

# Draft Local Plan

## Sustainability Appraisal

Draft Local Plan



# Sustainability Appraisal for the Sevenoaks Local Plan: Site Assessment Criteria

## Purpose of this note:

This note sets out the steps and criteria it is proposed can be utilised when undertaking the GIS-based SA site assessment of the c.450 sites proposed within the Green Belt. These have been developed following discussions between SDC and AECOM between December 2017 and May 2018.

## Step 1: Evaluation of absolute constraints

Where the following constraints are present, sites will not be taken forward for further consideration unless the site area can be reduced and the site remains developable.

- Over 50% of site intersects with a Flood Risk Zone 2 or 3
- Presence of an SSSI on the site
- Presence of ancient woodland on the site
- The site is within/covers part of a Registered Park and Garden
- A Scheduled Monument covers part of the site

Where these absolute constraints are highlighted, this will be identified in the Site Appraisal.

## Step 2: Evaluation of non-absolute constraints

Step 2 considers the 'non-absolute' constraints present at a site. The following criteria are proposed for evaluating at this step, utilising a red / amber / green (RAG) approach to scorings.

**Table: Proposed criteria to evaluate at Step 2**

| Criteria                            | 'RAG' rules   | Commentary  |
|-------------------------------------|---|---|
| Green Belt                          | R = Strong<br>A = Moderate<br>G = Weak                              | These are site scorings determined by the Green Belt Assessment, which has evaluated how each site performs against the role and function of Green Belt as set out in National Policy.  |
| Areas of Outstanding Natural Beauty | R = Within AONB<br>A = Within 5km of AONB<br>G = Over 5km from AONB | This reflects the presence of the Kent Downs AONB across the centre of the district and the High Weald AONB in the south of the district.   |
| Landscape sensitivity               | R = Medium-High/High<br>A = Medium<br>G = Low/Low-Medium            | These scorings are based on the conclusions of the Landscape Sensitivity Study where available and earlier evidence base work for areas outside the scope of the LSS.   |
| Agricultural land quality           | R = Grade 1 or 2<br>A = Grade 3<br>G = Grade 4/5 or urban           | Recent land classification has not been undertaken in many parts of the district. As such the pre-1988 classification is the only means of consistently comparing sites. This does not however provide a distinction between Grade 3a (i.e. land classified as the 'best and most versatile') and Grade 3b land (i.e. land which is not classified as such). As such Grade 3 land has been assigned an 'amber' score. |

| Criteria                                 | 'RAG' rules  | Commentary   |
|--|--|--|
| SSSI Impact Risk Zones                   | <p><b>R</b> = Within an SSSI IRZ for all development</p> <p><b>A</b> = Within an SSSI IRZ for the type and scale of development likely to be proposed</p> <p><b>G</b> = Not within an SSSI IRZ</p> | <p>Impact Risk Zones (IRZs) are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts. The IRZs also cover the interest features and sensitivities of European sites, which are underpinned by the SSSI designation and "Compensation Sites", which have been secured as compensation for impacts on Natura 2000/Ramsar sites.</p> <p>LPAs have a duty to consult Natural England before granting planning permission on any development that is in or likely to affect a SSSI. As such IRZs enable a consideration of whether a proposed development is likely to affect a SSSI and determine whether they will need to consult Natural England to seek advice on the nature of any potential SSSI impacts and how they might be avoided or mitigated.</p>  |
| Proximity to a Local Wildlife Site       | <p><b>R</b> = Includes or is adjacent</p> <p><b>A</b> = &lt;50m</p> <p><b>G</b> = &gt;50m</p>  | <p>There are a number of LWS situated within the district. The RAG distances reflect this, along with the assumption that the sites are of less significance/ are less sensitive than nationally designated SSSIs.</p>   |
| Proximity to a BAP priority habitat      | <p><b>R</b> = Includes or is adjacent</p> <p><b>A</b> = &lt;50m</p> <p><b>G</b> = &gt;50m</p>  | <p>This seeks to flag if a development at a site could result in the loss of and therefore fragmentation of BAP priority habitats. It also helps to flag if there is the potential for disturbance to priority habitats within 50m of the site.</p>  |
| Ecological                               | <p><b>R</b> = Biodiversity High</p> <p><b>A</b> = Biodiversity Medium</p> <p><b>G</b> = Biodiversity Low</p>   | <p>This builds on the Biodiversity Analysis work AECOM have recently completed for Sevenoaks and seeks to highlight sites which could have the greatest impact on biodiversity.</p>  |
| Proximity to a Conservation Area         | <p><b>R</b> = Intersects or is adjacent</p> <p><b>A</b> = &lt;50m</p> <p><b>G</b> = &gt;50m</p>  | <p>It is appropriate to 'flag' as red where a site is within, intersects with or is adjacent to a Conservation Area. It is also appropriate to flag sites that might more widely impact on the setting of a Conservation Area and a 50m threshold has been assumed. It is recognised that distance in isolation is not a definitive guide to the likelihood or significance of effects on a heritage asset. It is also recognised that the historic environment encompasses more than just designated heritage assets.</p> <p>Whilst there is good potential to highlight where development in proximity to a heritage asset might impact negatively on that asset, or its setting, a limitation relates to the fact that it is unlikely to be possible to gather views from heritage specialists on sensitivity of assets / capacity to develop each of the sites. This is a notable limitation as potential for development to conflict with the setting of historic assets / local historic character can only really be considered on a case-by-case basis rather than through a distance based criteria. It will also sometimes be the case that development can enhance heritage assets.</p> |
| Proximity to a Registered Park or Garden | <p><b>R</b> = Is adjacent</p> <p><b>A</b> = &lt;50m</p> <p><b>G</b> = &gt;50m</p>  | <p>As above.</p>   |
| Proximity to a Scheduled Monument        | <p><b>R</b> = Is adjacent</p> <p><b>A</b> = &lt;50m</p> <p><b>G</b> = &gt;50m</p>  | <p>As above.</p>   |

| Criteria  | 'RAG' rules  | Commentary  |
|---|--|---|
| Proximity to a listed building                    | <p><b>R</b> = Intersects or is adjacent</p> <p><b>A</b> = &lt;50m</p> <p><b>G</b> = &gt;50m</p>  | As above.   |
| Proximity to an area of archaeological importance | <p><b>A</b> = Intersects or is adjacent</p> <p><b>G</b> = Does not intersect and is not adjacent</p>   | It is assumed that any development within an area of archaeological importance is more likely to contain archaeology. This does not mean that sites outside these areas cannot contain archaeology and this would be investigated further through any planning applications.  |
| AQMA  | <p><b>R</b> = Within or adjacent to an AQMA</p> <p><b>A</b> = Within 50m of an AQMA</p> <p><b>G</b> = Further than 50m from an AQMA</p>                                  | Highlights which AQMA a site is within or closest to. For sites outside of an AQMA the straight line distance is shown. 50m has been assumed to represent AQMA buffer zones as these are not individually defined.  |
| Fluvial flood risk                                | <p><b>A</b> = &lt; 50% intersects with Flood risk zone 2 or 3</p> <p><b>G</b> = Flood risk zone 1</p>  | The lack of a red scoring reflects that sites with over 50% intersecting with a Flood Risk Zone 2 or 3 will be identified in the Site Appraisal separately.   |
| Surface water flood risk                          | <p><b>A</b> = Areas of high or medium surface water flood risk is present in the site</p> <p><b>G</b> = No areas of surface water flood risk are present in the site</p> | <p>High - each year, the area has a chance of flooding of greater than 1 in 30 (3.3%)</p> <p>Medium - each year, the area has a chance of flooding of between 1 in 100 (1%) and 1 in 30 (3.3%)</p> <p>This criterion will help to identify sites that fall within surface water flood risk areas. N.B. While it is important to avoid development in flood zones, there is the potential to address flood risk at the development management stage, when a 'sequential approach' can be taken to ensure that uses are compatible with flood risk. There is also the potential to design-in Sustainable Drainage Systems (SuDS).</p>   |
| Groundwater Source Protection Zones (SPZs)        | <p><b>R</b> = Within a Zone 1 SPZ</p> <p><b>A</b> = Within a Zone 2 or 3 SPZ</p> <p><b>G</b> = Not within an SPZ</p>   | <p>Groundwater Source Protection Zones are designated zones around public water supply abstractions and other sensitive receptors that signal there are particular risks to the groundwater source they protect.</p> <p>The zones are based on an estimation of the time it would take for a pollutant which enters the saturated zone of an aquifer to reach the source abstraction or discharge point. For each source, three zones are defined around a particular water abstraction based on travel times, of the groundwater (Zone 1 = 50 days; Zone 2 = 400 days) and the total catchment area of the abstraction (Zone 3).</p> |
| Open space  | <p><b>R</b> = Loss of public open space</p> <p><b>G</b> = No loss of public open space</p>   | The presumption is that a loss of open space will lead to a negative impact in relation to a range of SA themes. However it should be noted that some loss of open space may not necessarily be a negative effects if green infrastructure enhancements are initiated on-site or nearby.  |
| Employment site                                   | <p><b>R</b> = Loss of allocated employment site</p> <p><b>G</b> = No loss of allocated employment site</p>   | Considers the loss of an allocated employment area.   |

### Step 3: Evaluation of opportunities

Step 3 considers the positive elements of each site and potential opportunities. The following criteria are proposed for this step, again utilising a red / amber / green (RAG) approach to scorings.

**Table: Proposed criteria to evaluate at Step 3**

| Criteria                                  | 'RAG' rules   | Commentary  |
|---|---|---|
| Previously developed land                 | <p><b>R</b> = Greenfield site</p> <p><b>A</b> = Mixture of greenfield and previously developed land</p> <p><b>A</b> = Sevenoaks brownfield</p> <p><b>G</b> = Previously developed land</p>  | Highlights whether the site is a previously developed or greenfield site <b>as defined by the NPPF/NPPG</b> .   |
| Settlement hierarchy                      | <p><b>R</b> = Open countryside or adjoining Tier 5 settlements (hamlets)</p> <p><b>A</b> = Adjoining Tier 4 settlements (villages)</p> <p><b>G</b> = Adjoining Tier 1,2 or 3 settlements (four largest towns plus local services centres)</p> | This set of criteria is based on the site's proximity to services and facilities. There is a presumption that the higher up the settlement hierarchy the location is, the broader range of amenities are available.   |
| Proximity to a town or local centre       | <p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400-800m</p> <p><b>G</b> = &lt;400m</p>  | Highlights walking distance to town or local centres in the district. There is no clear guidance on distance thresholds and it is recognised that service centres will often be reached by car or public transport. The thresholds reflect the spread of the data.  |
| Proximity to a school                     | <p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400-800m</p> <p><b>G</b> = &lt;400m</p>  | Highlights walking distance to a school. Department for Transport guidance <sup>1</sup> suggests 800m as a walkable distance to community facilities.   |
| Proximity to a doctor or health centre    | <p><b>R</b> = &gt;800m</p> <p><b>A</b> = 400-800m</p> <p><b>G</b> = &lt;400m</p>  | Highlights walking distance to a Doctor or Health Centre. Department for Transport guidance <sup>2</sup> suggests 800m as a walkable distance to community facilities.  |
| Proximity to a train station              | <p><b>A</b> = &gt;1,000m</p> <p><b>G</b> = &lt;1,000m</p>   | Highlights walking distance to a train station. Department for Transport guidance <sup>3</sup> does not suggest a walkable distance for a train station. An assumption of 1,000m is considered appropriate.   |
| Proximity to a bus stop                   | <p><b>R</b> = &gt;400m</p> <p><b>G</b> = &lt;400m</p>   | Highlights walking distance to a bus stop. Department for Transport guidance <sup>4</sup> suggests 400m as a walkable distance to a bus stop.   |
| Proximity to a public right of way (PRoW) | <p><b>A</b> = &gt;50m</p> <p><b>G</b> = &lt;50m</p>   | Highlights the proximity of site options to PRoW. Where a PRoW falls within a site it is assumed that this can be retained or an alternative route provided to ensure that links are not severed. It is also assumed that the closer a development is to a PRoW the more likely there is for an opportunity to enhance.                                 |
| Proximity to a cycle route                | <p><b>A</b> = &gt;50m</p> <p><b>G</b> = &lt;50m</p>   | Highlights the proximity of site options to a cycle route. Where a cycle route falls within a site it is assumed that this can be retained or an alternative route provided to ensure that links are not severed. It is also assumed that the closer a development is to a cycle route the more likely there is for an opportunity to enhance linkages. |

<sup>1</sup> WebTag (December 2015) Unit A4.2 paragraph 6.4.5, Department for Transport

<sup>2</sup> Ibid.

<sup>3</sup> Ibid.

<sup>4</sup> Ibid.

**Site:** HO1  
New Pillinge, Main Road, Knockholt, TN14 7LH

**Area (ha):** 1.243

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 19m Chevening Estate  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1542m Halstead  |
| Registered Park or Garden           | 441m Chevening  |
| Scheduled Monument                  | 1754m Remains of medieval church and churchyard at Halstead Place |
| Listed building                     | 106m Ivy Farmhouse (Now Part Of A Des Establishment)              |
| Area of Archaeological Importance   | 117m AAP around Ringfield, Knockholt                              |
| AONB                                | 9m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 2387m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 1km - 2km St Katharine's Knockholt CEP School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | 15km - 20km                        |
| Doctor/Health Centre                    | 5km - 6km Dr Aj Skinner & Partners |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 4km - 5km Dunton Green, Knockholt |
| Proximity to a bus stop      | 200m - 300m                       |
| Proximity to a cycle route   | 15km - 20km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO10 **Area (ha):** 0.294  
 Old Forge Yard, Holly Tree House and Portswood, Swanley Village Road, Swanley, BR8 7NF

**Current Use:** Commercial yard and garden **Proposed Use:** Residential

**Biodiversity and Geodiversity**

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1254m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 90m No main habitat but additional habitats present   |
| Biodiversity analysis                | Low   |

**Climate Change**

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

**Landscape and Historic Environment - Proximity to:**

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Swanley Village                                  |
| Registered Park or Garden           | 3043m Franks Hall                                   |
| Scheduled Monument                  | 2707m Fort Farningham: a London mobilisation centre |
| Listed building                     | 59m White Cottages                                  |
| Area of Archaeological Importance   | 61m AAP around geology of archaeological potential  |
| AONB                                | 1795m Kent Downs                                    |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

**Environmental Quality**

|                  |                          |
|------------------|--------------------------|
| AQMA             | 826m AQMA2/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

**Land, Soil and Water Resources**

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (570 - 580m from Green Belt edge) |

**Population and Communities**

|                      |                               |
|----------------------|-------------------------------|
| Settlement Hierarchy | Tier 2                        |
| Schools              | 0m - 50m St Paul's CEP School |

**Health and Wellbeing**

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 1km - 2km The Oaks Partnership, Hextable Surgery, The Cedars Surgery |

**Transportation**

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 2km - 3km Swanley |
| Proximity to a bus stop      | 800m - 900m       |
| Proximity to a cycle route   | > 25km            |

**Economy**

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

**Town and Local Centres**

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO102  
Oxford Builders Merchants, High Street, Oxford, TN14 5PH

**Area (ha):** 0.462

**Current Use:** Builders merchant

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1110m Woods and Downs above Kemsing            |
| BAP Priority Habitat                 | 175m Deciduous woodland                        |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 0m Oxford  |
| Registered Park or Garden           | 3836m Chevening  |
| Scheduled Monument                  | 309m Oxford Palace   |
| Listed building                     | 12m The Horns Public House                                 |
| Area of Archaeological Importance   | 0m AAP around Darenth Valley - roman and Iron age activity |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commercial)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 985m AQMA3/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | NPPF PDL                                  |
| Agricultural land classification | Grade 1 or 2                              |
| Green Belt                       | Weak performance (Adjacent to Green Belt) |

### Population and Communities

|                      |                                |
|----------------------|--------------------------------|
| Settlement Hierarchy | Tier 3                         |
| Schools              | 0m - 50m Oxford Primary School |

### Health and Wellbeing

|   |                                     |
|---|-------------------------------------|
| Open Space                              | No loss of open space               |
| Proximity to public right of way (PRoW) | 15km - 20km                         |
| Doctor/Health Centre                    | 400m - 500m Oxford Medical Practice |

### Transportation

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 800m - 900m Oxford |
| Proximity to a bus stop      | 0m - 50m           |
| Proximity to a cycle route   | 15km - 20km        |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |          |
|-------------------------------------|----------|
| Proximity to a town or local centre | 0m - 50m |
|-------------------------------------|----------|



**Site:** HO103 **Area (ha):** 1.642

Land at Robinwood Drive, Seal, TN15 0TA

**Current Use:** Green field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 778m Meadows and Woods, Noah's Ark, Kemsing    |
| BAP Priority Habitat                 | 63m Deciduous woodland                         |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 513m Seal   |
| Registered Park or Garden           | 2451m Knole                                       |
| Scheduled Monument                  | 1314m Milestone on Pilgrim's Way                  |
| Listed building                     | 649m Church Of St Peter And St Paul               |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 148m Kent Downs                                   |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 291m AQMA3/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                             |
|----------------------|-----------------------------|
| Settlement Hierarchy | Tier 4                      |
| Schools              | 600m - 700m Seal CEP School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 10km - 15km                       |
| Doctor/Health Centre                    | 1km - 2km Kemsing Village Surgery |

### Transportation

|                              |                                |
|------------------------------|--------------------------------|
| Proximity to a train station | 2km - 3km Bat and Ball, Otford |
| Proximity to a bus stop      | 300m - 400m                    |
| Proximity to a cycle route   | 10km - 15km                    |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |              |
|-------------------------------------|--------------|
| Proximity to a town or local centre | 900m - 1000m |
|-------------------------------------|--------------|

**Site:** HO104  
Baldwins Yard, Noahs Ark, Kemsing, TN15 6PF

**Area (ha):** 0.378

**Current Use:** Commercial

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 0m Meadows and Woods, Noah's Ark, Kemsing   |
| BAP Priority Habitat                 | 76m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 628m Kemsing  |
| Registered Park or Garden           | 3118m Knole   |
| Scheduled Monument                  | 1612m Milestone on Pilgrim's Way                    |
| Listed building                     | 21m Noah'S Ark                                      |
| Area of Archaeological Importance   | 101m AAP around geology of archaeological potential |
| AONB                                | 0m Kent Downs                                       |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 145m AQMA3/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | NPPF PDL   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (310 - 320m from Green Belt edge) |

### Population and Communities

|                      |                           |
|----------------------|---------------------------|
| Settlement Hierarchy | Tier 4                    |
| Schools              | 1km - 2km Seal CEP School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 10km - 15km   |
| Doctor/Health Centre                    | 3km - 4km Sevenoaks Hospital, St John'S Medical Practice, Kemsing Village Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Kemsing |
| Proximity to a bus stop      | 200m - 300m       |
| Proximity to a cycle route   | 10km - 15km       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO106 **Area (ha):** 0.268

College Road Nurseries, College Road, Hextable, BR8 7LT

**Current Use:** Horticultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 2108m Hook Spring & Tile Kilns Woods  |
| BAP Priority Habitat                 | 80m Traditional orchard   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1172m Swanley Village   |
| Registered Park or Garden           | 3156m Footh Cray Place  |
| Scheduled Monument                  | 1301m Faesten Dic, a medieval frontier work in Joydens Wood   |
| Listed building                     | 252m Gate, Gate Piers, Wall And Railings To Hextable House (Part Of North West Kent Teachers Training Centre) |
| Area of Archaeological Importance   | 10m AAP surrounding PM houses and the site of Hextable House - a Tudor and 17th century house.                |
| AONB                                | 2495m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 845m AQMA14/NO2/2014     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (240 - 250m from Green Belt edge) |

### Population and Communities

|                      |                                      |
|----------------------|--------------------------------------|
| Settlement Hierarchy | Tier 4                               |
| Schools              | 900m - 1000m Hextable Primary School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 800m - 900m Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 2km - 3km Swanley |
| Proximity to a bus stop      | 700m - 800m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|

**Site:** HO107  
Land south of Park Lane, Kemsing, TN15 6NX

**Area (ha):** 0.213

**Current Use:** Vacant

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 479m Meadows and Woods, Noah's Ark, Kemsing   |
| BAP Priority Habitat                 | 137m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 285m Kemsing  |
| Registered Park or Garden           | 3124m Knole   |
| Scheduled Monument                  | 1035m Milestone on Pilgrim's Way                    |
| Listed building                     | 370m Barn To South West Of Dyne'S Farmhouse         |
| Area of Archaeological Importance   | 254m AAP around geology of archaeological potential |
| AONB                                | 291m Kent Downs                                     |
| Landscape sensitivity (Residential) | Moderate sensitivity                                |
| Landscape sensitivity (Commerical)  | High sensitivity                                    |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                   |
|------------------|-------------------|
| AQMA             | 0m AQMA3/NO2/2005 |
| Groundwater SPZs | Not within a SPZ  |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                    |
|----------------------|------------------------------------|
| Settlement Hierarchy | Tier 4                             |
| Schools              | 600m - 700m Kemsing Primary School |

### Health and Wellbeing

|   |                                     |
|---|-------------------------------------|
| Open Space                              | No loss of open space               |
| Proximity to public right of way (PRoW) | 10km - 15km                         |
| Doctor/Health Centre                    | 600m - 700m Kemsing Village Surgery |

### Transportation

|                              |   |
|------------------------------|---|
| Proximity to a train station | 3km - 4km Kemsing, Otford, Bat and Ball |
| Proximity to a bus stop      | 300m - 400m                             |
| Proximity to a cycle route   | 10km - 15km                             |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO108 **Area (ha):** 0.143

Estate Yard, Camp Hill, Chiddingstone Causeway, TN11 8LE

**Current Use:** Commercial, agricultural and residential

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units                |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units                |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 659m Chiddingstone Old Clay Pits etc., Chiddingstone Causeway |
| BAP Priority Habitat                 | 15m No main habitat but additional habitats present           |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1889m Chiddingstone                                 |
| Registered Park or Garden           | 990m Redleaf  |
| Scheduled Monument                  | 1749m Bowl barrow 25m east of The Mount             |
| Listed building                     | 13m Stonelake Farmhouse                             |
| Area of Archaeological Importance   | 431m AAP around geology of archaeological potential |
| AONB                                | 679m High Weald                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 7452m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (2650 - 2660m from Green Belt edge) |

### Population and Communities

|                      |                                |
|----------------------|--------------------------------|
| Settlement Hierarchy | Tier 5                         |
| Schools              | 3km - 4km Leigh Primary School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 3km - 4km             |
| Doctor/Health Centre                    | 3km - 4km The Surgery |

### Transportation

|                              |                       |
|------------------------------|-----------------------|
| Proximity to a train station | 800m - 900m Penshurst |
| Proximity to a bus stop      | 200m - 300m           |
| Proximity to a cycle route   | 3km - 4km             |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 8km - 9km |
|-------------------------------------|-----------|

**Site:** HO109 **Area (ha):** 0.209

Highways Depot, Tonbridge Road, Chiddingstone Causeway, TN11 8JL

**Current Use:** Highways depot

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units       |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units       |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 508m Moorden Meadow, Chiddingstone Causeway          |
| BAP Priority Habitat                 | 235m No main habitat but additional habitats present |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1672m Chiddingstone                                 |
| Registered Park or Garden           | 691m Redleaf  |
| Scheduled Monument                  | 1465m Bowl barrow 25m east of The Mount             |
| Listed building                     | 189m The Cottage                                    |
| Area of Archaeological Importance   | 200m AAP around geology of archaeological potential |
| AONB                                | 437m High Weald                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 7738m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | NPPF PDL   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (2620 - 2630m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 5   |
| Schools              | 3km - 4km Penshurst CEP School, Leigh Primary School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 3km - 4km             |
| Doctor/Health Centre                    | 2km - 3km The Surgery |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 50m - 100m Penshurst |
| Proximity to a bus stop      | 0m - 50m             |
| Proximity to a cycle route   | 3km - 4km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |            |
|-------------------------------------|------------|
| Proximity to a town or local centre | 9km - 10km |
|-------------------------------------|------------|

**Site:** HO11  
Kentish Yeoman, 10-12 High Street, Seal, TN15 0AJ

**Area (ha):** 0.088

**Current Use:** Car park and garden

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1222m Meadows and Woods, Noah's Ark, Kemsing  |
| BAP Priority Habitat                 | 127m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Conservation Area                   | 0m Seal                             |
| Registered Park or Garden           | 1693m Knole                         |
| Scheduled Monument                  | 1131m Bowl barrow in Millpond Wood  |
| Listed building                     | 18m Seal Laundry                    |
| Area of Archaeological Importance   | 237m AAP Surrounding Md & Pm Church |
| AONB                                | 0m Kent Downs                       |
| Landscape sensitivity (Residential) | High sensitivity                    |
| Landscape sensitivity (Commerical)  | High sensitivity                    |
| Intersects with Ancient Woodland    | No                                  |

### Environmental Quality

|                  |                    |
|------------------|--------------------|
| AQMA             | 6m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ   |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 4/5 or Urban                               |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                             |
|----------------------|-----------------------------|
| Settlement Hierarchy | Tier 4                      |
| Schools              | 700m - 800m Seal CEP School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | 10km - 15km                  |
| Doctor/Health Centre                    | 1km - 2km Sevenoaks Hospital |

### Transportation

|                              |                                 |
|------------------------------|---------------------------------|
| Proximity to a train station | 2km - 3km Bat and Ball, Kemsing |
| Proximity to a bus stop      | 0m - 50m                        |
| Proximity to a cycle route   | 10km - 15km                     |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |          |
|-------------------------------------|----------|
| Proximity to a town or local centre | 0m - 50m |
|-------------------------------------|----------|

**Site:** HO110 **Area (ha):** 1.509

Land west of trading estate, Tonbridge Road, Chiddingstone Causeway, TN11 8JX

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units                |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units                |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 387m Chiddingstone Old Clay Pits etc., Chiddingstone Causeway |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1493m Chiddingstone                                 |
| Registered Park or Garden           | 811m Redleaf  |
| Scheduled Monument                  | 1628m Bowl barrow 25m east of The Mount             |
| Listed building                     | 113m The Cottage                                    |
| Area of Archaeological Importance   | 123m AAP around geology of archaeological potential |
| AONB                                | 503m High Weald                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 7661m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (2860 - 2870m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 5   |
| Schools              | 3km - 4km Penshurst CEP School, Leigh Primary School, Chiddingstone CEP School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 2km - 3km             |
| Doctor/Health Centre                    | 2km - 3km The Surgery |

### Transportation

|                              |                       |
|------------------------------|-----------------------|
| Proximity to a train station | 600m - 700m Penshurst |
| Proximity to a bus stop      | 200m - 300m           |
| Proximity to a cycle route   | 2km - 3km             |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 8km - 9km |
|-------------------------------------|-----------|



**Site:** HO112 **Area (ha):** 4.588

Land north of the M26, Childsbridge Farm, Childsbridge Lane, Kemsing, TN15 0BZ

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 741m Woods and Downs above Kemsing             |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 889m Otford                                     |
| Registered Park or Garden           | 3036m Knole                                     |
| Scheduled Monument                  | 545m Otford Roman villa                         |
| Listed building                     | 998m 47 And 49, West End                        |
| Area of Archaeological Importance   | 32m AAP Surrounding Ro building & Md occupation |
| AONB                                | 710m Kent Downs                                 |
| Landscape sensitivity (Residential) | Moderate sensitivity                            |
| Landscape sensitivity (Commerical)  | High sensitivity                                |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                   |
|------------------|-------------------|
| AQMA             | 0m AQMA3/NO2/2005 |
| Groundwater SPZs | Not within a SPZ  |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 1km - 2km Kemsing Primary School, Seal CEP School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 1km - 2km Kemsing Village Surgery |

### Transportation

|                              |                  |
|------------------------------|------------------|
| Proximity to a train station | 2km - 3km Otford |
| Proximity to a bus stop      | 400m - 500m      |
| Proximity to a cycle route   | 15km - 20km      |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO113  
Bricklands, Morleys Road, Sevenoaks, TN14 6QY

**Area (ha):** 0.105

**Current Use:** Residential and garden

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 954m Sevenoaks Common, Hubbards Hill & Beechmont Bank   |
| BAP Priority Habitat                 | 152m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 990m Sevenoaks Weald Conservation Area              |
| Registered Park or Garden           | 536m Riverhill House                                |
| Scheduled Monument                  | 4694m Montreal Park obelisk                         |
| Listed building                     | 397m Else'S Farmhouse                               |
| Area of Archaeological Importance   | 276m AAP around geology of archaeological potential |
| AONB                                | 0m Kent Downs                                       |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 3088m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (420 - 430m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 1                                   |
| Schools              | 1km - 2km Weald Community Primary School |

### Health and Wellbeing

|   |                         |
|---|-------------------------|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 7km - 8km               |
| Doctor/Health Centre                    | 500m - 600m The Surgery |

### Transportation

|                              |                         |
|------------------------------|-------------------------|
| Proximity to a train station | 4km - 5km Hildenborough |
| Proximity to a bus stop      | 0m - 50m                |
| Proximity to a cycle route   | 7km - 8km               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** HO114 **Area (ha):** 0.226

Land adjacent Spile Bank, New Road, Penshurst, TN11 8EJ

**Current Use:** Scrubland

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 757m River Eden   |
| BAP Priority Habitat                 | 108m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1200m Penshurst                                    |
| Registered Park or Garden           | 914m Swaylands                                     |
| Scheduled Monument                  | 2925m Bowl barrow 25m east of The Mount            |
| Listed building                     | 91m Burzes Cottages                                |
| Area of Archaeological Importance   | 15m AAP around geology of archaeological potential |
| AONB                                | 0m High Weald                                      |
| Landscape sensitivity (Residential) | Low sensitivity                                    |
| Landscape sensitivity (Commerical)  | Low sensitivity                                    |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                        |
|------------------|------------------------|
| AQMA             | 11954m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ       |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1290 - 1300m from Green Belt edge) |

### Population and Communities

|                      |                                |
|----------------------|--------------------------------|
| Settlement Hierarchy | Tier 5                         |
| Schools              | 1km - 2km Penshurst CEP School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 1km - 2km             |
| Doctor/Health Centre                    | 1km - 2km The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 4km - 5km Penshurst |
| Proximity to a bus stop      | 400m - 500m         |
| Proximity to a cycle route   | 1km - 2km           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 10km - 15km |
|-------------------------------------|-------------|

**Site:** HO116  
Fonthill, Chevening Road, Chipstead, TN13 2SA

**Area (ha):** 0.096

**Current Use:** Residential and garden

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 630m Chevening Estate                          |
| BAP Priority Habitat                 | 120m Deciduous woodland                        |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 117m Chipstead                                      |
| Registered Park or Garden           | 630m Chevening                                      |
| Scheduled Monument                  | 2097m Montreal Park obelisk                         |
| Listed building                     | 462m East Side Of Bridge Over River Darent          |
| Area of Archaeological Importance   | 156m AAP around geology of archaeological potential |
| AONB                                | 0m Kent Downs                                       |
| Landscape sensitivity (Residential) | Moderate sensitivity                                |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 177m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (340 - 350m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 1   |
| Schools              | 50m - 100m Chevening (St Botolph's) CEP School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | 10km - 15km                        |
| Doctor/Health Centre                    | 2km - 3km Dr Aj Skinner & Partners |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 3km - 4km Sevenoaks, Dunton Green |
| Proximity to a bus stop      | 600m - 700m                       |
| Proximity to a cycle route   | 10km - 15km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** HO117  
Land south of Ashgrove Road, Sevenoaks, TN13 1SU

**Area (ha):** 4.374

**Current Use:** Woodland

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 4m Sevenoaks Common, Hubbards Hill & Beechmont Bank   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 596m Sevenoaks - Kippington And Oakhill Road |
| Registered Park or Garden           | 841m Knole                                   |
| Scheduled Monument                  | 2155m Montreal Park obelisk                  |
| Listed building                     | 180m West Heath School                       |
| Area of Archaeological Importance   | 0m AAP around West Heath School, Sevenoaks   |
| AONB                                | 0m Kent Downs                                |
| Landscape sensitivity (Residential) | High sensitivity                             |
| Landscape sensitivity (Commerical)  | High sensitivity                             |
| Intersects with Ancient Woodland    | Yes  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1122m AQMA10/NO2/2007    |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 4/5 or Urban                               |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1  |
| Schools              | 1km - 2km St Thomas' Catholic Primary School, Sevenoaks |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 10km - 15km   |
| Doctor/Health Centre                    | 1km - 2km South Park Medical Practice, The Medical Centre (Sevenoaks School), Town Medical Centre |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Sevenoaks |
| Proximity to a bus stop      | 600m - 700m         |
| Proximity to a cycle route   | 10km - 15km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO118  
98-116 London Road, Sevenoaks, TN13 1BB

**Area (ha):** 0.331

**Current Use:** Commercial

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units         |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units         |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 2180m Sevenoaks Common, Hubbards Hill & Beechmont Bank |
| BAP Priority Habitat                 | 257m No main habitat but additional habitats present   |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 0m Sevenoaks - The Vine                            |
| Registered Park or Garden           | 649m Knole   |
| Scheduled Monument                  | 1509m Montreal Park obelisk                        |
| Listed building                     | 26m 125, London Road                               |
| Area of Archaeological Importance   | 46m AAP around area of early prehistoric potential |
| AONB                                | 647m Kent Downs                                    |
| Landscape sensitivity (Residential) | Low sensitivity                                    |
| Landscape sensitivity (Commerical)  | Low sensitivity                                    |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA10/NO2/2007       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | NPPF PDL                                      |
| Agricultural land classification | Grade 4/5 or Urban                            |
| Green Belt                       | Weak performance (520 - 530m from Green Belt) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1  |
| Schools              | 500m - 600m Lady Boswell's CEP School, Sevenoaks, St Thomas' Catholic Primary School, Sevenoaks |

### Health and Wellbeing

|   |                                      |
|---|--------------------------------------|
| Open Space                              | No loss of open space                |
| Proximity to public right of way (PRoW) | 10km - 15km                          |
| Doctor/Health Centre                    | 300m - 400m Amherst Medical Practice |

### Transportation

|                              |                       |
|------------------------------|-----------------------|
| Proximity to a train station | 600m - 700m Sevenoaks |
| Proximity to a bus stop      | 0m - 50m              |
| Proximity to a cycle route   | 10km - 15km           |

### Economy

|                 |  |
|-----------------|--|
| Employment Site | Loss of allocated employment site (London Road, Sevenoaks) |
|-----------------|--|

### Town and Local Centres

|                                     |          |
|-------------------------------------|----------|
| Proximity to a town or local centre | 0m - 50m |
|-------------------------------------|----------|

**Site:** HO119  
Land at Cold Arbor Road, Bessels Green, TN13 2PS

**Area (ha):** 9.01

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 43m Dryhill Country Park, Sundridge            |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Bessels Green                                  |
| Registered Park or Garden           | 1820m Chevening                                   |
| Scheduled Monument                  | 456m Montreal Park obelisk                        |
| Listed building                     | 79m ManseThe Baptist Church                       |
| Area of Archaeological Importance   | 0m AAP around area of early prehistoric potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | High sensitivity                                  |
| Landscape sensitivity (Commerical)  | High sensitivity                                  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 112m AQMA13/NO2/2014     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                            |
|----------------------|----------------------------|
| Settlement Hierarchy | Tier 1                     |
| Schools              | 600m - 700m Amherst School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space                                   |
| Proximity to public right of way (PRoW) | 10km - 15km   |
| Doctor/Health Centre                    | 2km - 3km Amherst Medical Practice, Town Medical Centre |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 1km - 2km Sevenoaks |
| Proximity to a bus stop      | 200m - 300m         |
| Proximity to a cycle route   | 10km - 15km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |              |
|-------------------------------------|--------------|
| Proximity to a town or local centre | 900m - 1000m |
|-------------------------------------|--------------|

**Site:** HO120  
Land at Brittain's Lane, Sevenoaks, TN13 2NE

**Area (ha):** 21.096

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1047m Dryhill Country Park, Sundridge          |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 133m Sevenoaks - Kippington And Oakhill Road      |
| Registered Park or Garden           | 1185m Knole                                       |
| Scheduled Monument                  | 344m Montreal Park obelisk                        |
| Listed building                     | 232m Garage And Garage Flat                       |
| Area of Archaeological Importance   | 0m AAP around area of early prehistoric potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | High sensitivity                                  |
| Landscape sensitivity (Commerical)  | High sensitivity                                  |
| Intersects with Ancient Woodland    | Yes   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 949m AQMA10/NO2/2007     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 1   |
| Schools              | 1km - 2km St Thomas' Catholic Primary School, Sevenoaks, Lady Boswell's CEP School, Sevenoaks, Amherst School, Riverhead Infant School, Sevenoaks Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 10km - 15km   |
| Doctor/Health Centre                    | 1km - 2km Town Medical Centre, The Medical Centre (Sevenoaks School), Amherst Medical Practice, South Park Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 1km - 2km Sevenoaks |
| Proximity to a bus stop      | 50m - 100m          |
| Proximity to a cycle route   | 10km - 15km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|



**Site:** HO121 **Area (ha):** 0.576

Land south of Morleys Road, Sevenoaks Weald, TN14 6QR

**Current Use:** Storage

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1153m Sevenoaks Common, Hubbards Hill & Beechmont Bank  |
| BAP Priority Habitat                 | 9m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 779m Sevenoaks Weald Conservation Area            |
| Registered Park or Garden           | 784m Riverhill House                              |
| Scheduled Monument                  | 4502m Medieval moated site, Great Barnett's       |
| Listed building                     | 120m Else'S Farmhouse                             |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 3258m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | NPPF PDL   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (130 - 140m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                   |
| Schools              | 1km - 2km Weald Community Primary School |

### Health and Wellbeing

|   |                         |
|---|-------------------------|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 7km - 8km               |
| Doctor/Health Centre                    | 200m - 300m The Surgery |

### Transportation

|                              |                         |
|------------------------------|-------------------------|
| Proximity to a train station | 4km - 5km Hildenborough |
| Proximity to a bus stop      | 300m - 400m             |
| Proximity to a cycle route   | 7km - 8km               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO122  
Heverswood Lodge, High Street Brasted, TN16 1HL

**Area (ha):** 0.677

**Current Use:** Residential garden

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 755m Chevening Estate                          |
| BAP Priority Habitat                 | 5m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 9m Brasted High Street                                  |
| Registered Park or Garden           | 745m Combe Bank   |
| Scheduled Monument                  | 3336m Camp at Squerries Park                            |
| Listed building                     | 225m Alms Row Cottages                                  |
| Area of Archaeological Importance   | 0m AAP Surrounding Gravels of Darent- Prehistoric flint |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA13/NO2/2014       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                          |
|----------------------|--------------------------|
| Settlement Hierarchy | Tier 4                   |
| Schools              | 1km - 2km Valence School |

### Health and Wellbeing

|   |                             |
|---|-----------------------------|
| Open Space                              | No loss of open space       |
| Proximity to public right of way (PRoW) | 10km - 15km                 |
| Doctor/Health Centre                    | 300m - 400m Brasted Surgery |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 7km - 8km Sevenoaks, Dunton Green |
| Proximity to a bus stop      | 0m - 50m                          |
| Proximity to a cycle route   | 10km - 15km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 400m - 500m |
|-------------------------------------|-------------|

**Site:** HO124  
Wested Farm, Eynsford Road, Crockenhill, BR8 8EJ

**Area (ha):** 1.173

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1641m Lullingstone Park   |
| BAP Priority Habitat                 | 155m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1910m Eynsford                                      |
| Registered Park or Garden           | 1367m Lullingstone Castle                           |
| Scheduled Monument                  | 1374m Fort Farningham: a London mobilisation centre |
| Listed building                     | 43m Wested Farm Barn Including Chaff House          |
| Area of Archaeological Importance   | 440m AAP surrounding Ne flint implements            |
| AONB                                | 427m Kent Downs                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 256m AQMA2/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (750 - 760m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4   |
| Schools              | 1km - 2km Crockenhill Primary School, High Firs Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                              |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 2km - 3km The Cedars Surgery, The Oaks Partnership |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 2km - 3km Swanley |
| Proximity to a bus stop      | 1km - 2km         |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO125 **Area (ha):** 13.097

Land at Wested Farm, Eynsford Road, Crockenhill, BR8 8EJ

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1204m Lullingstone Park   |
| BAP Priority Habitat                 | 155m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1607m Eynsford                                      |
| Registered Park or Garden           | 916m Lullingstone Castle                            |
| Scheduled Monument                  | 1046m Fort Farningham: a London mobilisation centre |
| Listed building                     | 43m Wested Farm Barn Including Chaff House          |
| Area of Archaeological Importance   | 440m AAP surrounding Ne flint implements            |
| AONB                                | 97m Kent Downs                                      |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA2/NO2/2005        |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (560 - 570m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4   |
| Schools              | 1km - 2km Crockenhill Primary School, High Firs Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                              |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 2km - 3km The Oaks Partnership, The Cedars Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 2km - 3km Swanley |
| Proximity to a bus stop      | 1km - 2km         |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO126  
Land south of West End, Kemsing, TN15 6QE

**Area (ha):** 0.38

**Current Use:** Equestrian grazing

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 368m Woods and Downs above Kemsing  |
| BAP Priority Habitat                 | 44m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 280m Kemsing                            |
| Registered Park or Garden           | 3457m Knole                             |
| Scheduled Monument                  | 428m Milestone on Pilgrim's Way         |
| Listed building                     | 301m 47 And 49, West End                |
| Area of Archaeological Importance   | 53m AAP Surrounding Early Md inhumation |
| AONB                                | 362m Kent Downs                         |
| Landscape sensitivity (Residential) | Moderate sensitivity                    |
| Landscape sensitivity (Commerical)  | High sensitivity                        |
| Intersects with Ancient Woodland    | No                                      |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 434m AQMA3/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                    |
|----------------------|------------------------------------|
| Settlement Hierarchy | Tier 4                             |
| Schools              | 700m - 800m Kemsing Primary School |

### Health and Wellbeing

|   |                                     |
|---|-------------------------------------|
| Open Space                              | No loss of open space               |
| Proximity to public right of way (PRoW) | 15km - 20km                         |
| Doctor/Health Centre                    | 700m - 800m Kemsing Village Surgery |

### Transportation

|                              |                  |
|------------------------------|------------------|
| Proximity to a train station | 2km - 3km Otford |
| Proximity to a bus stop      | 0m - 50m         |
| Proximity to a cycle route   | 15km - 20km      |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 800m - 900m |
|-------------------------------------|-------------|

**Site:** HO127  
Gills Farm, Gills Road, South Darenth, DA4 9LE

**Area (ha):** 0.922

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1786m Field Edge near Fawkham   |
| BAP Priority Habitat                 | 706m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1056m South Darenth                                 |
| Registered Park or Garden           | 2555m Franks Hall                                   |
| Scheduled Monument                  | 1130m Icehouse at Clock House, Green Street Green   |
| Listed building                     | 1092m Avenue House                                  |
| Area of Archaeological Importance   | 332m AAP around geology of archaeological potential |
| AONB                                | 3679m Kent Downs                                    |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 3182m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (140 - 150m from Green Belt edge) |

### Population and Communities

|                      |                                   |
|----------------------|-----------------------------------|
| Settlement Hierarchy | Tier 4                            |
| Schools              | 2km - 3km Horton Kirby CEP School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 1km - 2km Devon Road Surgery |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 2km - 3km Farningham Road |
| Proximity to a bus stop      | 1km - 2km                 |
| Proximity to a cycle route   | > 25km                    |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO128 **Area (ha):** 8.212

Land adjacent to Southdowns, Horton Road, South Darenth, DA4 9BN

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1856m Horton Wood, Horton Kirby   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 0m South Darenth                                       |
| Registered Park or Garden           | 1478m Franks Hall                                      |
| Scheduled Monument                  | 682m Roman granary 250yds (230m) W of St Mary's Church |
| Listed building                     | 222m The Chimney At Horton Kirby Paper Mill            |
| Area of Archaeological Importance   | 0m AAP surrounding Ro artefacts in EM cemetery         |
| AONB                                | 2500m Kent Downs                                       |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 2107m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 1 or 2                                       |
| Green Belt                       | Strong performance (10 - 20m from Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 4                              |
| Schools              | 700m - 800m Horton Kirby CEP School |

### Health and Wellbeing

|   |                                |
|---|--------------------------------|
| Open Space                              | No loss of open space          |
| Proximity to public right of way (PRoW) | > 25km                         |
| Doctor/Health Centre                    | 600m - 700m Devon Road Surgery |

### Transportation

|                              |                             |
|------------------------------|-----------------------------|
| Proximity to a train station | 600m - 700m Farningham Road |
| Proximity to a bus stop      | 0m - 50m                    |
| Proximity to a cycle route   | > 25km                      |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 5km - 6km |
|-------------------------------------|-----------|

**Site:** HO129 **Area (ha):** 0.453

Terrys Lodge Farm, Terrys Lodge Road, Wrotham, TN15 7EE

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1494m Knatts Valley, West Kingsdown   |
| BAP Priority Habitat                 | 236m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 2466m Heaverham                          |
| Registered Park or Garden           | 2860m Ightham Court                      |
| Scheduled Monument                  | 857m Two milestones at West Kingsdown    |
| Listed building                     | 6m Terry'S Lodge Farmhouse               |
| Area of Archaeological Importance   | 765m AAP Surrounding Pa flint implements |
| AONB                                | 0m Kent Downs                            |
| Landscape sensitivity (Residential) | Low sensitivity                          |
| Landscape sensitivity (Commerical)  | Low sensitivity                          |
| Intersects with Ancient Woodland    | No                                       |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 133m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Sevenoaks 'Brownfield'                            |
| Agricultural land classification | Grade 3   |
| Green Belt                       | Strong performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 5  |
| Schools              | 2km - 3km West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 15km - 20km   |
| Doctor/Health Centre                    | 2km - 3km Yellow Practice, W. Kingsdown Med Centre, West Kingsdown Medical Centre |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 4km - 5km Kemsing |
| Proximity to a bus stop      | 600m - 700m       |
| Proximity to a cycle route   | 15km - 20km       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|



**Site:** HO13 **Area (ha):** 1.078

Land at Halstead crossroads, Station Road, Halstead, TN14 7DH

**Current Use:** Equestrian stables and grazing

**Proposed Use:** Residential and open space

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 353m Woods and Pasture at Pratt's Bottom  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 0m Halstead  |
| Registered Park or Garden           | 2054m Chevening  |
| Scheduled Monument                  | 572m Remains of medieval church and churchyard at Halstead Place   |
| Listed building                     | 9m Front Garden Wall Of The Hall Along Church Road From Corner Of Station Road   |
| Area of Archaeological Importance   | 410m AAP around medieval site - Medieval church of St. Margaret, Halstead place, a 17th C church with medieval origins and the Old Rectory |
| AONB                                | 812m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1412m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield  |
| Agricultural land classification | Grade 3   |
| Green Belt                       | Strong performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                     |
| Schools              | 0m - 50m Halstead Community Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 6km - 7km Otford Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Knockholt |
| Proximity to a bus stop      | 0m - 50m            |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 5km - 6km |
|-------------------------------------|-----------|

**Site:** HO130  
Land south of West End 2, Kemsing, TN15 6QE

**Area (ha):** 3.558

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 278m St Mary the Virgin Churchyard, Kemsing   |
| BAP Priority Habitat                 | 86m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 0m Kemsing                               |
| Registered Park or Garden           | 3380m Knole                              |
| Scheduled Monument                  | 475m Milestone on Pilgrim's Way          |
| Listed building                     | 55m 47 And 49, West End                  |
| Area of Archaeological Importance   | 121m AAP Surrounding Early Md inhumation |
| AONB                                | 210m Kent Downs                          |
| Landscape sensitivity (Residential) | Moderate sensitivity                     |
| Landscape sensitivity (Commerical)  | High sensitivity                         |
| Intersects with Ancient Woodland    | No                                       |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 317m AQMA3/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                    |
|----------------------|------------------------------------|
| Settlement Hierarchy | Tier 4                             |
| Schools              | 500m - 600m Kemsing Primary School |

### Health and Wellbeing

|   |                                     |
|---|-------------------------------------|
| Open Space                              | No loss of open space               |
| Proximity to public right of way (PRoW) | 15km - 20km                         |
| Doctor/Health Centre                    | 500m - 600m Kemsing Village Surgery |

### Transportation

|                              |                  |
|------------------------------|------------------|
| Proximity to a train station | 1km - 2km Otford |
| Proximity to a bus stop      | 0m - 50m         |
| Proximity to a cycle route   | 15km - 20km      |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |              |
|-------------------------------------|--------------|
| Proximity to a town or local centre | 900m - 1000m |
|-------------------------------------|--------------|

**Site:** HO131  
Phase 8C, Ryewood, Rye Lane, Dunton Green, TN15 5HD

**Area (ha):** 0.33

**Current Use:** Car park

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 2178m Dryhill Country Park, Sundridge          |
| BAP Priority Habitat                 | 9m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 783m Riverhead                                      |
| Registered Park or Garden           | 2206m Chevening                                     |
| Scheduled Monument                  | 2106m Montreal Park obelisk                         |
| Listed building                     | 396m The Duke'S Head Public House                   |
| Area of Archaeological Importance   | 182m AAP around geology of archaeological potential |
| AONB                                | 698m Kent Downs                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 223m AQMA13/NO2/2014     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Mixed                                     |
| Agricultural land classification | Grade 4/5 or Urban                        |
| Green Belt                       | Weak performance (Adjacent to Green Belt) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1                                  |
| Schools              | 700m - 800m Dunton Green Primary School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | 10km - 15km                        |
| Doctor/Health Centre                    | 2km - 3km Amherst Medical Practice |

### Transportation

|                              |                          |
|------------------------------|--------------------------|
| Proximity to a train station | 400m - 500m Dunton Green |
| Proximity to a bus stop      | 0m - 50m                 |
| Proximity to a cycle route   | 10km - 15km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 400m - 500m |
|-------------------------------------|-------------|

**Site:** HO133  
Land south of West End 3, Kemsing, TN15 6QE

**Area (ha):** 0.514

**Current Use:** Equestrian stables and grazing

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 367m Woods and Downs above Kemsing  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 253m Kemsing                            |
| Registered Park or Garden           | 3370m Knole                             |
| Scheduled Monument                  | 450m Milestone on Pilgrim's Way         |
| Listed building                     | 274m 47 And 49, West End                |
| Area of Archaeological Importance   | 93m AAP Surrounding Early Md inhumation |
| AONB                                | 360m Kent Downs                         |
| Landscape sensitivity (Residential) | Moderate sensitivity                    |
| Landscape sensitivity (Commerical)  | High sensitivity                        |
| Intersects with Ancient Woodland    | No                                      |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 351m AQMA3/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                    |
|----------------------|------------------------------------|
| Settlement Hierarchy | Tier 4                             |
| Schools              | 600m - 700m Kemsing Primary School |

### Health and Wellbeing

|   |                                     |
|---|-------------------------------------|
| Open Space                              | No loss of open space               |
| Proximity to public right of way (PRoW) | 15km - 20km                         |
| Doctor/Health Centre                    | 600m - 700m Kemsing Village Surgery |

### Transportation

|                              |                  |
|------------------------------|------------------|
| Proximity to a train station | 1km - 2km Otford |
| Proximity to a bus stop      | 0m - 50m         |
| Proximity to a cycle route   | 15km - 20km      |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |              |
|-------------------------------------|--------------|
| Proximity to a town or local centre | 900m - 1000m |
|-------------------------------------|--------------|

**Site:** HO134  
Land at Manor Farm, High Street, Farningham, DA4 0DH

**Area (ha):** 2.02

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 386m Grassland adjacent Farningham Wood   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | >50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Farningham   |
| Registered Park or Garden           | 553m Franks Hall  |
| Scheduled Monument                  | 568m A Romano-British villa and a possible Iron Age farmstead at Franks |
| Listed building                     | 77m Barn At Manor Farm And Wall Adjoining To South East Fronting Road   |
| Area of Archaeological Importance   | 0m AAP around pleistocene deposits                                      |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 81m AQMA1/NO2/2005  |
| Groundwater SPZs | Within a Zone 1 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 4/5 or Urban                                   |
| Green Belt                       | Moderate performance (10 - 20m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4                                      |
| Schools              | 1km - 2km Anthony Roper Primary School, The |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | 20km - 25km                  |
| Doctor/Health Centre                    | 700m - 800m Braeside Surgery |

### Transportation

|                              |                                     |
|------------------------------|-------------------------------------|
| Proximity to a train station | 2km - 3km Eynsford, Farningham Road |
| Proximity to a bus stop      | 50m - 100m                          |
| Proximity to a cycle route   | 20km - 25km                         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** HO135  
Land at Little Mote, High Street, Eynsford, DA4 0AA

**Area (ha):** 0.102

**Current Use:** Residential and garden

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1226m Auston Lodge Valley   |
| BAP Priority Habitat                 | 28m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 4m Eynsford  |
| Registered Park or Garden           | 1451m Lullingstone Castle  |
| Scheduled Monument                  | 52m Eynsford Castle  |
| Listed building                     | 29m Walls On North East And South West Sides Of North West Garden At Little Mote |
| Area of Archaeological Importance   | 0m AAP surrounding SAM 46, Md & Pm castle  |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 1352m AQMA1/NO2/2005 |
| Groundwater SPZs | Not within a SPZ     |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 4/5 or Urban                                 |
| Green Belt                       | Strong performance (40 - 50m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 200m - 300m Anthony Roper Primary School, The |

### Health and Wellbeing

|   |                            |
|---|----------------------------|
| Open Space                              | No loss of open space      |
| Proximity to public right of way (PRoW) | 20km - 25km                |
| Doctor/Health Centre                    | 1km - 2km Braeside Surgery |

### Transportation

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 1km - 2km Eynsford |
| Proximity to a bus stop      | 50m - 100m         |
| Proximity to a cycle route   | 20km - 25km        |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO136  
Land west of Shoreham Road, Shoreham, TN14 5RP

**Area (ha):** 1.781

**Current Use:** Green field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 977m Magpie Bottom (extra to SSSI )   |
| BAP Priority Habitat                 | 3m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 818m Shoreham - High Street And Church Street              |
| Registered Park or Garden           | 3006m Lullingstone Castle                                  |
| Scheduled Monument                  | 953m Medieval moated site, Filston Hall                    |
| Listed building                     | 908m Coachmans CottageThe Old Vicarage                     |
| Area of Archaeological Importance   | 0m AAP around Darenth Valley - roman and Iron age activity |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Moderate sensitivity                                       |
| Landscape sensitivity (Commerical)  | High sensitivity   |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1889m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (470 - 480m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4   |
| Schools              | 1km - 2km Shoreham Village School, Otford Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 1km - 2km Otford Medical Practice |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 800m - 900m Shoreham |
| Proximity to a bus stop      | 700m - 800m          |
| Proximity to a cycle route   | 15km - 20km          |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO137  
Land at Church Road, Sevenoaks Weald, TN14 6LT

**Area (ha):** 1.174

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 738m Sevenoaks Common, Hubbards Hill & Beechmont Bank   |
| BAP Priority Habitat                 | 5m Traditional orchard  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 42m Sevenoaks Weald Conservation Area          |
| Registered Park or Garden           | 484m Long Barn                                 |
| Scheduled Monument                  | 4165m Montreal Park obelisk                    |
| Listed building                     | 15m Old Meads Sunnyside Cottage                |
| Area of Archaeological Importance   | 453m AAP around land associated with Long Barn |
| AONB                                | 0m Kent Downs                                  |
| Landscape sensitivity (Residential) | Low sensitivity                                |
| Landscape sensitivity (Commerical)  | Low sensitivity                                |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 2952m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield  |
| Agricultural land classification | Grade 4/5 or Urban                                |
| Green Belt                       | Strong performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                     |
| Schools              | 300m - 400m Weald Community Primary School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 7km - 8km             |
| Doctor/Health Centre                    | 1km - 2km The Surgery |

### Transportation

|                              |                                    |
|------------------------------|------------------------------------|
| Proximity to a train station | 4km - 5km Sevenoaks, Hildenborough |
| Proximity to a bus stop      | 50m - 100m                         |
| Proximity to a cycle route   | 7km - 8km                          |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|



**Site:** HO138 **Area (ha):** 0.389

Deer Leap Stud Farm, Knockholt Road, Halstead, TN14 7ER

**Current Use:** Residential and garden

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 184m Woods and Pasture at Pratt's Bottom  |
| BAP Priority Habitat                 | 30m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 326m Halstead  |
| Registered Park or Garden           | 1581m Chevening  |
| Scheduled Monument                  | 661m Remains of medieval church and churchyard at Halstead Place   |
| Listed building                     | 400m Park Farmhouse  |
| Area of Archaeological Importance   | 607m AAP around medieval site - Medieval church of St. Margaret, Halstead place, a 17th C church with medieval origins and the Old Rectory |
| AONB                                | 1145m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1958m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 700m - 800m Halstead Community Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 6km - 7km Otford Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Knockholt |
| Proximity to a bus stop      | 0m - 50m            |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 5km - 6km |
|-------------------------------------|-----------|

**Site:** HO139  
Land at Puddledock Lane, Hextable, DA2 7QF

**Area (ha):** 3.136

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 2608m Hook Spring & Tile Kilns Woods  |
| BAP Priority Habitat                 | 4m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1265m Swanley Village   |
| Registered Park or Garden           | 2926m Footh Cray Place  |
| Scheduled Monument                  | 985m Faesten Dic, a medieval frontier work in Joydens Wood                          |
| Listed building                     | 443m The Old Farmhouse  |
| Area of Archaeological Importance   | 247m AAP around findspots of Palaeolithic flints, implements, handaxes and debitage |
| AONB                                | 2944m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1166m AQMA14/NO2/2014    |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 4                              |
| Schools              | 500m - 600m Hextable Primary School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 800m - 900m Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 3km - 4km Swanley |
| Proximity to a bus stop      | 500m - 600m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 500m - 600m |
|-------------------------------------|-------------|

**Site:** HO14  
Land south of Brands Hatch Road, Fawkham, DA3 8NS

**Area (ha):** 1.788

**Current Use:** Equestrian grazing

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 0m Saxten's Wood, Fawkham Green   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 2727m Baldwins Green, Fawkham          |
| Registered Park or Garden           | 3216m Franks Hall                      |
| Scheduled Monument                  | 1999m Two milestones at West Kingsdown |
| Listed building                     | 184m Gabriels                          |
| Area of Archaeological Importance   | 0m AAP around pleistocene deposits     |
| AONB                                | 1608m Kent Downs                       |
| Landscape sensitivity (Residential) | Low sensitivity                        |
| Landscape sensitivity (Commerical)  | Low sensitivity                        |
| Intersects with Ancient Woodland    | No                                     |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 483m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1340 - 1350m from Green Belt edge) |

### Population and Communities

|                      |                              |
|----------------------|------------------------------|
| Settlement Hierarchy | Tier 5                       |
| Schools              | 1km - 2km Fawkham CEP School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 20km - 25km           |
| Doctor/Health Centre                    | 2km - 3km The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 4km - 5km Longfield |
| Proximity to a bus stop      | 1km - 2km           |
| Proximity to a cycle route   | 20km - 25km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** HO140 **Area (ha):** 6.437

Land south of Five Wents, Oak Lane, Sevenoaks, TN13 1TB

**Current Use:** Pasture

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units        |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units        |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 566m Sevenoaks Common, Hubbards Hill & Beechmont Bank |
| BAP Priority Habitat                 | 0m Deciduous woodland                                 |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 389m Sevenoaks - Kippington And Oakhill Road      |
| Registered Park or Garden           | 1198m Knole                                       |
| Scheduled Monument                  | 1673m Montreal Park obelisk                       |
| Listed building                     | 137m Cross Keys Cottage                           |
| Area of Archaeological Importance   | 0m AAP around area of early prehistoric potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | High sensitivity                                  |
| Landscape sensitivity (Commerical)  | High sensitivity                                  |
| Intersects with Ancient Woodland    | Yes   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1254m AQMA10/NO2/2007    |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield  |
| Agricultural land classification | Grade 4/5 or Urban                                |
| Green Belt                       | Strong performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1  |
| Schools              | 1km - 2km St Thomas' Catholic Primary School, Sevenoaks |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 10km - 15km   |
| Doctor/Health Centre                    | 1km - 2km South Park Medical Practice, The Medical Centre (Sevenoaks School), Town Medical Centre |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Sevenoaks |
| Proximity to a bus stop      | 100m - 200m         |
| Proximity to a cycle route   | 10km - 15km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO141 **Area (ha):** 7.586

Land east of Swanley Park, New Barn Road, Swanley, BR8 7PW

**Current Use:** Horticultural and agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1846m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 474m Swanley Village  |
| Registered Park or Garden           | 3676m Franks Hall   |
| Scheduled Monument                  | 1940m Faesten Dic, a medieval frontier work in Joydens Wood   |
| Listed building                     | 491m Gate, Gate Piers, Wall And Railings To Hextable House (Part Of North West Kent Teachers Training Centre) |
| Area of Archaeological Importance   | 0m AAP around Swanley Park  |
| AONB                                | 1633m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 232m AQMA8/NO2/2006      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 2   |
| Schools              | 1km - 2km Horizon Primary Academy, St Bartholomew's Catholic Primary School, St Mary's CEP School, Orchards Academy, Downsview Community Primary School, Hextable Primary School, High Firs Primary School, St Paul's CEP School |

### Health and Wellbeing

|   |                               |
|---|-------------------------------|
| Open Space                              | No loss of open space         |
| Proximity to public right of way (PRoW) | > 25km                        |
| Doctor/Health Centre                    | 900m - 1000m Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 400m - 500m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO142  
Heathwood, Castle Hill, Hartley, DA3 7BH

**Area (ha):** 0.075

**Current Use:** Residential and garden

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 599m Rectory Meadow, Longfield  |
| BAP Priority Habitat                 | 9m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                       |
|-------------------------------------|---------------------------------------|
| Conservation Area                   | 440m Baldwins Green, Fawkham          |
| Registered Park or Garden           | 4161m Franks Hall                     |
| Scheduled Monument                  | 3150m Monastic grange at Friary Court |
| Listed building                     | 5m Yew Cottage And Hartley Antiques   |
| Area of Archaeological Importance   | 108m AAP surrounding IA pit           |
| AONB                                | 4385m Kent Downs                      |
| Landscape sensitivity (Residential) | Low sensitivity                       |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                  |
| Intersects with Ancient Woodland    | No                                    |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 3510m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 4/5 or Urban                               |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 3   |
| Schools              | 600m - 700m Hartley Primary Academy, Our Lady of Hartley Catholic Primary School |

### Health and Wellbeing

|   |                                  |
|---|----------------------------------|
| Open Space                              | No loss of open space            |
| Proximity to public right of way (PRoW) | > 25km                           |
| Doctor/Health Centre                    | 1km - 2km Jubilee Medical Centre |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 1km - 2km Longfield |
| Proximity to a bus stop      | 200m - 300m         |
| Proximity to a cycle route   | > 25km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|

**Site:** HO143  
Foxbury Farm, Stone Street, Seal, TN15 0LW

**Area (ha):** 1.185

**Current Use:** Agricultural and commercial

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1744m One Tree Hill, Underriver   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2150m Wildernesse   |
| Registered Park or Garden           | 797m The Japanese Garden, Bitchet Wood  |
| Scheduled Monument                  | 982m Large multivallate hillfort and Palaeolithic rock shelters at Oldbury Hill |
| Listed building                     | 0m Oast Building At Foxbury Farm  |
| Area of Archaeological Importance   | 0m AAP Surrounding IA, Ro finds & Pa implements                                 |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 892m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ     |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 4/5 or Urban                                   |
| Green Belt                       | Strong performance (240 - 250m from Green Belt edge) |

### Population and Communities

|                      |                                 |
|----------------------|---------------------------------|
| Settlement Hierarchy | Tier 4                          |
| Schools              | 0m - 50m St Lawrence CEP School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 10km - 15km   |
| Doctor/Health Centre                    | 5km - 6km St John'S Medical Practice, Sevenoaks Hospital, South Park Medical Practice, Kemsing Village Surgery, Town Medical Centre |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 3km - 4km Kemsing |
| Proximity to a bus stop      | 0m - 50m          |
| Proximity to a cycle route   | 10km - 15km       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** HO144  
Forge Field, High Street, Penshurst, TN11 8BU

**Area (ha):** 0.328

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 172m River Eden   |
| BAP Priority Habitat                 | 319m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                 |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Penshurst  |
| Registered Park or Garden           | 186m Penshurst Place  |
| Scheduled Monument                  | 1531m Bowl barrow 25m east of The Mount                           |
| Listed building                     | 10m The Old Smithy (A.K.A. Forge Stores) And Forge Garage Cottage |
| Area of Archaeological Importance   | 0m AAP Surrounding Md & Pm house & boundary                       |
| AONB                                | 0m High Weald   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                        |
|------------------|------------------------|
| AQMA             | 10558m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ       |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (650 - 660m from Green Belt edge) |

### Population and Communities

|                      |                               |
|----------------------|-------------------------------|
| Settlement Hierarchy | Tier 5                        |
| Schools              | 0m - 50m Penshurst CEP School |

### Health and Wellbeing

|   |                        |
|---|------------------------|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | 100m - 200m            |
| Doctor/Health Centre                    | 50m - 100m The Surgery |

### Transportation

|                              |                            |
|------------------------------|----------------------------|
| Proximity to a train station | 3km - 4km Leigh, Penshurst |
| Proximity to a bus stop      | 50m - 100m                 |
| Proximity to a cycle route   | 100m - 200m                |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 10km - 15km |
|-------------------------------------|-------------|



**Site:** HO145  
Land east of New Road, Penshurst, TN11 8EH

**Area (ha):** 0.569

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 344m River Eden   |
| BAP Priority Habitat                 | 51m No main habitat but additional habitats present   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                 |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 752m Penshurst   |
| Registered Park or Garden           | 755m Swaylands   |
| Scheduled Monument                  | 2478m Bowl barrow 25m east of The Mount                            |
| Listed building                     | 50m South Park Farmhouse Including Attached Barn                   |
| Area of Archaeological Importance   | 18m AAP around PM South Park Farmhouses and Agricultural buildings |
| AONB                                | 0m High Weald  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 11505m AQMA10/NO2/2007   |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1010 - 1020m from Green Belt edge) |

### Population and Communities

|                      |                                |
|----------------------|--------------------------------|
| Settlement Hierarchy | Tier 5                         |
| Schools              | 1km - 2km Penshurst CEP School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 1km - 2km             |
| Doctor/Health Centre                    | 1km - 2km The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 4km - 5km Penshurst |
| Proximity to a bus stop      | 0m - 50m            |
| Proximity to a cycle route   | 1km - 2km           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 10km - 15km |
|-------------------------------------|-------------|

**Site:** HO146  
Land west of New Road, Penshurst, TN11 8EB

**Area (ha):** 0.797

**Current Use:** Equestrian grazing

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 395m River Eden   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 822m Penshurst  |
| Registered Park or Garden           | 847m Swaylands  |
| Scheduled Monument                  | 2546m Bowl barrow 25m east of The Mount                           |
| Listed building                     | 39m South Park Farmhouse Including Attached Barn                  |
| Area of Archaeological Importance   | 1m AAP around PM South Park Farmhouses and Agricultural buildings |
| AONB                                | 0m High Weald   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 11572m AQMA10/NO2/2007   |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1100 - 1110m from Green Belt edge) |

### Population and Communities

|                      |                                |
|----------------------|--------------------------------|
| Settlement Hierarchy | Tier 5                         |
| Schools              | 1km - 2km Penshurst CEP School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 1km - 2km             |
| Doctor/Health Centre                    | 1km - 2km The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 4km - 5km Penshurst |
| Proximity to a bus stop      | 0m - 50m            |
| Proximity to a cycle route   | 1km - 2km           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 10km - 15km |
|-------------------------------------|-------------|

**Site:** HO147 **Area (ha):** 0.502

Land opposite Warren Cottages, Fordcombe Road, Penshurst, TN11 8DL

**Current Use:** Allotments

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 174m River Eden   |
| BAP Priority Habitat                 | 35m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 101m Penshurst                                     |
| Registered Park or Garden           | 504m Penshurst Place                               |
| Scheduled Monument                  | 1679m Bowl barrow 25m east of The Mount            |
| Listed building                     | 273m The Birches                                   |
| Area of Archaeological Importance   | 39m AAP around geology of archaeological potential |
| AONB                                | 0m High Weald                                      |
| Landscape sensitivity (Residential) | Low sensitivity                                    |
| Landscape sensitivity (Commerical)  | Low sensitivity                                    |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                        |
|------------------|------------------------|
| AQMA             | 10682m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ       |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1060 - 1070m from Green Belt edge) |

### Population and Communities

|                      |                                  |
|----------------------|----------------------------------|
| Settlement Hierarchy | Tier 5                           |
| Schools              | 400m - 500m Penshurst CEP School |

### Health and Wellbeing

|   |                         |
|---|-------------------------|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 500m - 600m             |
| Doctor/Health Centre                    | 500m - 600m The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 3km - 4km Penshurst |
| Proximity to a bus stop      | 500m - 600m         |
| Proximity to a cycle route   | 500m - 600m         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 10km - 15km |
|-------------------------------------|-------------|

**Site:** HO148  
East Hill Farm, East Hill Road, Knatts Valley, TN15 6YD

**Area (ha):** 1.573

**Current Use:** Holiday caravan park

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 519m Hog Hill, East Wood  |
| BAP Priority Habitat                 | 26m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                      |
|-------------------------------------|--------------------------------------|
| Conservation Area                   | 3091m Kemsing                        |
| Registered Park or Garden           | 3435m Lullingstone Castle            |
| Scheduled Monument                  | 1402m Chapel, Maplescombe            |
| Listed building                     | 41m East Hill Farmhouse              |
| Area of Archaeological Importance   | 332m AAP Surrounding undated lynchet |
| AONB                                | 0m Kent Downs                        |
| Landscape sensitivity (Residential) | Low sensitivity                      |
| Landscape sensitivity (Commerical)  | Low sensitivity                      |
| Intersects with Ancient Woodland    | No                                   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 2219m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1040 - 1050m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 5   |
| Schools              | 5km - 6km Kemsing Primary School, West Kingsdown C.E. (V.C.) Primary School, Otford Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | 15km - 20km  |
| Doctor/Health Centre                    | 4km - 5km Yellow Practice, W. Kingsdown Med Centre, West Kingsdown Medical Centre, Otford Medical Practice |

### Transportation

|                              |                  |
|------------------------------|------------------|
| Proximity to a train station | 4km - 5km Otford |
| Proximity to a bus stop      | 0m - 50m         |
| Proximity to a cycle route   | 15km - 20km      |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO149 **Area (ha):** 0.73

Land north of Peartrees Cottage, Green Court Road, Crockenhill, BR8 8JG

**Current Use:** Orchard

**Proposed Use:** Residential inc local needs affordable housing

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 656m Hook Spring & Tile Kilns Woods   |
| BAP Priority Habitat                 | 4m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2703m Swanley Village                               |
| Registered Park or Garden           | 2390m Lullingstone Castle                           |
| Scheduled Monument                  | 2654m Fort Farningham: a London mobilisation centre |
| Listed building                     | 51m Moat Farmhouse                                  |
| Area of Archaeological Importance   | 0m AAP surrounding MD & PM moated house             |
| AONB                                | 1325m Kent Downs                                    |
| Landscape sensitivity (Residential) | Moderate sensitivity                                |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 474m AQMA4/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 1 or 2                                       |
| Green Belt                       | Strong performance (20 - 30m from Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 4                              |
| Schools              | 0m - 50m Crockenhill Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                              |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 1km - 2km The Oaks Partnership, The Cedars Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 0m - 50m          |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 200m - 300m |
|-------------------------------------|-------------|

**Site:** HO15  
Coles, Fawkham Green Road, Fawkham, DA3 8NN

**Area (ha):** 0.772

**Current Use:** Equestrian stables and grazing

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 9m Saxten's Wood, Fawkham Green   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 2981m Baldwins Green, Fawkham          |
| Registered Park or Garden           | 3874m Franks Hall                      |
| Scheduled Monument                  | 2212m Two milestones at West Kingsdown |
| Listed building                     | 730m West Yoke Farmhouse               |
| Area of Archaeological Importance   | 0m AAP around pleistocene deposits     |
| AONB                                | 2049m Kent Downs                       |
| Landscape sensitivity (Residential) | Low sensitivity                        |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                   |
| Intersects with Ancient Woodland    | No                                     |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 742m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (890 - 900m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 5   |
| Schools              | 2km - 3km Fawkham CEP School, New Ash Green Primary School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 20km - 25km           |
| Doctor/Health Centre                    | 2km - 3km The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 5km - 6km Longfield |
| Proximity to a bus stop      | 1km - 2km           |
| Proximity to a cycle route   | 20km - 25km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** HO150 **Area (ha):** 4.859

Chelsfield Depot, Shacklands Road, Badgers Mount, TN14 7BD

**Current Use:** Commercial (B8)

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 0m Woodlands west of Shoreham   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 885m Halstead  |
| Registered Park or Garden           | 2189m Lullingstone Castle  |
| Scheduled Monument                  | 1480m Remains of medieval church and churchyard at Halstead Place              |
| Listed building                     | 367m Colgates Former Colgates Farm House Now A Property Separate From The Farm |
| Area of Archaeological Importance   | 985m AAP Surrounding undated pit   |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 292m AQMA2/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | NPPF PDL   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (80 - 90m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 5                                      |
| Schools              | 1km - 2km Halstead Community Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 5km - 6km Otford Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Knockholt |
| Proximity to a bus stop      | 50m - 100m          |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO151  
Land west of Manor Lane, Hartley, DA3 8AX

**Area (ha):** 2.016

**Current Use:** Woodland and vacant

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 88m Hartley Wood  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                       |
|-------------------------------------|---------------------------------------|
| Conservation Area                   | 1450m Baldwins Green, Fawkham         |
| Registered Park or Garden           | 4966m Franks Hall                     |
| Scheduled Monument                  | 3508m Monastic grange at Friary Court |
| Listed building                     | 62m Brickend                          |
| Area of Archaeological Importance   | 464m AAP surrounding MD & PM church   |
| AONB                                | 3723m Kent Downs                      |
| Landscape sensitivity (Residential) | Low sensitivity                       |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                  |
| Intersects with Ancient Woodland    | No                                    |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 3680m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 4/5 or Urban                               |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 3  |
| Schools              | 800m - 900m Our Lady of Hartley Catholic Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space                         |
| Proximity to public right of way (PRoW) | > 25km  |
| Doctor/Health Centre                    | 2km - 3km Jubilee Medical Centre, The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Longfield |
| Proximity to a bus stop      | 300m - 400m         |
| Proximity to a cycle route   | > 25km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 300m - 400m |
|-------------------------------------|-------------|



**Site:** HO152  
Land east of School Lane, West Kingsdown, TN15 6JH

**Area (ha):** 1.941

**Current Use:** Equestrian grazing

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 68m Knatts Valley, West Kingsdown   |
| BAP Priority Habitat                 | 6m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 3155m Heaverham                                     |
| Registered Park or Garden           | 4430m Ightham Court                                 |
| Scheduled Monument                  | 1113m Two milestones at West Kingsdown              |
| Listed building                     | 32m Tidy'S Cottage                                  |
| Area of Archaeological Importance   | 401m AAP around geology of archaeological potential |
| AONB                                | 0m Kent Downs                                       |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 402m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (320 - 330m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 600m - 700m West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 15km - 20km   |
| Doctor/Health Centre                    | 800m - 900m West Kingsdown Medical Centre, Yellow Practice, W. Kingsdown Med Centre |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 5km - 6km Kemsing |
| Proximity to a bus stop      | 0m - 50m          |
| Proximity to a cycle route   | 15km - 20km       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO153  
Green Farm, School Lane, West Kingsdown, TN15 6JL

**Area (ha):** 3.696

**Current Use:** Equestrian grazing

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 161m Knatts Valley, West Kingsdown  |
| BAP Priority Habitat                 | 158m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 3389m Heaverham                        |
| Registered Park or Garden           | 4733m Ightham Court                    |
| Scheduled Monument                  | 1315m Two milestones at West Kingsdown |
| Listed building                     | 89m Tidy'S Cottage                     |
| Area of Archaeological Importance   | 586m AAP Surrounding undated pit       |
| AONB                                | 0m Kent Downs                          |
| Landscape sensitivity (Residential) | Low sensitivity                        |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                   |
| Intersects with Ancient Woodland    | No                                     |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 536m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (180 - 190m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 400m - 500m West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km   |
| Doctor/Health Centre                    | 500m - 600m Yellow Practice, W. Kingsdown Med Centre, West Kingsdown Medical Centre |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 6km - 7km Kemsing, Otford |
| Proximity to a bus stop      | 200m - 300m               |
| Proximity to a cycle route   | 20km - 25km               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO154 **Area (ha):** 1.693

Land adjoining Omega, Homestead Road, Edenbridge, TN8 6JD

**Current Use:** Field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 2087m River Eden  |
| BAP Priority Habitat                 | 357m Traditional orchard  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1746m Edenbridge                                 |
| Registered Park or Garden           | 3183m Chartwell                                  |
| Scheduled Monument                  | 2918m Medieval moated site, Devils Den.          |
| Listed building                     | 266m Brownings                                   |
| Area of Archaeological Importance   | 40m AAP Surrounding Ro road, London to Lewes Way |
| AONB                                | 997m Kent Downs                                  |
| Landscape sensitivity (Residential) | High sensitivity                                 |
| Landscape sensitivity (Commerical)  | High sensitivity                                 |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 5256m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 4/5 or Urban                               |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 2                              |
| Schools              | 1km - 2km Edenbridge Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 2km - 3km                         |
| Doctor/Health Centre                    | 1km - 2km Edenbridge Med Practice |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 800m - 900m Edenbridge |
| Proximity to a bus stop      | 300m - 400m            |
| Proximity to a cycle route   | 2km - 3km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO155  
Oaklands, London Road, West Kingsdown, TN15 6AP

**Area (ha):** 0.132

**Current Use:** Equestrian stables and grazing

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 646m Knatts Valley, West Kingsdown  |
| BAP Priority Habitat                 | 6m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                       |
|-------------------------------------|---------------------------------------|
| Conservation Area                   | 3620m Heaverham                       |
| Registered Park or Garden           | 4636m Ightham Court                   |
| Scheduled Monument                  | 948m Two milestones at West Kingsdown |
| Listed building                     | 236m Kingsdown Mill                   |
| Area of Archaeological Importance   | 649m AAP around medieval farm cottage |
| AONB                                | 84m Kent Downs                        |
| Landscape sensitivity (Residential) | Moderate sensitivity                  |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                  |
| Intersects with Ancient Woodland    | No                                    |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 41m AQMA1/NO2/2005       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (170 - 180m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 500m - 600m West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km   |
| Doctor/Health Centre                    | 700m - 800m West Kingsdown Medical Centre, Yellow Practice, W. Kingsdown Med Centre |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 6km - 7km Kemsing |
| Proximity to a bus stop      | 100m - 200m       |
| Proximity to a cycle route   | 20km - 25km       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO156 **Area (ha):** 2.01

Land east of Upper Austin Lodge Road, Eynsford, DA4 0HR

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 11m Auston Lodge Valley   |
| BAP Priority Habitat                 | 221m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 501m Eynsford  |
| Registered Park or Garden           | 254m Lullingstone Castle   |
| Scheduled Monument                  | 640m Lullingstone Roman villa and Saxon church   |
| Listed building                     | 483m Ruins Of Bath House At Lullingstone Castle  |
| Area of Archaeological Importance   | 0m AAP Surrounding Pa implement, Ro burial & series of undated linear cropmarks/fieldsystems |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 2168m AQMA2/NO2/2005 |
| Groundwater SPZs | Within a Zone 1 SPZ  |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield  |
| Agricultural land classification | Grade 3   |
| Green Belt                       | Strong performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4                                      |
| Schools              | 1km - 2km Anthony Roper Primary School, The |

### Health and Wellbeing

|   |                            |
|---|----------------------------|
| Open Space                              | No loss of open space      |
| Proximity to public right of way (PRoW) | 20km - 25km                |
| Doctor/Health Centre                    | 2km - 3km Braeside Surgery |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 300m - 400m Eynsford |
| Proximity to a bus stop      | 200m - 300m          |
| Proximity to a cycle route   | 20km - 25km          |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO157 **Area (ha):** 1.458

Land west of Upper Austin Lodge Road, Eynsford, DA4 0HR

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 195m Auston Lodge Valley  |
| BAP Priority Habitat                 | 102m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 503m Eynsford  |
| Registered Park or Garden           | 111m Lullingstone Castle   |
| Scheduled Monument                  | 557m Lullingstone Roman villa and Saxon church   |
| Listed building                     | 339m Ruins Of Bath House At Lullingstone Castle  |
| Area of Archaeological Importance   | 0m AAP Surrounding Pa implement, Ro burial & series of undated linear cropmarks/fieldsystems |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 2075m AQMA2/NO2/2005 |
| Groundwater SPZs | Within a Zone 1 SPZ  |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (20 - 30m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4                                      |
| Schools              | 1km - 2km Anthony Roper Primary School, The |

### Health and Wellbeing

|   |                            |
|---|----------------------------|
| Open Space                              | No loss of open space      |
| Proximity to public right of way (PRoW) | 20km - 25km                |
| Doctor/Health Centre                    | 2km - 3km Braeside Surgery |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 100m - 200m Eynsford |
| Proximity to a bus stop      | 100m - 200m          |
| Proximity to a cycle route   | 20km - 25km          |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO159  
Pitfield, Highlands Hill, Swanley, BR8 7NA

**Area (ha):** 1.997

**Current Use:** Vacant

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1285m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 0m No main habitat but additional habitats present  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Swanley Village  |
| Registered Park or Garden           | 3108m Franks Hall   |
| Scheduled Monument                  | 2536m Faesten Dic, a medieval frontier work in Joydens Wood |
| Listed building                     | 41m Highlands Cottage                                       |
| Area of Archaeological Importance   | 170m AAP around findspot of Palaeolithic handaxe            |
| AONB                                | 1607m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 728m AQMA8/NO2/2006      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (260 - 270m from Green Belt edge) |

### Population and Communities

|                      |                                  |
|----------------------|----------------------------------|
| Settlement Hierarchy | Tier 2                           |
| Schools              | 500m - 600m St Paul's CEP School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 700m - 800m Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 2km - 3km Swanley |
| Proximity to a bus stop      | 400m - 500m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 800m - 900m |
|-------------------------------------|-------------|

**Site:** HO16  
Offords, Valley Road, Fawkham, DA3 8NA

**Area (ha):** 2.482

**Current Use:** Equestrian grazing

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 480m Horton Wood, Horton Kirby  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1468m Baldwins Green, Fawkham                           |
| Registered Park or Garden           | 2596m Franks Hall                                       |
| Scheduled Monument                  | 3027m Roman granary 250yds (230m) W of St Mary's Church |
| Listed building                     | 412m Court Lodge  |
| Area of Archaeological Importance   | 0m AAP around pleistocene deposits                      |
| AONB                                | 2412m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1585m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1440 - 1450m from Green Belt edge) |

### Population and Communities

|                      |                             |
|----------------------|-----------------------------|
| Settlement Hierarchy | Tier 5                      |
| Schools              | 0m - 50m Fawkham CEP School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | > 25km                |
| Doctor/Health Centre                    | 2km - 3km The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Longfield |
| Proximity to a bus stop      | 2km - 3km           |
| Proximity to a cycle route   | > 25km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|



**Site:** HO160  
Land east of Sevenoaks Road, Otford, TN14 5RH

**Area (ha):** 6.526

**Current Use:** Pasture

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 552m Woods and Downs above Kemsing             |
| BAP Priority Habitat                 | 8m Deciduous woodland                          |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 239m Otford   |
| Registered Park or Garden           | 3146m Knole   |
| Scheduled Monument                  | 269m Otford Palace  |
| Listed building                     | 345m Remains Of Walls Of Archbishop'S Palace In Front Gardens Of Nos 5-11 (Odd) |
| Area of Archaeological Importance   | 37m AAP around geology of archaeological potential                              |
| AONB                                | 302m Kent Downs   |
| Landscape sensitivity (Residential) | Moderate sensitivity  |
| Landscape sensitivity (Commerical)  | High sensitivity  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                   |
|------------------|-------------------|
| AQMA             | 2m AQMA3/NO2/2005 |
| Groundwater SPZs | Not within a SPZ  |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                 |
|----------------------|---------------------------------|
| Settlement Hierarchy | Tier 3                          |
| Schools              | 1km - 2km Otford Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 1km - 2km Otford Medical Practice |

### Transportation

|                              |                  |
|------------------------------|------------------|
| Proximity to a train station | 1km - 2km Otford |
| Proximity to a bus stop      | 700m - 800m      |
| Proximity to a cycle route   | 15km - 20km      |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|

**Site:** HO161 **Area (ha):** 3.392

Land at Shoreham Place, Station Road, Shoreham, TN14 7RX

**Current Use:** Pasture

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 789m Woodlands west of Shoreham   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 0m Shoreham - High Street And Church Street                |
| Registered Park or Garden           | 2173m Lullingstone Castle                                  |
| Scheduled Monument                  | 768m Medieval moated site, Filston Hall                    |
| Listed building                     | 75m Coachmans CottageThe Old Vicarage                      |
| Area of Archaeological Importance   | 0m AAP around Darenth Valley - roman and Iron age activity |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1508m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 1 or 2                                       |
| Green Belt                       | Strong performance (40 - 50m from Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 4                              |
| Schools              | 600m - 700m Shoreham Village School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 2km - 3km Otford Medical Practice |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 400m - 500m Shoreham |
| Proximity to a bus stop      | 400m - 500m          |
| Proximity to a cycle route   | 15km - 20km          |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** HO164  
Chinhams Farm, London Road, West Kingsdown, TN15 6BT

**Area (ha):** 14.159

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 28m Knatts Valley, West Kingsdown   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 2676m Eynsford                           |
| Registered Park or Garden           | 2797m Franks Hall                        |
| Scheduled Monument                  | 111m Two milestones at West Kingsdown    |
| Listed building                     | 497m The Ruins Of Maplescombe Chapel     |
| Area of Archaeological Importance   | 68m AAP Surrounding surrounding SAM 336A |
| AONB                                | 0m Kent Downs                            |
| Landscape sensitivity (Residential) | High sensitivity                         |
| Landscape sensitivity (Commerical)  | High sensitivity                         |
| Intersects with Ancient Woodland    | No                                       |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 984m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 1km - 2km West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km   |
| Doctor/Health Centre                    | 1km - 2km West Kingsdown Medical Centre, Yellow Practice, W. Kingsdown Med Centre |

### Transportation

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 5km - 6km Eynsford |
| Proximity to a bus stop      | 0m - 50m           |
| Proximity to a cycle route   | 20km - 25km        |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 600m - 700m |
|-------------------------------------|-------------|

**Site:** HO165 **Area (ha):** 0.781

Fawkham Business Park, Fawkham Road, Fawkham, DA3 7BE

**Current Use:** Commercial

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 224m Churchdown Wood, Fawkham   |
| BAP Priority Habitat                 | 0m Traditional orchard  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 761m Baldwins Green, Fawkham   |
| Registered Park or Garden           | 3823m Franks Hall  |
| Scheduled Monument                  | 1946m Icehouse at Clock House, Green Street Green  |
| Listed building                     | 587m Church Of Saint Mary Magdalene  |
| Area of Archaeological Importance   | 0m AAP surrounding IA farmstead in banjo enclosure and Roman pit or ditch containing pottery |
| AONB                                | 4679m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 3903m AQMA1/NO2/2005 |
| Groundwater SPZs | Within a Zone 1 SPZ  |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | NPPF PDL   |
| Agricultural land classification | Grade 4/5 or Urban                                 |
| Green Belt                       | Strong performance (20 - 30m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 5  |
| Schools              | 1km - 2km Our Lady of Hartley Catholic Primary School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | > 25km                             |
| Doctor/Health Centre                    | 500m - 600m Jubilee Medical Centre |

### Transportation

|                              |                       |
|------------------------------|-----------------------|
| Proximity to a train station | 600m - 700m Longfield |
| Proximity to a bus stop      | 1km - 2km             |
| Proximity to a cycle route   | > 25km                |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** HO166  
Land west of Fawkham Road, Fawkham, DA3 7BE

**Area (ha):** 0.732

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 72m Churchdown Wood, Fawkham  |
| BAP Priority Habitat                 | 27m No main habitat but additional habitats present   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 614m Baldwins Green, Fawkham                      |
| Registered Park or Garden           | 3813m Franks Hall                                 |
| Scheduled Monument                  | 2117m Icehouse at Clock House, Green Street Green |
| Listed building                     | 594m Church Of Saint Mary Magdalene               |
| Area of Archaeological Importance   | 0m AAP around pleistocene deposits                |
| AONB                                | 4593m Kent Downs                                  |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 3809m AQMA1/NO2/2005 |
| Groundwater SPZs | Within a Zone 1 SPZ  |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (50 - 60m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 5  |
| Schools              | 1km - 2km Our Lady of Hartley Catholic Primary School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | > 25km                             |
| Doctor/Health Centre                    | 700m - 800m Jubilee Medical Centre |

### Transportation

|                              |                       |
|------------------------------|-----------------------|
| Proximity to a train station | 700m - 800m Longfield |
| Proximity to a bus stop      | 1km - 2km             |
| Proximity to a cycle route   | > 25km                |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** HO167  
Land at Morewood Close, Sevenoaks, TN13 2BE

**Area (ha):** 0.47

**Current Use:** Vacant grassland

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1550m Dryhill Country Park, Sundridge          |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 213m Riverhead                                    |
| Registered Park or Garden           | 1552m Knole                                       |
| Scheduled Monument                  | 968m Montreal Park obelisk                        |
| Listed building                     | 290m Granite Column In Rear Garden Of Number 5    |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 753m Kent Downs                                   |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 331m AQMA13/NO2/2014     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield                                    |
| Agricultural land classification | Grade 4/5 or Urban                            |
| Green Belt                       | Weak performance (250 - 260m from Green Belt) |

### Population and Communities

|                      |                                       |
|----------------------|---------------------------------------|
| Settlement Hierarchy | Tier 1                                |
| Schools              | 900m - 1000m Sevenoaks Primary School |

### Health and Wellbeing

|   |                                       |
|---|---------------------------------------|
| Open Space                              | No loss of open space                 |
| Proximity to public right of way (PRoW) | 10km - 15km                           |
| Doctor/Health Centre                    | 900m - 1000m Amherst Medical Practice |

### Transportation

|                              |                       |
|------------------------------|-----------------------|
| Proximity to a train station | 500m - 600m Sevenoaks |
| Proximity to a bus stop      | 50m - 100m            |
| Proximity to a cycle route   | 10km - 15km           |

### Economy

|                 |  |
|-----------------|--|
| Employment Site | Loss of allocated employment site (Morewood Close (Excluding Housing Area), Sevenoaks) |
|-----------------|--|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 600m - 700m |
|-------------------------------------|-------------|

**Site:** HO168  
Olinda, Ash Road, Hartley, DA3 8EY

**Area (ha):** 0.178

**Current Use:** Residential and garden

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 828m Hartley Wood   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1104m Baldwins Green, Fawkham              |
| Registered Park or Garden           | 4408m Franks Hall                          |
| Scheduled Monument                  | 3853m Monastic grange at Friary Court      |
| Listed building                     | 285m Hartley House                         |
| Area of Archaeological Importance   | 429m AAP surrounding MD & PM chapel & kiln |
| AONB                                | 4180m Kent Downs                           |
| Landscape sensitivity (Residential) | Low sensitivity                            |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                       |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 3152m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 4/5 or Urban                                 |
| Green Belt                       | Strong performance (50 - 60m from Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 3                              |
| Schools              | 500m - 600m Hartley Primary Academy |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | > 25km                |
| Doctor/Health Centre                    | 1km - 2km The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Longfield |
| Proximity to a bus stop      | 0m - 50m            |
| Proximity to a cycle route   | > 25km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 600m - 700m |
|-------------------------------------|-------------|

**Site:** HO17  
Green Farm Left, Valley Road, Fawkham, DA3 8NL

**Area (ha):** 1.291

**Current Use:** Equestrian stables and grazing

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 169m Saxten's Wood, Fawkham Green   |
| BAP Priority Habitat                 | 38m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 2351m Baldwins Green, Fawkham          |
| Registered Park or Garden           | 3140m Franks Hall                      |
| Scheduled Monument                  | 2349m Two milestones at West Kingsdown |
| Listed building                     | 110m Gabriels                          |
| Area of Archaeological Importance   | 0m AAP around pleistocene deposits     |
| AONB                                | 1895m Kent Downs                       |
| Landscape sensitivity (Residential) | Low sensitivity                        |
| Landscape sensitivity (Commerical)  | Low sensitivity                        |
| Intersects with Ancient Woodland    | No                                     |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 821m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1290 - 1300m from Green Belt edge) |

### Population and Communities

|                      |                              |
|----------------------|------------------------------|
| Settlement Hierarchy | Tier 5                       |
| Schools              | 1km - 2km Fawkham CEP School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 20km - 25km           |
| Doctor/Health Centre                    | 2km - 3km The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 4km - 5km Longfield |
| Proximity to a bus stop      | 1km - 2km           |
| Proximity to a cycle route   | 20km - 25km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|



**Site:** HO170  
Land at Burton Avenue, Leigh, TN11 9FB

**Area (ha):** 0.194

**Current Use:** Commercial

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 283m River Medway etc., South of Leigh  |
| BAP Priority Habitat                 | 125m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | >50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1697m Leigh                                       |
| Registered Park or Garden           | 1751m Hall Place                                  |
| Scheduled Monument                  | 1317m Medieval moated site, Great Barnett's       |
| Listed building                     | 114m Barn Immediately South Of The Plough Inn     |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 1809m High Weald                                  |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 8203m AQMA10/NO2/2007    |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | NPPF PDL  |
| Agricultural land classification | Grade 3   |
| Green Belt                       | Moderate performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |                                |
|----------------------|--------------------------------|
| Settlement Hierarchy | Tier 4                         |
| Schools              | 2km - 3km Leigh Primary School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 3km - 4km             |
| Doctor/Health Centre                    | 2km - 3km The Surgery |

### Transportation

|                              |                            |
|------------------------------|----------------------------|
| Proximity to a train station | 2km - 3km Leigh, Tonbridge |
| Proximity to a bus stop      | 1km - 2km                  |
| Proximity to a cycle route   | 3km - 4km                  |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |            |
|-------------------------------------|------------|
| Proximity to a town or local centre | 9km - 10km |
|-------------------------------------|------------|

**Site:** HO171  
Land east of Station Road, Halstead, TN14 7DN

**Area (ha):** 2.944

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 469m Woods and Pasture at Pratt's Bottom  |
| BAP Priority Habitat                 | 7m Traditional orchard  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 20m Halstead   |
| Registered Park or Garden           | 2339m Chevening  |
| Scheduled Monument                  | 526m Remains of medieval church and churchyard at Halstead Place   |
| Listed building                     | 60m 44-48, Station Road  |
| Area of Archaeological Importance   | 318m AAP around medieval site - Medieval church of St. Margaret, Halstead place, a 17th C church with medieval origins and the Old Rectory |
| AONB                                | 536m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1155m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 500m - 600m Halstead Community Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 6km - 7km Otford Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 1km - 2km Knockholt |
| Proximity to a bus stop      | 0m - 50m            |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 5km - 6km |
|-------------------------------------|-----------|

**Site:** HO172 **Area (ha):** 0.084

Stanwell House, Botsom Lane, West Kingsdown, TN15 6BN

**Current Use:** Residential, garden and caravan storage

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 15m Knatts Valley, West Kingsdown   |
| BAP Priority Habitat                 | 11m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 2931m Eynsford   |
| Registered Park or Garden           | 3241m Lullingstone Castle  |
| Scheduled Monument                  | 290m Chapel, Maplescombe   |
| Listed building                     | 330m The Ruins Of Maplescombe Chapel                             |
| Area of Archaeological Importance   | 39m AAP Surrounding undated lynchets & soilmark & linear feature |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | High sensitivity   |
| Landscape sensitivity (Commerical)  | High sensitivity   |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 1772m AQMA1/NO2/2005 |
| Groundwater SPZs | Not within a SPZ     |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 4/5 or Urban                                   |
| Green Belt                       | Strong performance (130 - 140m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 1km - 2km West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km   |
| Doctor/Health Centre                    | 1km - 2km West Kingsdown Medical Centre, Yellow Practice, W. Kingsdown Med Centre |

### Transportation

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 5km - 6km Eynsford |
| Proximity to a bus stop      | 700m - 800m        |
| Proximity to a cycle route   | 20km - 25km        |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |              |
|-------------------------------------|--------------|
| Proximity to a town or local centre | 900m - 1000m |
|-------------------------------------|--------------|

**Site:** HO174  
Land south of Heaverham Road, Kemsing, TN15 6NF

**Area (ha):** 0.081

**Current Use:** Agricultural buidings

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 743m Meadows and Woods, Noah's Ark, Kemsing   |
| BAP Priority Habitat                 | 194m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 0m Heaverham   |
| Registered Park or Garden           | 2565m Ightham Court  |
| Scheduled Monument                  | 2023m Large multivallate hillfort and Palaeolithic rock shelters at Oldbury Hill |
| Listed building                     | 20m Walnut Tree Cottage  |
| Area of Archaeological Importance   | 0m AAP around a Medieval Hall House  |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 498m AQMA3/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (770 - 780m from Green Belt edge) |

### Population and Communities

|                      |                                  |
|----------------------|----------------------------------|
| Settlement Hierarchy | Tier 4                           |
| Schools              | 1km - 2km Kemsing Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 1km - 2km Kemsing Village Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Kemsing |
| Proximity to a bus stop      | 1km - 2km         |
| Proximity to a cycle route   | 15km - 20km       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** HO175  
Land adjacent to Noahs Ark, Kemsing, TN15 6PF

**Area (ha):** 1.739

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 0m Meadows and Woods, Noah's Ark, Kemsing   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 376m Kemsing                           |
| Registered Park or Garden           | 3178m Knole                            |
| Scheduled Monument                  | 1355m Milestone on Pilgrim's Way       |
| Listed building                     | 168m Noah'S Ark                        |
| Area of Archaeological Importance   | 0m AAP Surrounding Md ridge and furrow |
| AONB                                | 0m Kent Downs                          |
| Landscape sensitivity (Residential) | Low sensitivity                        |
| Landscape sensitivity (Commerical)  | Low sensitivity                        |
| Intersects with Ancient Woodland    | No                                     |

### Environmental Quality

|                  |                   |
|------------------|-------------------|
| AQMA             | 0m AQMA3/NO2/2005 |
| Groundwater SPZs | Not within a SPZ  |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (60 - 70m from Green Belt edge) |

### Population and Communities

|                      |                           |
|----------------------|---------------------------|
| Settlement Hierarchy | Tier 4                    |
| Schools              | 2km - 3km Seal CEP School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space                                 |
| Proximity to public right of way (PRoW) | 10km - 15km   |
| Doctor/Health Centre                    | 3km - 4km Sevenoaks Hospital, Kemsing Village Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Kemsing |
| Proximity to a bus stop      | 0m - 50m          |
| Proximity to a cycle route   | 10km - 15km       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO176  
Land adjacent to St Edith's Road, Kemsing, TN15 6PR

**Area (ha):** 12.621

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 46m Meadows and Woods, Noah's Ark, Kemsing  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 0m Kemsing                             |
| Registered Park or Garden           | 3284m Knole                            |
| Scheduled Monument                  | 1034m Milestone on Pilgrim's Way       |
| Listed building                     | 108m Wybourne Cottages                 |
| Area of Archaeological Importance   | 0m AAP Surrounding Md ridge and furrow |
| AONB                                | 0m Kent Downs                          |
| Landscape sensitivity (Residential) | High sensitivity                       |
| Landscape sensitivity (Commerical)  | High sensitivity                       |
| Intersects with Ancient Woodland    | Yes                                    |

### Environmental Quality

|                  |                   |
|------------------|-------------------|
| AQMA             | 0m AQMA3/NO2/2005 |
| Groundwater SPZs | Not within a SPZ  |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                    |
|----------------------|------------------------------------|
| Settlement Hierarchy | Tier 4                             |
| Schools              | 300m - 400m Kemsing Primary School |

### Health and Wellbeing

|   |                                     |
|---|-------------------------------------|
| Open Space                              | No loss of open space               |
| Proximity to public right of way (PRoW) | 10km - 15km                         |
| Doctor/Health Centre                    | 300m - 400m Kemsing Village Surgery |

### Transportation

|                              |                  |
|------------------------------|------------------|
| Proximity to a train station | 2km - 3km Otford |
| Proximity to a bus stop      | 0m - 50m         |
| Proximity to a cycle route   | 10km - 15km      |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO177  
Land west of Brittain's Lane, Sevenoaks, TN13 2JW

**Area (ha):** 7.715

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 964m Dryhill Country Park, Sundridge           |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Sevenoaks - Brittain's Farm                    |
| Registered Park or Garden           | 1557m Knole                                       |
| Scheduled Monument                  | 164m Montreal Park obelisk                        |
| Listed building                     | 15m Farm Buildings Adjoining Britain's Farmhouse  |
| Area of Archaeological Importance   | 0m AAP around area of early prehistoric potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | High sensitivity                                  |
| Landscape sensitivity (Commercial)  | High sensitivity                                  |
| Intersects with Ancient Woodland    | Yes   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 715m AQMA13/NO2/2014     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1  |
| Schools              | 1km - 2km Sevenoaks Primary School, Riverhead Infant School, St Thomas' Catholic Primary School, Sevenoaks, Knole Academy, Lady Boswell's CEP School, Sevenoaks, Amherst School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | 10km - 15km  |
| Doctor/Health Centre                    | 1km - 2km Amherst Medical Practice, Town Medical Centre, South Park Medical Practice |

### Transportation

|                              |                       |
|------------------------------|-----------------------|
| Proximity to a train station | 800m - 900m Sevenoaks |
| Proximity to a bus stop      | 0m - 50m              |
| Proximity to a cycle route   | 10km - 15km           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|

**Site:** HO178  
Land at Stone Street Farm, Stone Street, Seal, TN15 0LP

**Area (ha):** 1.049

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1536m One Tree Hill, Underriver   |
| BAP Priority Habitat                 | 132m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 2048m Wildernesse  |
| Registered Park or Garden           | 588m The Japanese Garden, Bitchet Wood   |
| Scheduled Monument                  | 1232m Large multivallate hillfort and Palaeolithic rock shelters at Oldbury Hill |
| Listed building                     | 17m Pond Farmhouse (Pond Lane)   |
| Area of Archaeological Importance   | 0m AAP Surrounding IA, Ro finds & Pa implements                                  |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 1115m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (440 - 450m from Green Belt edge) |

### Population and Communities

|                      |                                   |
|----------------------|-----------------------------------|
| Settlement Hierarchy | Tier 4                            |
| Schools              | 50m - 100m St Lawrence CEP School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | 10km - 15km  |
| Doctor/Health Centre                    | 5km - 6km Kemsing Village Surgery, South Park Medical Practice, St John'S Medical Practice, Sevenoaks Hospital, The Medical Centre (Sevenoaks School), Town Medical Centre |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 3km - 4km Kemsing |
| Proximity to a bus stop      | 0m - 50m          |
| Proximity to a cycle route   | 10km - 15km       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|



**Site:** HO179  
Land east of Nightingale Lane, Ide Hill, TN14 6BX

**Area (ha):** 0.092

**Current Use:** Scrubland

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units               |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units               |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1049m Great Norman Street Farm, Pasture and Stream, Ide Hill |
| BAP Priority Habitat                 | 181m Deciduous woodland                                      |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 845m Ide Hill                                     |
| Registered Park or Garden           | 3366m Long Barn                                   |
| Scheduled Monument                  | 3155m Montreal Park obelisk                       |
| Listed building                     | 546m Whitley Cottage                              |
| Area of Archaeological Importance   | 0m AAP around area of early prehistoric potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 3258m AQMA13/NO2/2014    |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 4/5 or Urban                                     |
| Green Belt                       | Strong performance (2690 - 2700m from Green Belt edge) |

### Population and Communities

|                      |                               |
|----------------------|-------------------------------|
| Settlement Hierarchy | Tier 5                        |
| Schools              | 1km - 2km Ide Hill CEP School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | 8km - 9km                          |
| Doctor/Health Centre                    | 4km - 5km Dr Aj Skinner & Partners |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 5km - 6km Sevenoaks |
| Proximity to a bus stop      | 500m - 600m         |
| Proximity to a cycle route   | 8km - 9km           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO18  
Green Farm Right, Michaels Lane, Fawkham, DA3 8NL

**Area (ha):** 2.898

**Current Use:** Equestrian grazing

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 171m Saxten's Wood, Fawkham Green   |
| BAP Priority Habitat                 | 12m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 2453m Baldwins Green, Fawkham          |
| Registered Park or Garden           | 3211m Franks Hall                      |
| Scheduled Monument                  | 2254m Two milestones at West Kingsdown |
| Listed building                     | 112m Gabriels                          |
| Area of Archaeological Importance   | 0m AAP around pleistocene deposits     |
| AONB                                | 1858m Kent Downs                       |
| Landscape sensitivity (Residential) | Low sensitivity                        |
| Landscape sensitivity (Commerical)  | Low sensitivity                        |
| Intersects with Ancient Woodland    | No                                     |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 741m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1220 - 1230m from Green Belt edge) |

### Population and Communities

|                      |                              |
|----------------------|------------------------------|
| Settlement Hierarchy | Tier 5                       |
| Schools              | 1km - 2km Fawkham CEP School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 20km - 25km           |
| Doctor/Health Centre                    | 2km - 3km The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 4km - 5km Longfield |
| Proximity to a bus stop      | 1km - 2km           |
| Proximity to a cycle route   | 20km - 25km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO180 **Area (ha):** 0.709

Land east of The Pantyles, Nightingale Lane, Ide Hill, TN14 6BX

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units               |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units               |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1075m Great Norman Street Farm, Pasture and Stream, Ide Hill |
| BAP Priority Habitat                 | 98m Deciduous woodland                                       |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 836m Ide Hill                                     |
| Registered Park or Garden           | 3261m Long Barn                                   |
| Scheduled Monument                  | 3140m Montreal Park obelisk                       |
| Listed building                     | 536m Whitley Cottage                              |
| Area of Archaeological Importance   | 0m AAP around area of early prehistoric potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 3299m AQMA13/NO2/2014    |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 4/5 or Urban                                     |
| Green Belt                       | Strong performance (2630 - 2640m from Green Belt edge) |

### Population and Communities

|                      |                               |
|----------------------|-------------------------------|
| Settlement Hierarchy | Tier 5                        |
| Schools              | 1km - 2km Ide Hill CEP School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | 8km - 9km                          |
| Doctor/Health Centre                    | 4km - 5km Dr Aj Skinner & Partners |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 5km - 6km Sevenoaks |
| Proximity to a bus stop      | 500m - 600m         |
| Proximity to a cycle route   | 8km - 9km           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO181 **Area (ha):** 0.143

Land south of Highcroft, Nightingale Lane, Ide Hill, TN14 6BY

**Current Use:** Scrubland

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units               |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units               |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1068m Great Norman Street Farm, Pasture and Stream, Ide Hill |
| BAP Priority Habitat                 | 210m Deciduous woodland                                      |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 912m Ide Hill                                     |
| Registered Park or Garden           | 3369m Combe Bank                                  |
| Scheduled Monument                  | 3079m Montreal Park obelisk                       |
| Listed building                     | 469m Whitley Cottage                              |
| Area of Archaeological Importance   | 0m AAP around area of early prehistoric potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 3194m AQMA13/NO2/2014    |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 4/5 or Urban                                     |
| Green Belt                       | Strong performance (2630 - 2640m from Green Belt edge) |

### Population and Communities

|                      |                               |
|----------------------|-------------------------------|
| Settlement Hierarchy | Tier 5                        |
| Schools              | 1km - 2km Ide Hill CEP School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | 8km - 9km                          |
| Doctor/Health Centre                    | 4km - 5km Dr Aj Skinner & Partners |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 5km - 6km Sevenoaks |
| Proximity to a bus stop      | 600m - 700m         |
| Proximity to a cycle route   | 8km - 9km           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO182 **Area (ha):** 0.122

Land south of Crossways, Nightingale Lane, Ide Hill, TN14 6BU

**Current Use:** Scrubland

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units               |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units               |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1060m Great Norman Street Farm, Pasture and Stream, Ide Hill |
| BAP Priority Habitat                 | 295m Deciduous woodland                                      |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 997m Ide Hill                                     |
| Registered Park or Garden           | 3267m Combe Bank                                  |
| Scheduled Monument                  | 2964m Montreal Park obelisk                       |
| Listed building                     | 357m Whitley Cottage                              |
| Area of Archaeological Importance   | 0m AAP around area of early prehistoric potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 3075m AQMA13/NO2/2014    |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 4/5 or Urban                                     |
| Green Belt                       | Strong performance (2560 - 2570m from Green Belt edge) |

### Population and Communities

|                      |                               |
|----------------------|-------------------------------|
| Settlement Hierarchy | Tier 5                        |
| Schools              | 1km - 2km Ide Hill CEP School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 8km - 9km   |
| Doctor/Health Centre                    | 4km - 5km Dr Aj Skinner & Partners, South Park Medical Practice |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 5km - 6km Sevenoaks, Dunton Green |
| Proximity to a bus stop      | 700m - 800m                       |
| Proximity to a cycle route   | 8km - 9km                         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO183 **Area (ha):** 1.736

Land east of Highcroft, Nightingale Lane, Ide Hill, TN14 6BY

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units               |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units               |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1080m Great Norman Street Farm, Pasture and Stream, Ide Hill |
| BAP Priority Habitat                 | 193m Deciduous woodland                                      |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 963m Ide Hill                                     |
| Registered Park or Garden           | 3272m Long Barn                                   |
| Scheduled Monument                  | 2910m Montreal Park obelisk                       |
| Listed building                     | 301m Whitley Cottage                              |
| Area of Archaeological Importance   | 0m AAP around area of early prehistoric potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 3069m AQMA13/NO2/2014    |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 4/5 or Urban                                     |
| Green Belt                       | Strong performance (2480 - 2490m from Green Belt edge) |

### Population and Communities

|                      |                               |
|----------------------|-------------------------------|
| Settlement Hierarchy | Tier 5                        |
| Schools              | 1km - 2km Ide Hill CEP School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 8km - 9km   |
| Doctor/Health Centre                    | 4km - 5km Dr Aj Skinner & Partners, South Park Medical Practice |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 5km - 6km Dunton Green, Sevenoaks |
| Proximity to a bus stop      | 600m - 700m                       |
| Proximity to a cycle route   | 8km - 9km                         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO184  
Land south of Badgers Road, Badgers Mount, TN14 7BB

**Area (ha):** 0.393

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 120m Woodlands west of Shoreham   |
| BAP Priority Habitat                 | 43m No main habitat but additional habitats present   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1257m Halstead   |
| Registered Park or Garden           | 1834m Lullingstone Castle  |
| Scheduled Monument                  | 1712m Remains of medieval church and churchyard at Halstead Place              |
| Listed building                     | 811m Colgates Former Colgates Farm House Now A Property Separate From The Farm |
| Area of Archaeological Importance   | 719m AAP Surrounding Mesolithic implements                                     |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 313m AQMA2/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 5                                      |
| Schools              | 2km - 3km Halstead Community Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 6km - 7km Otford Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 1km - 2km Knockholt |
| Proximity to a bus stop      | 400m - 500m         |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 5km - 6km |
|-------------------------------------|-----------|

**Site:** HO189  
Land south of Skinners Lane, Edenbridge, TN8 6LW

**Area (ha):** 12.482

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 434m River Eden   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 259m Edenbridge                                    |
| Registered Park or Garden           | 2747m Hever Castle                                 |
| Scheduled Monument                  | 1508m Medieval moated site, Devils Den.            |
| Listed building                     | 58m Former Goods Shed At Edenbridge Town Station   |
| Area of Archaeological Importance   | 42m AAP around geology of archaeological potential |
| AONB                                | 1954m High Weald                                   |
| Landscape sensitivity (Residential) | High sensitivity                                   |
| Landscape sensitivity (Commerical)  | High sensitivity                                   |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 6586m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (10 - 20m from Green Belt edge) |

### Population and Communities

|                      |                                       |
|----------------------|---------------------------------------|
| Settlement Hierarchy | Tier 2                                |
| Schools              | 800m - 900m Edenbridge Primary School |

### Health and Wellbeing

|   |                                     |
|---|-------------------------------------|
| Open Space                              | No loss of open space               |
| Proximity to public right of way (PRoW) | 1km - 2km                           |
| Doctor/Health Centre                    | 600m - 700m Edenbridge Med Practice |

### Transportation

|                              |  |
|------------------------------|--|
| Proximity to a train station | 900m - 1000m Edenbridge Town, Edenbridge |
| Proximity to a bus stop      | 50m - 100m                               |
| Proximity to a cycle route   | 1km - 2km                                |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 800m - 900m |
|-------------------------------------|-------------|



**Site:** HO190  
Land north of Skinners Lane, Edenbridge, TN8 6LW

**Area (ha):** 2.643

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 647m River Eden   |
| BAP Priority Habitat                 | 112m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 723m Edenbridge                                     |
| Registered Park or Garden           | 2740m Hever Castle                                  |
| Scheduled Monument                  | 1997m Medieval moated site, Devils Den.             |
| Listed building                     | 469m Skinners Farmhouse                             |
| Area of Archaeological Importance   | 151m AAP around geology of archaeological potential |
| AONB                                | 2181m High Weald                                    |
| Landscape sensitivity (Residential) | High sensitivity                                    |
| Landscape sensitivity (Commerical)  | High sensitivity                                    |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 6521m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (120 - 130m from Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 2                              |
| Schools              | 1km - 2km Edenbridge Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 1km - 2km                         |
| Doctor/Health Centre                    | 1km - 2km Edenbridge Med Practice |

### Transportation

|                              |                                       |
|------------------------------|---------------------------------------|
| Proximity to a train station | 1km - 2km Edenbridge Town, Edenbridge |
| Proximity to a bus stop      | 400m - 500m                           |
| Proximity to a cycle route   | 1km - 2km                             |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO191  
Land at Hilders Lane, Edenbridge, TN8 6LG

**Area (ha):** 3.267

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1641m River Eden  |
| BAP Priority Habitat                 | 50m No main habitat but additional habitats present   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1216m Edenbridge   |
| Registered Park or Garden           | 3768m Chartwell  |
| Scheduled Monument                  | 2278m Medieval moated site, Devils Den.                  |
| Listed building                     | 115m Eagle Lodge<br>Firs Lodge Including Stables At Rear |
| Area of Archaeological Importance   | 98m AAP Surrounding Ro road, London to Lewes Way         |
| AONB                                | 1526m Kent Downs   |
| Landscape sensitivity (Residential) | High sensitivity   |
| Landscape sensitivity (Commerical)  | High sensitivity   |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 5715m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 2                              |
| Schools              | 1km - 2km Edenbridge Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 2km - 3km                         |
| Doctor/Health Centre                    | 1km - 2km Edenbridge Med Practice |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 400m - 500m Edenbridge |
| Proximity to a bus stop      | 50m - 100m             |
| Proximity to a cycle route   | 2km - 3km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO197  
Land west of West View Road, Swanley, BR8 8BN

**Area (ha):** 0.505

**Current Use:** Open space

**Proposed Use:** Residential inc self build

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1408m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 430m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1059m Swanley Village                               |
| Registered Park or Garden           | 2971m Lullingstone Castle                           |
| Scheduled Monument                  | 1839m Fort Farningham: a London mobilisation centre |
| Listed building                     | 846m Swanley War Memorial                           |
| Area of Archaeological Importance   | 77m AAP around geology of archaeological potential  |
| AONB                                | 707m Kent Downs                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 135m AQMA8/NO2/2006      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield                                    |
| Agricultural land classification | Grade 1 or 2                                  |
| Green Belt                       | Weak performance (110 - 120m from Green Belt) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 2   |
| Schools              | 400m - 500m Downsview Community Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | Loss of open space (Downsview Primary School)      |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 1km - 2km The Cedars Surgery, The Oaks Partnership |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 200m - 300m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 300m - 400m |
|-------------------------------------|-------------|

**Site:** HO198  
The Woodlands, Hilda May Avenue, Swanley, BR8 7BT

**Area (ha):** 0.441

**Current Use:** Events centre

**Proposed Use:** Residential inc self build

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1343m Hook Spring & Tile Kilns Woods  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1314m Swanley Village                                       |
| Registered Park or Garden           | 3662m Lullingstone Castle                                   |
| Scheduled Monument                  | 2087m Faesten Dic, a medieval frontier work in Joydens Wood |
| Listed building                     | 223m Swanley War Memorial                                   |
| Area of Archaeological Importance   | 253m AAP around Swanley Park                                |
| AONB                                | 1783m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 124m AQMA8/NO2/2006      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | NPPF PDL                                      |
| Agricultural land classification | Grade 4/5 or Urban                            |
| Green Belt                       | Weak performance (350 - 360m from Green Belt) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 2   |
| Schools              | 200m - 300m St Bartholomew's Catholic Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | Loss of open space (Hilda Way Avenue Woodlands)      |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 500m - 600m The Oaks Partnership, The Cedars Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 200m - 300m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 300m - 400m |
|-------------------------------------|-------------|

**Site:** HO199  
Land north of Five Fields Lane, Four Elms, TN8 6NA

**Area (ha):** 4.895

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1395m Boons Park Pasture etc., Toy's Hill   |
| BAP Priority Habitat                 | 97m Traditional orchard   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2482m Edenbridge                                  |
| Registered Park or Garden           | 1926m Hever Castle                                |
| Scheduled Monument                  | 3684m Medieval moated site, Devils Den.           |
| Listed building                     | 39m Poland'S CottagePoland'S Hope                 |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 1363m Kent Downs                                  |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 6033m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1420 - 1430m from Green Belt edge) |

### Population and Communities

|                      |                                      |
|----------------------|--------------------------------------|
| Settlement Hierarchy | Tier 4                               |
| Schools              | 800m - 900m Four Elms Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 3km - 4km                         |
| Doctor/Health Centre                    | 2km - 3km Edenbridge Med Practice |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 2km - 3km Edenbridge |
| Proximity to a bus stop      | 600m - 700m          |
| Proximity to a cycle route   | 3km - 4km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** HO2  
Grosvenor, Church Road, Hartley, DA3 8DZ

**Area (ha):** 0.634

**Current Use:** Residential and garden

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1229m Hartley Wood  |
| BAP Priority Habitat                 | 68m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2189m Baldwins Green, Fawkham                             |
| Registered Park or Garden           | 5158m Franks Hall   |
| Scheduled Monument                  | 4526m Deserted medieval manorial settlement of Cossington |
| Listed building                     | 167m Goodwin'S Cottage                                    |
| Area of Archaeological Importance   | 134m AAP surrounding MD enclosed settlement               |
| AONB                                | 3589m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                      |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 3077m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 4/5 or Urban                               |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                               |
|----------------------|-------------------------------|
| Settlement Hierarchy | Tier 3                        |
| Schools              | 500m - 600m Milestone Academy |

### Health and Wellbeing

|   |                         |
|---|-------------------------|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | > 25km                  |
| Doctor/Health Centre                    | 800m - 900m The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 3km - 4km Longfield |
| Proximity to a bus stop      | 500m - 600m         |
| Proximity to a cycle route   | > 25km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|

**Site:** HO200  
Land east of Ide Hill Road, Bough Beech, TN8 7PH

**Area (ha):** 3.375

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 171m Bough Beech Reservoir and environs        |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1780m Chiddingstone                               |
| Registered Park or Garden           | 744m Hever Castle                                 |
| Scheduled Monument                  | 3950m Bowl barrow 25m east of The Mount           |
| Listed building                     | 55m Tithe Barn North And Tithe Barn South         |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 493m High Weald                                   |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 7852m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (3850 - 3860m from Green Belt edge) |

### Population and Communities

|                      |                                    |
|----------------------|------------------------------------|
| Settlement Hierarchy | Tier 5                             |
| Schools              | 2km - 3km Chiddingstone CEP School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                          |
| Proximity to public right of way (PRoW) | 2km - 3km                                      |
| Doctor/Health Centre                    | 6km - 7km Edenbridge Med Practice, The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 3km - 4km Penshurst |
| Proximity to a bus stop      | 400m - 500m         |
| Proximity to a cycle route   | 2km - 3km           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 6km - 7km |
|-------------------------------------|-----------|

**Site:** HO201  
Land east of Chart Lane, Brasted, TN16 1LN

**Area (ha):** 0.822

**Current Use:** Residential garden

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units     |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units     |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 937m Combe Wood, Brasted                           |
| BAP Priority Habitat                 | 0m No main habitat but additional habitats present |
| Biodiversity analysis                | High   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Brasted High Street                                    |
| Registered Park or Garden           | 358m Combe Bank   |
| Scheduled Monument                  | 3654m Camp at Squerryes Park                              |
| Listed building                     | 67m Garden Walls To West Of The Mount House               |
| Area of Archaeological Importance   | 0m AAP Surrounding Early 'Urban' Centre-conservation area |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 68m AQMA13/NO2/2014      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (10 - 20m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4   |
| Schools              | 1km - 2km Sundridge and Brasted CEP School, Valence School |

### Health and Wellbeing

|   |                             |
|---|-----------------------------|
| Open Space                              | No loss of open space       |
| Proximity to public right of way (PRoW) | 10km - 15km                 |
| Doctor/Health Centre                    | 300m - 400m Brasted Surgery |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 7km - 8km Dunton Green, Sevenoaks |
| Proximity to a bus stop      | 50m - 100m                        |
| Proximity to a cycle route   | 10km - 15km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 100m - 200m |
|-------------------------------------|-------------|



**Site:** HO202  
Land adjacent to 23 Russett Way, Swanley, BR8 7TR

**Area (ha):** 0.139

**Current Use:** Open space

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1501m Hook Spring & Tile Kilns Woods  |
| BAP Priority Habitat                 | 291m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1731m Swanley Village                                       |
| Registered Park or Garden           | 2982m Footh Cray Place                                      |
| Scheduled Monument                  | 1432m Faesten Dic, a medieval frontier work in Joydens Wood |
| Listed building                     | 429m Coal Duty Boundary Marker                              |
| Area of Archaeological Importance   | 236m AAP around Swanley Park                                |
| AONB                                | 2574m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 166m AQMA14/NO2/2014     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield                                    |
| Agricultural land classification | Grade 1 or 2                                  |
| Green Belt                       | Weak performance (120 - 130m from Green Belt) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 2                              |
| Schools              | 800m - 900m Horizon Primary Academy |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 1km - 2km The Cedars Surgery, Hextable Surgery, The Oaks Partnership |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 0m - 50m          |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO203 **Area (ha):** 2.46

Land west of allotments, Bradbourne Vale Road, Sevenoaks, TN13 3QQ

**Current Use:** Grazing

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units                             |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with application with development with a total net gain |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1720m Dryhill Country Park, Sundridge                                      |
| BAP Priority Habitat                 | 0m Deciduous woodland  |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 242m Riverhead                                     |
| Registered Park or Garden           | 1829m Knole  |
| Scheduled Monument                  | 1388m Montreal Park obelisk                        |
| Listed building                     | 221m Farm Buildings Adjoining Bradbourne Farmhouse |
| Area of Archaeological Importance   | 0m AAP around Bradbourne Lake Park                 |
| AONB                                | 1253m Kent Downs                                   |
| Landscape sensitivity (Residential) | Low sensitivity                                    |
| Landscape sensitivity (Commerical)  | Low sensitivity                                    |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA13/NO2/2014       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 4/5 or Urban                                 |
| Green Belt                       | Moderate performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 1                              |
| Schools              | 600m - 700m Riverhead Infant School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | 10km - 15km  |
| Doctor/Health Centre                    | 1km - 2km St John'S Medical Practice, Amherst Medical Practice, Sevenoaks Hospital |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 1km - 2km Sevenoaks |
| Proximity to a bus stop      | 0m - 50m            |
| Proximity to a cycle route   | 10km - 15km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 200m - 300m |
|-------------------------------------|-------------|

**Site:** HO205  
Land north of Saxon Place, Horton Kirby, DA4 9JQ

**Area (ha):** 0.366

**Current Use:** Woodland

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1389m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 405m Horton Kirby   |
| Registered Park or Garden           | 105m Franks Hall  |
| Scheduled Monument                  | 545m Medieval moated site and associated fishpond, Franks Hall. |
| Listed building                     | 136m Barn To North Of Eglantine Farm                            |
| Area of Archaeological Importance   | 0m AAP surrounding EM cemetery                                  |
| AONB                                | 1294m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 660m AQMA1/NO2/2005 |
| Groundwater SPZs | Within a Zone 1 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (330 - 340m from Green Belt edge) |

### Population and Communities

|                      |                                   |
|----------------------|-----------------------------------|
| Settlement Hierarchy | Tier 4                            |
| Schools              | 1km - 2km Horton Kirby CEP School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                          |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 2km - 3km Braeside Surgery, Devon Road Surgery |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 2km - 3km Farningham Road |
| Proximity to a bus stop      | 800m - 900m               |
| Proximity to a cycle route   | > 25km                    |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO207  
Land rear of 13-16 Church Lane, Kemsing, TN15 6LU

**Area (ha):** 0.117

**Current Use:** Open space

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 57m St Mary the Virgin Churchyard, Kemsing  |
| BAP Priority Habitat                 | 8m No main habitat but additional habitats present  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 2m Kemsing                                 |
| Registered Park or Garden           | 3803m Ightham Court                        |
| Scheduled Monument                  | 1029m Milestone on Pilgrim's Way           |
| Listed building                     | 20m The Vicarage                           |
| Area of Archaeological Importance   | 0m AAP Surrounding Md Church, Motte & Well |
| AONB                                | 0m Kent Downs                              |
| Landscape sensitivity (Residential) | Low sensitivity                            |
| Landscape sensitivity (Commerical)  | Low sensitivity                            |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 530m AQMA3/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                 |
| Agricultural land classification | Grade 3                                    |
| Green Belt                       | Weak performance (0 - 10m from Green Belt) |

### Population and Communities

|                      |                                    |
|----------------------|------------------------------------|
| Settlement Hierarchy | Tier 4                             |
| Schools              | 200m - 300m Kemsing Primary School |

### Health and Wellbeing

|   |                                     |
|---|-------------------------------------|
| Open Space                              | No loss of open space               |
| Proximity to public right of way (PRoW) | 10km - 15km                         |
| Doctor/Health Centre                    | 200m - 300m Kemsing Village Surgery |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 2km - 3km Otford, Kemsing |
| Proximity to a bus stop      | 100m - 200m               |
| Proximity to a cycle route   | 10km - 15km               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO209  
Spitalscross estate, Fircroft Way, Edenbridge, TN8 6BQ

**Area (ha):** 10.443

**Current Use:** Open space

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 920m River Eden   |
| BAP Priority Habitat                 | 229m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 581m Edenbridge                                   |
| Registered Park or Garden           | 2940m Hever Castle                                |
| Scheduled Monument                  | 1863m Medieval moated site, Devils Den.           |
| Listed building                     | 486m The Albion Hotel                             |
| Area of Archaeological Importance   | 204m AAP Surrounding Ro road, London to Lewes Way |
| AONB                                | 1939m Kent Downs                                  |
| Landscape sensitivity (Residential) | High sensitivity                                  |
| Landscape sensitivity (Commerical)  | High sensitivity                                  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 6222m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                       |
|----------------------|---------------------------------------|
| Settlement Hierarchy | Tier 2                                |
| Schools              | 800m - 900m Edenbridge Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | Loss of open space (Four Elms Road AGS) |
| Proximity to public right of way (PRoW) | 1km - 2km                               |
| Doctor/Health Centre                    | 500m - 600m Edenbridge Med Practice     |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 500m - 600m Edenbridge |
| Proximity to a bus stop      | 0m - 50m               |
| Proximity to a cycle route   | 1km - 2km              |

### Economy

|                 |  |
|-----------------|--|
| Employment Site | Loss of allocated employment site (Station Road, Edenbridge) |
|-----------------|--|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|

Site: HO21

Area (ha): 0.337

Land rear of Ardgowan, College Road, Hextable, BR8 7LT

Current Use: Residential and garden

Proposed Use: Residential inc affordable

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 2202m Hook Spring & Tile Kilns Woods  |
| BAP Priority Habitat                 | 0m Traditional orchard  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1179m Swanley Village   |
| Registered Park or Garden           | 3096m Fooks Cray Place  |
| Scheduled Monument                  | 1217m Faesten Dic, a medieval frontier work in Joydens Wood   |
| Listed building                     | 205m Gate, Gate Piers, Wall And Railings To Hextable House (Part Of North West Kent Teachers Training Centre) |
| Area of Archaeological Importance   | 0m AAP around Hextable Gardens  |
| AONB                                | 2565m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 894m AQMA14/NO2/2014     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (170 - 180m from Green Belt edge) |

### Population and Communities

|                      |                                      |
|----------------------|--------------------------------------|
| Settlement Hierarchy | Tier 4                               |
| Schools              | 900m - 1000m Hextable Primary School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 800m - 900m Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 2km - 3km Swanley |
| Proximity to a bus stop      | 700m - 800m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 600m - 700m |
|-------------------------------------|-------------|

**Site:** HO210 **Area (ha):** 10.237

Stangrove estate, Crouch House, Road, Edenbridge, TN8 5JL

**Current Use:** Open space

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 599m River Eden                                |
| BAP Priority Habitat                 | 231m Deciduous woodland                        |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 290m Edenbridge                                    |
| Registered Park or Garden           | 3484m Hever Castle                                 |
| Scheduled Monument                  | 1171m Medieval moated site, Devils Den.            |
| Listed building                     | 227m The Lodge                                     |
| Area of Archaeological Importance   | 53m AAP around geology of archaeological potential |
| AONB                                | 2115m High Weald                                   |
| Landscape sensitivity (Residential) | Low sensitivity                                    |
| Landscape sensitivity (Commerical)  | Low sensitivity                                    |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 6584m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield                                |
| Agricultural land classification | Grade 3                                   |
| Green Belt                       | Weak performance (Adjacent to Green Belt) |

### Population and Communities

|                      |                                       |
|----------------------|---------------------------------------|
| Settlement Hierarchy | Tier 2                                |
| Schools              | 500m - 600m Edenbridge Primary School |

### Health and Wellbeing

|   |                                      |
|---|--------------------------------------|
| Open Space                              | Loss of open space (Cedar Drive AGS) |
| Proximity to public right of way (PRoW) | 900m - 1000m                         |
| Doctor/Health Centre                    | 200m - 300m Edenbridge Med Practice  |

### Transportation

|                              |                             |
|------------------------------|-----------------------------|
| Proximity to a train station | 700m - 800m Edenbridge Town |
| Proximity to a bus stop      | 0m - 50m                    |
| Proximity to a cycle route   | 900m - 1000m                |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 300m - 400m |
|-------------------------------------|-------------|

**Site:** HO211  
Land at Chart View, Kemsing, TN15 6PP

**Area (ha):** 0.679

**Current Use:** Scrubland

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 122m St Mary the Virgin Churchyard, Kemsing   |
| BAP Priority Habitat                 | 54m No main habitat but additional habitats present   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 0m Kemsing                                 |
| Registered Park or Garden           | 3634m Knole                                |
| Scheduled Monument                  | 994m Milestone on Pilgrim's Way            |
| Listed building                     | 28m Wybourne Cottages                      |
| Area of Archaeological Importance   | 0m AAP Surrounding Md Church, Motte & Well |
| AONB                                | 0m Kent Downs                              |
| Landscape sensitivity (Residential) | High sensitivity                           |
| Landscape sensitivity (Commerical)  | High sensitivity                           |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 377m AQMA3/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                    |
|----------------------|------------------------------------|
| Settlement Hierarchy | Tier 4                             |
| Schools              | 200m - 300m Kemsing Primary School |

### Health and Wellbeing

|   |                                     |
|---|-------------------------------------|
| Open Space                              | No loss of open space               |
| Proximity to public right of way (PRoW) | 10km - 15km                         |
| Doctor/Health Centre                    | 200m - 300m Kemsing Village Surgery |

### Transportation

|                              |                  |
|------------------------------|------------------|
| Proximity to a train station | 2km - 3km Otford |
| Proximity to a bus stop      | 0m - 50m         |
| Proximity to a cycle route   | 10km - 15km      |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|



**Site:** HO212  
Egerton Nursery, Egerton Avenue, Hextable, BR8 7RA

**Area (ha):** 0.517

**Current Use:** Horticultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 2117m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 35m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 519m Swanley Village  |
| Registered Park or Garden           | 3744m Footh Cray Place                                      |
| Scheduled Monument                  | 1822m Faesten Dic, a medieval frontier work in Joydens Wood |
| Listed building                     | 357m The Old Farmhouse                                      |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential           |
| AONB                                | 2116m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 798m AQMA8/NO2/2006      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 4                              |
| Schools              | 600m - 700m Hextable Primary School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 300m - 400m Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 2km - 3km Swanley |
| Proximity to a bus stop      | 200m - 300m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 300m - 400m |
|-------------------------------------|-------------|

**Site:** HO213 **Area (ha):** 2.613

Land at Archer Way and Lullingstone Avenue, Swanley, BR8 7JR

**Current Use:** Scrubland

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1378m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 339m No main habitat but additional habitats present  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 609m Swanley Village                                |
| Registered Park or Garden           | 3207m Franks Hall                                   |
| Scheduled Monument                  | 2225m Fort Farningham: a London mobilisation centre |
| Listed building                     | 658m Highlands Farmhouse                            |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential   |
| AONB                                | 1124m Kent Downs                                    |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 194m AQMA8/NO2/2006      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 2   |
| Schools              | 600m - 700m St Bartholomew's Catholic Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                                |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 800m - 900m The Cedars Surgery, The Oaks Partnership |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 200m - 300m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 500m - 600m |
|-------------------------------------|-------------|

**Site:** HO214  
Land west of Homedean Road, Chipstead, TN13 2SF

**Area (ha):** 4.369

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 380m Dryhill Country Park, Sundridge           |
| BAP Priority Habitat                 | 8m Deciduous woodland                          |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                             |
|-------------------------------------|-----------------------------|
| Conservation Area                   | 0m Chipstead                |
| Registered Park or Garden           | 1176m Chevening             |
| Scheduled Monument                  | 1158m Montreal Park obelisk |
| Listed building                     | 15m Moat Farmhouse          |
| Area of Archaeological Importance   | 0m AAP Surrounding Md moat  |
| AONB                                | 0m Kent Downs               |
| Landscape sensitivity (Residential) | Moderate sensitivity        |
| Landscape sensitivity (Commerical)  | Moderate sensitivity        |
| Intersects with Ancient Woodland    | No                          |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 17m AQMA13/NO2/2014      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 4/5 or Urban                                 |
| Green Belt                       | Moderate performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1  |
| Schools              | 700m - 800m Chevening (St Botolph's) CEP School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | 10km - 15km                        |
| Doctor/Health Centre                    | 2km - 3km Amherst Medical Practice |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 2km - 3km Sevenoaks, Dunton Green |
| Proximity to a bus stop      | 0m - 50m                          |
| Proximity to a cycle route   | 10km - 15km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO215 **Area (ha):** 0.737

Greatness Cemetery (frontage), Seal Road, Sevenoaks, TN14 5AA

**Current Use:** Residential and garages

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1874m Meadows and Woods, Noah's Ark, Kemsing   |
| BAP Priority Habitat                 | 129m Deciduous woodland                        |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 272m Wildernesse   |
| Registered Park or Garden           | 1429m Knole  |
| Scheduled Monument                  | 142m Bowl barrow in Millpond Wood                          |
| Listed building                     | 127m The Kraftmeier Mausoleum, Greatness Cemetery          |
| Area of Archaeological Importance   | 117m AAP Surrounding Me flint & BA round barrow, SAM 23015 |
| AONB                                | 471m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1m AQMA13/NO2/2014       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 4/5 or Urban                               |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                            |
|----------------------|----------------------------|
| Settlement Hierarchy | Tier 1                     |
| Schools              | 400m - 500m Trinity School |

### Health and Wellbeing

|   |                                |
|---|--------------------------------|
| Open Space                              | No loss of open space          |
| Proximity to public right of way (PRoW) | 10km - 15km                    |
| Doctor/Health Centre                    | 700m - 800m Sevenoaks Hospital |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 1km - 2km Bat and Ball |
| Proximity to a bus stop      | 0m - 50m               |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|

**Site:** HO216 **Area (ha):** 0.579

Land between Pontoise Close and Mount Close, Sevenoaks, TN13 3ET

**Current Use:** Open space

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1557m Dryhill Country Park, Sundridge          |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 100m Riverhead                                    |
| Registered Park or Garden           | 1674m Knole                                       |
| Scheduled Monument                  | 1054m Montreal Park obelisk                       |
| Listed building                     | 84m Granite Column In Rear Garden Of Number 5     |
| Area of Archaeological Importance   | 0m AAP around area of early prehistoric potential |
| AONB                                | 867m Kent Downs                                   |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 238m AQMA13/NO2/2014     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield                                    |
| Agricultural land classification | Grade 4/5 or Urban                            |
| Green Belt                       | Weak performance (320 - 330m from Green Belt) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 1                              |
| Schools              | 700m - 800m Riverhead Infant School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | Loss of open space (Mount Close Open Space)                    |
| Proximity to public right of way (PRoW) | 10km - 15km  |
| Doctor/Health Centre                    | 1km - 2km Amherst Medical Practice, St John'S Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 1km - 2km Sevenoaks |
| Proximity to a bus stop      | 300m - 400m         |
| Proximity to a cycle route   | 10km - 15km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 400m - 500m |
|-------------------------------------|-------------|

**Site:** HO217 **Area (ha):** 0.319

Sevenoaks Town Council offices, Bradbourne Vale Road, Sevenoaks, TN13 3QG

**Current Use:** Offices

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 2599m Dryhill Country Park, Sundridge          |
| BAP Priority Habitat                 | 174m Deciduous woodland                        |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 521m Sevenoaks - Hartslands   |
| Registered Park or Garden           | 1310m Knole   |
| Scheduled Monument                  | 1036m Bowl barrow in Millpond Wood  |
| Listed building                     | 60m Bradbourne Vale House   |
| Area of Archaeological Importance   | 96m AAP around findspots of mesolithic tools, a 17th C house and a mound - a possible river wharf |
| AONB                                | 1306m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 0m AQMA13/NO2/2014  |
| Groundwater SPZs | Within a Zone 1 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | NPPF PDL                                      |
| Agricultural land classification | Grade 4/5 or Urban                            |
| Green Belt                       | Weak performance (100 - 110m from Green Belt) |

### Population and Communities

|                      |                                      |
|----------------------|--------------------------------------|
| Settlement Hierarchy | Tier 1                               |
| Schools              | 400m - 500m Sevenoaks Primary School |

### Health and Wellbeing

|   |                                |
|---|--------------------------------|
| Open Space                              | No loss of open space          |
| Proximity to public right of way (PRoW) | 10km - 15km                    |
| Doctor/Health Centre                    | 400m - 500m Sevenoaks Hospital |

### Transportation

|                              |                          |
|------------------------------|--------------------------|
| Proximity to a train station | 500m - 600m Bat and Ball |
| Proximity to a bus stop      | 0m - 50m                 |
| Proximity to a cycle route   | 10km - 15km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 300m - 400m |
|-------------------------------------|-------------|

**Site:** HO218 **Area (ha):** 1.126

Land at the corner of London Road and School Lane, West Kingsdown, TN15 6JL

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 408m Knatts Valley, West Kingsdown  |
| BAP Priority Habitat                 | 285m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 3627m Heaverham   |
| Registered Park or Garden           | 4799m Ightham Court                                     |
| Scheduled Monument                  | 1205m Two milestones at West Kingsdown                  |
| Listed building                     | 167m Kingsdown Mill                                     |
| Area of Archaeological Importance   | 631m AAP Surrounding Md & Pm Church & undated earthwork |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                    |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 329m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 200m - 300m West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km   |
| Doctor/Health Centre                    | 400m - 500m Yellow Practice, W. Kingsdown Med Centre, West Kingsdown Medical Centre |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 6km - 7km Otford, Kemsing |
| Proximity to a bus stop      | 0m - 50m                  |
| Proximity to a cycle route   | 20km - 25km               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO219  
Land west of Brasted Hill Road, Brasted, TN16 1NJ

**Area (ha):** 3.148

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 105m Combe Wood, Brasted  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                |
|-------------------------------------|--------------------------------|
| Conservation Area                   | 191m Sundridge                 |
| Registered Park or Garden           | 190m Combe Bank                |
| Scheduled Monument                  | 3924m Montreal Park obelisk    |
| Listed building                     | 301m The Old Rectory           |
| Area of Archaeological Importance   | 0m AAP around Tanners, Brasted |
| AONB                                | 0m Kent Downs                  |
| Landscape sensitivity (Residential) | Low sensitivity                |
| Landscape sensitivity (Commerical)  | Low sensitivity                |
| Intersects with Ancient Woodland    | No                             |

### Environmental Quality

|                  |                    |
|------------------|--------------------|
| AQMA             | 17m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ   |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (380 - 390m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4   |
| Schools              | 2km - 3km Valence School, Sundridge and Brasted CEP School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space                               |
| Proximity to public right of way (PRoW) | 10km - 15km   |
| Doctor/Health Centre                    | 1km - 2km Brasted Surgery, Dr Aj Skinner & Partners |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 7km - 8km Sevenoaks, Dunton Green |
| Proximity to a bus stop      | 600m - 700m                       |
| Proximity to a cycle route   | 10km - 15km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 600m - 700m |
|-------------------------------------|-------------|



**Site:** HO220 **Area (ha):** 1.544

Land between Church Road and Glebe Road, Sevenoaks Weald, TN14 6LT

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 770m Sevenoaks Common, Hubbards Hill & Beechmont Bank   |
| BAP Priority Habitat                 | 23m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 103m Sevenoaks Weald Conservation Area         |
| Registered Park or Garden           | 545m Long Barn                                 |
| Scheduled Monument                  | 4197m Montreal Park obelisk                    |
| Listed building                     | 78m Old MeadsSunnyside Cottage                 |
| Area of Archaeological Importance   | 515m AAP around land associated with Long Barn |
| AONB                                | 0m Kent Downs                                  |
| Landscape sensitivity (Residential) | Low sensitivity                                |
| Landscape sensitivity (Commerical)  | Low sensitivity                                |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 2969m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 4/5 or Urban                               |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                     |
| Schools              | 400m - 500m Weald Community Primary School |

### Health and Wellbeing

|   |                         |
|---|-------------------------|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 7km - 8km               |
| Doctor/Health Centre                    | 700m - 800m The Surgery |

### Transportation

|                              |                                    |
|------------------------------|------------------------------------|
| Proximity to a train station | 4km - 5km Sevenoaks, Hildenborough |
| Proximity to a bus stop      | 200m - 300m                        |
| Proximity to a cycle route   | 7km - 8km                          |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** HO221  
Land east of Station Road 2, Halstead, TN14 7DN

**Area (ha):** 1.145

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 469m Woods and Pasture at Pratt's Bottom  |
| BAP Priority Habitat                 | 117m Traditional orchard  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 20m Halstead   |
| Registered Park or Garden           | 2339m Chevening  |
| Scheduled Monument                  | 526m Remains of medieval church and churchyard at Halstead Place   |
| Listed building                     | 60m 44-48, Station Road  |
| Area of Archaeological Importance   | 318m AAP around medieval site - Medieval church of St. Margaret, Halstead place, a 17th C church with medieval origins and the Old Rectory |
| AONB                                | 675m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1297m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 500m - 600m Halstead Community Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 6km - 7km Otford Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 1km - 2km Knockholt |
| Proximity to a bus stop      | 0m - 50m            |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 5km - 6km |
|-------------------------------------|-----------|

**Site:** HO222 **Area (ha):** 0.656

Former Birchwood Primary School, Russett Way, Swanley, BR8 7TP

**Current Use:** Education

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1637m Hook Spring & Tile Kilns Woods  |
| BAP Priority Habitat                 | 165m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1531m Swanley Village                                       |
| Registered Park or Garden           | 3008m Footh Cray Place                                      |
| Scheduled Monument                  | 1329m Faesten Dic, a medieval frontier work in Joydens Wood |
| Listed building                     | 455m Coal Duty Boundary Marker                              |
| Area of Archaeological Importance   | 35m AAP around Swanley Park                                 |
| AONB                                | 2483m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 351m AQMA14/NO2/2014     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                      |
|----------------------|--------------------------------------|
| Settlement Hierarchy | Tier 2                               |
| Schools              | 900m - 1000m Horizon Primary Academy |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 1km - 2km The Cedars Surgery, Hextable Surgery, The Oaks Partnership |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 50m - 100m        |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

Site: HO223 Area (ha): 5.293

Land at the Eden Centre, Four Elms Road, Edenbridge, TN8 6AD

Current Use: Field

Proposed Use: Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 659m River Eden   |
| BAP Priority Habitat                 | 114m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 342m Edenbridge                                   |
| Registered Park or Garden           | 2919m Hever Castle                                |
| Scheduled Monument                  | 1603m Medieval moated site, Devils Den.           |
| Listed building                     | 249m Former Goods Shed At Edenbridge Town Station |
| Area of Archaeological Importance   | 0m AAP Surrounding Ro road, London to Lewes Way   |
| AONB                                | 2199m High Weald                                  |
| Landscape sensitivity (Residential) | High sensitivity                                  |
| Landscape sensitivity (Commerical)  | High sensitivity                                  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 6621m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (10 - 20m from Green Belt edge) |

### Population and Communities

|                      |                                       |
|----------------------|---------------------------------------|
| Settlement Hierarchy | Tier 2                                |
| Schools              | 400m - 500m Edenbridge Primary School |

### Health and Wellbeing

|   |                                  |
|---|----------------------------------|
| Open Space                              | No loss of open space            |
| Proximity to public right of way (PRoW) | 1km - 2km                        |
| Doctor/Health Centre                    | 0m - 50m Edenbridge Med Practice |

### Transportation

|                              |                             |
|------------------------------|-----------------------------|
| Proximity to a train station | 600m - 700m Edenbridge Town |
| Proximity to a bus stop      | 0m - 50m                    |
| Proximity to a cycle route   | 1km - 2km                   |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 200m - 300m |
|-------------------------------------|-------------|

**Site:** HO224  
Former Furness School, Rowhill Road, Hextable, BR8 7RP

**Area (ha):** 2.491

**Current Use:** Education

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 2483m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 6m No main habitat but additional habitats present  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 983m Swanley Village   |
| Registered Park or Garden           | 3478m Footh Cray Place   |
| Scheduled Monument                  | 1576m Faesten Dic, a medieval frontier work in Joydens Wood                        |
| Listed building                     | 640m The Old Farmhouse   |
| Area of Archaeological Importance   | 21m AAP around findspots of Palaeolithic flints, implements, handaxes and debitage |
| AONB                                | 2810m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1568m AQMA8/NO2/2006     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed                                      |
| Agricultural land classification | Grade 3                                    |
| Green Belt                       | Weak performance (0 - 10m from Green Belt) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 4                              |
| Schools              | 200m - 300m Hextable Primary School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 600m - 700m Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 2km - 3km Swanley |
| Proximity to a bus stop      | 0m - 50m          |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 200m - 300m |
|-------------------------------------|-------------|

**Site:** HO225  
Oasis Academy, Egerton Avenue, Hextable, BR8 7LU

**Area (ha):** 3.182

**Current Use:** Education

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 2246m Hook Spring & Tile Kilns Woods  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 673m Swanley Village  |
| Registered Park or Garden           | 3450m Footh Cray Place  |
| Scheduled Monument                  | 1537m Faesten Dic, a medieval frontier work in Joydens Wood                                   |
| Listed building                     | 70m The Old Farmhouse   |
| Area of Archaeological Importance   | 0m AAP surrounding PM houses and the site of Hextable House - a Tudor and 17th century house. |
| AONB                                | 2201m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 816m AQMA8/NO2/2006      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 4                              |
| Schools              | 600m - 700m Hextable Primary School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 300m - 400m Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 200m - 300m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 300m - 400m |
|-------------------------------------|-------------|

**Site:** HO226 **Area (ha):** 0.602

Sevenoaks Adult Education Centre, Bradbourne Road, Sevenoaks, TN13 3QN

**Current Use:** Education

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 2507m Dryhill Country Park, Sundridge          |
| BAP Priority Habitat                 | 363m Deciduous woodland                        |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 270m Sevenoaks - Hartslands                         |
| Registered Park or Garden           | 898m Knole  |
| Scheduled Monument                  | 1042m Bowl barrow in Millpond Wood                  |
| Listed building                     | 231m The Firs                                       |
| Area of Archaeological Importance   | 208m AAP around area of early prehistoric potential |
| AONB                                | 894m Kent Downs                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 363m AQMA13/NO2/2014 |
| Groundwater SPZs | Within a Zone 1 SPZ  |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | NPPF PDL                                      |
| Agricultural land classification | Grade 4/5 or Urban                            |
| Green Belt                       | Weak performance (460 - 470m from Green Belt) |

### Population and Communities

|                      |                                      |
|----------------------|--------------------------------------|
| Settlement Hierarchy | Tier 1                               |
| Schools              | 400m - 500m Sevenoaks Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | Loss of open space (Sevenoaks County Primary School) |
| Proximity to public right of way (PRoW) | 10km - 15km  |
| Doctor/Health Centre                    | 400m - 500m St John'S Medical Practice               |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 900m - 1000m Bat and Ball |
| Proximity to a bus stop      | 100m - 200m               |
| Proximity to a cycle route   | 10km - 15km               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 300m - 400m |
|-------------------------------------|-------------|

**Site:** HO227  
Land south of Hortons Way, Westerham, TN16 1BT

**Area (ha):** 0.076

**Current Use:** Vacant

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 960m Farley Common, near Westerham  |
| BAP Priority Habitat                 | 79m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | >50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscapes and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 58m Westerham   |
| Registered Park or Garden           | 830m Squerryes Court                                  |
| Scheduled Monument                  | 1772m Linear earthwork 230m south west of Covers Farm |
| Listed building                     | 155m 43 And 45, London Road                           |
| Area of Archaeological Importance   | 53m AAP around geology of archaeological potential    |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity                                       |
| Landscape sensitivity (Commerical)  | Low sensitivity                                       |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 136m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ     |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | NPPF PDL                                    |
| Agricultural land classification | Grade 3                                     |
| Green Belt                       | Weak performance (70 - 80m from Green Belt) |

### Population and Communities

|                      |                                  |
|----------------------|----------------------------------|
| Settlement Hierarchy | Tier 2                           |
| Schools              | 600m - 700m Churchill CEP School |

### Health and Wellbeing

|   |                                |
|---|--------------------------------|
| Open Space                              | No loss of open space          |
| Proximity to public right of way (PRoW) | 9km - 10km                     |
| Doctor/Health Centre                    | 500m - 600m Westerham Practice |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 7km - 8km Edenbridge |
| Proximity to a bus stop      | 0m - 50m             |
| Proximity to a cycle route   | 9km - 10km           |

### Economy

|                 |   |
|-----------------|---|
| Employment Site | Loss of allocated employment site (Westerham Trading Centre, Westerham) |
|-----------------|---|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 300m - 400m |
|-------------------------------------|-------------|



**Site:** HO228  
Fairhavens, Mussenden Lane, Horton Kirby, DA3 8NX

**Area (ha):** 3.298

**Current Use:** Caravans and field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 0m Horton Wood, Horton Kirby  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1733m Horton Kirby   |
| Registered Park or Garden           | 1513m Franks Hall  |
| Scheduled Monument                  | 1976m Medieval moated site and associated fishpond, Franks Hall. |
| Listed building                     | 1166m Granary To East Of Mussenden Farmhouse                     |
| Area of Archaeological Importance   | 462m AAP around areas of prehistoric, Roman and Medieval remains |
| AONB                                | 1498m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | Yes  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 728m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1510 - 1520m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 2km - 3km Horton Kirby CEP School, Fawkham CEP School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                          |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 3km - 4km Braeside Surgery, Devon Road Surgery |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 3km - 4km Farningham Road |
| Proximity to a bus stop      | 2km - 3km                 |
| Proximity to a cycle route   | > 25km                    |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** HO229 **Area (ha):** 0.048

Land adjacent to The Fruiterers Arms, Eynsford Road, Crockenhill, BR8 8JS

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 960m Hook Spring & Tile Kilns Woods   |
| BAP Priority Habitat                 | 4m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2836m Swanley Village                               |
| Registered Park or Garden           | 2193m Lullingstone Castle                           |
| Scheduled Monument                  | 2482m Fort Farningham: a London mobilisation centre |
| Listed building                     | 200m Church Of All Souls                            |
| Area of Archaeological Importance   | 240m AAP surrounding MD & PM moated house           |
| AONB                                | 1225m Kent Downs                                    |
| Landscape sensitivity (Residential) | Moderate sensitivity                                |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 666m AQMA4/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Mixed   |
| Agricultural land classification | Grade 1 or 2                                      |
| Green Belt                       | Strong performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                 |
| Schools              | 500m - 600m Crockenhill Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                              |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 2km - 3km The Oaks Partnership, The Cedars Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 300m - 400m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 300m - 400m |
|-------------------------------------|-------------|

**Site:** HO23  
Fens Farm, Lower Road, Hextable, BR8 7RY

**Area (ha):** 7.571

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1976m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 90m Deciduous woodland  |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 567m Swanley Village  |
| Registered Park or Garden           | 3548m Franks Hall   |
| Scheduled Monument                  | 2305m Faesten Dic, a medieval frontier work in Joydens Wood |
| Listed building                     | 602m Malabar  |
| Area of Archaeological Importance   | 211m AAP surrounding IA settlement                          |
| AONB                                | 2671m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1173m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                      |
|----------------------|--------------------------------------|
| Settlement Hierarchy | Tier 4                               |
| Schools              | 900m - 1000m Hextable Primary School |

### Health and Wellbeing

|   |                            |
|---|----------------------------|
| Open Space                              | No loss of open space      |
| Proximity to public right of way (PRoW) | > 25km                     |
| Doctor/Health Centre                    | 1km - 2km Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 3km - 4km Swanley |
| Proximity to a bus stop      | 200m - 300m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |              |
|-------------------------------------|--------------|
| Proximity to a town or local centre | 900m - 1000m |
|-------------------------------------|--------------|

**Site:** HO230 **Area (ha):** 0.316

Land north of Westminster House, Dartford Road, Horton Kirby, DA4 9HX

**Current Use:** Field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1349m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 417m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 230m Horton Kirby                                      |
| Registered Park or Garden           | 762m Franks Hall                                       |
| Scheduled Monument                  | 340m Roman granary 250yds (230m) W of St Mary's Church |
| Listed building                     | 504m Court Lodge                                       |
| Area of Archaeological Importance   | 0m AAP surrounding IA pottery & quern stone            |
| AONB                                | 1690m Kent Downs                                       |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 1430m AQMA1/NO2/2005 |
| Groundwater SPZs | Not within a SPZ     |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield  |
| Agricultural land classification | Grade 3   |
| Green Belt                       | Strong performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |                                   |
|----------------------|-----------------------------------|
| Settlement Hierarchy | Tier 4                            |
| Schools              | 1km - 2km Horton Kirby CEP School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 1km - 2km Devon Road Surgery |

### Transportation

|                              |                             |
|------------------------------|-----------------------------|
| Proximity to a train station | 800m - 900m Farningham Road |
| Proximity to a bus stop      | 800m - 900m                 |
| Proximity to a cycle route   | > 25km                      |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO231  
Land east of Stones Cross Road, Crockenhill, BR8 8LT

**Area (ha):** 0.926

**Current Use:** Vacant field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 415m Hook Spring & Tile Kilns Woods   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2675m Swanley Village                               |
| Registered Park or Garden           | 2651m Lullingstone Castle                           |
| Scheduled Monument                  | 2844m Fort Farningham: a London mobilisation centre |
| Listed building                     | 102m Moat Farmhouse                                 |
| Area of Archaeological Importance   | 0m AAP surrounding MD & PM moated house             |
| AONB                                | 1498m Kent Downs                                    |
| Landscape sensitivity (Residential) | Moderate sensitivity                                |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 408m AQMA4/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (230 - 240m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                 |
| Schools              | 500m - 600m Crockenhill Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                              |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 1km - 2km The Cedars Surgery, The Oaks Partnership |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 900m - 1000m Swanley |
| Proximity to a bus stop      | 400m - 500m          |
| Proximity to a cycle route   | > 25km               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 400m - 500m |
|-------------------------------------|-------------|

**Site:** HO237 **Area (ha):** 1.025

Land adjacent to Chequers Barn, Chequers Hill, Bough Beech, TN8 7PD

**Current Use:** Field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 598m River Eden                                |
| BAP Priority Habitat                 | 61m Traditional orchard                        |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1385m Chiddingstone                               |
| Registered Park or Garden           | 333m Hever Castle                                 |
| Scheduled Monument                  | 3813m Bowl barrow 25m east of The Mount           |
| Listed building                     | 89m Bough Beech Farmhouse                         |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 51m High Weald                                    |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 8283m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (3940 - 3950m from Green Belt edge) |

### Population and Communities

|                      |                                    |
|----------------------|------------------------------------|
| Settlement Hierarchy | Tier 5                             |
| Schools              | 2km - 3km Chiddingstone CEP School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                          |
| Proximity to public right of way (PRoW) | 1km - 2km                                      |
| Doctor/Health Centre                    | 5km - 6km Edenbridge Med Practice, The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 3km - 4km Penshurst |
| Proximity to a bus stop      | 0m - 50m            |
| Proximity to a cycle route   | 1km - 2km           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 6km - 7km |
|-------------------------------------|-----------|

**Site:** HO238 **Area (ha):** 0.169

Land adjacent to The Well House, Pootings Road, Crockham Hill, TN8 6SD

**Current Use:** Field **Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1770m Crockhamhill Common, etc.   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                   |
|-------------------------------------|-----------------------------------|
| Conservation Area                   | 3008m Edenbridge                  |
| Registered Park or Garden           | 1835m Chartwell                   |
| Scheduled Monument                  | 2669m Camp at Squerryes Park      |
| Listed building                     | 368m Coakham Farmhouse            |
| Area of Archaeological Importance   | 675m AAP Surrounding Md & Pm Moat |
| AONB                                | 292m Kent Downs                   |
| Landscape sensitivity (Residential) | Low sensitivity                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                   |
| Intersects with Ancient Woodland    | No                                |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 4319m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1500 - 1510m from Green Belt edge) |

### Population and Communities

|                      |                                    |
|----------------------|------------------------------------|
| Settlement Hierarchy | Tier 5                             |
| Schools              | 1km - 2km Crockham Hill CEP School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 5km - 6km                         |
| Doctor/Health Centre                    | 4km - 5km Edenbridge Med Practice |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 4km - 5km Edenbridge |
| Proximity to a bus stop      | 1km - 2km            |
| Proximity to a cycle route   | 5km - 6km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 5km - 6km |
|-------------------------------------|-----------|

**Site:** HO240 **Area (ha):** 1.396

Kettles Field, Tonbridge Road, Chiddingstone Causeway, TN11 8JH

**Current Use:** Grass field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 533m Moorden Meadow, Chiddingstone Causeway   |
| BAP Priority Habitat                 | 42m Deciduous woodland  |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1610m Leigh   |
| Registered Park or Garden           | 636m Redleaf  |
| Scheduled Monument                  | 1201m Bowl barrow 25m east of The Mount             |
| Listed building                     | 43m Applebys  |
| Area of Archaeological Importance   | 423m AAP around geology of archaeological potential |
| AONB                                | 265m High Weald                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 7634m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (1840 - 1850m from Green Belt edge) |

### Population and Communities

|                      |                                |
|----------------------|--------------------------------|
| Settlement Hierarchy | Tier 5                         |
| Schools              | 2km - 3km Leigh Primary School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 3km - 4km             |
| Doctor/Health Centre                    | 2km - 3km The Surgery |

### Transportation

|                              |                       |
|------------------------------|-----------------------|
| Proximity to a train station | 800m - 900m Penshurst |
| Proximity to a bus stop      | 500m - 600m           |
| Proximity to a cycle route   | 3km - 4km             |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 8km - 9km |
|-------------------------------------|-----------|



**Site:** HO241  
Land between The Croft and A20, Swanley, BR8 7HU

**Area (ha):** 0.459

**Current Use:** Former piggery

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 719m Hook Spring & Tile Kilns Woods   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 2167m Swanley Village  |
| Registered Park or Garden           | 3111m Footh Cray Place   |
| Scheduled Monument                  | 1964m Faesten Dic, a medieval frontier work in Joydens Wood                            |
| Listed building                     | 650m Coal Taxpost (Obelisk) On North Side Of Railway 500 Yards West Of Swanley Station |
| Area of Archaeological Importance   | 693m AAP around tile Kilns Wood  |
| AONB                                | 2332m Kent Downs   |
| Landscape sensitivity (Residential) | Moderate sensitivity   |
| Landscape sensitivity (Commerical)  | Moderate sensitivity   |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA4/NO2/2005        |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 4/5 or Urban                                 |
| Green Belt                       | Moderate performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 2  |
| Schools              | 1km - 2km St Bartholomew's Catholic Primary School, St Mary's CEP School, Orchards Academy, High Firs Primary School, Horizon Primary Academy |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                              |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 1km - 2km The Cedars Surgery, The Oaks Partnership |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 300m - 400m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO242  
Land at Lower Road, Hextable, BR8 7RY

**Area (ha):** 0.344

**Current Use:** Field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1976m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 349m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 567m Swanley Village  |
| Registered Park or Garden           | 3591m Franks Hall   |
| Scheduled Monument                  | 2442m Faesten Dic, a medieval frontier work in Joydens Wood |
| Listed building                     | 602m Malabar  |
| Area of Archaeological Importance   | 304m AAP around geology of archaeological potential         |
| AONB                                | 2671m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1247m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (10 - 20m from Green Belt edge) |

### Population and Communities

|                      |                                   |
|----------------------|-----------------------------------|
| Settlement Hierarchy | Tier 4                            |
| Schools              | 900m - 1000m St Paul's CEP School |

### Health and Wellbeing

|   |                            |
|---|----------------------------|
| Open Space                              | No loss of open space      |
| Proximity to public right of way (PRoW) | > 25km                     |
| Doctor/Health Centre                    | 1km - 2km Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 3km - 4km Swanley |
| Proximity to a bus stop      | 500m - 600m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |              |
|-------------------------------------|--------------|
| Proximity to a town or local centre | 900m - 1000m |
|-------------------------------------|--------------|

Site: HO243

Area (ha): 3.068

Land north of Top Dartford Road, Hextable, DA2 7QE

Current Use: Field

Proposed Use: Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 2469m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 0m No main habitat but additional habitats present  |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1038m Swanley Village   |
| Registered Park or Garden           | 3483m Hall Place  |
| Scheduled Monument                  | 1748m Faesten Dic, a medieval frontier work in Joydens Wood                         |
| Listed building                     | 866m The Old Farmhouse  |
| Area of Archaeological Importance   | 136m AAP around findspots of Palaeolithic flints, implements, handaxes and debitage |
| AONB                                | 2913m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1707m AQMA8/NO2/2006     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 4                              |
| Schools              | 300m - 400m Hextable Primary School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 800m - 900m Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 3km - 4km Swanley |
| Proximity to a bus stop      | 0m - 50m          |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 400m - 500m |
|-------------------------------------|-------------|

**Site:** HO244  
Land west of Knockholt Road, Halstead, TN14 7EX

**Area (ha):** 1.051

**Current Use:** Paddock

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 139m Woods and Pasture at Pratt's Bottom  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 0m Halstead  |
| Registered Park or Garden           | 1904m Chevening  |
| Scheduled Monument                  | 469m Remains of medieval church and churchyard at Halstead Place   |
| Listed building                     | 75m Village House  |
| Area of Archaeological Importance   | 354m AAP around medieval site - Medieval church of St. Margaret, Halstead place, a 17th C church with medieval origins and the Old Rectory |
| AONB                                | 1077m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1671m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 300m - 400m Halstead Community Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 6km - 7km Otford Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Knockholt |
| Proximity to a bus stop      | 200m - 300m         |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 5km - 6km |
|-------------------------------------|-----------|

**Site:** HO245  
Land south of Church Road, Swanley, BR8 7PB

**Area (ha):** 1.074

**Current Use:** Stables and field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 867m Grassland adjacent Farningham Wood   |
| BAP Priority Habitat                 | 203m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 321m Swanley Village   |
| Registered Park or Garden           | 2241m Franks Hall  |
| Scheduled Monument                  | 2011m A preceptory of the Knights Hospitallers, known as St John's Jerusalem, and an associated fishpond at Sutton-at-Hone |
| Listed building                     | 521m Priory Cottage  |
| Area of Archaeological Importance   | 59m AAP around findspot of Palaeolithic handaxe  |
| AONB                                | 2065m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA2/NO2/2005        |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2                                       |
| Green Belt                       | Strong performance (10 - 20m from Green Belt edge) |

### Population and Communities

|                      |                                |
|----------------------|--------------------------------|
| Settlement Hierarchy | Tier 2                         |
| Schools              | 1km - 2km St Paul's CEP School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                          |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 2km - 3km Devon Road Surgery, Hextable Surgery |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 2km - 3km Farningham Road |
| Proximity to a bus stop      | 2km - 3km                 |
| Proximity to a cycle route   | > 25km                    |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** HO247 **Area (ha):** 0.295

Land adjacent Pembroke Business Centre, College Road, Swanley, BR8 7LT

**Current Use:** Residential and curtilage **Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1872m Hook Spring & Tile Kilns Woods  |
| BAP Priority Habitat                 | 124m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1341m Swanley Village   |
| Registered Park or Garden           | 3112m Footh Cray Place  |
| Scheduled Monument                  | 1320m Faesten Dic, a medieval frontier work in Joydens Wood   |
| Listed building                     | 459m Gate, Gate Piers, Wall And Railings To Hextable House (Part Of North West Kent Teachers Training Centre) |
| Area of Archaeological Importance   | 0m AAP around Swanley Park  |
| AONB                                | 2487m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 618m AQMA14/NO2/2014     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (200 - 210m from Green Belt edge) |

### Population and Communities

|                      |                                      |
|----------------------|--------------------------------------|
| Settlement Hierarchy | Tier 2                               |
| Schools              | 900m - 1000m Horizon Primary Academy |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 1km - 2km The Cedars Surgery, Hextable Surgery, The Oaks Partnership |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 500m - 600m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |              |
|-------------------------------------|--------------|
| Proximity to a town or local centre | 900m - 1000m |
|-------------------------------------|--------------|

**Site:** HO248  
Land south of Eynsford Road, Crockenhill, BR8 8JS

**Area (ha):** 6.486

**Current Use:** Former orchard

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 955m Hook Spring & Tile Kilns Woods   |
| BAP Priority Habitat                 | 0m Traditional orchard  |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2817m Eynsford                                      |
| Registered Park or Garden           | 1798m Lullingstone Castle                           |
| Scheduled Monument                  | 2416m Fort Farningham: a London mobilisation centre |
| Listed building                     | 53m Church Of All Souls                             |
| Area of Archaeological Importance   | 262m AAP surrounding Ne flint implements            |
| AONB                                | 849m Kent Downs                                     |
| Landscape sensitivity (Residential) | Moderate sensitivity                                |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 684m AQMA4/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                 |
| Schools              | 200m - 300m Crockenhill Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                              |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 2km - 3km The Oaks Partnership, The Cedars Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 300m - 400m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |            |
|-------------------------------------|------------|
| Proximity to a town or local centre | 50m - 100m |
|-------------------------------------|------------|

**Site:** HO249 **Area (ha):** 10.065  
 Land at the junction of Ide Hill Road, Pootings Road, Four Elms Road and Bough Beech Road, Four Elms, TN8 6NE

**Current Use:** Agricultural **Proposed Use:** Residential

**Biodiversity and Geodiversity**

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1205m Boons Park Pasture etc., Toy's Hill   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

**Climate Change**

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

**Landscape and Historic Environment - Proximity to:**

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2844m Edenbridge                        |
| Registered Park or Garden           | 1693m Hever Castle                      |
| Scheduled Monument                  | 4043m Medieval moated site, Devils Den. |
| Listed building                     | 22m The Four Elms Public House          |
| Area of Archaeological Importance   | 0m AAP around Dunmore Garden            |
| AONB                                | 1159m Kent Downs                        |
| Landscape sensitivity (Residential) | Low sensitivity                         |
| Landscape sensitivity (Commerical)  | Low sensitivity                         |
| Intersects with Ancient Woodland    | No                                      |

**Environmental Quality**

|                  |                       |
|------------------|-----------------------|
| AQMA             | 5914m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

**Land, Soil and Water Resources**

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1770 - 1780m from Green Belt edge) |

**Population and Communities**

|                      |                                   |
|----------------------|-----------------------------------|
| Settlement Hierarchy | Tier 4                            |
| Schools              | 0m - 50m Four Elms Primary School |

**Health and Wellbeing**

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 3km - 4km                         |
| Doctor/Health Centre                    | 3km - 4km Edenbridge Med Practice |

**Transportation**

|                              |                                       |
|------------------------------|---------------------------------------|
| Proximity to a train station | 3km - 4km Edenbridge, Edenbridge Town |
| Proximity to a bus stop      | 0m - 50m                              |
| Proximity to a cycle route   | 3km - 4km                             |

**Economy**

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

**Town and Local Centres**

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|



**Site:** HO250  
Land east of Ash Platt Road, Seal, TN15 0AE

**Area (ha):** 2.316

**Current Use:** Former sand pit / landfill

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1220m Meadows and Woods, Noah's Ark, Kemsing   |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | >50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Seal   |
| Registered Park or Garden           | 1642m Knole                                       |
| Scheduled Monument                  | 689m Bowl barrow in Millpond Wood                 |
| Listed building                     | 15m Home Cottage<br>The Homestead                 |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | High sensitivity                                  |
| Landscape sensitivity (Commerical)  | High sensitivity                                  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA13/NO2/2014       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 4/5 or Urban                               |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                            |
|----------------------|----------------------------|
| Settlement Hierarchy | Tier 4                     |
| Schools              | 800m - 900m Trinity School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                                    |
| Proximity to public right of way (PRoW) | 10km - 15km  |
| Doctor/Health Centre                    | 1km - 2km Sevenoaks Hospital, St John'S Medical Practice |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 1km - 2km Bat and Ball |
| Proximity to a bus stop      | 0m - 50m               |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 500m - 600m |
|-------------------------------------|-------------|

**Site:** HO251 **Area (ha):** 0.196

Warren Court and adjoining land, Knockholt Road, Halstead, TN14 7ER

**Current Use:** Commercial, residential and agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 306m Woods and Pasture at Pratt's Bottom  |
| BAP Priority Habitat                 | 11m No main habitat but additional habitats present   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 447m Halstead  |
| Registered Park or Garden           | 1479m Chevening  |
| Scheduled Monument                  | 813m Remains of medieval church and churchyard at Halstead Place   |
| Listed building                     | 407m Park Farmhouse  |
| Area of Archaeological Importance   | 759m AAP around medieval site - Medieval church of St. Margaret, Halstead place, a 17th C church with medieval origins and the Old Rectory |
| AONB                                | 1047m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1919m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (10 - 20m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 700m - 800m Halstead Community Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space                                       |
| Proximity to public right of way (PRoW) | 15km - 20km   |
| Doctor/Health Centre                    | 6km - 7km Dr Aj Skinner & Partners, Otford Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Knockholt |
| Proximity to a bus stop      | 0m - 50m            |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 5km - 6km |
|-------------------------------------|-----------|

**Site:** HO252  
Pitts car park, High Street, Westerham, TN16 1RQ

**Area (ha):** 0.13

**Current Use:** Car park

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 415m Farley Common, near Westerham             |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | >50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 0m Westerham   |
| Registered Park or Garden           | 7m Squerries Court                                   |
| Scheduled Monument                  | 890m Linear earthwork 230m south west of Covers Farm |
| Listed building                     | 25m Great Moretons Moretons Moretons End             |
| Area of Archaeological Importance   | 0m AAP around land associated with Squerries Court   |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity                                      |
| Landscape sensitivity (Commerical)  | Low sensitivity                                      |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                    |
|------------------|--------------------|
| AQMA             | 1m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ   |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | NPPF PDL  |
| Agricultural land classification | Grade 3   |
| Green Belt                       | Strong performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |                          |
|----------------------|--------------------------|
| Settlement Hierarchy | Tier 2                   |
| Schools              | 2km - 3km Valence School |

### Health and Wellbeing

|   |                                |
|---|--------------------------------|
| Open Space                              | No loss of open space          |
| Proximity to public right of way (PRoW) | 8km - 9km                      |
| Doctor/Health Centre                    | 500m - 600m Westerham Practice |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 6km - 7km Edenbridge |
| Proximity to a bus stop      | 200m - 300m          |
| Proximity to a cycle route   | 8km - 9km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 400m - 500m |
|-------------------------------------|-------------|

**Site:** HO253  
Land opposite 209 Main Road, Sundridge, TN14 6EJ

**Area (ha):** 1.193

**Current Use:** Car park

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 516m Combe Wood, Brasted  |
| BAP Priority Habitat                 | 5m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | >50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                      |
|-------------------------------------|--------------------------------------|
| Conservation Area                   | 0m Sundridge                         |
| Registered Park or Garden           | 0m Combe Bank                        |
| Scheduled Monument                  | 3127m Montreal Park obelisk          |
| Listed building                     | 17m The Old Hall                     |
| Area of Archaeological Importance   | 0m AAP around Coombe Bank, Sundridge |
| AONB                                | 0m Kent Downs                        |
| Landscape sensitivity (Residential) | Low sensitivity                      |
| Landscape sensitivity (Commerical)  | Low sensitivity                      |
| Intersects with Ancient Woodland    | No                                   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA13/NO2/2014       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (10 - 20m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                       |
| Schools              | 800m - 900m Sundridge and Brasted CEP School |

### Health and Wellbeing

|   |                                      |
|---|--------------------------------------|
| Open Space                              | No loss of open space                |
| Proximity to public right of way (PRoW) | 10km - 15km                          |
| Doctor/Health Centre                    | 200m - 300m Dr Aj Skinner & Partners |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 5km - 6km Dunton Green |
| Proximity to a bus stop      | 0m - 50m               |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|

**Site:** HO254 **Area (ha):** 0.33

The Woodyard, Hoath Corner Wood, Ryewell Hill, Chiddingstone Hoath, TN8 7BN

**Current Use:** Cleared wood

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 88m Woods south of Chiddingstone Castle   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Hoath Corner                         |
| Registered Park or Garden           | 529m Stonewall Park                     |
| Scheduled Monument                  | 3437m Bowl barrow 25m east of The Mount |
| Listed building                     | 13m The Rock Public House               |
| Area of Archaeological Importance   | 18m AAP Surrounding Md and Pm house     |
| AONB                                | 0m High Weald                           |
| Landscape sensitivity (Residential) | Low sensitivity                         |
| Landscape sensitivity (Commerical)  | Low sensitivity                         |
| Intersects with Ancient Woodland    | No                                      |

### Environmental Quality

|                  |                        |
|------------------|------------------------|
| AQMA             | 11467m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ       |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (2320 - 2330m from Green Belt edge) |

### Population and Communities

|                      |                                    |
|----------------------|------------------------------------|
| Settlement Hierarchy | Tier 5                             |
| Schools              | 3km - 4km Chiddingstone CEP School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 1km - 2km             |
| Doctor/Health Centre                    | 4km - 5km The Surgery |

### Transportation

|                              |                  |
|------------------------------|------------------|
| Proximity to a train station | 3km - 4km Cowden |
| Proximity to a bus stop      | 0m - 50m         |
| Proximity to a cycle route   | 1km - 2km        |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 7km - 8km |
|-------------------------------------|-----------|

**Site:** HO255 **Area (ha):** 1.215

Newtye Hurst Farm, Cowden Pound Road, Mark Beech, TN8 7DA

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 0m Woods south of Chiddingstone Castle         |
| BAP Priority Habitat                 | 43m Deciduous woodland                         |
| Biodiversity analysis                | High   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 521m Hoath Corner                       |
| Registered Park or Garden           | 1169m Stonewall Park                    |
| Scheduled Monument                  | 4403m Bowl barrow 25m east of The Mount |
| Listed building                     | 88m Barn St Walnut Tree Cross Farm      |
| Area of Archaeological Importance   | 842m AAP Surrounding Md and Pm house    |
| AONB                                | 0m High Weald                           |
| Landscape sensitivity (Residential) | Low sensitivity                         |
| Landscape sensitivity (Commerical)  | Low sensitivity                         |
| Intersects with Ancient Woodland    | No                                      |

### Environmental Quality

|                  |                        |
|------------------|------------------------|
| AQMA             | 11665m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ       |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Sevenoaks 'Brownfield'                                 |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1950 - 1960m from Green Belt edge) |

### Population and Communities

|                      |                            |
|----------------------|----------------------------|
| Settlement Hierarchy | Tier 5                     |
| Schools              | 3km - 4km Hever CEP School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 2km - 3km             |
| Doctor/Health Centre                    | 5km - 6km The Surgery |

### Transportation

|                              |                  |
|------------------------------|------------------|
| Proximity to a train station | 2km - 3km Cowden |
| Proximity to a bus stop      | 1km - 2km        |
| Proximity to a cycle route   | 2km - 3km        |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 6km - 7km |
|-------------------------------------|-----------|

**Site:** HO256 **Area (ha):** 0.086

Land south of Lane End, Sparepenny Lane, Eynsford, DA4 0JJ

**Current Use:** Vacant

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1004m Auston Lodge Valley   |
| BAP Priority Habitat                 | 263m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                |
|-------------------------------------|--------------------------------|
| Conservation Area                   | 35m Eynsford                   |
| Registered Park or Garden           | 1013m Lullingstone Castle      |
| Scheduled Monument                  | 235m Eynsford Bridge           |
| Listed building                     | 57m Darenth Cottage            |
| Area of Archaeological Importance   | 0m AAP surrounding Em skeleton |
| AONB                                | 0m Kent Downs                  |
| Landscape sensitivity (Residential) | Low sensitivity                |
| Landscape sensitivity (Commerical)  | Low sensitivity                |
| Intersects with Ancient Woodland    | No                             |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 1563m AQMA1/NO2/2005 |
| Groundwater SPZs | Within a Zone 1 SPZ  |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 700m - 800m Anthony Roper Primary School, The |

### Health and Wellbeing

|   |                            |
|---|----------------------------|
| Open Space                              | No loss of open space      |
| Proximity to public right of way (PRoW) | 20km - 25km                |
| Doctor/Health Centre                    | 2km - 3km Braeside Surgery |

### Transportation

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 1km - 2km Eynsford |
| Proximity to a bus stop      | 400m - 500m        |
| Proximity to a cycle route   | 20km - 25km        |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** HO259 **Area (ha):** 0.29

Land west of The Croft, Bradbourne Vale Road, Sevenoaks, TN13 3DH

**Current Use:** Field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 2186m Dryhill Country Park, Sundridge          |
| BAP Priority Habitat                 | 197m Deciduous woodland                        |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 684m Riverhead   |
| Registered Park or Garden           | 1523m Knole  |
| Scheduled Monument                  | 1473m Bowl barrow in Millpond Wood   |
| Listed building                     | 41m Bradbourne Farmhouse   |
| Area of Archaeological Importance   | 0m AAP around findspots of mesolithic tools, a 17th C house and a mound - a possible river wharf |
| AONB                                | 1472m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 3m AQMA13/NO2/2014       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 4/5 or Urban                                 |
| Green Belt                       | Moderate performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                        |
|----------------------|------------------------|
| Settlement Hierarchy | Tier 1                 |
| Schools              | 0m - 50m Knole Academy |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | 10km - 15km  |
| Doctor/Health Centre                    | 1km - 2km Amherst Medical Practice, Sevenoaks Hospital, St John'S Medical Practice |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 1km - 2km Bat and Ball, Sevenoaks |
| Proximity to a bus stop      | 0m - 50m                          |
| Proximity to a cycle route   | 10km - 15km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |              |
|-------------------------------------|--------------|
| Proximity to a town or local centre | 900m - 1000m |
|-------------------------------------|--------------|



**Site:** HO26  
Orchard Cottage, Chevening Road, Chipstead, TN13 2SA

**Area (ha):** 0.255

**Current Use:** Residential and garden

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 703m Chevening Estate                          |
| BAP Priority Habitat                 | 31m Deciduous woodland                         |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 0m Chipstead                                       |
| Registered Park or Garden           | 703m Chevening                                     |
| Scheduled Monument                  | 1990m Montreal Park obelisk                        |
| Listed building                     | 346m East Side Of Bridge Over River Darent         |
| Area of Archaeological Importance   | 72m AAP around geology of archaeological potential |
| AONB                                | 0m Kent Downs                                      |
| Landscape sensitivity (Residential) | Moderate sensitivity                               |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                               |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 261m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (220 - 230m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 1                                       |
| Schools              | 0m - 50m Chevening (St Botolph's) CEP School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | 10km - 15km                        |
| Doctor/Health Centre                    | 2km - 3km Dr Aj Skinner & Partners |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 3km - 4km Dunton Green, Sevenoaks |
| Proximity to a bus stop      | 500m - 600m                       |
| Proximity to a cycle route   | 10km - 15km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO260 **Area (ha):** 4.279

Land opposite Oak Tree Farm, London Road, Badgers Mount, TN14 7AA

**Current Use:** Field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 0m Woodlands west of Shoreham   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1032m Halstead  |
| Registered Park or Garden           | 2377m Chevening   |
| Scheduled Monument                  | 1249m Medieval moated site, Filston Hall  |
| Listed building                     | 839m Colgates Former Colgates Farm House Now A Property Separate From The Farm                      |
| Area of Archaeological Importance   | 529m Dane Bottom supposed site of battle between Edmond Ironside and Canute the Danish King AD 1016 |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 161m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (750 - 760m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 5                                      |
| Schools              | 2km - 3km Halstead Community Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 4km - 5km Otford Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Knockholt |
| Proximity to a bus stop      | 600m - 700m         |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO261 **Area (ha):** 3.504

Land north and east of Sleepers, Chevening Road, Chipstead, TN13 2SA

**Current Use:** Vacant field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 418m Chevening Estate                          |
| BAP Priority Habitat                 | 38m Deciduous woodland                         |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 202m Chipstead                             |
| Registered Park or Garden           | 418m Chevening                             |
| Scheduled Monument                  | 2094m Fort Halstead                        |
| Listed building                     | 533m East Side Of Bridge Over River Darent |
| Area of Archaeological Importance   | 17m AAP Surrounding Md enclosure- cropmark |
| AONB                                | 0m Kent Downs                              |
| Landscape sensitivity (Residential) | Moderate sensitivity                       |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                       |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                   |
|------------------|-------------------|
| AQMA             | 0m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ  |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (420 - 430m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1  |
| Schools              | 300m - 400m Chevening (St Botolph's) CEP School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | 10km - 15km                        |
| Doctor/Health Centre                    | 2km - 3km Dr Aj Skinner & Partners |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 3km - 4km Sevenoaks, Dunton Green |
| Proximity to a bus stop      | 800m - 900m                       |
| Proximity to a cycle route   | 10km - 15km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** HO262 **Area (ha):** 7.424

Land rear of Donnington Road and Barretts Road, Dunton Green, TN13 2TN

**Current Use:** Vacant field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1535m Chevening Estate                         |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 705m Riverhead                                    |
| Registered Park or Garden           | 1604m Chevening                                   |
| Scheduled Monument                  | 1695m Fort Halstead                               |
| Listed building                     | 134m Broughton Lodge                              |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 125m Kent Downs                                   |
| Landscape sensitivity (Residential) | Moderate sensitivity                              |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                              |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                    |
|------------------|--------------------|
| AQMA             | 0m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ   |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1                                  |
| Schools              | 100m - 200m Dunton Green Primary School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | 10km - 15km                        |
| Doctor/Health Centre                    | 2km - 3km Amherst Medical Practice |

### Transportation

|                              |                          |
|------------------------------|--------------------------|
| Proximity to a train station | 600m - 700m Dunton Green |
| Proximity to a bus stop      | 0m - 50m                 |
| Proximity to a cycle route   | 10km - 15km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |          |
|-------------------------------------|----------|
| Proximity to a town or local centre | 0m - 50m |
|-------------------------------------|----------|

**Site:** HO263  
Land rear of Bankside, Dunton Green, TN13 2UA

**Area (ha):** 0.556

**Current Use:** Vacant field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1608m Chevening Estate                         |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | >50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 618m Riverhead                                    |
| Registered Park or Garden           | 1608m Chevening                                   |
| Scheduled Monument                  | 1800m Montreal Park obelisk                       |
| Listed building                     | 472m The Duke'S Head Public House                 |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 361m Kent Downs                                   |
| Landscape sensitivity (Residential) | Moderate sensitivity                              |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                              |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 201m AQMA13/NO2/2014     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 1                                   |
| Schools              | 900m - 1000m Dunton Green Primary School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | 10km - 15km                        |
| Doctor/Health Centre                    | 2km - 3km Amherst Medical Practice |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 1km - 2km Dunton Green |
| Proximity to a bus stop      | 400m - 500m            |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|

**Site:** HO264 **Area (ha):** 0.662

Land west of The Mount, Sparepenny Lane, Farningham, DA4 0JH

**Current Use:** Scrubland

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 383m Grassland adjacent Farningham Wood   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 0m Farningham  |
| Registered Park or Garden           | 1095m Franks Hall  |
| Scheduled Monument                  | 871m Fort Farningham: a London mobilisation centre         |
| Listed building                     | 12m 40, London Road  |
| Area of Archaeological Importance   | 0m AAP around Darenth Valley - roman and Iron age activity |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 34m AQMA1/NO2/2005       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (10 - 20m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4                                      |
| Schools              | 2km - 3km Anthony Roper Primary School, The |

### Health and Wellbeing

|   |                            |
|---|----------------------------|
| Open Space                              | No loss of open space      |
| Proximity to public right of way (PRoW) | 20km - 25km                |
| Doctor/Health Centre                    | 1km - 2km Braeside Surgery |

### Transportation

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 2km - 3km Eynsford |
| Proximity to a bus stop      | 0m - 50m           |
| Proximity to a cycle route   | 20km - 25km        |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** HO265 **Area (ha):** 0.17

101 Brands Hatch Park, Scratchers Lane, Fawkham, DA3 8PU

**Current Use:** Residential and garden

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 556m Saxten's Wood, Fawkham Green   |
| BAP Priority Habitat                 | 191m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 2952m Farningham                       |
| Registered Park or Garden           | 2589m Franks Hall                      |
| Scheduled Monument                  | 1357m Two milestones at West Kingsdown |
| Listed building                     | 783m Brands Hatch Place                |
| Area of Archaeological Importance   | 86m AAP surrounding Ro pottery         |
| AONB                                | 691m Kent Downs                        |
| Landscape sensitivity (Residential) | High sensitivity                       |
| Landscape sensitivity (Commerical)  | High sensitivity                       |
| Intersects with Ancient Woodland    | No                                     |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 108m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (780 - 790m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 5  |
| Schools              | 2km - 3km Fawkham CEP School, West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km   |
| Doctor/Health Centre                    | 2km - 3km West Kingsdown Medical Centre, Yellow Practice, W. Kingsdown Med Centre, Braeside Surgery |

### Transportation

|                              |  |
|------------------------------|--|
| Proximity to a train station | 5km - 6km Eynsford, Farningham Road, Longfield |
| Proximity to a bus stop      | 1km - 2km                                      |
| Proximity to a cycle route   | 20km - 25km                                    |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** HO266  
Five Ways Nursery, Swanley Lane, Swanley, BR8 7LD

**Area (ha):** 0.593

**Current Use:** Horticultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1757m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 2m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 309m Swanley Village  |
| Registered Park or Garden           | 3589m Franks Hall   |
| Scheduled Monument                  | 2286m Faesten Dic, a medieval frontier work in Joydens Wood |
| Listed building                     | 364m Highlands Farmhouse                                    |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential           |
| AONB                                | 1617m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 360m AQMA8/NO2/2006      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 2   |
| Schools              | 800m - 900m St Bartholomew's Catholic Primary School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 500m - 600m Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 0m - 50m          |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|



**Site:** HO267  
Land east of Greatness Lane, Sevenoaks, TN14 5BL

**Area (ha):** 0.112

**Current Use:** Scrubland

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 2272m Meadows and Woods, Noah's Ark, Kemsing   |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 738m Wildernesse                                  |
| Registered Park or Garden           | 1640m Knole                                       |
| Scheduled Monument                  | 471m Bowl barrow in Millpond Wood                 |
| Listed building                     | 387m The Kraftmeier Mausoleum, Greatness Cemetery |
| Area of Archaeological Importance   | 0m AAP Surrounding Pm mill                        |
| AONB                                | 946m Kent Downs                                   |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 288m AQMA13/NO2/2014 |
| Groundwater SPZs | Within a Zone 1 SPZ  |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 4/5 or Urban                               |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                            |
|----------------------|----------------------------|
| Settlement Hierarchy | Tier 1                     |
| Schools              | 800m - 900m Trinity School |

### Health and Wellbeing

|   |                                |
|---|--------------------------------|
| Open Space                              | No loss of open space          |
| Proximity to public right of way (PRoW) | 10km - 15km                    |
| Doctor/Health Centre                    | 500m - 600m Sevenoaks Hospital |

### Transportation

|                              |                          |
|------------------------------|--------------------------|
| Proximity to a train station | 800m - 900m Bat and Ball |
| Proximity to a bus stop      | 0m - 50m                 |
| Proximity to a cycle route   | 10km - 15km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 500m - 600m |
|-------------------------------------|-------------|

**Site:** HO268 **Area (ha):** 2.637

Land west of Plovers, Pilgrims Way, Westerham, TN16 2DU

**Current Use:** Residential garden

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1580m Farley Common, near Westerham            |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1697m Westerham  |
| Registered Park or Garden           | 2082m Squerryes Court  |
| Scheduled Monument                  | 1518m Romano-Celtic temple and Roman road at Church Field, 150m north of Church Wood |
| Listed building                     | 447m Gaysham Farmhouse   |
| Area of Archaeological Importance   | 0m AAP around Pilgrims Way   |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 952m AQMA2/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (550 - 560m from Green Belt edge) |

### Population and Communities

|                      |                                |
|----------------------|--------------------------------|
| Settlement Hierarchy | Tier 2                         |
| Schools              | 2km - 3km Churchill CEP School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | 10km - 15km                  |
| Doctor/Health Centre                    | 2km - 3km Westerham Practice |

### Transportation

|                              |                       |
|------------------------------|-----------------------|
| Proximity to a train station | 9km - 10km Edenbridge |
| Proximity to a bus stop      | 500m - 600m           |
| Proximity to a cycle route   | 10km - 15km           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** HO269  
Land south of Seal Road, Sevenoaks, TN13 3PF

**Area (ha):** 0.109

**Current Use:** Woodland

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 2678m Meadows and Woods, Noah's Ark, Kemsing   |
| BAP Priority Habitat                 | 129m Deciduous woodland                        |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 541m Sevenoaks - Hartslands  |
| Registered Park or Garden           | 1377m Knole  |
| Scheduled Monument                  | 608m Bowl barrow in Millpond Wood  |
| Listed building                     | 114m 128-134, St Johns Hill  |
| Area of Archaeological Importance   | 216m AAP around findspots of mesolithic tools, a 17th C house and a mound - a possible river wharf |
| AONB                                | 1280m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 0m AQMA13/NO2/2014  |
| Groundwater SPZs | Within a Zone 1 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield                                    |
| Agricultural land classification | Grade 4/5 or Urban                            |
| Green Belt                       | Weak performance (110 - 120m from Green Belt) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 1   |
| Schools              | 800m - 900m Trinity School, Sevenoaks Primary School |

### Health and Wellbeing

|   |                             |
|---|-----------------------------|
| Open Space                              | No loss of open space       |
| Proximity to public right of way (PRoW) | 10km - 15km                 |
| Doctor/Health Centre                    | 0m - 50m Sevenoaks Hospital |

### Transportation

|                              |                          |
|------------------------------|--------------------------|
| Proximity to a train station | 100m - 200m Bat and Ball |
| Proximity to a bus stop      | 0m - 50m                 |
| Proximity to a cycle route   | 10km - 15km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |          |
|-------------------------------------|----------|
| Proximity to a town or local centre | 0m - 50m |
|-------------------------------------|----------|

**Site:** HO27 **Area (ha):** 0.302

Land adjoining Ashgrove Cottage, Gracious Lane, Sevenoaks, TN13 1TJ

**Current Use:** Vacant field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units       |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units       |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 46m Sevenoaks Common, Hubbards Hill & Beechmont Bank |
| BAP Priority Habitat                 | 88m Deciduous woodland                               |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1371m Sevenoaks Weald Conservation Area           |
| Registered Park or Garden           | 1357m Knole                                       |
| Scheduled Monument                  | 2891m Montreal Park obelisk                       |
| Listed building                     | 247m White House                                  |
| Area of Archaeological Importance   | 0m AAP around area of early prehistoric potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | High sensitivity                                  |
| Landscape sensitivity (Commerical)  | High sensitivity                                  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 2029m AQMA10/NO2/2007    |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 4/5 or Urban                                   |
| Green Belt                       | Strong performance (640 - 650m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1  |
| Schools              | 2km - 3km Weald Community Primary School, St Thomas' Catholic Primary School, Sevenoaks |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | 9km - 10km   |
| Doctor/Health Centre                    | 2km - 3km Town Medical Centre, South Park Medical Practice, The Surgery, The Medical Centre (Sevenoaks School) |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 3km - 4km Sevenoaks |
| Proximity to a bus stop      | 600m - 700m         |
| Proximity to a cycle route   | 9km - 10km          |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** HO270  
59 High Street, Westerham, TN16 1RE

**Area (ha):** 0.065

**Current Use:** Residential and haulage yard

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 490m Farley Common, near Westerham  |
| BAP Priority Habitat                 | 143m No main habitat but additional habitats present  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Westerham  |
| Registered Park or Garden           | 189m Squerryes Court                                  |
| Scheduled Monument                  | 1168m Linear earthwork 230m south west of Covers Farm |
| Listed building                     | 3m 53 And 55, High Street                             |
| Area of Archaeological Importance   | 0m AAP around Westerham historic core                 |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity                                       |
| Landscape sensitivity (Commerical)  | Low sensitivity                                       |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                    |
|------------------|--------------------|
| AQMA             | 0m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ   |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Mixed                                     |
| Agricultural land classification | Grade 3                                   |
| Green Belt                       | Weak performance (Adjacent to Green Belt) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 2   |
| Schools              | 2km - 3km Churchill CEP School, Valence School |

### Health and Wellbeing

|   |                                |
|---|--------------------------------|
| Open Space                              | No loss of open space          |
| Proximity to public right of way (PRoW) | 8km - 9km                      |
| Doctor/Health Centre                    | 200m - 300m Westerham Practice |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 7km - 8km Edenbridge |
| Proximity to a bus stop      | 0m - 50m             |
| Proximity to a cycle route   | 8km - 9km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |            |
|-------------------------------------|------------|
| Proximity to a town or local centre | 50m - 100m |
|-------------------------------------|------------|

**Site:** HO271 **Area (ha):** 0.167

Park House and land to the rear, Church Road, Hartley, DA3 8DT

**Current Use:** Residential and horticultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 429m Hartley Wood   |
| BAP Priority Habitat                 | 54m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1781m Baldwins Green, Fawkham                             |
| Registered Park or Garden           | 5207m Franks Hall   |
| Scheduled Monument                  | 3866m Deserted medieval manorial settlement of Cossington |
| Listed building                     | 171m Church Of All Saints                                 |
| Area of Archaeological Importance   | 134m AAP surrounding MD & PM church                       |
| AONB                                | 3596m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                      |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 3679m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (380 - 390m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 3  |
| Schools              | 1km - 2km Hartley Primary Academy, Our Lady of Hartley Catholic Primary School, Milestone Academy, New Ash Green Primary School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | > 25km                |
| Doctor/Health Centre                    | 1km - 2km The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Longfield |
| Proximity to a bus stop      | 700m - 800m         |
| Proximity to a cycle route   | > 25km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|

**Site:** HO272  
Rajdani, London Road, West Kingsdown, TN15 6ES

**Area (ha):** 0.401

**Current Use:** Restaurant

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 169m Knatts Valley, West Kingsdown  |
| BAP Priority Habitat                 | 170m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 3552m Eynsford  |
| Registered Park or Garden           | 3832m Lullingstone Castle   |
| Scheduled Monument                  | 508m Two milestones at West Kingsdown                             |
| Listed building                     | 864m Church Of Saint Edmund                                       |
| Area of Archaeological Importance   | 385m AAP Surrounding undated lynchets & soilmark & linear feature |
| AONB                                | 194m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1380m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | NPPF PDL                                      |
| Agricultural land classification | Grade 3                                       |
| Green Belt                       | Weak performance (160 - 170m from Green Belt) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 1km - 2km West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km   |
| Doctor/Health Centre                    | 1km - 2km Yellow Practice, W. Kingsdown Med Centre, West Kingsdown Medical Centre |

### Transportation

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 6km - 7km Eynsford |
| Proximity to a bus stop      | 200m - 300m        |
| Proximity to a cycle route   | 20km - 25km        |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 400m - 500m |
|-------------------------------------|-------------|

**Site:** HO274  
Land between 16 and 32 Alder Way, Swanley, BR8 7TA

**Area (ha):** 0.672

**Current Use:** Open space

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1535m Hook Spring & Tile Kilns Woods  |
| BAP Priority Habitat                 | 1m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1379m Swanley Village   |
| Registered Park or Garden           | 3264m Footh Cray Place  |
| Scheduled Monument                  | 1589m Faesten Dic, a medieval frontier work in Joydens Wood   |
| Listed building                     | 686m Gate, Gate Piers, Wall And Railings To Hextable House (Part Of North West Kent Teachers Training Centre) |
| Area of Archaeological Importance   | 0m AAP around Swanley Park  |
| AONB                                | 2274m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 419m AQMA14/NO2/2014     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield                                |
| Agricultural land classification | Grade 1 or 2                              |
| Green Belt                       | Weak performance (Adjacent to Green Belt) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 2                              |
| Schools              | 400m - 500m Horizon Primary Academy |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | Loss of open space (Alder Way AGS A)                                 |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 1km - 2km The Oaks Partnership, Hextable Surgery, The Cedars Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 100m - 200m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |              |
|-------------------------------------|--------------|
| Proximity to a town or local centre | 900m - 1000m |
|-------------------------------------|--------------|



**Site:** HO275  
The Croft, Bradbourne Vale Road, Sevenoaks, TN13 3DH

**Area (ha):** 0.129

**Current Use:** Residential and garden

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 2251m Dryhill Country Park, Sundridge          |
| BAP Priority Habitat                 | 245m Deciduous woodland                        |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 750m Riverhead   |
| Registered Park or Garden           | 1509m Knole  |
| Scheduled Monument                  | 1449m Bowl barrow in Millpond Wood   |
| Listed building                     | 98m Bradbourne Farmhouse   |
| Area of Archaeological Importance   | 0m AAP around findspots of mesolithic tools, a 17th C house and a mound - a possible river wharf |
| AONB                                | 1505m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1m AQMA13/NO2/2014       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 4/5 or Urban                                 |
| Green Belt                       | Moderate performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                        |
|----------------------|------------------------|
| Settlement Hierarchy | Tier 1                 |
| Schools              | 0m - 50m Knole Academy |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | 10km - 15km  |
| Doctor/Health Centre                    | 1km - 2km Amherst Medical Practice, Sevenoaks Hospital, St John'S Medical Practice |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 1km - 2km Sevenoaks, Bat and Ball |
| Proximity to a bus stop      | 0m - 50m                          |
| Proximity to a cycle route   | 10km - 15km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |              |
|-------------------------------------|--------------|
| Proximity to a town or local centre | 900m - 1000m |
|-------------------------------------|--------------|

**Site:** HO276  
Land east of Fawkham Road, West Kingsdown, TN15 6AY

**Area (ha):** 25.208

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 237m Saxten's Wood, Fawkham Green   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 3759m Baldwins Green, Fawkham                          |
| Registered Park or Garden           | 3638m Franks Hall                                      |
| Scheduled Monument                  | 1061m Two milestones at West Kingsdown                 |
| Listed building                     | 159m Church Of Saint Edmund                            |
| Area of Archaeological Importance   | 50m AAP Surrounding Md & Pm Church & undated earthwork |
| AONB                                | 870m Kent Downs  |
| Landscape sensitivity (Residential) | Moderate sensitivity                                   |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                   |
| Intersects with Ancient Woodland    | Yes  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA1/NO2/2005        |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (410 - 420m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4   |
| Schools              | 900m - 1000m West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | 20km - 25km  |
| Doctor/Health Centre                    | 900m - 1000m Yellow Practice, W. Kingsdown Med Centre, West Kingsdown Medical Centre |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 5km - 6km Longfield |
| Proximity to a bus stop      | 800m - 900m         |
| Proximity to a cycle route   | 20km - 25km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 800m - 900m |
|-------------------------------------|-------------|

**Site:** HO277 **Area (ha):** 4.054

Land east of Kingsingfield Road, West Kingsdown, TN15 6LJ

**Current Use:** Grazing land

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 163m Knatts Valley, West Kingsdown  |
| BAP Priority Habitat                 | 136m No main habitat but additional habitats present  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 3405m Heaverham                        |
| Registered Park or Garden           | 4591m Lullingstone Castle              |
| Scheduled Monument                  | 1472m Two milestones at West Kingsdown |
| Listed building                     | 286m Tidy'S Cottage                    |
| Area of Archaeological Importance   | 482m AAP around pleistocene deposits   |
| AONB                                | 0m Kent Downs                          |
| Landscape sensitivity (Residential) | Low sensitivity                        |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                   |
| Intersects with Ancient Woodland    | No                                     |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 753m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (140 - 150m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 400m - 500m West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km   |
| Doctor/Health Centre                    | 500m - 600m West Kingsdown Medical Centre, Yellow Practice, W. Kingsdown Med Centre |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 6km - 7km Kemsing, Otford |
| Proximity to a bus stop      | 200m - 300m               |
| Proximity to a cycle route   | 20km - 25km               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO278  
Land west of Troy Lane, Edenbridge, TN8 6QL

**Area (ha):** 1.062

**Current Use:** Field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 2462m River Eden  |
| BAP Priority Habitat                 | 104m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2128m Edenbridge                                    |
| Registered Park or Garden           | 4258m Chartwell                                     |
| Scheduled Monument                  | 2779m Medieval moated site, Devils Den.             |
| Listed building                     | 29m Yew Tree Farmhouse                              |
| Area of Archaeological Importance   | 359m AAP around geology of archaeological potential |
| AONB                                | 1732m Kent Downs                                    |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 5584m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (350 - 360m from Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 2                              |
| Schools              | 2km - 3km Edenbridge Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 3km - 4km                         |
| Doctor/Health Centre                    | 2km - 3km Edenbridge Med Practice |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 1km - 2km Edenbridge |
| Proximity to a bus stop      | 0m - 50m             |
| Proximity to a cycle route   | 3km - 4km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** HO279  
Land east of Fairmead Road, Edenbridge, TN8 6JR

**Area (ha):** 14.124

**Current Use:** Field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1807m River Eden  |
| BAP Priority Habitat                 | 295m Traditional orchard  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1501m Edenbridge                                 |
| Registered Park or Garden           | 3033m Chartwell                                  |
| Scheduled Monument                  | 2704m Medieval moated site, Devils Den.          |
| Listed building                     | 65m Swan Lane Barn At Swan Lane Farm             |
| Area of Archaeological Importance   | 22m AAP Surrounding Ro road, London to Lewes Way |
| AONB                                | 904m Kent Downs                                  |
| Landscape sensitivity (Residential) | High sensitivity                                 |
| Landscape sensitivity (Commerical)  | High sensitivity                                 |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 5172m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 2                              |
| Schools              | 1km - 2km Edenbridge Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 2km - 3km                         |
| Doctor/Health Centre                    | 1km - 2km Edenbridge Med Practice |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 700m - 800m Edenbridge |
| Proximity to a bus stop      | 300m - 400m            |
| Proximity to a cycle route   | 2km - 3km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO28  
Land off Morants Court Road, Dunton Green, TN14 6HD

**Area (ha):** 28.396

**Current Use:** Equestrian grazing

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 662m Chevening Estate                          |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 773m Chevening Conservation Area                   |
| Registered Park or Garden           | 686m Chevening                                     |
| Scheduled Monument                  | 1165m Fort Halstead                                |
| Listed building                     | 233m Middle House Morants Court                    |
| Area of Archaeological Importance   | 41m AAP around geology of archaeological potential |
| AONB                                | 0m Kent Downs                                      |
| Landscape sensitivity (Residential) | Moderate sensitivity                               |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                               |
| Intersects with Ancient Woodland    | Yes  |

### Environmental Quality

|                  |                   |
|------------------|-------------------|
| AQMA             | 0m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ  |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (250 - 260m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 1                                   |
| Schools              | 900m - 1000m Dunton Green Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 10km - 15km   |
| Doctor/Health Centre                    | 3km - 4km Otford Medical Practice, Amherst Medical Practice, Dr Aj Skinner & Partners |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 1km - 2km Dunton Green |
| Proximity to a bus stop      | 300m - 400m            |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |              |
|-------------------------------------|--------------|
| Proximity to a town or local centre | 900m - 1000m |
|-------------------------------------|--------------|

**Site:** HO280  
Land east of Pine Lodge, Billet Hill, Ash, TN15 7HG

**Area (ha):** 2.349

**Current Use:** Grazing and stables

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 700m Saxten's Wood, Fawkham Green   |
| BAP Priority Habitat                 | 6m No main habitat but additional habitats present  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 2967m Hodsoll Street                       |
| Registered Park or Garden           | 4642m Franks Hall                          |
| Scheduled Monument                  | 2779m Two milestones at West Kingsdown     |
| Listed building                     | 40m The White Swan Public House            |
| Area of Archaeological Importance   | 262m AAP Surrounding Md church, Ro pottery |
| AONB                                | 2582m Kent Downs                           |
| Landscape sensitivity (Residential) | Low sensitivity                            |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                       |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1276m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (420 - 430m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 5  |
| Schools              | 1km - 2km New Ash Green Primary School, Milestone Academy |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 20km - 25km           |
| Doctor/Health Centre                    | 1km - 2km The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 4km - 5km Longfield |
| Proximity to a bus stop      | 400m - 500m         |
| Proximity to a cycle route   | 20km - 25km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO281 **Area (ha):** 7.962

Oakview Stud Farm, Lombard Street, Horton Kirby, DA4 9DF

**Current Use:** Commercial and grazing

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1231m Horton Wood, Horton Kirby   |
| BAP Priority Habitat                 | 153m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 55m Horton Kirby  |
| Registered Park or Garden           | 361m Franks Hall  |
| Scheduled Monument                  | 417m Roman granary 250yds (230m) W of St Mary's Church  |
| Listed building                     | 45m Garden Wall To Reynolds Place Running To North From The Coach House, Turning West Then Returning To North |
| Area of Archaeological Importance   | 0m AAP surrounding undated enclosure  |
| AONB                                | 1552m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 991m AQMA1/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 4                              |
| Schools              | 500m - 600m Horton Kirby CEP School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 1km - 2km Devon Road Surgery |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 1km - 2km Farningham Road |
| Proximity to a bus stop      | 200m - 300m               |
| Proximity to a cycle route   | > 25km                    |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 5km - 6km |
|-------------------------------------|-----------|



**Site:** HO282  
Land north east of Beesfield Lane, Farningham, DA4 0BZ

**Area (ha):** 2.534

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1186m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 155m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 351m Farningham   |
| Registered Park or Garden           | 843m Franks Hall  |
| Scheduled Monument                  | 937m A Romano-British villa and a possible Iron Age farmstead at Franks |
| Listed building                     | 176m Lavender Bank  |
| Area of Archaeological Importance   | 0m AAP around pleistocene deposits                                      |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 648m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4                                      |
| Schools              | 1km - 2km Anthony Roper Primary School, The |

### Health and Wellbeing

|   |                               |
|---|-------------------------------|
| Open Space                              | No loss of open space         |
| Proximity to public right of way (PRoW) | 20km - 25km                   |
| Doctor/Health Centre                    | 900m - 1000m Braeside Surgery |

### Transportation

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 2km - 3km Eynsford |
| Proximity to a bus stop      | 300m - 400m        |
| Proximity to a cycle route   | 20km - 25km        |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** HO283  
Land at Hills Lane, Knatts Valley, TN15 6XU

**Area (ha):** 0.986

**Current Use:** Field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 0m Knatts Valley, West Kingsdown  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                      |
|-------------------------------------|--------------------------------------|
| Conservation Area                   | 2026m Kemsing                        |
| Registered Park or Garden           | 4125m Lullingstone Castle            |
| Scheduled Monument                  | 2233m Milestone on Pilgrim's Way     |
| Listed building                     | 407m Porter'S Farmhouse              |
| Area of Archaeological Importance   | 448m AAP around pleistocene deposits |
| AONB                                | 0m Kent Downs                        |
| Landscape sensitivity (Residential) | Low sensitivity                      |
| Landscape sensitivity (Commerical)  | Low sensitivity                      |
| Intersects with Ancient Woodland    | No                                   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 2409m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1920 - 1930m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 5  |
| Schools              | 3km - 4km West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 15km - 20km   |
| Doctor/Health Centre                    | 3km - 4km Yellow Practice, W. Kingsdown Med Centre, West Kingsdown Medical Centre |

### Transportation

|                              |                  |
|------------------------------|------------------|
| Proximity to a train station | 3km - 4km Otford |
| Proximity to a bus stop      | 1km - 2km        |
| Proximity to a cycle route   | 15km - 20km      |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** HO284 **Area (ha):** 5.659

Land south of Polhill Garden Centre, London Road, Halstead, TN14 7BD

**Current Use:** Vacant

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 33m Woodlands west of Shoreham  |
| BAP Priority Habitat                 | 15m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 919m Halstead   |
| Registered Park or Garden           | 2477m Chevening   |
| Scheduled Monument                  | 1332m Medieval moated site, Filston Hall  |
| Listed building                     | 617m Colgates Former Colgates Farm House Now A Property Separate From The Farm                      |
| Area of Archaeological Importance   | 792m Dane Bottom supposed site of battle between Edmond Ironside and Canute the Danish King AD 1016 |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 184m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (500 - 510m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4                                      |
| Schools              | 1km - 2km Halstead Community Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 5km - 6km Otford Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Knockholt |
| Proximity to a bus stop      | 600m - 700m         |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO285  
Land south of The Street, Horton Kirby, DA4 9BY

**Area (ha):** 3.288

**Current Use:** Grazing

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1418m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 95m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Horton Kirby                                       |
| Registered Park or Garden           | 535m Franks Hall                                      |
| Scheduled Monument                  | 74m Roman granary 250yds (230m) W of St Mary's Church |
| Listed building                     | 12m Croft House                                       |
| Area of Archaeological Importance   | 0m AAP around pleistocene deposits                    |
| AONB                                | 1579m Kent Downs                                      |
| Landscape sensitivity (Residential) | Low sensitivity                                       |
| Landscape sensitivity (Commerical)  | Low sensitivity                                       |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 1165m AQMA1/NO2/2005 |
| Groundwater SPZs | Not within a SPZ     |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 4/5 or Urban                               |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                    |
|----------------------|------------------------------------|
| Settlement Hierarchy | Tier 4                             |
| Schools              | 50m - 100m Horton Kirby CEP School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 1km - 2km Devon Road Surgery |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 1km - 2km Farningham Road |
| Proximity to a bus stop      | 0m - 50m                  |
| Proximity to a cycle route   | > 25km                    |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO287 **Area (ha):** 7.208

Land at Lamberhurst Farm, west of London Road, Halstead, TN14 7BY

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 223m Woodlands west of Shoreham   |
| BAP Priority Habitat                 | 0m Traditional orchard  |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 656m Halstead   |
| Registered Park or Garden           | 2270m Chevening   |
| Scheduled Monument                  | 1335m Remains of medieval church and churchyard at Halstead Place                                   |
| Listed building                     | 347m Colgates Former Colgates Farm House Now A Property Separate From The Farm                      |
| Area of Archaeological Importance   | 864m Dane Bottom supposed site of battle between Edmond Ironside and Canute the Danish King AD 1016 |
| AONB                                | 12m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 446m AQMA2/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (280 - 290m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4                                      |
| Schools              | 1km - 2km Halstead Community Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 5km - 6km Otford Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Knockholt |
| Proximity to a bus stop      | 300m - 400m         |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO288 **Area (ha):** 5.918

Land at Lamberhurst Farm 2, north of Otford Lane, Halstead, TN14 7EF

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 541m Woodlands west of Shoreham   |
| BAP Priority Habitat                 | 149m Traditional orchard  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 525m Halstead   |
| Registered Park or Garden           | 1807m Chevening   |
| Scheduled Monument                  | 1309m Remains of medieval church and churchyard at Halstead Place                                   |
| Listed building                     | 628m Crown CottagesThe Rose And Crown Public House  |
| Area of Archaeological Importance   | 842m Dane Bottom supposed site of battle between Edmond Ironside and Canute the Danish King AD 1016 |
| AONB                                | 324m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 775m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (610 - 620m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 800m - 900m Halstead Community Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 5km - 6km Otford Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 3km - 4km Knockholt |
| Proximity to a bus stop      | 800m - 900m         |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

Site: HO289

Area (ha): 11.174

Land at Lamberhurst Farm 3, south of the scout hut, Shoreham Lane, Halstead, TN14 7BY

Current Use: Agricultural

Proposed Use: Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 386m Woodlands west of Shoreham   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 283m Halstead  |
| Registered Park or Garden           | 2026m Chevening  |
| Scheduled Monument                  | 964m Remains of medieval church and churchyard at Halstead Place   |
| Listed building                     | 179m Colgates Former Colgates Farm House Now A Property Separate From The Farm   |
| Area of Archaeological Importance   | 758m AAP around medieval site - Medieval church of St. Margaret, Halstead place, a 17th C church with medieval origins and the Old Rectory |
| AONB                                | 194m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 734m AQMA2/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (180 - 190m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 800m - 900m Halstead Community Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 5km - 6km Otford Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Knockholt |
| Proximity to a bus stop      | 300m - 400m         |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 5km - 6km |
|-------------------------------------|-----------|

**Site:** HO29  
64 London Road, Farningham, DA4 0JP

**Area (ha):** 0.046

**Current Use:** Vacant church hall

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 395m Grassland adjacent Farningham Wood   |
| BAP Priority Habitat                 | 14m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 56m Farningham   |
| Registered Park or Garden           | 1190m Franks Hall  |
| Scheduled Monument                  | 849m Fort Farningham: a London mobilisation centre         |
| Listed building                     | 82m 40, London Road  |
| Area of Archaeological Importance   | 0m AAP around Darenth Valley - roman and Iron age activity |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 13m AQMA1/NO2/2005       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (80 - 90m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4   |
| Schools              | 2km - 3km Anthony Roper Primary School, The, Horton Kirby CEP School |

### Health and Wellbeing

|   |                            |
|---|----------------------------|
| Open Space                              | No loss of open space      |
| Proximity to public right of way (PRoW) | > 25km                     |
| Doctor/Health Centre                    | 1km - 2km Braeside Surgery |

### Transportation

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 2km - 3km Eynsford |
| Proximity to a bus stop      | 0m - 50m           |
| Proximity to a cycle route   | > 25km             |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|



**Site:** HO290 **Area (ha):** 2.784

Land at Lamberhurst Farm 4, south of Shoreham Lane, Halstead, TN14 7BY

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 423m Woodlands west of Shoreham   |
| BAP Priority Habitat                 | 22m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 360m Halstead  |
| Registered Park or Garden           | 2298m Chevening  |
| Scheduled Monument                  | 985m Remains of medieval church and churchyard at Halstead Place   |
| Listed building                     | 144m Colgates Former Colgates Farm House Now A Property Separate From The Farm   |
| Area of Archaeological Importance   | 779m AAP around medieval site - Medieval church of St. Margaret, Halstead place, a 17th C church with medieval origins and the Old Rectory |
| AONB                                | 268m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 868m AQMA2/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (210 - 220m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 800m - 900m Halstead Community Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 5km - 6km Otford Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Knockholt |
| Proximity to a bus stop      | 200m - 300m         |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO291 **Area (ha):** 1.235

34 Chipstead Park and land to the rear, Chipstead Park, Sevenoaks, TN13 2SN

**Current Use:** Grazing

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1100m Dryhill Country Park, Sundridge          |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 218m Chipstead                                    |
| Registered Park or Garden           | 1432m Chevening                                   |
| Scheduled Monument                  | 1332m Montreal Park obelisk                       |
| Listed building                     | 289m White Lodge                                  |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 214m Kent Downs                                   |
| Landscape sensitivity (Residential) | Moderate sensitivity                              |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                              |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 484m AQMA13/NO2/2014     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 4/5 or Urban                               |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                            |
|----------------------|----------------------------|
| Settlement Hierarchy | Tier 1                     |
| Schools              | 600m - 700m Amherst School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | 10km - 15km                        |
| Doctor/Health Centre                    | 2km - 3km Amherst Medical Practice |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 2km - 3km Dunton Green, Sevenoaks |
| Proximity to a bus stop      | 300m - 400m                       |
| Proximity to a cycle route   | 10km - 15km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |              |
|-------------------------------------|--------------|
| Proximity to a town or local centre | 900m - 1000m |
|-------------------------------------|--------------|

**Site:** HO292  
Land east of 57 Top Dartford Road, Hextable, BR8 7SG

**Area (ha):** 0.861

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 2383m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 35m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 962m Swanley Village  |
| Registered Park or Garden           | 3652m Hall Place  |
| Scheduled Monument                  | 2225m Faesten Dic, a medieval frontier work in Joydens Wood |
| Listed building                     | 883m Barn End House   |
| Area of Archaeological Importance   | 461m AAP surrounding IA settlement                          |
| AONB                                | 3028m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1597m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                      |
|----------------------|--------------------------------------|
| Settlement Hierarchy | Tier 4                               |
| Schools              | 900m - 1000m Hextable Primary School |

### Health and Wellbeing

|   |                            |
|---|----------------------------|
| Open Space                              | No loss of open space      |
| Proximity to public right of way (PRoW) | > 25km                     |
| Doctor/Health Centre                    | 1km - 2km Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 3km - 4km Swanley |
| Proximity to a bus stop      | 300m - 400m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO293  
Land north of Dairy Lane, Crockham Hill, TN8 6RB

**Area (ha):** 4.425

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 851m Crockhamhill Common, etc.  |
| BAP Priority Habitat                 | 12m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 2818m Westerham                                      |
| Registered Park or Garden           | 1594m Chartwell                                      |
| Scheduled Monument                  | 1694m Camp at Squerryes Park                         |
| Listed building                     | 154m LewinsThe Garden CottageThe GatehouseThe Turret |
| Area of Archaeological Importance   | 336m AAP Surrounding Ro road, London to Lewes Way    |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity                                      |
| Landscape sensitivity (Commerical)  | Low sensitivity                                      |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 3192m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (450 - 460m from Green Belt edge) |

### Population and Communities

|                      |                                      |
|----------------------|--------------------------------------|
| Settlement Hierarchy | Tier 5                               |
| Schools              | 500m - 600m Crockham Hill CEP School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 4km - 5km                         |
| Doctor/Health Centre                    | 3km - 4km Edenbridge Med Practice |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 2km - 3km Edenbridge |
| Proximity to a bus stop      | 300m - 400m          |
| Proximity to a cycle route   | 4km - 5km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** HO294 **Area (ha):** 1.085

Land north of Barnett Field, Blackhall Lane, Sevenoaks, TN15 0HS

**Current Use:** Paddock

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 2545m Meadows and Woods, Noah's Ark, Kemsing   |
| BAP Priority Habitat                 | 41m Deciduous woodland                         |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 13m Wildernesse   |
| Registered Park or Garden           | 328m Knole  |
| Scheduled Monument                  | 916m Bowl barrow in Millpond Wood                         |
| Listed building                     | 216m Little Blackhall                                     |
| Area of Archaeological Importance   | 0m AAP Surrounding Approx north extent of Knole Deer Park |
| AONB                                | 216m Kent Downs   |
| Landscape sensitivity (Residential) | High sensitivity  |
| Landscape sensitivity (Commerical)  | High sensitivity  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1046m AQMA13/NO2/2014    |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 4/5 or Urban                               |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                            |
|----------------------|----------------------------|
| Settlement Hierarchy | Tier 1                     |
| Schools              | 800m - 900m Trinity School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                                    |
| Proximity to public right of way (PRoW) | 10km - 15km  |
| Doctor/Health Centre                    | 1km - 2km St John'S Medical Practice, Sevenoaks Hospital |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 1km - 2km Bat and Ball |
| Proximity to a bus stop      | 400m - 500m            |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO295 **Area (ha):** 3.945

Land south of Springhams Cottages, Fawkham Road, West Kingsdown, TN15 6AY

**Current Use:** Agricultural and woodland

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 939m Knatts Valley, West Kingsdown  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 4017m Hodsoll Street                                   |
| Registered Park or Garden           | 4560m Franks Hall                                      |
| Scheduled Monument                  | 1331m Two milestones at West Kingsdown                 |
| Listed building                     | 175m Church Of Saint Edmund                            |
| Area of Archaeological Importance   | 15m AAP Surrounding Md & Pm Church & undated earthwork |
| AONB                                | 481m Kent Downs  |
| Landscape sensitivity (Residential) | Moderate sensitivity                                   |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                   |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 243m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (20 - 30m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 400m - 500m West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km   |
| Doctor/Health Centre                    | 400m - 500m Yellow Practice, W. Kingsdown Med Centre, West Kingsdown Medical Centre |

### Transportation

|                              |                              |
|------------------------------|------------------------------|
| Proximity to a train station | 6km - 7km Longfield, Kemsing |
| Proximity to a bus stop      | 500m - 600m                  |
| Proximity to a cycle route   | 20km - 25km                  |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO297  
The Beams, Puddledock Lane, Hextable, DA2 7QE

**Area (ha):** 0.848

**Current Use:** Residential and garden

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 2545m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 0m No main habitat but additional habitats present  |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1078m Swanley Village   |
| Registered Park or Garden           | 3447m Hall Place  |
| Scheduled Monument                  | 1687m Faesten Dic, a medieval frontier work in Joydens Wood                         |
| Listed building                     | 841m The Old Farmhouse  |
| Area of Archaeological Importance   | 136m AAP around findspots of Palaeolithic flints, implements, handaxes and debitage |
| AONB                                | 2919m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1707m AQMA8/NO2/2006     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 4                              |
| Schools              | 400m - 500m Hextable Primary School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 800m - 900m Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 3km - 4km Swanley |
| Proximity to a bus stop      | 0m - 50m          |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 500m - 600m |
|-------------------------------------|-------------|

**Site:** HO298 **Area (ha):** 0.308

Land rear of Cedar Lodge, Wood Street, Swanley Village, BR8 7PA

**Current Use:** Agricultural and equestrian

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 666m Grassland adjacent Farningham Wood   |
| BAP Priority Habitat                 | 108m Traditional orchard  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Swanley Village                                  |
| Registered Park or Garden           | 2316m Franks Hall                                   |
| Scheduled Monument                  | 2421m Fort Farningham: a London mobilisation centre |
| Listed building                     | 160m Priory Cottage                                 |
| Area of Archaeological Importance   | 11m AAP around findspot of Palaeolithic handaxe     |
| AONB                                | 1745m Kent Downs                                    |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 94m AQMA2/NO2/2005       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (110 - 120m from Green Belt edge) |

### Population and Communities

|                      |                                |
|----------------------|--------------------------------|
| Settlement Hierarchy | Tier 5                         |
| Schools              | 1km - 2km St Paul's CEP School |

### Health and Wellbeing

|   |                            |
|---|----------------------------|
| Open Space                              | No loss of open space      |
| Proximity to public right of way (PRoW) | > 25km                     |
| Doctor/Health Centre                    | 1km - 2km Hextable Surgery |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 2km - 3km Farningham Road |
| Proximity to a bus stop      | 1km - 2km                 |
| Proximity to a cycle route   | > 25km                    |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|



**Site:** HO299 **Area (ha):** 0.933

Land at Meadow View, Kingsingfield Road, West Kingsdown, TN15 6LJ

**Current Use:** Field and woodland

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 0m Knatts Valley, West Kingsdown  |
| BAP Priority Habitat                 | 0m No main habitat but additional habitats present  |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 3443m Heaverham                        |
| Registered Park or Garden           | 4368m Lullingstone Castle              |
| Scheduled Monument                  | 1437m Two milestones at West Kingsdown |
| Listed building                     | 631m Tidy'S Cottage                    |
| Area of Archaeological Importance   | 258m AAP around pleistocene deposits   |
| AONB                                | 0m Kent Downs                          |
| Landscape sensitivity (Residential) | Low sensitivity                        |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                   |
| Intersects with Ancient Woodland    | Yes                                    |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1124m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4   |
| Schools              | 900m - 1000m West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km   |
| Doctor/Health Centre                    | 700m - 800m West Kingsdown Medical Centre, Yellow Practice, W. Kingsdown Med Centre |

### Transportation

|                              |                  |
|------------------------------|------------------|
| Proximity to a train station | 5km - 6km Otford |
| Proximity to a bus stop      | 500m - 600m      |
| Proximity to a cycle route   | 20km - 25km      |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO3  
Land at Bluebell Farm, Church Street, Seal

**Area (ha):** 10.268

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 158m Meadows and Woods, Noah's Ark, Kemsing   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 353m Kemsing                                      |
| Registered Park or Garden           | 2708m Knole                                       |
| Scheduled Monument                  | 1158m Milestone on Pilgrim's Way                  |
| Listed building                     | 318m Noah'S Ark                                   |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 12m Kent Downs                                    |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                   |
|------------------|-------------------|
| AQMA             | 0m AQMA3/NO2/2005 |
| Groundwater SPZs | Not within a SPZ  |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (60 - 70m from Green Belt edge) |

### Population and Communities

|                      |                                    |
|----------------------|------------------------------------|
| Settlement Hierarchy | Tier 4                             |
| Schools              | 800m - 900m Kemsing Primary School |

### Health and Wellbeing

|   |                                     |
|---|-------------------------------------|
| Open Space                              | No loss of open space               |
| Proximity to public right of way (PRoW) | 10km - 15km                         |
| Doctor/Health Centre                    | 800m - 900m Kemsing Village Surgery |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 2km - 3km Bat and Ball |
| Proximity to a bus stop      | 500m - 600m            |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO30  
Grove Farm, The Grove, West Kingsdown, TN15 6JJ

**Area (ha):** 7.283

**Current Use:** Equestrian stables and grazing

**Proposed Use:** Residential inc affordable

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 0m Knatts Valley, West Kingsdown  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 3098m Heaverham                        |
| Registered Park or Garden           | 4558m Lullingstone Castle              |
| Scheduled Monument                  | 1538m Two milestones at West Kingsdown |
| Listed building                     | 284m Tidy'S Cottage                    |
| Area of Archaeological Importance   | 229m AAP Surrounding undated pit       |
| AONB                                | 0m Kent Downs                          |
| Landscape sensitivity (Residential) | Low sensitivity                        |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                   |
| Intersects with Ancient Woodland    | No                                     |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 813m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (130 - 140m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 800m - 900m West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km   |
| Doctor/Health Centre                    | 1km - 2km Yellow Practice, W. Kingsdown Med Centre, West Kingsdown Medical Centre |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 6km - 7km Otford, Kemsing |
| Proximity to a bus stop      | 300m - 400m               |
| Proximity to a cycle route   | 20km - 25km               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** HO300  
Land west of 172 Main Road, Sundridge, TN14 6EL

**Area (ha):** 2.721

**Current Use:** Woodland

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 468m Combe Wood, Brasted                       |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | >50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                      |
|-------------------------------------|--------------------------------------|
| Conservation Area                   | 0m Sundridge                         |
| Registered Park or Garden           | 0m Combe Bank                        |
| Scheduled Monument                  | 3398m Montreal Park obelisk          |
| Listed building                     | 0m Combe Bank Lodge                  |
| Area of Archaeological Importance   | 0m AAP around Coombe Bank, Sundridge |
| AONB                                | 0m Kent Downs                        |
| Landscape sensitivity (Residential) | Low sensitivity                      |
| Landscape sensitivity (Commerical)  | Low sensitivity                      |
| Intersects with Ancient Woodland    | No                                   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA13/NO2/2014       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (20 - 30m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                     |
| Schools              | 1km - 2km Sundridge and Brasted CEP School |

### Health and Wellbeing

|   |                                      |
|---|--------------------------------------|
| Open Space                              | No loss of open space                |
| Proximity to public right of way (PRoW) | 10km - 15km                          |
| Doctor/Health Centre                    | 500m - 600m Dr Aj Skinner & Partners |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 6km - 7km Sevenoaks, Dunton Green |
| Proximity to a bus stop      | 50m - 100m                        |
| Proximity to a cycle route   | 10km - 15km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |          |
|-------------------------------------|----------|
| Proximity to a town or local centre | 0m - 50m |
|-------------------------------------|----------|

**Site:** HO301  
Land north of Otford Lane, Halstead, TN14 7EG

**Area (ha):** 1.865

**Current Use:** Equestrian

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 302m Woodlands west of Shoreham   |
| BAP Priority Habitat                 | 300m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 975m Halstead   |
| Registered Park or Garden           | 1982m Chevening   |
| Scheduled Monument                  | 1175m Fort Halstead   |
| Listed building                     | 1015m Colgates Former Colgates Farm House Now A Property Separate From The Farm                     |
| Area of Archaeological Importance   | 527m Dane Bottom supposed site of battle between Edmond Ironside and Canute the Danish King AD 1016 |
| AONB                                | 170m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 468m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1000 - 1010m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4                                      |
| Schools              | 1km - 2km Halstead Community Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 4km - 5km Otford Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 3km - 4km Knockholt |
| Proximity to a bus stop      | 500m - 600m         |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** HO302 **Area (ha):** 4.204

Land south of Penshurst Road and west of the allotments, Leigh, TN11 8HL

**Current Use:** Field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 317m River Medway etc., South of Leigh  |
| BAP Priority Habitat                 | 165m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 4m Leigh                                    |
| Registered Park or Garden           | 19m Hall Place                              |
| Scheduled Monument                  | 1052m Medieval moated site, Great Barnett's |
| Listed building                     | 43m Oak Cottages                            |
| Area of Archaeological Importance   | 0m AAP around Hall Place, Leigh             |
| AONB                                | 0m High Weald                               |
| Landscape sensitivity (Residential) | Low sensitivity                             |
| Landscape sensitivity (Commerical)  | Low sensitivity                             |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 7841m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (40 - 50m from Green Belt edge) |

### Population and Communities

|                      |                                  |
|----------------------|----------------------------------|
| Settlement Hierarchy | Tier 4                           |
| Schools              | 700m - 800m Leigh Primary School |

### Health and Wellbeing

|   |                         |
|---|-------------------------|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 1km - 2km               |
| Doctor/Health Centre                    | 200m - 300m The Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 600m - 700m Leigh |
| Proximity to a bus stop      | 500m - 600m       |
| Proximity to a cycle route   | 1km - 2km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |            |
|-------------------------------------|------------|
| Proximity to a town or local centre | 9km - 10km |
|-------------------------------------|------------|

**Site:** HO303 **Area (ha):** 1.413

Ballantrae and land to the rear, Castle Hill, Hartley, DA3 7BH

**Current Use:** Garden and field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 593m Rectory Meadow, Longfield  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                       |
|-------------------------------------|---------------------------------------|
| Conservation Area                   | 375m Baldwins Green, Fawkham          |
| Registered Park or Garden           | 3983m Franks Hall                     |
| Scheduled Monument                  | 3148m Monastic grange at Friary Court |
| Listed building                     | 0m Yew Cottage And Hartley Antiques   |
| Area of Archaeological Importance   | 92m AAP surrounding IA pit            |
| AONB                                | 4132m Kent Downs                      |
| Landscape sensitivity (Residential) | Low sensitivity                       |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                  |
| Intersects with Ancient Woodland    | No                                    |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 3250m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Mixed   |
| Agricultural land classification | Grade 3   |
| Green Belt                       | Strong performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 3  |
| Schools              | 500m - 600m Our Lady of Hartley Catholic Primary School |

### Health and Wellbeing

|   |                                  |
|---|----------------------------------|
| Open Space                              | No loss of open space            |
| Proximity to public right of way (PRoW) | > 25km                           |
| Doctor/Health Centre                    | 1km - 2km Jubilee Medical Centre |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 1km - 2km Longfield |
| Proximity to a bus stop      | 200m - 300m         |
| Proximity to a cycle route   | > 25km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 800m - 900m |
|-------------------------------------|-------------|

**Site:** HO304 **Area (ha):** 1.725

Land south of Riverhead Infants School, Worships Hill, Riverhead, TN13 2AR

**Current Use:** Grassland

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 619m Dryhill Country Park, Sundridge           |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 213m Bessels Green                                |
| Registered Park or Garden           | 2241m Knole                                       |
| Scheduled Monument                  | 460m Montreal Park obelisk                        |
| Listed building                     | 99m Old Meeting House And Dwelling Attached       |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 239m Kent Downs                                   |
| Landscape sensitivity (Residential) | High sensitivity                                  |
| Landscape sensitivity (Commerical)  | High sensitivity                                  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 76m AQMA13/NO2/2014      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (50 - 60m from Green Belt edge) |

### Population and Communities

|                      |                            |
|----------------------|----------------------------|
| Settlement Hierarchy | Tier 1                     |
| Schools              | 300m - 400m Amherst School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | 10km - 15km                        |
| Doctor/Health Centre                    | 1km - 2km Amherst Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 1km - 2km Sevenoaks |
| Proximity to a bus stop      | 0m - 50m            |
| Proximity to a cycle route   | 10km - 15km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 600m - 700m |
|-------------------------------------|-------------|



**Site:** HO305  
Warren Farm, Main Road, Sundridge, TN14 6EE

**Area (ha):** 0.633

**Current Use:** Offices and residential

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 389m Dryhill Country Park, Sundridge  |
| BAP Priority Habitat                 | 130m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 238m Sundridge                                    |
| Registered Park or Garden           | 802m Combe Bank                                   |
| Scheduled Monument                  | 1977m Montreal Park obelisk                       |
| Listed building                     | 290m Judge'S Cottages                             |
| Area of Archaeological Importance   | 0m AAP around area of early prehistoric potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | High sensitivity                                  |
| Landscape sensitivity (Commerical)  | High sensitivity                                  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 52m AQMA13/NO2/2014 |
| Groundwater SPZs | Within a Zone 1 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (610 - 620m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                     |
| Schools              | 1km - 2km Sundridge and Brasted CEP School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | 10km - 15km                        |
| Doctor/Health Centre                    | 1km - 2km Dr Aj Skinner & Partners |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 6km - 7km Dunton Green, Sevenoaks |
| Proximity to a bus stop      | 0m - 50m                          |
| Proximity to a cycle route   | 10km - 15km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO306  
2 Pembroke Road, Sevenoaks, TN13 1XR

**Area (ha):** 0.134

**Current Use:** Offices

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units         |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units         |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 2102m Sevenoaks Common, Hubbards Hill & Beechmont Bank |
| BAP Priority Habitat                 | 379m Deciduous woodland                                |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 9m Sevenoaks - The Vine                   |
| Registered Park or Garden           | 423m Knole                                |
| Scheduled Monument                  | 1764m Montreal Park obelisk               |
| Listed building                     | 81m No 165 Including Gateway And Railings |
| Area of Archaeological Importance   | 54m AAP Surrounding Md & Pm town          |
| AONB                                | 423m Kent Downs                           |
| Landscape sensitivity (Residential) | Low sensitivity                           |
| Landscape sensitivity (Commerical)  | Low sensitivity                           |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA10/NO2/2007       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | NPPF PDL                                      |
| Agricultural land classification | Grade 4/5 or Urban                            |
| Green Belt                       | Weak performance (260 - 270m from Green Belt) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 1   |
| Schools              | 300m - 400m Lady Boswell's CEP School, Sevenoaks |

### Health and Wellbeing

|   |                                 |
|---|---------------------------------|
| Open Space                              | No loss of open space           |
| Proximity to public right of way (PRoW) | 10km - 15km                     |
| Doctor/Health Centre                    | 200m - 300m Town Medical Centre |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 900m - 1000m Sevenoaks |
| Proximity to a bus stop      | 0m - 50m               |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |  |
|-----------------|--|
| Employment Site | Loss of allocated employment site (London Road, Sevenoaks) |
|-----------------|--|

### Town and Local Centres

|                                     |          |
|-------------------------------------|----------|
| Proximity to a town or local centre | 0m - 50m |
|-------------------------------------|----------|

**Site:** HO307  
Oak Tree Farm, London Road, Halstead, TN14 7AB

**Area (ha):** 1.29

**Current Use:** Industrial

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 155m Woodlands west of Shoreham   |
| BAP Priority Habitat                 | 154m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 887m Halstead   |
| Registered Park or Garden           | 2126m Chevening   |
| Scheduled Monument                  | 1371m Fort Halstead   |
| Listed building                     | 829m Colgates Former Colgates Farm House Now A Property Separate From The Farm                      |
| Area of Archaeological Importance   | 646m Dane Bottom supposed site of battle between Edmond Ironside and Canute the Danish King AD 1016 |
| AONB                                | 12m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 378m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (790 - 800m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4                                      |
| Schools              | 2km - 3km Halstead Community Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 4km - 5km Otford Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Knockholt |
| Proximity to a bus stop      | 600m - 700m         |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO308  
Land adjacent to 57 Hever Road, Edenbridge, TN8 5DH

**Area (ha):** 3.986

**Current Use:** Grassland

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 0m River Eden   |
| BAP Priority Habitat                 | 6m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 0m Edenbridge                            |
| Registered Park or Garden           | 2544m Hever Castle                       |
| Scheduled Monument                  | 989m Medieval moated site, Devils Den.   |
| Listed building                     | 196m Eden House                          |
| Area of Archaeological Importance   | 0m AAP around PM brickworks and Gasworks |
| AONB                                | 1191m High Weald                         |
| Landscape sensitivity (Residential) | Moderate sensitivity                     |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                     |
| Intersects with Ancient Woodland    | No                                       |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 7738m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                       |
|----------------------|---------------------------------------|
| Settlement Hierarchy | Tier 2                                |
| Schools              | 800m - 900m Edenbridge Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 0m - 50m                          |
| Doctor/Health Centre                    | 1km - 2km Edenbridge Med Practice |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 1km - 2km Edenbridge Town |
| Proximity to a bus stop      | 300m - 400m               |
| Proximity to a cycle route   | 0m - 50m                  |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 300m - 400m |
|-------------------------------------|-------------|

**Site:** HO309 **Area (ha):** 2.671

Land south of Ashwood, Brasted Hill Road, Brasted, TN16 1NJ

**Current Use:** Grazing

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1m Combe Wood, Brasted  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                      |
|-------------------------------------|--------------------------------------|
| Conservation Area                   | 0m Sundridge                         |
| Registered Park or Garden           | 0m Combe Bank                        |
| Scheduled Monument                  | 3740m Montreal Park obelisk          |
| Listed building                     | 305m The Old Rectory                 |
| Area of Archaeological Importance   | 0m AAP around Coombe Bank, Sundridge |
| AONB                                | 0m Kent Downs                        |
| Landscape sensitivity (Residential) | Low sensitivity                      |
| Landscape sensitivity (Commerical)  | Low sensitivity                      |
| Intersects with Ancient Woodland    | No                                   |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 159m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (310 - 320m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4   |
| Schools              | 2km - 3km Sundridge and Brasted CEP School, Valence School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | 10km - 15km                  |
| Doctor/Health Centre                    | 900m - 1000m Brasted Surgery |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 7km - 8km Sevenoaks, Dunton Green |
| Proximity to a bus stop      | 500m - 600m                       |
| Proximity to a cycle route   | 10km - 15km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 500m - 600m |
|-------------------------------------|-------------|

**Site:** HO31 **Area (ha):** 0.528

Plots 14-15 and 19-23, Shabhall Farm, Morants Court Road, Dunton Green, TN13 2TR

**Current Use:** Vacant agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 996m Chevening Estate                          |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1469m Chevening Conservation Area            |
| Registered Park or Garden           | 1552m Chevening                              |
| Scheduled Monument                  | 1054m Fort Halstead                          |
| Listed building                     | 163m Donnington Manor Restaurant, Emma Hotel |
| Area of Archaeological Importance   | 399m AAP around Pilgrims Way                 |
| AONB                                | 0m Kent Downs                                |
| Landscape sensitivity (Residential) | Low sensitivity                              |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                         |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 110m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (580 - 590m from Green Belt edge) |

### Population and Communities

|                      |                                       |
|----------------------|---------------------------------------|
| Settlement Hierarchy | Tier 1                                |
| Schools              | 1km - 2km Dunton Green Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space                                       |
| Proximity to public right of way (PRoW) | 10km - 15km   |
| Doctor/Health Centre                    | 3km - 4km Amherst Medical Practice, Otford Medical Practice |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 1km - 2km Dunton Green |
| Proximity to a bus stop      | 300m - 400m            |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO310  
Land south of Tanners, Rectory Lane, Brasted, TN16 1NH

**Area (ha):** 1.468

**Current Use:** Park land

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 378m Combe Wood, Brasted                       |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                      |
|-------------------------------------|--------------------------------------|
| Conservation Area                   | 0m Sundridge                         |
| Registered Park or Garden           | 0m Combe Bank                        |
| Scheduled Monument                  | 3730m Montreal Park obelisk          |
| Listed building                     | 116m White Hart Cottages             |
| Area of Archaeological Importance   | 0m AAP around Coombe Bank, Sundridge |
| AONB                                | 0m Kent Downs                        |
| Landscape sensitivity (Residential) | Low sensitivity                      |
| Landscape sensitivity (Commerical)  | Low sensitivity                      |
| Intersects with Ancient Woodland    | No                                   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 108m AQMA13/NO2/2014     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                     |
| Schools              | 1km - 2km Sundridge and Brasted CEP School |

### Health and Wellbeing

|   |                             |
|---|-----------------------------|
| Open Space                              | No loss of open space       |
| Proximity to public right of way (PRoW) | 10km - 15km                 |
| Doctor/Health Centre                    | 600m - 700m Brasted Surgery |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 6km - 7km Dunton Green |
| Proximity to a bus stop      | 100m - 200m            |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |            |
|-------------------------------------|------------|
| Proximity to a town or local centre | 50m - 100m |
|-------------------------------------|------------|

**Site:** HO311 **Area (ha):** 0.16

Land between Paygate and Combe Bank Lodge, High Street, Brasted, TN16 1JN

**Current Use:** Woodland

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 605m Combe Wood, Brasted                       |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | >50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 0m Brasted High Street   |
| Registered Park or Garden           | 0m Combe Bank  |
| Scheduled Monument                  | 3691m Montreal Park obelisk                                    |
| Listed building                     | 1m Screen Wall With Entrance Gates To West Of Combe Bank Lodge |
| Area of Archaeological Importance   | 0m AAP around Coombe Bank, Sundridge                           |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA13/NO2/2014       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                     |
| Schools              | 1km - 2km Sundridge and Brasted CEP School |

### Health and Wellbeing

|   |                             |
|---|-----------------------------|
| Open Space                              | No loss of open space       |
| Proximity to public right of way (PRoW) | 10km - 15km                 |
| Doctor/Health Centre                    | 600m - 700m Brasted Surgery |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 6km - 7km Sevenoaks, Dunton Green |
| Proximity to a bus stop      | 0m - 50m                          |
| Proximity to a cycle route   | 10km - 15km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |          |
|-------------------------------------|----------|
| Proximity to a town or local centre | 0m - 50m |
|-------------------------------------|----------|



**Site:** HO312  
Land west of 1 Wood Street, Swanley, BR8 7PA

**Area (ha):** 0.088

**Current Use:** Equestrian

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 808m Grassland adjacent Farningham Wood   |
| BAP Priority Habitat                 | 187m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 101m Swanley Village   |
| Registered Park or Garden           | 2341m Franks Hall  |
| Scheduled Monument                  | 2340m A preceptory of the Knights Hospitallers, known as St John's Jerusalem, and an associated fishpond at Sutton-at-Hone |
| Listed building                     | 301m Priory Cottage  |
| Area of Archaeological Importance   | 11m AAP around findspot of Palaeolithic handaxe  |
| AONB                                | 1933m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 86m AQMA2/NO2/2005       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (180 - 190m from Green Belt edge) |

### Population and Communities

|                      |                                |
|----------------------|--------------------------------|
| Settlement Hierarchy | Tier 2                         |
| Schools              | 1km - 2km St Paul's CEP School |

### Health and Wellbeing

|   |                            |
|---|----------------------------|
| Open Space                              | No loss of open space      |
| Proximity to public right of way (PRoW) | > 25km                     |
| Doctor/Health Centre                    | 1km - 2km Hextable Surgery |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 2km - 3km Farningham Road |
| Proximity to a bus stop      | 1km - 2km                 |
| Proximity to a cycle route   | > 25km                    |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** HO313 **Area (ha):** 13.29

Land between Pilgrims Way and Telston Lane, Otford, TN14 5JN

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1003m Woodlands west of Shoreham               |
| BAP Priority Habitat                 | 6m Deciduous woodland                          |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                            |
|-------------------------------------|----------------------------|
| Conservation Area                   | 784m Otford                |
| Registered Park or Garden           | 2494m Chevening            |
| Scheduled Monument                  | 1116m Fort Halstead        |
| Listed building                     | 316m 5 And 6, Twitton Lane |
| Area of Archaeological Importance   | 0m AAP around Pilgrims Way |
| AONB                                | 18m Kent Downs             |
| Landscape sensitivity (Residential) | Moderate sensitivity       |
| Landscape sensitivity (Commerical)  | High sensitivity           |
| Intersects with Ancient Woodland    | No                         |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 314m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                 |
|----------------------|---------------------------------|
| Settlement Hierarchy | Tier 3                          |
| Schools              | 1km - 2km Otford Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 1km - 2km Otford Medical Practice |

### Transportation

|                              |                                |
|------------------------------|--------------------------------|
| Proximity to a train station | 2km - 3km Otford, Dunton Green |
| Proximity to a bus stop      | 100m - 200m                    |
| Proximity to a cycle route   | 15km - 20km                    |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO314 **Area (ha):** 0.102

Garages west of Oakview Stud Farm, Lombard Street, Horton Kirby, DA4 9DF

**Current Use:** Garages **Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1565m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 278m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 54m Horton Kirby  |
| Registered Park or Garden           | 473m Franks Hall  |
| Scheduled Monument                  | 404m Roman granary 250yds (230m) W of St Mary's Church  |
| Listed building                     | 96m Garden Wall To Reynolds Place Running To North From The Coach House, Turning West Then Returning To North |
| Area of Archaeological Importance   | 36m AAP around pleistocene deposits   |
| AONB                                | 1631m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 1100m AQMA1/NO2/2005 |
| Groundwater SPZs | Not within a SPZ     |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2                                       |
| Green Belt                       | Strong performance (50 - 60m from Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 4                              |
| Schools              | 400m - 500m Horton Kirby CEP School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 1km - 2km Devon Road Surgery |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 1km - 2km Farningham Road |
| Proximity to a bus stop      | 200m - 300m               |
| Proximity to a cycle route   | > 25km                    |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 5km - 6km |
|-------------------------------------|-----------|

**Site:** HO315  
Gorse Hill Nursery, Gorse Hill, Farningham, DA4 0JU

**Area (ha):** 1.377

**Current Use:** Horticultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 858m Horton Wood, Horton Kirby  |
| BAP Priority Habitat                 | 240m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1879m Farningham                         |
| Registered Park or Garden           | 1764m Franks Hall                        |
| Scheduled Monument                  | 1524m Chapel, Maplescombe                |
| Listed building                     | 1077m Beesfield Farmhouse                |
| Area of Archaeological Importance   | 4m AAP surrounding PM retilinear feature |
| AONB                                | 0m Kent Downs                            |
| Landscape sensitivity (Residential) | Low sensitivity                          |
| Landscape sensitivity (Commerical)  | Low sensitivity                          |
| Intersects with Ancient Woodland    | No                                       |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 669m AQMA1/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1320 - 1330m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4   |
| Schools              | 3km - 4km West Kingsdown C.E. (V.C.) Primary School, Anthony Roper Primary School, The |

### Health and Wellbeing

|   |                            |
|---|----------------------------|
| Open Space                              | No loss of open space      |
| Proximity to public right of way (PRoW) | 20km - 25km                |
| Doctor/Health Centre                    | 1km - 2km Braeside Surgery |

### Transportation

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 4km - 5km Eynsford |
| Proximity to a bus stop      | 0m - 50m           |
| Proximity to a cycle route   | 20km - 25km        |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** HO316 **Area (ha):** 11.693

Land north of Park Farm Lodge, High Street, Otford, TN14 5PQ

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 713m Woods and Downs above Kemsing  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 30m Otford   |
| Registered Park or Garden           | 3349m Lullingstone Castle                                  |
| Scheduled Monument                  | 374m Otford Palace   |
| Listed building                     | 252m Forge House Tea Rooms                                 |
| Area of Archaeological Importance   | 0m AAP around Darenth Valley - roman and Iron age activity |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Moderate sensitivity                                       |
| Landscape sensitivity (Commerical)  | High sensitivity   |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 1211m AQMA3/NO2/2005 |
| Groundwater SPZs | Not within a SPZ     |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                   |
|----------------------|-----------------------------------|
| Settlement Hierarchy | Tier 3                            |
| Schools              | 400m - 500m Otford Primary School |

### Health and Wellbeing

|   |                                     |
|---|-------------------------------------|
| Open Space                              | No loss of open space               |
| Proximity to public right of way (PRoW) | 15km - 20km                         |
| Doctor/Health Centre                    | 400m - 500m Otford Medical Practice |

### Transportation

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 700m - 800m Otford |
| Proximity to a bus stop      | 400m - 500m        |
| Proximity to a cycle route   | 15km - 20km        |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 200m - 300m |
|-------------------------------------|-------------|

**Site:** HO318  
Land south of Noahs Ark, Kemsing, TN15 6PA

**Area (ha):** 1.085

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 18m Meadows and Woods, Noah's Ark, Kemsing  |
| BAP Priority Habitat                 | 51m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 575m Kemsing                                      |
| Registered Park or Garden           | 2974m Knole                                       |
| Scheduled Monument                  | 1547m Milestone on Pilgrim's Way                  |
| Listed building                     | 68m Noah'S Ark                                    |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 16m Kent Downs                                    |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 164m AQMA3/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (260 - 270m from Green Belt edge) |

### Population and Communities

|                      |                           |
|----------------------|---------------------------|
| Settlement Hierarchy | Tier 4                    |
| Schools              | 1km - 2km Seal CEP School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 10km - 15km   |
| Doctor/Health Centre                    | 3km - 4km Kemsing Village Surgery, Sevenoaks Hospital, St John'S Medical Practice |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Kemsing |
| Proximity to a bus stop      | 400m - 500m       |
| Proximity to a cycle route   | 10km - 15km       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO319 **Area (ha):** 0.873

Woodside and land to the rear, Gorsewood Road, Hartley, DA3 7DE

**Current Use:** Residential and field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 0m Hartley Wood   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                       |
|-------------------------------------|---------------------------------------|
| Conservation Area                   | 1271m Baldwins Green, Fawkham         |
| Registered Park or Garden           | 5063m Franks Hall                     |
| Scheduled Monument                  | 2624m Monastic grange at Friary Court |
| Listed building                     | 547m Church Of St Francis De Sales    |
| Area of Archaeological Importance   | 54m AAP around pleistocene deposits   |
| AONB                                | 3844m Kent Downs                      |
| Landscape sensitivity (Residential) | Moderate sensitivity                  |
| Landscape sensitivity (Commerical)  | High sensitivity                      |
| Intersects with Ancient Woodland    | No                                    |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 4379m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 3   |
| Schools              | 900m - 1000m Our Lady of Hartley Catholic Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space                         |
| Proximity to public right of way (PRoW) | > 25km  |
| Doctor/Health Centre                    | 2km - 3km The Surgery, Jubilee Medical Centre |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Longfield |
| Proximity to a bus stop      | 700m - 800m         |
| Proximity to a cycle route   | > 25km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|

**Site:** HO32  
Heron Wood, Gracious Lane, Sevenoaks, TN13 1TJ

**Area (ha):** 3.935

**Current Use:** Equestrian stables and grazing

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units      |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units      |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 0m Sevenoaks Common, Hubbards Hill & Beechmont Bank |
| BAP Priority Habitat                 | 0m Deciduous woodland                               |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1175m Sevenoaks - Kippington And Oakhill Road     |
| Registered Park or Garden           | 1081m Knole                                       |
| Scheduled Monument                  | 2669m Montreal Park obelisk                       |
| Listed building                     | 237m White House                                  |
| Area of Archaeological Importance   | 0m AAP around area of early prehistoric potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | High sensitivity                                  |
| Landscape sensitivity (Commerical)  | High sensitivity                                  |
| Intersects with Ancient Woodland    | Yes   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1653m AQMA10/NO2/2007    |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 4/5 or Urban                                   |
| Green Belt                       | Strong performance (320 - 330m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1  |
| Schools              | 2km - 3km St Thomas' Catholic Primary School, Sevenoaks, Weald Community Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | 9km - 10km   |
| Doctor/Health Centre                    | 2km - 3km The Medical Centre (Sevenoaks School), Town Medical Centre, South Park Medical Practice, The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 3km - 4km Sevenoaks |
| Proximity to a bus stop      | 600m - 700m         |
| Proximity to a cycle route   | 9km - 10km          |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|



**Site:** HO320 **Area (ha):** 0.123

Land at Slides Farm, North Ash Road, New Ash Green, DA3 8JE

**Current Use:** Residential and grazing

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1247m Jub's Hill and Ridley Woods, Ridley   |
| BAP Priority Habitat                 | 0m Traditional orchard  |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 2650m Hodsoll Street                                   |
| Registered Park or Garden           | 5489m Franks Hall                                      |
| Scheduled Monument                  | 4331m Two milestones at West Kingsdown                 |
| Listed building                     | 536m The Manor House (Audley Estates Ltd Sales Office) |
| Area of Archaeological Importance   | 105m AAP surrounding MD enclosed settlement            |
| AONB                                | 3439m Kent Downs                                       |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                   |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 2940m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 3                                   |
| Schools              | 800m - 900m New Ash Green Primary School |

### Health and Wellbeing

|   |                         |
|---|-------------------------|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | > 25km                  |
| Doctor/Health Centre                    | 700m - 800m The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 4km - 5km Longfield |
| Proximity to a bus stop      | 50m - 100m          |
| Proximity to a cycle route   | > 25km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 500m - 600m |
|-------------------------------------|-------------|

**Site:** HO321 **Area (ha):** 0.838

Land east of Braeside Surgery, Gorse Hill, Farningham, DA4 0JU

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1049m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 41m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 267m Farningham   |
| Registered Park or Garden           | 719m Franks Hall  |
| Scheduled Monument                  | 798m A Romano-British villa and a possible Iron Age farmstead at Franks |
| Listed building                     | 85m Lavender Bank   |
| Area of Archaeological Importance   | 64m AAP around pleistocene deposits                                     |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 522m AQMA1/NO2/2005 |
| Groundwater SPZs | Within a Zone 1 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4                                      |
| Schools              | 1km - 2km Anthony Roper Primary School, The |

### Health and Wellbeing

|   |                           |
|---|---------------------------|
| Open Space                              | No loss of open space     |
| Proximity to public right of way (PRoW) | 20km - 25km               |
| Doctor/Health Centre                    | 0m - 50m Braeside Surgery |

### Transportation

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 2km - 3km Eynsford |
| Proximity to a bus stop      | 300m - 400m        |
| Proximity to a cycle route   | 20km - 25km        |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** HO322 **Area (ha):** 0.386

Land opposite Ashwood Lodge Farm, Penshurst Road, Poundsbridge, TN3 0PH

**Current Use:** Grazing **Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 564m Avery's Wood, Bullingstone   |
| BAP Priority Habitat                 | 191m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 2277m Penshurst  |
| Registered Park or Garden           | 1731m Swaylands  |
| Scheduled Monument                  | 3395m Prehistoric rock shelters and a multivallate hillfort at High Rocks, 309m ESE of High Rocks Inn      |
| Listed building                     | 462m Group Of 4 Chest Tombs Approximately 12 Metres North Of The Tower Of The Church Of St Mary The Virgin |
| Area of Archaeological Importance   | 624m AAP around geology of archaeological potential  |
| AONB                                | 0m High Weald  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                        |
|------------------|------------------------|
| AQMA             | 12607m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ       |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield  |
| Agricultural land classification | Grade 3   |
| Green Belt                       | Strong performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 5   |
| Schools              | 3km - 4km Penshurst CEP School, Fordcombe CEP School |

### Health and Wellbeing

|   |                            |
|---|----------------------------|
| Open Space                              | No loss of open space      |
| Proximity to public right of way (PRoW) | 3km - 4km                  |
| Doctor/Health Centre                    | 300m - 400m The Old Bakery |

### Transportation

|                              |                                     |
|------------------------------|-------------------------------------|
| Proximity to a train station | 6km - 7km Penshurst, Ashurst, Leigh |
| Proximity to a bus stop      | 3km - 4km                           |
| Proximity to a cycle route   | 3km - 4km                           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 10km - 15km |
|-------------------------------------|-------------|

**Site:** HO323  
Land south of Otford Lane, Halstead, TN14 7EG

**Area (ha):** 2.882

**Current Use:** Grazing

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 126m Woodlands west of Shoreham   |
| BAP Priority Habitat                 | 124m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1273m Halstead  |
| Registered Park or Garden           | 1963m Chevening   |
| Scheduled Monument                  | 969m Fort Halstead  |
| Listed building                     | 837m Sepham Court   |
| Area of Archaeological Importance   | 175m Dane Bottom supposed site of battle between Edmond Ironside and Canute the Danish King AD 1016 |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 201m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1280 - 1290m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4                                      |
| Schools              | 1km - 2km Halstead Community Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 4km - 5km Otford Medical Practice |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 3km - 4km Dunton Green, Knockholt |
| Proximity to a bus stop      | 0m - 50m                          |
| Proximity to a cycle route   | 15km - 20km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** HO324  
78 Main Road, Hextable, BR8 7RA

**Area (ha):** 0.082

**Current Use:** Residential and garden

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1979m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 145m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 381m Swanley Village  |
| Registered Park or Garden           | 3805m Franks Hall   |
| Scheduled Monument                  | 2014m Faesten Dic, a medieval frontier work in Joydens Wood |
| Listed building                     | 438m Highlands Farmhouse                                    |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential           |
| AONB                                | 2017m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 748m AQMA8/NO2/2006      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Weak performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 4                              |
| Schools              | 700m - 800m Hextable Primary School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 200m - 300m Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 2km - 3km Swanley |
| Proximity to a bus stop      | 100m - 200m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 300m - 400m |
|-------------------------------------|-------------|

**Site:** HO325  
Land east of 35 School Lane, Horton Kirby, DA4 9DQ

**Area (ha):** 1.169

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1378m Horton Wood, Horton Kirby   |
| BAP Priority Habitat                 | 530m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 292m Horton Kirby                                      |
| Registered Park or Garden           | 755m Franks Hall                                       |
| Scheduled Monument                  | 636m Roman granary 250yds (230m) W of St Mary's Church |
| Listed building                     | 301m Old School Cottage                                |
| Area of Archaeological Importance   | 0m AAP surrounding undated enclosure                   |
| AONB                                | 1963m Kent Downs                                       |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 1369m AQMA1/NO2/2005 |
| Groundwater SPZs | Not within a SPZ     |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 4                              |
| Schools              | 600m - 700m Horton Kirby CEP School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                          |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 2km - 3km Devon Road Surgery, Braeside Surgery |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 1km - 2km Farningham Road |
| Proximity to a bus stop      | 300m - 400m               |
| Proximity to a cycle route   | > 25km                    |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 5km - 6km |
|-------------------------------------|-----------|

**Site:** HO326 **Area (ha):** 0.883

Maplescombe Farm, Maplescombe Lane, Farningham, DA4 0JY

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 188m Knatts Valley, West Kingsdown  |
| BAP Priority Habitat                 | 42m No main habitat but additional habitats present   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                    |
|-------------------------------------|------------------------------------|
| Conservation Area                   | 2177m Eynsford                     |
| Registered Park or Garden           | 2550m Lullingstone Castle          |
| Scheduled Monument                  | 384m Chapel, Maplescombe           |
| Listed building                     | 53m Maplescombe                    |
| Area of Archaeological Importance   | 0m AAP around pleistocene deposits |
| AONB                                | 0m Kent Downs                      |
| Landscape sensitivity (Residential) | High sensitivity                   |
| Landscape sensitivity (Commerical)  | High sensitivity                   |
| Intersects with Ancient Woodland    | No                                 |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1827m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Sevenoaks 'Brownfield'                               |
| Agricultural land classification | Grade 4/5 or Urban                                   |
| Green Belt                       | Strong performance (740 - 750m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 2km - 3km West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km   |
| Doctor/Health Centre                    | 2km - 3km Yellow Practice, W. Kingsdown Med Centre, West Kingsdown Medical Centre |

### Transportation

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 4km - 5km Eynsford |
| Proximity to a bus stop      | 1km - 2km          |
| Proximity to a cycle route   | 20km - 25km        |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO327  
Crockham Hill House, Main Road, Crockham Hill, TN8 6RB

**Area (ha):** 0.171

**Current Use:** Residential and garden

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 711m Crockhamhill Common, etc.  |
| BAP Priority Habitat                 | 101m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2712m Westerham                                     |
| Registered Park or Garden           | 1386m Chartwell                                     |
| Scheduled Monument                  | 1551m Camp at Squerryes Park                        |
| Listed building                     | 101m Willy'S At Heath                               |
| Area of Archaeological Importance   | 302m AAP around area of early prehistoric potential |
| AONB                                | 0m Kent Downs                                       |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 3159m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (740 - 750m from Green Belt edge) |

### Population and Communities

|                      |                                      |
|----------------------|--------------------------------------|
| Settlement Hierarchy | Tier 5                               |
| Schools              | 300m - 400m Crockham Hill CEP School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 4km - 5km                         |
| Doctor/Health Centre                    | 3km - 4km Edenbridge Med Practice |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 3km - 4km Edenbridge |
| Proximity to a bus stop      | 50m - 100m           |
| Proximity to a cycle route   | 4km - 5km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|



**Site:** HO328 **Area (ha):** 0.54

Land west of the roundabout, London Road, Badgers Mount, TN14 7BY

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 206m Woodlands west of Shoreham   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 692m Halstead   |
| Registered Park or Garden           | 2609m Lullingstone Castle   |
| Scheduled Monument                  | 1287m Remains of medieval church and churchyard at Halstead Place   |
| Listed building                     | 169m Colgates Former Colgates Farm House Now A Property Separate From The Farm  |
| Area of Archaeological Importance   | 1079m AAP around medieval site - Medieval church of St. Margaret, Halstead place, a 17th C church with medieval origins and the Old Rectory |
| AONB                                | 53m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 651m AQMA2/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (20 - 30m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 5                                      |
| Schools              | 1km - 2km Halstead Community Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 5km - 6km Otford Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 1km - 2km Knockholt |
| Proximity to a bus stop      | 0m - 50m            |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO329 **Area (ha):** 8.416

Land north east of Parkgate House, Park Gate Road, Orpington, BR6 7PX

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 6m Lullingstone Park  |
| BAP Priority Habitat                 | 71m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2398m Eynsford  |
| Registered Park or Garden           | 6m Lullingstone Castle                                |
| Scheduled Monument                  | 1862m Lullingstone Roman villa and Saxon church       |
| Listed building                     | 68m Oasthouses In 2 Parallel Ranges At Parkgate House |
| Area of Archaeological Importance   | 0m AAP around Lullingstone Park                       |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity                                       |
| Landscape sensitivity (Commerical)  | Low sensitivity                                       |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 45m AQMA2/NO2/2005       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (960 - 970m from Green Belt edge) |

### Population and Communities

|                      |                                      |
|----------------------|--------------------------------------|
| Settlement Hierarchy | Tier 5                               |
| Schools              | 3km - 4km Crockenhill Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                              |
| Proximity to public right of way (PRoW) | 20km - 25km  |
| Doctor/Health Centre                    | 5km - 6km The Oaks Partnership, The Cedars Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 3km - 4km Knockholt |
| Proximity to a bus stop      | 3km - 4km           |
| Proximity to a cycle route   | 20km - 25km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** HO33  
Ralwin, Buckham Thorns Road, Westerham, TN16 1ET

**Area (ha):** 0.47

**Current Use:** Residential and garden

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 566m Farley Common, near Westerham             |
| BAP Priority Habitat                 | 163m Deciduous woodland                        |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 214m Westerham  |
| Registered Park or Garden           | 717m Squerryes Court                                  |
| Scheduled Monument                  | 1399m Linear earthwork 230m south west of Covers Farm |
| Listed building                     | 265m 43 And 45, London Road                           |
| Area of Archaeological Importance   | 195m AAP around medieval hall house at Court Lodge    |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Moderate sensitivity                                  |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 165m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                  |
|----------------------|----------------------------------|
| Settlement Hierarchy | Tier 2                           |
| Schools              | 300m - 400m Churchill CEP School |

### Health and Wellbeing

|   |                                |
|---|--------------------------------|
| Open Space                              | No loss of open space          |
| Proximity to public right of way (PRoW) | 9km - 10km                     |
| Doctor/Health Centre                    | 600m - 700m Westerham Practice |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 7km - 8km Edenbridge |
| Proximity to a bus stop      | 400m - 500m          |
| Proximity to a cycle route   | 9km - 10km           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 400m - 500m |
|-------------------------------------|-------------|

**Site:** HO330 **Area (ha):** 39.454

Land south of the Kent and Surrey Golf Course, Edenbridge

**Current Use:** Golf course and agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 859m River Eden                                |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 835m Edenbridge                                   |
| Registered Park or Garden           | 3598m Greathed Manor                              |
| Scheduled Monument                  | 1167m Medieval moated site, Devils Den.           |
| Listed building                     | 5m The Lodge                                      |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 2047m High Weald                                  |
| Landscape sensitivity (Residential) | High sensitivity                                  |
| Landscape sensitivity (Commerical)  | High sensitivity                                  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 6633m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield  |
| Agricultural land classification | Grade 3   |
| Green Belt                       | Strong performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 2                                 |
| Schools              | 900m - 1000m Edenbridge Primary School |

### Health and Wellbeing

|   |                                     |
|---|-------------------------------------|
| Open Space                              | No loss of open space               |
| Proximity to public right of way (PRoW) | 1km - 2km                           |
| Doctor/Health Centre                    | 800m - 900m Edenbridge Med Practice |

### Transportation

|                              |                                       |
|------------------------------|---------------------------------------|
| Proximity to a train station | 1km - 2km Edenbridge Town, Edenbridge |
| Proximity to a bus stop      | 0m - 50m                              |
| Proximity to a cycle route   | 1km - 2km                             |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 800m - 900m |
|-------------------------------------|-------------|

**Site:** HO331  
Land at the Kent and Surrey Golf Course, Edenbridge

**Area (ha):** 61.678

**Current Use:** Golf course and agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1271m River Eden                               |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 971m Edenbridge                                 |
| Registered Park or Garden           | 4146m Greathed Manor                            |
| Scheduled Monument                  | 1624m Medieval moated site, Devils Den.         |
| Listed building                     | 100m Crouch House                               |
| Area of Archaeological Importance   | 0m AAP Surrounding Md & Pm Moat and Manor House |
| AONB                                | 2223m Kent Downs                                |
| Landscape sensitivity (Residential) | High sensitivity                                |
| Landscape sensitivity (Commerical)  | High sensitivity                                |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 6075m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 2                              |
| Schools              | 1km - 2km Edenbridge Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 1km - 2km                         |
| Doctor/Health Centre                    | 1km - 2km Edenbridge Med Practice |

### Transportation

|                              |                                       |
|------------------------------|---------------------------------------|
| Proximity to a train station | 1km - 2km Edenbridge, Edenbridge Town |
| Proximity to a bus stop      | 0m - 50m                              |
| Proximity to a cycle route   | 1km - 2km                             |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO332 **Area (ha):** 0.923

Land south of Tudor House, Rushmore Hill, Knockholt, TN14 7NJ

**Current Use:** Paddock

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 372m Woods and Pasture at Pratt's Bottom  |
| BAP Priority Habitat                 | 7m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 748m Halstead  |
| Registered Park or Garden           | 1664m Chevening  |
| Scheduled Monument                  | 805m Remains of medieval church and churchyard at Halstead Place   |
| Listed building                     | 228m South Lodge   |
| Area of Archaeological Importance   | 749m AAP around medieval site - Medieval church of St. Margaret, Halstead place, a 17th C church with medieval origins and the Old Rectory |
| AONB                                | 1190m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 2697m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (270 - 280m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4   |
| Schools              | 2km - 3km St Katharine's Knockholt CEP School, Halstead Community Primary School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | 15km - 20km                        |
| Doctor/Health Centre                    | 6km - 7km Dr Aj Skinner & Partners |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 3km - 4km Knockholt |
| Proximity to a bus stop      | 200m - 300m         |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 5km - 6km |
|-------------------------------------|-----------|

**Site:** HO334 **Area (ha):** 0.653

Land at the corner of Main Road and Shelleys Lane, Knockholt, TN14 7LT

**Current Use:** Field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 243m Chevening Estate   |
| BAP Priority Habitat                 | 97m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1893m Chevening Conservation Area                                 |
| Registered Park or Garden           | 598m Chevening  |
| Scheduled Monument                  | 3033m Remains of medieval church and churchyard at Halstead Place |
| Listed building                     | 25m Rocks Forge   |
| Area of Archaeological Importance   | 6m AAP Surrounding Md & Pm Church                                 |
| AONB                                | 117m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 2526m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1210 - 1220m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                       |
| Schools              | 0m - 50m St Katharine's Knockholt CEP School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space                               |
| Proximity to public right of way (PRoW) | 15km - 20km   |
| Doctor/Health Centre                    | 4km - 5km Brasted Surgery, Dr Aj Skinner & Partners |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 5km - 6km Knockholt |
| Proximity to a bus stop      | 0m - 50m            |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO335 **Area (ha):** 0.672

Land to the rear of Sundridge House, Main Road, Sundridge, TN14 6EQ

**Current Use:** Garden and field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 245m St Mary's Churchyard, Sundridge  |
| BAP Priority Habitat                 | 287m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Sundridge                                      |
| Registered Park or Garden           | 337m Combe Bank                                   |
| Scheduled Monument                  | 2469m Montreal Park obelisk                       |
| Listed building                     | 109m Bishops Court                                |
| Area of Archaeological Importance   | 0m AAP around area of early prehistoric potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 45m AQMA13/NO2/2014 |
| Groundwater SPZs | Within a Zone 1 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (120 - 130m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                       |
| Schools              | 600m - 700m Sundridge and Brasted CEP School |

### Health and Wellbeing

|   |                                      |
|---|--------------------------------------|
| Open Space                              | No loss of open space                |
| Proximity to public right of way (PRoW) | 10km - 15km                          |
| Doctor/Health Centre                    | 400m - 500m Dr Aj Skinner & Partners |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 5km - 6km Dunton Green |
| Proximity to a bus stop      | 300m - 400m            |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|



**Site:** HO336 **Area (ha):** 0.128

Car park east of Sundridge House, Main Road, Sundridge, TN14 6EQ

**Current Use:** Car park

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 353m St Mary's Churchyard, Sundridge  |
| BAP Priority Habitat                 | 286m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Sundridge                                      |
| Registered Park or Garden           | 343m Combe Bank                                   |
| Scheduled Monument                  | 2497m Montreal Park obelisk                       |
| Listed building                     | 102m Bishops Court                                |
| Area of Archaeological Importance   | 0m AAP around area of early prehistoric potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 0m AQMA13/NO2/2014  |
| Groundwater SPZs | Within a Zone 1 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (140 - 150m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                       |
| Schools              | 600m - 700m Sundridge and Brasted CEP School |

### Health and Wellbeing

|   |                                      |
|---|--------------------------------------|
| Open Space                              | No loss of open space                |
| Proximity to public right of way (PRoW) | 10km - 15km                          |
| Doctor/Health Centre                    | 400m - 500m Dr Aj Skinner & Partners |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 5km - 6km Dunton Green |
| Proximity to a bus stop      | 300m - 400m            |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO337 **Area (ha):** 0.135

Windy Ridge and land to the rear, Church Road, Hartley, DA3 8DY

**Current Use:** Residential, garden and field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 689m Hartley Wood   |
| BAP Priority Habitat                 | 0m No main habitat but additional habitats present  |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1952m Baldwins Green, Fawkham                             |
| Registered Park or Garden           | 5271m Franks Hall   |
| Scheduled Monument                  | 4009m Deserted medieval manorial settlement of Cossington |
| Listed building                     | 30m Church Of All Saints                                  |
| Area of Archaeological Importance   | 0m AAP surrounding MD & PM church                         |
| AONB                                | 3499m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                      |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 3593m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (440 - 450m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 3  |
| Schools              | 1km - 2km Milestone Academy, Hartley Primary Academy, New Ash Green Primary School, Our Lady of Hartley Catholic Primary School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | > 25km                |
| Doctor/Health Centre                    | 1km - 2km The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Longfield |
| Proximity to a bus stop      | 900m - 1000m        |
| Proximity to a cycle route   | > 25km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |              |
|-------------------------------------|--------------|
| Proximity to a town or local centre | 900m - 1000m |
|-------------------------------------|--------------|

**Site:** HO338  
Land at Crowhurst Lane, West Kingsdown, TN15 7HH

**Area (ha):** 50.765

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 0m Saxten's Wood, Fawkham Green   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 3505m Baldwins Green, Fawkham          |
| Registered Park or Garden           | 3586m Franks Hall                      |
| Scheduled Monument                  | 1061m Two milestones at West Kingsdown |
| Listed building                     | 159m Church Of Saint Edmund            |
| Area of Archaeological Importance   | 13m AAP Surrounding IA & Ro farmstead  |
| AONB                                | 870m Kent Downs                        |
| Landscape sensitivity (Residential) | Moderate sensitivity                   |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                   |
| Intersects with Ancient Woodland    | Yes                                    |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA1/NO2/2005        |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (410 - 420m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 800m - 900m West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km   |
| Doctor/Health Centre                    | 800m - 900m Yellow Practice, W. Kingsdown Med Centre, West Kingsdown Medical Centre |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 5km - 6km Longfield |
| Proximity to a bus stop      | 800m - 900m         |
| Proximity to a cycle route   | 20km - 25km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 800m - 900m |
|-------------------------------------|-------------|

**Site:** HO339  
Land north of Tamalyn, Priory Road, Eynsford, DA4 0AY

**Area (ha):** 0.713

**Current Use:** Woodland

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1342m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                    |
|-------------------------------------|------------------------------------|
| Conservation Area                   | 372m Eynsford                      |
| Registered Park or Garden           | 1393m Franks Hall                  |
| Scheduled Monument                  | 422m Eynsford Castle               |
| Listed building                     | 38m The Mill House                 |
| Area of Archaeological Importance   | 0m AAP around pleistocene deposits |
| AONB                                | 0m Kent Downs                      |
| Landscape sensitivity (Residential) | Low sensitivity                    |
| Landscape sensitivity (Commerical)  | Low sensitivity                    |
| Intersects with Ancient Woodland    | No                                 |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1073m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 500m - 600m Anthony Roper Primary School, The |

### Health and Wellbeing

|   |                            |
|---|----------------------------|
| Open Space                              | No loss of open space      |
| Proximity to public right of way (PRoW) | 20km - 25km                |
| Doctor/Health Centre                    | 1km - 2km Braeside Surgery |

### Transportation

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 1km - 2km Eynsford |
| Proximity to a bus stop      | 200m - 300m        |
| Proximity to a cycle route   | 20km - 25km        |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** HO34 **Area (ha):** 0.118

The Rising Sun Public House, Twitton Lane, Otford, TN14 5JR

**Current Use:** Pub and curtilage

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 781m Woodlands west of Shoreham   |
| BAP Priority Habitat                 | 148m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |                             |
|-------------------------------------|-----------------------------|
| Conservation Area                   | 979m Otford                 |
| Registered Park or Garden           | 2637m Chevening             |
| Scheduled Monument                  | 1171m Fort Halstead         |
| Listed building                     | 5m 5 And 6, Twitton Lane    |
| Area of Archaeological Importance   | 44m AAP around Pilgrims Way |
| AONB                                | 0m Kent Downs               |
| Landscape sensitivity (Residential) | Low sensitivity             |
| Landscape sensitivity (Commerical)  | Moderate sensitivity        |
| Intersects with Ancient Woodland    | No                          |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 375m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (170 - 180m from Green Belt edge) |

### Population and Communities

|                      |                                 |
|----------------------|---------------------------------|
| Settlement Hierarchy | Tier 3                          |
| Schools              | 1km - 2km Otford Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 1km - 2km Otford Medical Practice |

### Transportation

|                              |                  |
|------------------------------|------------------|
| Proximity to a train station | 2km - 3km Otford |
| Proximity to a bus stop      | 500m - 600m      |
| Proximity to a cycle route   | 15km - 20km      |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO340 **Area (ha):** 0.488  
Land east of Whitebeam Close and south of Pilgrims Way Cottages, Kemsing, TN15 6DZ

**Current Use:** Residential gardens **Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 44m St Mary the Virgin Churchyard, Kemsing  |
| BAP Priority Habitat                 | 48m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                 |
|-------------------------------------|---------------------------------|
| Conservation Area                   | 2m Kemsing                      |
| Registered Park or Garden           | 3911m Knole                     |
| Scheduled Monument                  | 687m Milestone on Pilgrim's Way |
| Listed building                     | 140m Church Of St Mary          |
| Area of Archaeological Importance   | 0m AAP around Pilgrims Way      |
| AONB                                | 1m Kent Downs                   |
| Landscape sensitivity (Residential) | Low sensitivity                 |
| Landscape sensitivity (Commerical)  | Low sensitivity                 |
| Intersects with Ancient Woodland    | No                              |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 751m AQMA3/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Sevenoaks 'Brownfield'                      |
| Agricultural land classification | Grade 3                                     |
| Green Belt                       | Weak performance (40 - 50m from Green Belt) |

### Population and Communities

|                      |                                 |
|----------------------|---------------------------------|
| Settlement Hierarchy | Tier 4                          |
| Schools              | 0m - 50m Kemsing Primary School |

### Health and Wellbeing

|   |                                  |
|---|----------------------------------|
| Open Space                              | No loss of open space            |
| Proximity to public right of way (PRoW) | 15km - 20km                      |
| Doctor/Health Centre                    | 0m - 50m Kemsing Village Surgery |

### Transportation

|                              |                  |
|------------------------------|------------------|
| Proximity to a train station | 2km - 3km Otford |
| Proximity to a bus stop      | 300m - 400m      |
| Proximity to a cycle route   | 15km - 20km      |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO341 **Area (ha):** 0.047

Plot 4, Shabhall Farm, Morants Court Road, Dunton Green, TN13 2TR

**Current Use:** Vacant agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 942m Chevening Estate                          |
| BAP Priority Habitat                 | 110m Deciduous woodland                        |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1426m Chevening Conservation Area            |
| Registered Park or Garden           | 1514m Chevening                              |
| Scheduled Monument                  | 1050m Fort Halstead                          |
| Listed building                     | 305m Donnington Manor Restaurant, Emma Hotel |
| Area of Archaeological Importance   | 350m AAP around Pilgrims Way                 |
| AONB                                | 0m Kent Downs                                |
| Landscape sensitivity (Residential) | Low sensitivity                              |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                         |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                    |
|------------------|--------------------|
| AQMA             | 67m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ   |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (660 - 670m from Green Belt edge) |

### Population and Communities

|                      |                                       |
|----------------------|---------------------------------------|
| Settlement Hierarchy | Tier 1                                |
| Schools              | 1km - 2km Dunton Green Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 10km - 15km                       |
| Doctor/Health Centre                    | 3km - 4km Otford Medical Practice |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 1km - 2km Dunton Green |
| Proximity to a bus stop      | 500m - 600m            |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO342  
Meadow Cottage, Goathurst Common, Ide Hill, TN14 6JB

**Area (ha):** 0.378

**Current Use:** Residential and garden

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units              |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units              |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 965m Great Norman Street Farm, Pasture and Stream, Ide Hill |
| BAP Priority Habitat                 | 41m Deciduous woodland                                      |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 549m Ide Hill                                     |
| Registered Park or Garden           | 3320m Long Barn                                   |
| Scheduled Monument                  | 3542m Montreal Park obelisk                       |
| Listed building                     | 627m Yorkshill Farmhouse                          |
| Area of Archaeological Importance   | 0m AAP around area of early prehistoric potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 3583m AQMA13/NO2/2014    |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 4/5 or Urban                                     |
| Green Belt                       | Strong performance (2990 - 3000m from Green Belt edge) |

### Population and Communities

|                      |                               |
|----------------------|-------------------------------|
| Settlement Hierarchy | Tier 5                        |
| Schools              | 1km - 2km Ide Hill CEP School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | 7km - 8km                          |
| Doctor/Health Centre                    | 4km - 5km Dr Aj Skinner & Partners |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 5km - 6km Sevenoaks |
| Proximity to a bus stop      | 200m - 300m         |
| Proximity to a cycle route   | 7km - 8km           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|



**Site:** HO343  
Magrose, Kingsingfield Road, West Kingsdown, TN15 6LJ

**Area (ha):** 0.12

**Current Use:** Residential and garden

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 145m Knatts Valley, West Kingsdown  |
| BAP Priority Habitat                 | 146m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                       |
|-------------------------------------|---------------------------------------|
| Conservation Area                   | 3866m Eynsford                        |
| Registered Park or Garden           | 4085m Lullingstone Castle             |
| Scheduled Monument                  | 841m Two milestones at West Kingsdown |
| Listed building                     | 758m Church Of Saint Edmund           |
| Area of Archaeological Importance   | 443m AAP around pleistocene deposits  |
| AONB                                | 146m Kent Downs                       |
| Landscape sensitivity (Residential) | Low sensitivity                       |
| Landscape sensitivity (Commerical)  | Low sensitivity                       |
| Intersects with Ancient Woodland    | No                                    |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1281m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Mixed                                       |
| Agricultural land classification | Grade 3                                     |
| Green Belt                       | Weak performance (50 - 60m from Green Belt) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4   |
| Schools              | 900m - 1000m West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km   |
| Doctor/Health Centre                    | 700m - 800m Yellow Practice, W. Kingsdown Med Centre, West Kingsdown Medical Centre |

### Transportation

|                              |                            |
|------------------------------|----------------------------|
| Proximity to a train station | 6km - 7km Otford, Eynsford |
| Proximity to a bus stop      | 100m - 200m                |
| Proximity to a cycle route   | 20km - 25km                |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 600m - 700m |
|-------------------------------------|-------------|

**Site:** HO344  
Warren Farm (wider), Main Road, Sundridge, TN14 6EE

**Area (ha):** 1.543

**Current Use:** Offices, residential and agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 360m Dryhill Country Park, Sundridge  |
| BAP Priority Habitat                 | 74m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 238m Sundridge                                    |
| Registered Park or Garden           | 799m Combe Bank                                   |
| Scheduled Monument                  | 1953m Montreal Park obelisk                       |
| Listed building                     | 289m Judge'S Cottages                             |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | High sensitivity                                  |
| Landscape sensitivity (Commerical)  | High sensitivity                                  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 6m AQMA13/NO2/2014  |
| Groundwater SPZs | Within a Zone 1 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (610 - 620m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                     |
| Schools              | 1km - 2km Sundridge and Brasted CEP School |

### Health and Wellbeing

|   |                                       |
|---|---------------------------------------|
| Open Space                              | No loss of open space                 |
| Proximity to public right of way (PRoW) | 10km - 15km                           |
| Doctor/Health Centre                    | 900m - 1000m Dr Aj Skinner & Partners |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 6km - 7km Sevenoaks, Dunton Green |
| Proximity to a bus stop      | 0m - 50m                          |
| Proximity to a cycle route   | 10km - 15km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO345 **Area (ha):** 2.938

Land west of Mowshurst Farmhouse, Swan Lane, Edenbridge, TN8 6AH

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1245m River Eden  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1256m Edenbridge  |
| Registered Park or Garden           | 3021m Hever Castle  |
| Scheduled Monument                  | 2544m Medieval moated site, Devils Den.                     |
| Listed building                     | 382m Swan Lane Barn At Swan Lane Farm                       |
| Area of Archaeological Importance   | 112m AAP around Pal flint tools - Axe, adze and hammerstone |
| AONB                                | 1619m Kent Downs  |
| Landscape sensitivity (Residential) | High sensitivity  |
| Landscape sensitivity (Commerical)  | High sensitivity  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 5932m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield  |
| Agricultural land classification | Grade 3   |
| Green Belt                       | Strong performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 2                              |
| Schools              | 1km - 2km Edenbridge Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 2km - 3km                         |
| Doctor/Health Centre                    | 1km - 2km Edenbridge Med Practice |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 800m - 900m Edenbridge |
| Proximity to a bus stop      | 0m - 50m               |
| Proximity to a cycle route   | 2km - 3km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO346 **Area (ha):** 1.052

Land at Oak View Stud Farm, Lombard Street, Horton Kirby, DA4 9DF

**Current Use:** Industrial

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1520m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 153m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 85m Horton Kirby  |
| Registered Park or Garden           | 361m Franks Hall  |
| Scheduled Monument                  | 453m Roman granary 250yds (230m) W of St Mary's Church  |
| Listed building                     | 45m Garden Wall To Reynolds Place Running To North From The Coach House, Turning West Then Returning To North |
| Area of Archaeological Importance   | 0m AAP around pleistocene deposits  |
| AONB                                | 1552m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 991m AQMA1/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | NPPF PDL   |
| Agricultural land classification | Grade 1 or 2                                       |
| Green Belt                       | Strong performance (50 - 60m from Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 4                              |
| Schools              | 600m - 700m Horton Kirby CEP School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 1km - 2km Devon Road Surgery |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 1km - 2km Farningham Road |
| Proximity to a bus stop      | 300m - 400m               |
| Proximity to a cycle route   | > 25km                    |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 5km - 6km |
|-------------------------------------|-----------|

**Site:** HO347  
Land at School Lane, Horton Kirby, DA4 9DF

**Area (ha):** 3.238

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1258m Horton Wood, Horton Kirby   |
| BAP Priority Habitat                 | 363m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 107m Horton Kirby                                      |
| Registered Park or Garden           | 575m Franks Hall                                       |
| Scheduled Monument                  | 479m Roman granary 250yds (230m) W of St Mary's Church |
| Listed building                     | 141m Old School Cottage                                |
| Area of Archaeological Importance   | 0m AAP surrounding undated enclosure                   |
| AONB                                | 1750m Kent Downs                                       |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 1205m AQMA1/NO2/2005 |
| Groundwater SPZs | Not within a SPZ     |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 4                              |
| Schools              | 700m - 800m Horton Kirby CEP School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 2km - 3km Devon Road Surgery |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 1km - 2km Farningham Road |
| Proximity to a bus stop      | 500m - 600m               |
| Proximity to a cycle route   | > 25km                    |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 5km - 6km |
|-------------------------------------|-----------|

**Site:** HO348  
110 and 112 Top Dartford Road, Hextable, DA2 7QD

**Area (ha):** 0.088

**Current Use:** Residential

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 2280m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 299m Traditional orchard  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                    |
|-------------------------------------|------------------------------------|
| Conservation Area                   | 936m Swanley Village               |
| Registered Park or Garden           | 3793m Franks Hall                  |
| Scheduled Monument                  | 2274m Dovecote at Hawley Manor     |
| Listed building                     | 736m The Mount                     |
| Area of Archaeological Importance   | 186m AAP surrounding IA settlement |
| AONB                                | 3071m Kent Downs                   |
| Landscape sensitivity (Residential) | Low sensitivity                    |
| Landscape sensitivity (Commerical)  | Low sensitivity                    |
| Intersects with Ancient Woodland    | No                                 |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1386m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (110 - 120m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 1km - 2km St Paul's CEP School, Hextable Primary School |

### Health and Wellbeing

|   |                            |
|---|----------------------------|
| Open Space                              | No loss of open space      |
| Proximity to public right of way (PRoW) | > 25km                     |
| Doctor/Health Centre                    | 1km - 2km Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 3km - 4km Swanley |
| Proximity to a bus stop      | 0m - 50m          |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO349  
Godfreys, Otford Road, Sevenoaks, TN14 5EG

**Area (ha):** 0.207

**Current Use:** Retail

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units       |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units       |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1991m Woods and Downs above Kemsing                  |
| BAP Priority Habitat                 | 128m No main habitat but additional habitats present |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                       |
|-------------------------------------|---------------------------------------|
| Conservation Area                   | 1351m Sevenoaks - Hartslands          |
| Registered Park or Garden           | 2196m Knole                           |
| Scheduled Monument                  | 1191m Bowl barrow in Millpond Wood    |
| Listed building                     | 655m Bat And Ball Railway Station     |
| Area of Archaeological Importance   | 17m AAP Surrounding Ne chipping floor |
| AONB                                | 1578m Kent Downs                      |
| Landscape sensitivity (Residential) | Low sensitivity                       |
| Landscape sensitivity (Commerical)  | Low sensitivity                       |
| Intersects with Ancient Woodland    | No                                    |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 696m AQMA13/NO2/2014 |
| Groundwater SPZs | Within a Zone 1 SPZ  |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | NPPF PDL                                    |
| Agricultural land classification | Grade 4/5 or Urban                          |
| Green Belt                       | Weak performance (20 - 30m from Green Belt) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 1   |
| Schools              | 1km - 2km Otford Primary School, Sevenoaks Primary School, St John's CEP School, Sevenoaks, Trinity School |

### Health and Wellbeing

|   |                                 |
|---|---------------------------------|
| Open Space                              | No loss of open space           |
| Proximity to public right of way (PRoW) | 10km - 15km                     |
| Doctor/Health Centre                    | 900m - 1000m Sevenoaks Hospital |

### Transportation

|                              |                          |
|------------------------------|--------------------------|
| Proximity to a train station | 800m - 900m Bat and Ball |
| Proximity to a bus stop      | 0m - 50m                 |
| Proximity to a cycle route   | 10km - 15km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |              |
|-------------------------------------|--------------|
| Proximity to a town or local centre | 900m - 1000m |
|-------------------------------------|--------------|

**Site:** HO35 **Area (ha):** 0.55

JD Hotchkiss Ltd, London Road, West Kingsdown, TN15 6ER

**Current Use:** Commercial and residential

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 257m Knatts Valley, West Kingsdown  |
| BAP Priority Habitat                 | 228m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                       |
|-------------------------------------|---------------------------------------|
| Conservation Area                   | 3727m Eynsford                        |
| Registered Park or Garden           | 4007m Lullingstone Castle             |
| Scheduled Monument                  | 608m Two milestones at West Kingsdown |
| Listed building                     | 699m Church Of Saint Edmund           |
| Area of Archaeological Importance   | 555m AAP around pleistocene deposits  |
| AONB                                | 276m Kent Downs                       |
| Landscape sensitivity (Residential) | Low sensitivity                       |
| Landscape sensitivity (Commerical)  | Low sensitivity                       |
| Intersects with Ancient Woodland    | No                                    |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1228m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | NPPF PDL                                      |
| Agricultural land classification | Grade 3                                       |
| Green Belt                       | Weak performance (220 - 230m from Green Belt) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 1km - 2km West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | 20km - 25km  |
| Doctor/Health Centre                    | 900m - 1000m Yellow Practice, W. Kingsdown Med Centre, West Kingsdown Medical Centre |

### Transportation

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 6km - 7km Eynsford |
| Proximity to a bus stop      | 0m - 50m           |
| Proximity to a cycle route   | 20km - 25km        |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 400m - 500m |
|-------------------------------------|-------------|



**Site:** HO350  
3 Crownfields, Sevenoaks, TN13 1EE

**Area (ha):** 0.091

**Current Use:** Residential

**Proposed Use:**

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1676m Sevenoaks Common, Hubbards Hill & Beechmont Bank  |
| BAP Priority Habitat                 | 156m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 96m Sevenoaks - High Street                        |
| Registered Park or Garden           | 433m Knole   |
| Scheduled Monument                  | 1653m Montreal Park obelisk                        |
| Listed building                     | 146m Lime Tree Cottages                            |
| Area of Archaeological Importance   | 33m AAP around area of early prehistoric potential |
| AONB                                | 613m Kent Downs                                    |
| Landscape sensitivity (Residential) | Low sensitivity                                    |
| Landscape sensitivity (Commerical)  | Low sensitivity                                    |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 155m AQMA10/NO2/2007     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Mixed   |
| Agricultural land classification | Grade 4/5 or Urban                            |
| Green Belt                       | Weak performance (430 - 440m from Green Belt) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 1   |
| Schools              | 0m - 50m St Thomas' Catholic Primary School, Sevenoaks |

### Health and Wellbeing

|   |                                      |
|---|--------------------------------------|
| Open Space                              | No loss of open space                |
| Proximity to public right of way (PRoW) | 10km - 15km                          |
| Doctor/Health Centre                    | 0m - 50m South Park Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 1km - 2km Sevenoaks |
| Proximity to a bus stop      | 200m - 300m         |
| Proximity to a cycle route   | 10km - 15km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |          |
|-------------------------------------|----------|
| Proximity to a town or local centre | 0m - 50m |
|-------------------------------------|----------|

**Site:** HO351 **Area (ha):** 0.048

The Royal Oak Public House, Main Road, Crockham Hill, TN8 6RD

**Current Use:** Pub

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 619m Crockhamhill Common, etc.  |
| BAP Priority Habitat                 | 69m Traditional orchard   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2620m Westerham                                     |
| Registered Park or Garden           | 1330m Chartwell                                     |
| Scheduled Monument                  | 1455m Camp at Squerryes Park                        |
| Listed building                     | 59m Willy'S At Heath                                |
| Area of Archaeological Importance   | 208m AAP around area of early prehistoric potential |
| AONB                                | 0m Kent Downs                                       |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 3080m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 4/5 or Urban                                   |
| Green Belt                       | Strong performance (740 - 750m from Green Belt edge) |

### Population and Communities

|                      |                                      |
|----------------------|--------------------------------------|
| Settlement Hierarchy | Tier 5                               |
| Schools              | 200m - 300m Crockham Hill CEP School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space                                 |
| Proximity to public right of way (PRoW) | 4km - 5km   |
| Doctor/Health Centre                    | 4km - 5km Edenbridge Med Practice, Westerham Practice |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 3km - 4km Edenbridge |
| Proximity to a bus stop      | 0m - 50m             |
| Proximity to a cycle route   | 4km - 5km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO352  
Highlands Farm, Highlands Hill, Swanley, BR8 7NA

**Area (ha):** 1.388

**Current Use:** Agricultural and commercial

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1541m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 192m No main habitat but additional habitats present  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Swanley Village  |
| Registered Park or Garden           | 3351m Franks Hall   |
| Scheduled Monument                  | 2344m Faesten Dic, a medieval frontier work in Joydens Wood |
| Listed building                     | 13m Highlands Farmhouse                                     |
| Area of Archaeological Importance   | 148m AAP around geology of archaeological potential         |
| AONB                                | 1796m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 789m AQMA8/NO2/2006      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (160 - 170m from Green Belt edge) |

### Population and Communities

|                      |                                  |
|----------------------|----------------------------------|
| Settlement Hierarchy | Tier 2                           |
| Schools              | 600m - 700m St Paul's CEP School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 600m - 700m Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 2km - 3km Swanley |
| Proximity to a bus stop      | 400m - 500m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|

**Site:** HO353 **Area (ha):** 0.247

Land south of Orchard House, Ash Road, Hartley, DA3 8HA

**Current Use:** Former lorry parking

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 982m Hartley Wood   |
| BAP Priority Habitat                 | 127m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1299m Baldwins Green, Fawkham              |
| Registered Park or Garden           | 4424m Franks Hall                          |
| Scheduled Monument                  | 4101m Monastic grange at Friary Court      |
| Listed building                     | 22m Hartley House                          |
| Area of Archaeological Importance   | 168m AAP surrounding MD & PM chapel & kiln |
| AONB                                | 4034m Kent Downs                           |
| Landscape sensitivity (Residential) | Low sensitivity                            |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                       |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 2968m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 4/5 or Urban                                   |
| Green Belt                       | Strong performance (290 - 300m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 3   |
| Schools              | 700m - 800m Hartley Primary Academy, Milestone Academy |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | > 25km                |
| Doctor/Health Centre                    | 1km - 2km The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Longfield |
| Proximity to a bus stop      | 0m - 50m            |
| Proximity to a cycle route   | > 25km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |              |
|-------------------------------------|--------------|
| Proximity to a town or local centre | 900m - 1000m |
|-------------------------------------|--------------|

**Site:** HO354 **Area (ha):** 0.172

Holmesdale Works, Holmesdale Road, South Darenth, DA4 9JP

**Current Use:** Industrial and offices

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 2638m Horton Wood, Horton Kirby   |
| BAP Priority Habitat                 | 97m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m South Darenth  |
| Registered Park or Garden           | 2049m Franks Hall   |
| Scheduled Monument                  | 501m A preceptory of the Knights Hospitallers, known as St John's Jerusalem, and an associated fishpond at Sutton-at-Hone |
| Listed building                     | 20m The White House   |
| Area of Archaeological Importance   | 0m AAP around pleistocene deposits  |
| AONB                                | 3027m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 2300m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ     |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | NPPF PDL                                    |
| Agricultural land classification | Grade 1 or 2                                |
| Green Belt                       | Weak performance (70 - 80m from Green Belt) |

### Population and Communities

|                      |                                   |
|----------------------|-----------------------------------|
| Settlement Hierarchy | Tier 4                            |
| Schools              | 1km - 2km Horton Kirby CEP School |

### Health and Wellbeing

|   |                                |
|---|--------------------------------|
| Open Space                              | No loss of open space          |
| Proximity to public right of way (PRoW) | > 25km                         |
| Doctor/Health Centre                    | 300m - 400m Devon Road Surgery |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 1km - 2km Farningham Road |
| Proximity to a bus stop      | 0m - 50m                  |
| Proximity to a cycle route   | > 25km                    |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 5km - 6km |
|-------------------------------------|-----------|

**Site:** HO355  
High Beech Farm, Rock Hill, Orpington, BR6 7PR

**Area (ha):** 0.089

**Current Use:** Agricultural and commercial

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 253m Woodlands west of Shoreham   |
| BAP Priority Habitat                 | 60m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2376m Halstead  |
| Registered Park or Garden           | 860m Lullingstone Castle  |
| Scheduled Monument                  | 2674m Remains of medieval church and churchyard at Halstead Place |
| Listed building                     | 158m The Rock And Fountain Public House                           |
| Area of Archaeological Importance   | 70m AAP around geology of archaeological potential                |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 547m AQMA2/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (190 - 200m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 5                                      |
| Schools              | 3km - 4km Halstead Community Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                              |
| Proximity to public right of way (PRoW) | 20km - 25km  |
| Doctor/Health Centre                    | 5km - 6km The Oaks Partnership, The Cedars Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Knockholt |
| Proximity to a bus stop      | 1km - 2km           |
| Proximity to a cycle route   | 20km - 25km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** HO356  
Tweed Hill Farm, Park Lane, Swanley Village, BR8 8DT

**Area (ha):** 0.444

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 584m Grassland adjacent Farningham Wood   |
| BAP Priority Habitat                 | 0m No main habitat but additional habitats present  |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 274m Swanley Village                                |
| Registered Park or Garden           | 2414m Franks Hall                                   |
| Scheduled Monument                  | 2061m Fort Farningham: a London mobilisation centre |
| Listed building                     | 424m Stables To East Of The Old Place               |
| Area of Archaeological Importance   | 0m AAP surrounding EM brooch & pottery              |
| AONB                                | 1275m Kent Downs                                    |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 151m AQMA2/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (470 - 480m from Green Belt edge) |

### Population and Communities

|                      |                                |
|----------------------|--------------------------------|
| Settlement Hierarchy | Tier 5                         |
| Schools              | 1km - 2km St Paul's CEP School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 2km - 3km Hextable Surgery, The Cedars Surgery, The Oaks Partnership |

### Transportation

|                              |                                    |
|------------------------------|------------------------------------|
| Proximity to a train station | 3km - 4km Farningham Road, Swanley |
| Proximity to a bus stop      | 1km - 2km                          |
| Proximity to a cycle route   | > 25km                             |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** HO357 **Area (ha):** 0.279

Swanley Village Nursery, Swanley Village Road, Swanley Village, BR8 7NN

**Current Use:** Horticultural and residential

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 984m Grassland adjacent Farningham Wood   |
| BAP Priority Habitat                 | 98m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Swanley Village                                  |
| Registered Park or Garden           | 2766m Franks Hall                                   |
| Scheduled Monument                  | 2521m Fort Farningham: a London mobilisation centre |
| Listed building                     | 0m Stables To East Of The Old Place                 |
| Area of Archaeological Importance   | 82m AAP around geology of archaeological potential  |
| AONB                                | 1688m Kent Downs                                    |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 550m AQMA2/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (620 - 630m from Green Belt edge) |

### Population and Communities

|                      |                                  |
|----------------------|----------------------------------|
| Settlement Hierarchy | Tier 5                           |
| Schools              | 500m - 600m St Paul's CEP School |

### Health and Wellbeing

|   |                            |
|---|----------------------------|
| Open Space                              | No loss of open space      |
| Proximity to public right of way (PRoW) | > 25km                     |
| Doctor/Health Centre                    | 1km - 2km Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 2km - 3km Swanley |
| Proximity to a bus stop      | 1km - 2km         |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|



**Site:** HO358 **Area (ha):** 3.593

Land north of St Augustine's Cottages, Bowzell Road, Sevenoaks Weald, TN14 6NF

**Current Use:** Field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units         |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units         |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1366m Sevenoaks Common, Hubbards Hill & Beechmont Bank |
| BAP Priority Habitat                 | 0m Deciduous woodland                                  |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 433m Sevenoaks Weald Conservation Area |
| Registered Park or Garden           | 477m Long Barn                         |
| Scheduled Monument                  | 4261m Montreal Park obelisk            |
| Listed building                     | 424m Wickhurst Manor                   |
| Area of Archaeological Importance   | 376m AAP around medieval manor house   |
| AONB                                | 0m Kent Downs                          |
| Landscape sensitivity (Residential) | Low sensitivity                        |
| Landscape sensitivity (Commerical)  | Low sensitivity                        |
| Intersects with Ancient Woodland    | No                                     |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 3522m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 4/5 or Urban                                   |
| Green Belt                       | Strong performance (380 - 390m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                   |
| Schools              | 1km - 2km Weald Community Primary School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 7km - 8km             |
| Doctor/Health Centre                    | 2km - 3km The Surgery |

### Transportation

|                              |                         |
|------------------------------|-------------------------|
| Proximity to a train station | 5km - 6km Hildenborough |
| Proximity to a bus stop      | 1km - 2km               |
| Proximity to a cycle route   | 7km - 8km               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO359 **Area (ha):** 1.738

Land north of Thickets Wood House, Bowzell Road, Sevenoaks Weald, TN14 6NE

**Current Use:** Woodland

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units         |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units         |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1387m Sevenoaks Common, Hubbards Hill & Beechmont Bank |
| BAP Priority Habitat                 | 0m Deciduous woodland                                  |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 288m Sevenoaks Weald Conservation Area         |
| Registered Park or Garden           | 313m Long Barn                                 |
| Scheduled Monument                  | 4444m Montreal Park obelisk                    |
| Listed building                     | 365m Long Barn                                 |
| Area of Archaeological Importance   | 303m AAP around land associated with Long Barn |
| AONB                                | 0m Kent Downs                                  |
| Landscape sensitivity (Residential) | Low sensitivity                                |
| Landscape sensitivity (Commerical)  | Low sensitivity                                |
| Intersects with Ancient Woodland    | Yes  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 3601m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 4/5 or Urban                                   |
| Green Belt                       | Strong performance (220 - 230m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                     |
| Schools              | 800m - 900m Weald Community Primary School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 7km - 8km             |
| Doctor/Health Centre                    | 1km - 2km The Surgery |

### Transportation

|                              |                                    |
|------------------------------|------------------------------------|
| Proximity to a train station | 5km - 6km Sevenoaks, Hildenborough |
| Proximity to a bus stop      | 1km - 2km                          |
| Proximity to a cycle route   | 7km - 8km                          |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO36 **Area (ha):** 0.419

Field adjacent to Court Lodge Barn, London Road, Westerham, TN16 2DH

**Current Use:** Equestrian grazing

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units  |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1005m Farley Common, near Westerham   |
| BAP Priority Habitat                 | 173m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 270m Westerham  |
| Registered Park or Garden           | 1092m Squerries Court                                 |
| Scheduled Monument                  | 1840m Linear earthwork 230m south west of Covers Farm |
| Listed building                     | 97m Court Lodge                                       |
| Area of Archaeological Importance   | 46m AAP around medieval hall house at Court Lodge     |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Moderate sensitivity                                  |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                    |
|------------------|--------------------|
| AQMA             | 50m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ   |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield  |
| Agricultural land classification | Grade 3   |
| Green Belt                       | Strong performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 2   |
| Schools              | 2km - 3km Valence School, Churchill CEP School |

### Health and Wellbeing

|   |                                 |
|---|---------------------------------|
| Open Space                              | No loss of open space           |
| Proximity to public right of way (PRoW) | 10km - 15km                     |
| Doctor/Health Centre                    | 900m - 1000m Westerham Practice |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 8km - 9km Edenbridge |
| Proximity to a bus stop      | 0m - 50m             |
| Proximity to a cycle route   | 10km - 15km          |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|

**Site:** HO360 **Area (ha):** 2.033

Land north and east of Long Lodge Farm, Sevenoaks Road, Otford, TN14 5RH

**Current Use:** Field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 787m Woods and Downs above Kemsing             |
| BAP Priority Habitat                 | 189m Deciduous woodland                        |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 242m Otford   |
| Registered Park or Garden           | 3251m Knole   |
| Scheduled Monument                  | 270m Otford Palace  |
| Listed building                     | 332m Remains Of Walls Of Archbishop'S Palace In Front Gardens Of Nos 5-11 (Odd) |
| Area of Archaeological Importance   | 148m AAP around geology of archaeological potential                             |
| AONB                                | 307m Kent Downs   |
| Landscape sensitivity (Residential) | Moderate sensitivity  |
| Landscape sensitivity (Commerical)  | High sensitivity  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                    |
|------------------|--------------------|
| AQMA             | 93m AQMA3/NO2/2005 |
| Groundwater SPZs | Not within a SPZ   |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield  |
| Agricultural land classification | Grade 3   |
| Green Belt                       | Strong performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |                                 |
|----------------------|---------------------------------|
| Settlement Hierarchy | Tier 3                          |
| Schools              | 1km - 2km Otford Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 1km - 2km Otford Medical Practice |

### Transportation

|                              |                  |
|------------------------------|------------------|
| Proximity to a train station | 1km - 2km Otford |
| Proximity to a bus stop      | 700m - 800m      |
| Proximity to a cycle route   | 15km - 20km      |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 800m - 900m |
|-------------------------------------|-------------|

**Site:** HO361 **Area (ha):** 0.699

Land north of Chapel Wood Enterprises, Ash Road, Hartley, DA3 8HA

**Current Use:** Equestrian

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 957m Hartley Wood   |
| BAP Priority Habitat                 | 4m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1123m Baldwins Green, Fawkham              |
| Registered Park or Garden           | 4324m Franks Hall                          |
| Scheduled Monument                  | 3956m Monastic grange at Friary Court      |
| Listed building                     | 140m Hartley House                         |
| Area of Archaeological Importance   | 272m AAP surrounding MD & PM chapel & kiln |
| AONB                                | 4026m Kent Downs                           |
| Landscape sensitivity (Residential) | Low sensitivity                            |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                       |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 2987m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 4/5 or Urban                                   |
| Green Belt                       | Strong performance (130 - 140m from Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 3                              |
| Schools              | 800m - 900m Hartley Primary Academy |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | > 25km                |
| Doctor/Health Centre                    | 1km - 2km The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Longfield |
| Proximity to a bus stop      | 300m - 400m         |
| Proximity to a cycle route   | > 25km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |              |
|-------------------------------------|--------------|
| Proximity to a town or local centre | 900m - 1000m |
|-------------------------------------|--------------|

**Site:** HO362 **Area (ha):** 5.634

Land at Harborough Farm, Clinton Lane, Bough Beech, TN8 7PP

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 505m Bough Beech Reservoir and environs   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2010m Chiddingstone                               |
| Registered Park or Garden           | 736m Hever Castle                                 |
| Scheduled Monument                  | 4548m Bowl barrow 25m east of The Mount           |
| Listed building                     | 72m Harborough                                    |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 659m High Weald                                   |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 7470m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (3210 - 3220m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 5   |
| Schools              | 2km - 3km Chiddingstone CEP School, Four Elms Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 2km - 3km                         |
| Doctor/Health Centre                    | 4km - 5km Edenbridge Med Practice |

### Transportation

|                              |                                 |
|------------------------------|---------------------------------|
| Proximity to a train station | 4km - 5km Edenbridge, Penshurst |
| Proximity to a bus stop      | 300m - 400m                     |
| Proximity to a cycle route   | 2km - 3km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 5km - 6km |
|-------------------------------------|-----------|

**Site:** HO363 **Area (ha):** 0.412

Land at Willow Farm, Tylers Green Road, Crockenhill, BR8 8LG

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1067m Hook Spring & Tile Kilns Woods  |
| BAP Priority Habitat                 | 197m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 3206m Eynsford                                      |
| Registered Park or Garden           | 1979m Lullingstone Castle                           |
| Scheduled Monument                  | 2874m Fort Farningham: a London mobilisation centre |
| Listed building                     | 303m Pear Tree Cottages                             |
| Area of Archaeological Importance   | 348m AAP around a PM hall House                     |
| AONB                                | 664m Kent Downs                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1185m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2                                       |
| Green Belt                       | Strong performance (20 - 30m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                 |
| Schools              | 700m - 800m Crockenhill Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                              |
| Proximity to public right of way (PRoW) | 20km - 25km  |
| Doctor/Health Centre                    | 2km - 3km The Oaks Partnership, The Cedars Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 300m - 400m       |
| Proximity to a cycle route   | 20km - 25km       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 300m - 400m |
|-------------------------------------|-------------|

**Site:** HO364 **Area (ha):** 0.763

Edenbridge & District War Memorial Hospital, Mill Hill, Edenbridge, TN8 5DA

**Current Use:** Hospital **Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 3m River Eden                                  |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Edenbridge                                   |
| Registered Park or Garden           | 2961m Hever Castle                              |
| Scheduled Monument                  | 637m Medieval moated site, Devils Den.          |
| Listed building                     | 21m Stump Of The Old Windmill                   |
| Area of Archaeological Importance   | 0m AAP Surrounding Ro road, London to Lewes Way |
| AONB                                | 952m High Weald                                 |
| Landscape sensitivity (Residential) | Low sensitivity                                 |
| Landscape sensitivity (Commerical)  | Low sensitivity                                 |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 8154m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | NPPF PDL                                  |
| Agricultural land classification | Grade 3                                   |
| Green Belt                       | Weak performance (Adjacent to Green Belt) |

### Population and Communities

|                      |                                       |
|----------------------|---------------------------------------|
| Settlement Hierarchy | Tier 2                                |
| Schools              | 800m - 900m Edenbridge Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 200m - 300m                       |
| Doctor/Health Centre                    | 1km - 2km Edenbridge Med Practice |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 1km - 2km Edenbridge Town |
| Proximity to a bus stop      | 0m - 50m                  |
| Proximity to a cycle route   | 200m - 300m               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 200m - 300m |
|-------------------------------------|-------------|



**Site:** HO365 **Area (ha):** 1.461

Sevenoaks Hospital, Hospital Road, Sevenoaks, TN13 3PG

**Current Use:** Hospital

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 2625m Meadows and Woods, Noah's Ark, Kemsing   |
| BAP Priority Habitat                 | 142m Deciduous woodland                        |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 376m Sevenoaks - Hartslands  |
| Registered Park or Garden           | 1185m Knole  |
| Scheduled Monument                  | 505m Bowl barrow in Millpond Wood  |
| Listed building                     | 13m 128-134, St Johns Hill   |
| Area of Archaeological Importance   | 220m AAP around findspots of mesolithic tools, a 17th C house and a mound - a possible river wharf |
| AONB                                | 1181m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 0m AQMA13/NO2/2014  |
| Groundwater SPZs | Within a Zone 1 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | NPPF PDL                                      |
| Agricultural land classification | Grade 4/5 or Urban                            |
| Green Belt                       | Weak performance (130 - 140m from Green Belt) |

### Population and Communities

|                      |                                      |
|----------------------|--------------------------------------|
| Settlement Hierarchy | Tier 1                               |
| Schools              | 700m - 800m Sevenoaks Primary School |

### Health and Wellbeing

|   |                             |
|---|-----------------------------|
| Open Space                              | No loss of open space       |
| Proximity to public right of way (PRoW) | 10km - 15km                 |
| Doctor/Health Centre                    | 0m - 50m Sevenoaks Hospital |

### Transportation

|                              |                          |
|------------------------------|--------------------------|
| Proximity to a train station | 200m - 300m Bat and Ball |
| Proximity to a bus stop      | 0m - 50m                 |
| Proximity to a cycle route   | 10km - 15km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |          |
|-------------------------------------|----------|
| Proximity to a town or local centre | 0m - 50m |
|-------------------------------------|----------|

**Site:** HO366  
Deerleap Bank, Halstead Lane, Knockholt, TN14 7EP

**Area (ha):** 0.046

**Current Use:** Residential and garden

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 443m Woods and Pasture at Pratt's Bottom  |
| BAP Priority Habitat                 | 18m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 682m Halstead   |
| Registered Park or Garden           | 1267m Chevening   |
| Scheduled Monument                  | 1024m Remains of medieval church and churchyard at Halstead Place |
| Listed building                     | 386m Park Farmhouse   |
| Area of Archaeological Importance   | 590m AAP around Ringfield, Knockholt                              |
| AONB                                | 830m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 2003m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (210 - 220m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4                                      |
| Schools              | 1km - 2km Halstead Community Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space                                       |
| Proximity to public right of way (PRoW) | 15km - 20km   |
| Doctor/Health Centre                    | 6km - 7km Dr Aj Skinner & Partners, Otford Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 3km - 4km Knockholt |
| Proximity to a bus stop      | 0m - 50m            |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO367 **Area (ha):** 0.031

Englefield and land adjoining, College Road, Hextable, BR8 7LT

**Current Use:** Residential and garden

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1936m Hook Spring & Tile Kilns Woods  |
| BAP Priority Habitat                 | 161m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1303m Swanley Village   |
| Registered Park or Garden           | 3174m Footh Cray Place  |
| Scheduled Monument                  | 1378m Faesten Dic, a medieval frontier work in Joydens Wood   |
| Listed building                     | 448m Gate, Gate Piers, Wall And Railings To Hextable House (Part Of North West Kent Teachers Training Centre) |
| Area of Archaeological Importance   | 30m AAP around Swanley Park   |
| AONB                                | 2485m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 684m AQMA14/NO2/2014     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (230 - 240m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4   |
| Schools              | 1km - 2km Hextable Primary School, Horizon Primary Academy, St Bartholomew's Catholic Primary School, Orchards Academy, St Mary's CEP School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 1km - 2km The Cedars Surgery, Hextable Surgery, The Oaks Partnership |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 500m - 600m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 800m - 900m |
|-------------------------------------|-------------|

**Site:** HO368 **Area (ha):** 2.002

Calcutta Club and Polhill Business Centre, London Road, Badgers Mount, TN14 7AA

**Current Use:** Restaurant, offices and residential

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 0m Woodlands west of Shoreham   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1258m Halstead  |
| Registered Park or Garden           | 2347m Chevening   |
| Scheduled Monument                  | 1200m Medieval moated site, Filston Hall  |
| Listed building                     | 830m Sepham Court   |
| Area of Archaeological Importance   | 347m Dane Bottom supposed site of battle between Edmond Ironside and Canute the Danish King AD 1016 |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                    |
|------------------|--------------------|
| AQMA             | 86m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ   |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1090 - 1100m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 5                                      |
| Schools              | 2km - 3km Halstead Community Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 4km - 5km Otford Medical Practice |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 3km - 4km Dunton Green, Knockholt |
| Proximity to a bus stop      | 0m - 50m                          |
| Proximity to a cycle route   | 15km - 20km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** HO369 **Area (ha):** 3.164

Land east of Skeynes Farm Cottages, Lingfield Road, Edenbridge, TN8 5HN

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 246m River Eden                                |
| BAP Priority Habitat                 | 86m Deciduous woodland                         |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 306m Edenbridge                                   |
| Registered Park or Garden           | 3643m Hever Castle                                |
| Scheduled Monument                  | 556m Medieval moated site, Devils Den.            |
| Listed building                     | 337m Skeynes Park                                 |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 1504m High Weald                                  |
| Landscape sensitivity (Residential) | High sensitivity                                  |
| Landscape sensitivity (Commerical)  | High sensitivity                                  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 7579m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                       |
|----------------------|---------------------------------------|
| Settlement Hierarchy | Tier 2                                |
| Schools              | 700m - 800m Edenbridge Primary School |

### Health and Wellbeing

|   |                                      |
|---|--------------------------------------|
| Open Space                              | No loss of open space                |
| Proximity to public right of way (PRoW) | 800m - 900m                          |
| Doctor/Health Centre                    | 900m - 1000m Edenbridge Med Practice |

### Transportation

|                              |                                       |
|------------------------------|---------------------------------------|
| Proximity to a train station | 1km - 2km Edenbridge Town, Edenbridge |
| Proximity to a bus stop      | 400m - 500m                           |
| Proximity to a cycle route   | 800m - 900m                           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 500m - 600m |
|-------------------------------------|-------------|

**Site:** HO37  
Land to the east of Hosey Hill, Westerham, TN16 1TD

**Area (ha):** 5.297

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 656m Hosey Common, Westerham                   |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Westerham  |
| Registered Park or Garden           | 553m Squerryes Court                                  |
| Scheduled Monument                  | 1585m Camp at Squerryes Park                          |
| Listed building                     | 15m Stakes EdgeStakes HouseThe Stakes House Tea Rooms |
| Area of Archaeological Importance   | 0m AAP around Westerham historic core                 |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | High sensitivity                                      |
| Landscape sensitivity (Commerical)  | High sensitivity                                      |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 17m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield  |
| Agricultural land classification | Grade 3   |
| Green Belt                       | Strong performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |                          |
|----------------------|--------------------------|
| Settlement Hierarchy | Tier 2                   |
| Schools              | 1km - 2km Valence School |

### Health and Wellbeing

|   |                                |
|---|--------------------------------|
| Open Space                              | No loss of open space          |
| Proximity to public right of way (PRoW) | 9km - 10km                     |
| Doctor/Health Centre                    | 600m - 700m Westerham Practice |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 7km - 8km Edenbridge |
| Proximity to a bus stop      | 400m - 500m          |
| Proximity to a cycle route   | 9km - 10km           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 300m - 400m |
|-------------------------------------|-------------|

**Site:** HO370 **Area (ha):** 1.061

Maplebank Farm, Maplescombe Lane, Farningham, DA4 0JY

**Current Use:** Agricultural and commercial

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 73m Knatts Valley, West Kingsdown   |
| BAP Priority Habitat                 | 72m No main habitat but additional habitats present   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2646m Eynsford  |
| Registered Park or Garden           | 2927m Lullingstone Castle                                       |
| Scheduled Monument                  | 0m Chapel, Maplescombe  |
| Listed building                     | 33m The Ruins Of Maplescombe Chapel                             |
| Area of Archaeological Importance   | 0m AAP Surrounding undated lynchets & soilmark & linear feature |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | High sensitivity  |
| Landscape sensitivity (Commerical)  | High sensitivity  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 1952m AQMA1/NO2/2005 |
| Groundwater SPZs | Not within a SPZ     |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 4/5 or Urban                                   |
| Green Belt                       | Strong performance (360 - 370m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 2km - 3km West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km   |
| Doctor/Health Centre                    | 2km - 3km West Kingsdown Medical Centre, Yellow Practice, W. Kingsdown Med Centre |

### Transportation

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 5km - 6km Eynsford |
| Proximity to a bus stop      | 1km - 2km          |
| Proximity to a cycle route   | 20km - 25km        |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO371  
Land south of Farley Lane, Westerham

**Area (ha):** 0.851

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 28m Farley Common, near Westerham              |
| BAP Priority Habitat                 | 9m Deciduous woodland                          |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 375m Westerham                                       |
| Registered Park or Garden           | 491m Squerryes Court                                 |
| Scheduled Monument                  | 820m Linear earthwork 230m south west of Covers Farm |
| Listed building                     | 476m FarleyWolfelands                                |
| Area of Archaeological Importance   | 166m AAP around land associated with Squerryes Court |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Moderate sensitivity                                 |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                 |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 254m AQMA2/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 2   |
| Schools              | 2km - 3km Churchill CEP School, Valence School |

### Health and Wellbeing

|   |                                |
|---|--------------------------------|
| Open Space                              | No loss of open space          |
| Proximity to public right of way (PRoW) | 9km - 10km                     |
| Doctor/Health Centre                    | 600m - 700m Westerham Practice |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 7km - 8km Edenbridge |
| Proximity to a bus stop      | 100m - 200m          |
| Proximity to a cycle route   | 9km - 10km           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 600m - 700m |
|-------------------------------------|-------------|



**Site:** HO372  
Land north of Farley Lane, Westerham

**Area (ha):** 2.912

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 68m Farley Common, near Westerham              |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 474m Westerham                                       |
| Registered Park or Garden           | 570m Squerryes Court                                 |
| Scheduled Monument                  | 797m Linear earthwork 230m south west of Covers Farm |
| Listed building                     | 572m Farthing CottageGunners Cottage                 |
| Area of Archaeological Importance   | 178m AAP around land associated with Squerryes Court |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Moderate sensitivity                                 |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                 |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 83m AQMA2/NO2/2005       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield  |
| Agricultural land classification | Grade 3   |
| Green Belt                       | Moderate performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 2   |
| Schools              | 2km - 3km Valence School, Churchill CEP School |

### Health and Wellbeing

|   |                                |
|---|--------------------------------|
| Open Space                              | No loss of open space          |
| Proximity to public right of way (PRoW) | 9km - 10km                     |
| Doctor/Health Centre                    | 700m - 800m Westerham Practice |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 7km - 8km Edenbridge |
| Proximity to a bus stop      | 0m - 50m             |
| Proximity to a cycle route   | 9km - 10km           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 600m - 700m |
|-------------------------------------|-------------|

**Site:** HO373  
Land east of Croydon Road, Westerham

**Area (ha):** 5.468

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 303m Farley Common, near Westerham             |
| BAP Priority Habitat                 | 53m Deciduous woodland                         |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 312m Westerham  |
| Registered Park or Garden           | 668m Squerryes Court                                  |
| Scheduled Monument                  | 1080m Linear earthwork 230m south west of Covers Farm |
| Listed building                     | 353m 3-9, London Road                                 |
| Area of Archaeological Importance   | 292m AAP around medieval hall house at Court Lodge    |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Moderate sensitivity                                  |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA2/NO2/2005        |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (30 - 40m from Green Belt edge) |

### Population and Communities

|                      |                                  |
|----------------------|----------------------------------|
| Settlement Hierarchy | Tier 2                           |
| Schools              | 400m - 500m Churchill CEP School |

### Health and Wellbeing

|   |                                |
|---|--------------------------------|
| Open Space                              | No loss of open space          |
| Proximity to public right of way (PRoW) | 9km - 10km                     |
| Doctor/Health Centre                    | 700m - 800m Westerham Practice |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 7km - 8km Edenbridge |
| Proximity to a bus stop      | 0m - 50m             |
| Proximity to a cycle route   | 9km - 10km           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 500m - 600m |
|-------------------------------------|-------------|

**Site:** HO374  
Land south of Madan Road, Westerham

**Area (ha):** 10.988

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 699m Chevening Estate                          |
| BAP Priority Habitat                 | 127m Deciduous woodland                        |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 388m Westerham  |
| Registered Park or Garden           | 1076m Squerryes Court                                 |
| Scheduled Monument                  | 2134m Linear earthwork 230m south west of Covers Farm |
| Listed building                     | 325m Charmans Farmhouse                               |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential     |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Moderate sensitivity                                  |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA2/NO2/2005        |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                          |
|----------------------|--------------------------|
| Settlement Hierarchy | Tier 2                   |
| Schools              | 2km - 3km Valence School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | 10km - 15km                  |
| Doctor/Health Centre                    | 1km - 2km Westerham Practice |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 8km - 9km Edenbridge |
| Proximity to a bus stop      | 500m - 600m          |
| Proximity to a cycle route   | 10km - 15km          |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO375 **Area (ha):** 0.339

Strip of land between The Grove and Kingsingfield Road, West Kingsdown

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 185m Knatts Valley, West Kingsdown  |
| BAP Priority Habitat                 | 185m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 3419m Heaverham                        |
| Registered Park or Garden           | 4682m Lullingstone Castle              |
| Scheduled Monument                  | 1550m Two milestones at West Kingsdown |
| Listed building                     | 379m Tidy'S Cottage                    |
| Area of Archaeological Importance   | 557m AAP Surrounding undated pit       |
| AONB                                | 0m Kent Downs                          |
| Landscape sensitivity (Residential) | Low sensitivity                        |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                   |
| Intersects with Ancient Woodland    | No                                     |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 842m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (220 - 230m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4   |
| Schools              | 900m - 1000m West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km   |
| Doctor/Health Centre                    | 1km - 2km Yellow Practice, W. Kingsdown Med Centre, West Kingsdown Medical Centre |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 6km - 7km Kemsing, Otford |
| Proximity to a bus stop      | 300m - 400m               |
| Proximity to a cycle route   | 20km - 25km               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** HO376  
Sundridge Village Hall, Main Road, Sundridge

**Area (ha):** 0.066

**Current Use:** Village hall

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 611m St Mary's Churchyard, Sundridge  |
| BAP Priority Habitat                 | 117m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                             |
|-------------------------------------|-----------------------------|
| Conservation Area                   | 0m Sundridge                |
| Registered Park or Garden           | 15m Combe Bank              |
| Scheduled Monument                  | 3142m Montreal Park obelisk |
| Listed building                     | 15m The Old Hall            |
| Area of Archaeological Importance   | 0m AAP Surrounding Md house |
| AONB                                | 0m Kent Downs               |
| Landscape sensitivity (Residential) | Low sensitivity             |
| Landscape sensitivity (Commerical)  | Low sensitivity             |
| Intersects with Ancient Woodland    | No                          |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1m AQMA13/NO2/2014       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | NPPF PDL                                  |
| Agricultural land classification | Grade 3                                   |
| Green Belt                       | Weak performance (Adjacent to Green Belt) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                       |
| Schools              | 800m - 900m Sundridge and Brasted CEP School |

### Health and Wellbeing

|   |                                      |
|---|--------------------------------------|
| Open Space                              | No loss of open space                |
| Proximity to public right of way (PRoW) | 10km - 15km                          |
| Doctor/Health Centre                    | 100m - 200m Dr Aj Skinner & Partners |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 5km - 6km Dunton Green |
| Proximity to a bus stop      | 0m - 50m               |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|

**Site:** HO377  
Sundridge & Brasted Social Club, Main Road, Sundridge

**Area (ha):** 0.023

**Current Use:** Social club and bowling green

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 479m St Mary's Churchyard, Sundridge  |
| BAP Priority Habitat                 | 55m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 116m Sundridge                                    |
| Registered Park or Garden           | 70m Combe Bank                                    |
| Scheduled Monument                  | 2943m Montreal Park obelisk                       |
| Listed building                     | 68m Spring Cottage                                |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA13/NO2/2014       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Weak performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                       |
| Schools              | 600m - 700m Sundridge and Brasted CEP School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 10km - 15km                       |
| Doctor/Health Centre                    | 0m - 50m Dr Aj Skinner & Partners |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 5km - 6km Dunton Green |
| Proximity to a bus stop      | 0m - 50m               |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |              |
|-------------------------------------|--------------|
| Proximity to a town or local centre | 900m - 1000m |
|-------------------------------------|--------------|

**Site:** HO381  
15 St Botolphs Road, Sevenoaks

**Area (ha):** 0.318

**Current Use:**

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 2053m Dryhill Country Park, Sundridge          |
| BAP Priority Habitat                 | 188m Deciduous woodland                        |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 105m Sevenoaks - Granville Road And Eardley Road  |
| Registered Park or Garden           | 894m Knole  |
| Scheduled Monument                  | 1299m Montreal Park obelisk                       |
| Listed building                     | 182m Emily Jackson Hospital                       |
| Area of Archaeological Importance   | 0m AAP around area of early prehistoric potential |
| AONB                                | 891m Kent Downs                                   |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 260m AQMA10/NO2/2007     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | NPPF PDL                                      |
| Agricultural land classification | Grade 3                                       |
| Green Belt                       | Weak performance (660 - 670m from Green Belt) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 1   |
| Schools              | 900m - 1000m Lady Boswell's CEP School, Sevenoaks, St Thomas' Catholic Primary School, Sevenoaks |

### Health and Wellbeing

|   |                                      |
|---|--------------------------------------|
| Open Space                              | No loss of open space                |
| Proximity to public right of way (PRoW) | 10km - 15km                          |
| Doctor/Health Centre                    | 100m - 200m Amherst Medical Practice |

### Transportation

|                              |                       |
|------------------------------|-----------------------|
| Proximity to a train station | 300m - 400m Sevenoaks |
| Proximity to a bus stop      | 100m - 200m           |
| Proximity to a cycle route   | 10km - 15km           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |          |
|-------------------------------------|----------|
| Proximity to a town or local centre | 0m - 50m |
|-------------------------------------|----------|

**Site:** HO382  
Archery and Far End, Chipstead Lane, Chipstead, Sevenoaks

**Area (ha):** 0.536

**Current Use:**

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 818m Dryhill Country Park, Sundridge           |
| BAP Priority Habitat                 | 4m Deciduous woodland                          |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 0m Chipstead   |
| Registered Park or Garden           | 1293m Chevening  |
| Scheduled Monument                  | 1300m Montreal Park obelisk  |
| Listed building                     | 41m Cedar Quillet<br>Tall Trees<br>The Old Coach House<br>Wall And Gate Piers To North And East Of White Lodge |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential  |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 457m AQMA13/NO2/2014     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Mixed                                     |
| Agricultural land classification | Grade 3                                   |
| Green Belt                       | Weak performance (Adjacent to Green Belt) |

### Population and Communities

|                      |                            |
|----------------------|----------------------------|
| Settlement Hierarchy | Tier 1                     |
| Schools              | 700m - 800m Amherst School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | 10km - 15km                        |
| Doctor/Health Centre                    | 2km - 3km Amherst Medical Practice |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 2km - 3km Sevenoaks, Dunton Green |
| Proximity to a bus stop      | 0m - 50m                          |
| Proximity to a cycle route   | 10km - 15km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |              |
|-------------------------------------|--------------|
| Proximity to a town or local centre | 900m - 1000m |
|-------------------------------------|--------------|



**Site:** HO383  
White Oak Leisure Centre, Hilda May Avenue, Swanley

**Area (ha):** 2.011

**Current Use:**

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1378m Hook Spring & Tile Kilns Woods  |
| BAP Priority Habitat                 | 10m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1221m Swanley Village                                       |
| Registered Park or Garden           | 3517m Footh Cray Place                                      |
| Scheduled Monument                  | 1837m Faesten Dic, a medieval frontier work in Joydens Wood |
| Listed building                     | 375m Swanley War Memorial                                   |
| Area of Archaeological Importance   | 57m AAP around Swanley Park                                 |
| AONB                                | 1946m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 280m AQMA8/NO2/2006      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | NPPF PDL                                      |
| Agricultural land classification | Grade 3                                       |
| Green Belt                       | Weak performance (230 - 240m from Green Belt) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 2                              |
| Schools              | 100m - 200m Horizon Primary Academy |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | Loss of open space (White Oak Leisure Centre) |
| Proximity to public right of way (PRoW) | > 25km  |
| Doctor/Health Centre                    | 700m - 800m The Cedars Surgery                |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 0m - 50m          |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 400m - 500m |
|-------------------------------------|-------------|

**Site:** HO384  
The Forge, Ash Road, Ash

**Area (ha):** 0.285

**Current Use:**

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1134m Saxten's Wood, Fawkham Green  |
| BAP Priority Habitat                 | 129m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 2734m Baldwins Green, Fawkham          |
| Registered Park or Garden           | 4646m Franks Hall                      |
| Scheduled Monument                  | 3339m Two milestones at West Kingsdown |
| Listed building                     | 220m Corner Cottage                    |
| Area of Archaeological Importance   | 152m AAP surrounding PM barn           |
| AONB                                | 3189m Kent Downs                       |
| Landscape sensitivity (Residential) | Low sensitivity                        |
| Landscape sensitivity (Commerical)  | Low sensitivity                        |
| Intersects with Ancient Woodland    | No                                     |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1865m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | NPPF PDL                                   |
| Agricultural land classification | Grade 3                                    |
| Green Belt                       | Weak performance (0 - 10m from Green Belt) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 3                                   |
| Schools              | 800m - 900m New Ash Green Primary School |

### Health and Wellbeing

|   |                         |
|---|-------------------------|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km             |
| Doctor/Health Centre                    | 600m - 700m The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 4km - 5km Longfield |
| Proximity to a bus stop      | 100m - 200m         |
| Proximity to a cycle route   | 20km - 25km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 500m - 600m |
|-------------------------------------|-------------|

**Site:** HO39 **Area (ha):** 2.288

Land at Green Court Sports Club, Green Court Road, Crockenhill, BR8 8JG

**Current Use:** Open space

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 372m Hook Spring & Tile Kilns Woods   |
| BAP Priority Habitat                 | 180m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2275m Swanley Village                               |
| Registered Park or Garden           | 2867m Lullingstone Castle                           |
| Scheduled Monument                  | 2812m Fort Farningham: a London mobilisation centre |
| Listed building                     | 5m Coal Taxpost At Junction Of Green Court Road     |
| Area of Archaeological Importance   | 217m AAP surrounding MD & PM moated house           |
| AONB                                | 1677m Kent Downs                                    |
| Landscape sensitivity (Residential) | Moderate sensitivity                                |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA4/NO2/2005        |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                 |
| Schools              | 500m - 600m Crockenhill Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                              |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 1km - 2km The Cedars Surgery, The Oaks Partnership |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 700m - 800m Swanley |
| Proximity to a bus stop      | 400m - 500m         |
| Proximity to a cycle route   | > 25km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|

**Site:** HO4  
Harringtons Nursery, Highlands Hill, Swanley, BR8 7NB

**Area (ha):** 1.792

**Current Use:** Horticultural and commercial

**Proposed Use:** Nursing home / close care bungalows

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1499m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 118m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 158m Swanley Village  |
| Registered Park or Garden           | 3332m Franks Hall   |
| Scheduled Monument                  | 2387m Faesten Dic, a medieval frontier work in Joydens Wood |
| Listed building                     | 209m Highlands Farmhouse                                    |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential           |
| AONB                                | 1548m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 464m AQMA8/NO2/2006      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                  |
|----------------------|----------------------------------|
| Settlement Hierarchy | Tier 2                           |
| Schools              | 800m - 900m St Paul's CEP School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 600m - 700m Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 50m - 100m        |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|

**Site:** HO40 **Area (ha):** 1.394

Land south of Donnington Manor 1, Dunton Green, TN13 2TD

**Current Use:** Residential and agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1254m Chevening Estate                         |
| BAP Priority Habitat                 | 115m Deciduous woodland                        |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1671m Riverhead                                     |
| Registered Park or Garden           | 1747m Chevening                                     |
| Scheduled Monument                  | 1238m Fort Halstead                                 |
| Listed building                     | 37m Donnington Manor Restaurant, Emma Hotel         |
| Area of Archaeological Importance   | 350m AAP around geology of archaeological potential |
| AONB                                | 0m Kent Downs                                       |
| Landscape sensitivity (Residential) | Moderate sensitivity                                |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 217m AQMA3/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (300 - 310m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1                                  |
| Schools              | 800m - 900m Dunton Green Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space                                       |
| Proximity to public right of way (PRoW) | 10km - 15km   |
| Doctor/Health Centre                    | 3km - 4km Otford Medical Practice, Amherst Medical Practice |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 1km - 2km Dunton Green |
| Proximity to a bus stop      | 0m - 50m               |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 800m - 900m |
|-------------------------------------|-------------|

**Site:** HO41 **Area (ha):** 0.415

Land south of Donnington Manor 2, Dunton Green, TN13 2TD

**Current Use:** Residential and agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1254m Chevening Estate                         |
| BAP Priority Habitat                 | 115m Deciduous woodland                        |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1729m Chevening Conservation Area                   |
| Registered Park or Garden           | 1747m Chevening                                     |
| Scheduled Monument                  | 1238m Fort Halstead                                 |
| Listed building                     | 37m Donnington Manor Restaurant, Emma Hotel         |
| Area of Archaeological Importance   | 419m AAP around geology of archaeological potential |
| AONB                                | 0m Kent Downs                                       |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 307m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (410 - 420m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1                                  |
| Schools              | 800m - 900m Dunton Green Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space                                       |
| Proximity to public right of way (PRoW) | 10km - 15km   |
| Doctor/Health Centre                    | 3km - 4km Amherst Medical Practice, Otford Medical Practice |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 1km - 2km Dunton Green |
| Proximity to a bus stop      | 0m - 50m               |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 800m - 900m |
|-------------------------------------|-------------|

**Site:** HO42 **Area (ha):** 0.311  
Land east of Chirnside House (formerly The Munsters), London Road, West Kingsdown, TN15 6EJ

**Current Use:** Vacant **Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 435m Knatts Valley, West Kingsdown  |
| BAP Priority Habitat                 | 290m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 3664m Heaverham   |
| Registered Park or Garden           | 4892m Lullingstone Castle                               |
| Scheduled Monument                  | 1452m Two milestones at West Kingsdown                  |
| Listed building                     | 337m Tidy'S Cottage                                     |
| Area of Archaeological Importance   | 537m AAP Surrounding Md & Pm Church & undated earthwork |
| AONB                                | 9m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                    |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 587m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 200m - 300m West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | 20km - 25km  |
| Doctor/Health Centre                    | 50m - 100m Yellow Practice, W. Kingsdown Med Centre, West Kingsdown Medical Centre |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 6km - 7km Otford, Kemsing |
| Proximity to a bus stop      | 0m - 50m                  |
| Proximity to a cycle route   | 20km - 25km               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO43 **Area (ha):** 0.361

Land to the west of 5-10 Small Grains, Fawkham, DA3 8NT

**Current Use:** Open space

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 145m Saxten's Wood, Fawkham Green   |
| BAP Priority Habitat                 | 145m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 2649m Baldwins Green, Fawkham          |
| Registered Park or Garden           | 3313m Franks Hall                      |
| Scheduled Monument                  | 2220m Two milestones at West Kingsdown |
| Listed building                     | 212m Gabriels                          |
| Area of Archaeological Importance   | 0m AAP around pleistocene deposits     |
| AONB                                | 1842m Kent Downs                       |
| Landscape sensitivity (Residential) | Low sensitivity                        |
| Landscape sensitivity (Commerical)  | Low sensitivity                        |
| Intersects with Ancient Woodland    | No                                     |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 713m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1330 - 1340m from Green Belt edge) |

### Population and Communities

|                      |                              |
|----------------------|------------------------------|
| Settlement Hierarchy | Tier 5                       |
| Schools              | 1km - 2km Fawkham CEP School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 20km - 25km           |
| Doctor/Health Centre                    | 2km - 3km The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 4km - 5km Longfield |
| Proximity to a bus stop      | 2km - 3km           |
| Proximity to a cycle route   | 20km - 25km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|



**Site:** HO44 **Area (ha):** 0.385

51-57 Mount Pleasant and land to the north, Sevenoaks Weald, TN14 6QB

**Current Use:** Residential and open space

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1203m Sevenoaks Common, Hubbards Hill & Beechmont Bank  |
| BAP Priority Habitat                 | 59m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 50m Sevenoaks Weald Conservation Area          |
| Registered Park or Garden           | 262m Long Barn                                 |
| Scheduled Monument                  | 4627m Montreal Park obelisk                    |
| Listed building                     | 146m Wentways                                  |
| Area of Archaeological Importance   | 242m AAP around land associated with Long Barn |
| AONB                                | 0m Kent Downs                                  |
| Landscape sensitivity (Residential) | Low sensitivity                                |
| Landscape sensitivity (Commerical)  | Low sensitivity                                |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 3396m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Mixed                                     |
| Agricultural land classification | Grade 4/5 or Urban                        |
| Green Belt                       | Weak performance (Adjacent to Green Belt) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                     |
| Schools              | 500m - 600m Weald Community Primary School |

### Health and Wellbeing

|   |                         |
|---|-------------------------|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 7km - 8km               |
| Doctor/Health Centre                    | 800m - 900m The Surgery |

### Transportation

|                              |                         |
|------------------------------|-------------------------|
| Proximity to a train station | 4km - 5km Hildenborough |
| Proximity to a bus stop      | 100m - 200m             |
| Proximity to a cycle route   | 7km - 8km               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** HO45 **Area (ha):** 0.052

Land adjacent to 1 Richards Close, Chiddingstone Causeway, TN11 8LF

**Current Use:** Residential garages

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units                |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units                |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 670m Chiddingstone Old Clay Pits etc., Chiddingstone Causeway |
| BAP Priority Habitat                 | 53m No main habitat but additional habitats present           |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1812m Chiddingstone                                 |
| Registered Park or Garden           | 925m Redleaf  |
| Scheduled Monument                  | 1698m Bowl barrow 25m east of The Mount             |
| Listed building                     | 62m Stonelake Farmhouse                             |
| Area of Archaeological Importance   | 351m AAP around geology of archaeological potential |
| AONB                                | 640m High Weald                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 7557m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | NPPF PDL   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (2690 - 2700m from Green Belt edge) |

### Population and Communities

|                      |                                |
|----------------------|--------------------------------|
| Settlement Hierarchy | Tier 5                         |
| Schools              | 3km - 4km Leigh Primary School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 3km - 4km             |
| Doctor/Health Centre                    | 3km - 4km The Surgery |

### Transportation

|                              |                       |
|------------------------------|-----------------------|
| Proximity to a train station | 700m - 800m Penshurst |
| Proximity to a bus stop      | 200m - 300m           |
| Proximity to a cycle route   | 3km - 4km             |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 8km - 9km |
|-------------------------------------|-----------|

**Site:** HO46 **Area (ha):** 0.209

Land rear of Granville Road, Westerham, TN16 1RT

**Current Use:** Residential garages and vacant allotments

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 207m Farley Common, near Westerham             |
| BAP Priority Habitat                 | 221m Deciduous woodland                        |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 134m Westerham                                       |
| Registered Park or Garden           | 331m Squerryes Court                                 |
| Scheduled Monument                  | 967m Linear earthwork 230m south west of Covers Farm |
| Listed building                     | 220m Farthing CottageGunners Cottage                 |
| Area of Archaeological Importance   | 172m AAP around Westerham historic core              |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Moderate sensitivity                                 |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                 |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 215m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ     |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 2   |
| Schools              | 2km - 3km Valence School, Churchill CEP School |

### Health and Wellbeing

|   |                                |
|---|--------------------------------|
| Open Space                              | No loss of open space          |
| Proximity to public right of way (PRoW) | 9km - 10km                     |
| Doctor/Health Centre                    | 300m - 400m Westerham Practice |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 7km - 8km Edenbridge |
| Proximity to a bus stop      | 200m - 300m          |
| Proximity to a cycle route   | 9km - 10km           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 300m - 400m |
|-------------------------------------|-------------|

**Site:** HO47 **Area (ha):** 0.387

Gilchrist Cottages, Mount Pleasant Road, Sevenoaks Weald, TN14 6QD

**Current Use:** Residential and gardens

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1273m Sevenoaks Common, Hubbards Hill & Beechmont Bank  |
| BAP Priority Habitat                 | 51m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 176m Sevenoaks Weald Conservation Area         |
| Registered Park or Garden           | 343m Long Barn                                 |
| Scheduled Monument                  | 4708m Montreal Park obelisk                    |
| Listed building                     | 205m Wentways                                  |
| Area of Archaeological Importance   | 324m AAP around land associated with Long Barn |
| AONB                                | 0m Kent Downs                                  |
| Landscape sensitivity (Residential) | Low sensitivity                                |
| Landscape sensitivity (Commerical)  | Low sensitivity                                |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 3443m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 4/5 or Urban                               |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                     |
| Schools              | 600m - 700m Weald Community Primary School |

### Health and Wellbeing

|   |                         |
|---|-------------------------|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 7km - 8km               |
| Doctor/Health Centre                    | 700m - 800m The Surgery |

### Transportation

|                              |                         |
|------------------------------|-------------------------|
| Proximity to a train station | 4km - 5km Hildenborough |
| Proximity to a bus stop      | 50m - 100m              |
| Proximity to a cycle route   | 7km - 8km               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** HO48 **Area (ha):** 0.098

Land rear of 13-22 Old Orchard, Charcott, Leigh, TN11 8LN

**Current Use:** Residential garages

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1034m Moorden Meadow, Chiddingstone Causeway   |
| BAP Priority Habitat                 | 246m Deciduous woodland                        |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1955m Leigh  |
| Registered Park or Garden           | 1269m Redleaf  |
| Scheduled Monument                  | 1912m Bowl barrow 25m east of The Mount                  |
| Listed building                     | 66m Jessups  |
| Area of Archaeological Importance   | 238m AAP around ROC cold war underground monitoring post |
| AONB                                | 843m High Weald  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 7089m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | NPPF PDL   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (2170 - 2180m from Green Belt edge) |

### Population and Communities

|                      |                                |
|----------------------|--------------------------------|
| Settlement Hierarchy | Tier 4                         |
| Schools              | 3km - 4km Leigh Primary School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 3km - 4km             |
| Doctor/Health Centre                    | 2km - 3km The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 1km - 2km Penshurst |
| Proximity to a bus stop      | 200m - 300m         |
| Proximity to a cycle route   | 3km - 4km           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 8km - 9km |
|-------------------------------------|-----------|

**Site:** HO49  
Highfield Farm, Crow Drive, Halstead, TN14 7BW

**Area (ha):** 0.693

**Current Use:** Commercial

**Proposed Use:** Residential inc care home

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 138m Woodlands west of Shoreham   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1498m Halstead  |
| Registered Park or Garden           | 1967m Chevening   |
| Scheduled Monument                  | 810m Fort Halstead  |
| Listed building                     | 789m Sepham Court   |
| Area of Archaeological Importance   | 108m Dane Bottom supposed site of battle between Edmond Ironside and Canute the Danish King AD 1016 |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 187m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | NPPF PDL   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1290 - 1300m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4                                      |
| Schools              | 2km - 3km Halstead Community Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 4km - 5km Otford Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 3km - 4km Knockholt |
| Proximity to a bus stop      | 300m - 400m         |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** HO5  
5 Crownfields, Sevenoaks, TN13 1EE

**Area (ha):** 0.301

**Current Use:** Residential and garden

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1636m Sevenoaks Common, Hubbards Hill & Beechmont Bank  |
| BAP Priority Habitat                 | 146m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 93m Sevenoaks - High Street                       |
| Registered Park or Garden           | 384m Knole  |
| Scheduled Monument                  | 1652m Montreal Park obelisk                       |
| Listed building                     | 163m Lime Tree Cottages                           |
| Area of Archaeological Importance   | 0m AAP around area of early prehistoric potential |
| AONB                                | 572m Kent Downs                                   |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 153m AQMA10/NO2/2007     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | NPPF PDL                                      |
| Agricultural land classification | Grade 4/5 or Urban                            |
| Green Belt                       | Weak performance (380 - 390m from Green Belt) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 1   |
| Schools              | 50m - 100m St Thomas' Catholic Primary School, Sevenoaks |

### Health and Wellbeing

|   |                                      |
|---|--------------------------------------|
| Open Space                              | No loss of open space                |
| Proximity to public right of way (PRoW) | 10km - 15km                          |
| Doctor/Health Centre                    | 0m - 50m South Park Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 1km - 2km Sevenoaks |
| Proximity to a bus stop      | 300m - 400m         |
| Proximity to a cycle route   | 10km - 15km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |          |
|-------------------------------------|----------|
| Proximity to a town or local centre | 0m - 50m |
|-------------------------------------|----------|

**Site:** HO51  
Eureka Naturist Club, Manor Lane, Fawkham, DA3 8ND

**Area (ha):** 0.399

**Current Use:** Leisure

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1299m Horton Wood, Horton Kirby   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1236m Baldwins Green, Fawkham          |
| Registered Park or Garden           | 3463m Franks Hall                      |
| Scheduled Monument                  | 3637m Two milestones at West Kingsdown |
| Listed building                     | 478m Court Lodge                       |
| Area of Archaeological Importance   | 393m AAP around pleistocene deposits   |
| AONB                                | 3063m Kent Downs                       |
| Landscape sensitivity (Residential) | Low sensitivity                        |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                   |
| Intersects with Ancient Woodland    | No                                     |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 2089m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (910 - 920m from Green Belt edge) |

### Population and Communities

|                      |                              |
|----------------------|------------------------------|
| Settlement Hierarchy | Tier 5                       |
| Schools              | 1km - 2km Fawkham CEP School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | > 25km                |
| Doctor/Health Centre                    | 2km - 3km The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 3km - 4km Longfield |
| Proximity to a bus stop      | 1km - 2km           |
| Proximity to a cycle route   | > 25km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|



**Site:** HO52  
Chapel Wood Enterprises, Ash Road, Hartley, DA3 8HA

**Area (ha):** 0.506

**Current Use:** Light industrial

**Proposed Use:** Residential inc starter homes

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 960m Hartley Wood   |
| BAP Priority Habitat                 | 60m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1188m Baldwins Green, Fawkham              |
| Registered Park or Garden           | 4317m Franks Hall                          |
| Scheduled Monument                  | 4049m Monastic grange at Friary Court      |
| Listed building                     | 91m Hartley House                          |
| Area of Archaeological Importance   | 217m AAP surrounding MD & PM chapel & kiln |
| AONB                                | 3987m Kent Downs                           |
| Landscape sensitivity (Residential) | Low sensitivity                            |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                       |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 2941m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 4/5 or Urban                                   |
| Green Belt                       | Strong performance (210 - 220m from Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 3                              |
| Schools              | 700m - 800m Hartley Primary Academy |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | > 25km                |
| Doctor/Health Centre                    | 1km - 2km The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Longfield |
| Proximity to a bus stop      | 300m - 400m         |
| Proximity to a cycle route   | > 25km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |              |
|-------------------------------------|--------------|
| Proximity to a town or local centre | 900m - 1000m |
|-------------------------------------|--------------|

**Site:** HO54 **Area (ha):** 1.954

Land at the corner of Highlands Hill and School Lane, Swanley Village, BR8 7NA

**Current Use:** Vacant field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1369m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 43m No main habitat but additional habitats present   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Swanley Village  |
| Registered Park or Garden           | 3159m Franks Hall   |
| Scheduled Monument                  | 2536m Faesten Dic, a medieval frontier work in Joydens Wood |
| Listed building                     | 26m Highlands Cottage                                       |
| Area of Archaeological Importance   | 54m AAP around geology of archaeological potential          |
| AONB                                | 1786m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 910m AQMA8/NO2/2006      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (340 - 350m from Green Belt edge) |

### Population and Communities

|                      |                                  |
|----------------------|----------------------------------|
| Settlement Hierarchy | Tier 5                           |
| Schools              | 200m - 300m St Paul's CEP School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 800m - 900m Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 2km - 3km Swanley |
| Proximity to a bus stop      | 600m - 700m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |              |
|-------------------------------------|--------------|
| Proximity to a town or local centre | 900m - 1000m |
|-------------------------------------|--------------|

**Site:** HO55  
Land at Lower Road, Hextable, BR8 7RZ

**Area (ha):** 4.957

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 2030m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 216m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 598m Swanley Village  |
| Registered Park or Garden           | 3744m Franks Hall   |
| Scheduled Monument                  | 1862m Faesten Dic, a medieval frontier work in Joydens Wood |
| Listed building                     | 613m The Old Farmhouse                                      |
| Area of Archaeological Importance   | 0m AAP around Hextable Park                                 |
| AONB                                | 2448m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1259m AQMA8/NO2/2006     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 4                              |
| Schools              | 400m - 500m Hextable Primary School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 700m - 800m Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 3km - 4km Swanley |
| Proximity to a bus stop      | 300m - 400m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 400m - 500m |
|-------------------------------------|-------------|

**Site:** HO56  
Land in Combe Bank Drive, Sundridge, TN14 6AD

**Area (ha):** 0.165

**Current Use:** Residential garden

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 508m St Mary's Churchyard, Sundridge  |
| BAP Priority Habitat                 | 8m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                      |
|-------------------------------------|--------------------------------------|
| Conservation Area                   | 5m Sundridge                         |
| Registered Park or Garden           | 5m Combe Bank                        |
| Scheduled Monument                  | 2884m Montreal Park obelisk          |
| Listed building                     | 87m Wall Along Combe Bank Drive      |
| Area of Archaeological Importance   | 0m AAP around Coombe Bank, Sundridge |
| AONB                                | 0m Kent Downs                        |
| Landscape sensitivity (Residential) | Low sensitivity                      |
| Landscape sensitivity (Commerical)  | Low sensitivity                      |
| Intersects with Ancient Woodland    | No                                   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 95m AQMA13/NO2/2014      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (80 - 90m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                       |
| Schools              | 700m - 800m Sundridge and Brasted CEP School |

### Health and Wellbeing

|   |                                      |
|---|--------------------------------------|
| Open Space                              | No loss of open space                |
| Proximity to public right of way (PRoW) | 10km - 15km                          |
| Doctor/Health Centre                    | 400m - 500m Dr Aj Skinner & Partners |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 5km - 6km Dunton Green, Sevenoaks |
| Proximity to a bus stop      | 300m - 400m                       |
| Proximity to a cycle route   | 10km - 15km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO57  
Land west of Childsbridge Lane, Kemsing, TN15 6QS

**Area (ha):** 0.733

**Current Use:** Woodland

**Proposed Use:** Residential inc affordable

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 600m Woods and Downs above Kemsing             |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 735m Kemsing                                    |
| Registered Park or Garden           | 3043m Knole                                     |
| Scheduled Monument                  | 597m Milestone on Pilgrim's Way                 |
| Listed building                     | 764m 47 And 49, West End                        |
| Area of Archaeological Importance   | 39m AAP Surrounding Ro building & Md occupation |
| AONB                                | 594m Kent Downs                                 |
| Landscape sensitivity (Residential) | Moderate sensitivity                            |
| Landscape sensitivity (Commerical)  | High sensitivity                                |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                    |
|------------------|--------------------|
| AQMA             | 22m AQMA3/NO2/2005 |
| Groundwater SPZs | Not within a SPZ   |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 1km - 2km Kemsing Primary School, Seal CEP School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 10km - 15km                       |
| Doctor/Health Centre                    | 1km - 2km Kemsing Village Surgery |

### Transportation

|                              |                  |
|------------------------------|------------------|
| Proximity to a train station | 1km - 2km Otford |
| Proximity to a bus stop      | 0m - 50m         |
| Proximity to a cycle route   | 10km - 15km      |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 600m - 700m |
|-------------------------------------|-------------|

**Site:** HO58  
Saunders Nursery, College Road, Hextable, BR8 7LX

**Area (ha):** 0.495

**Current Use:** Horticultural buildings and equestrian grazing

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 2352m Hook Spring & Tile Kilns Woods  |
| BAP Priority Habitat                 | 124m Traditional orchard  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1044m Swanley Village                                       |
| Registered Park or Garden           | 3222m Foots Cray Place                                      |
| Scheduled Monument                  | 1309m Faesten Dic, a medieval frontier work in Joydens Wood |
| Listed building                     | 72m The Old Farmhouse                                       |
| Area of Archaeological Importance   | 0m AAP around Hextable Gardens                              |
| AONB                                | 2568m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1089m AQMA14/NO2/2014    |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 4                              |
| Schools              | 700m - 800m Hextable Primary School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 700m - 800m Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 2km - 3km Swanley |
| Proximity to a bus stop      | 600m - 700m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 500m - 600m |
|-------------------------------------|-------------|

**Site:** HO59  
Land at Green View Avenue, Leigh, TN11 8QT

**Area (ha):** 2.223

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 0m Leigh Pasture and Marsh  |
| BAP Priority Habitat                 | 0m Good quality semi-improved grassland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                 |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 143m Leigh   |
| Registered Park or Garden           | 349m Hall Place                                    |
| Scheduled Monument                  | 342m Medieval moated site, Great Barnett's         |
| Listed building                     | 181m Elizabeth'S Cottage                           |
| Area of Archaeological Importance   | 10m AAP around geology of archaeological potential |
| AONB                                | 453m High Weald                                    |
| Landscape sensitivity (Residential) | Low sensitivity                                    |
| Landscape sensitivity (Commerical)  | Low sensitivity                                    |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 8161m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                  |
|----------------------|----------------------------------|
| Settlement Hierarchy | Tier 4                           |
| Schools              | 300m - 400m Leigh Primary School |

### Health and Wellbeing

|   |                          |
|---|--------------------------|
| Open Space                              | No loss of open space    |
| Proximity to public right of way (PRoW) | 1km - 2km                |
| Doctor/Health Centre                    | 900m - 1000m The Surgery |

### Transportation

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 900m - 1000m Leigh |
| Proximity to a bus stop      | 300m - 400m        |
| Proximity to a cycle route   | 1km - 2km          |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |            |
|-------------------------------------|------------|
| Proximity to a town or local centre | 9km - 10km |
|-------------------------------------|------------|

**Site:** HO6 **Area (ha):** 0.05

Plot 538, Lake View Development, Chevening Road, Chipstead, TN13 2SA

**Current Use:** Green field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1113m Chevening Estate                         |
| BAP Priority Habitat                 | 264m Deciduous woodland                        |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 511m Chipstead                                      |
| Registered Park or Garden           | 1113m Chevening                                     |
| Scheduled Monument                  | 1900m Montreal Park obelisk                         |
| Listed building                     | 606m The Home Farmhouse                             |
| Area of Archaeological Importance   | 127m AAP around geology of archaeological potential |
| AONB                                | 14m Kent Downs                                      |
| Landscape sensitivity (Residential) | Moderate sensitivity                                |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 461m AQMA3/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (400 - 410m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1  |
| Schools              | 200m - 300m Chevening (St Botolph's) CEP School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | 10km - 15km  |
| Doctor/Health Centre                    | 3km - 4km Dr Aj Skinner & Partners, Amherst Medical Practice |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 3km - 4km Sevenoaks, Dunton Green |
| Proximity to a bus stop      | 700m - 800m                       |
| Proximity to a cycle route   | 10km - 15km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|



**Site:** HO60  
Land east of Mill Hill, Edenbridge, TN8 5DQ

**Area (ha):** 3.031

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 355m River Eden                                |
| BAP Priority Habitat                 | 111m Deciduous woodland                        |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 130m Edenbridge                                 |
| Registered Park or Garden           | 2788m Hever Castle                              |
| Scheduled Monument                  | 806m Medieval moated site, Devils Den.          |
| Listed building                     | 336m Gabriels Manor                             |
| Area of Archaeological Importance   | 0m AAP Surrounding Ro road, London to Lewes Way |
| AONB                                | 431m High Weald                                 |
| Landscape sensitivity (Residential) | Moderate sensitivity                            |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                            |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 8499m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 2                              |
| Schools              | 1km - 2km Edenbridge Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 700m - 800m                       |
| Doctor/Health Centre                    | 1km - 2km Edenbridge Med Practice |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 1km - 2km Edenbridge Town |
| Proximity to a bus stop      | 0m - 50m                  |
| Proximity to a cycle route   | 700m - 800m               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|

Site: HO61

Area (ha): 2.834

Land east of London Road, Dunton Green, TN13 2TE

Current Use: Agricultural and woodland

Proposed Use: Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1682m Chevening Estate                         |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                              |
|-------------------------------------|------------------------------|
| Conservation Area                   | 1242m Riverhead              |
| Registered Park or Garden           | 1829m Chevening              |
| Scheduled Monument                  | 1727m Fort Halstead          |
| Listed building                     | 100m Broughton Lodge         |
| Area of Archaeological Importance   | 10m AAP Surrounding IA ditch |
| AONB                                | 76m Kent Downs               |
| Landscape sensitivity (Residential) | Moderate sensitivity         |
| Landscape sensitivity (Commerical)  | Moderate sensitivity         |
| Intersects with Ancient Woodland    | Yes                          |

### Environmental Quality

|                  |                    |
|------------------|--------------------|
| AQMA             | 0m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ   |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1                                  |
| Schools              | 300m - 400m Dunton Green Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 10km - 15km   |
| Doctor/Health Centre                    | 3km - 4km Amherst Medical Practice, Sevenoaks Hospital, St John'S Medical Practice, Otford Medical Practice, Town Medical Centre, South Park Medical Practice |

### Transportation

|                              |                          |
|------------------------------|--------------------------|
| Proximity to a train station | 700m - 800m Dunton Green |
| Proximity to a bus stop      | 0m - 50m                 |
| Proximity to a cycle route   | 10km - 15km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 300m - 400m |
|-------------------------------------|-------------|

**Site:** HO62  
Gabriels Farmhouse, Mill Hill, Edenbridge, TN8 5DQ

**Area (ha):** 0.042

**Current Use:** Residential and garden

**Proposed Use:** Residential inc affordable

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 224m River Eden   |
| BAP Priority Habitat                 | 164m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                 |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 4m Edenbridge                                   |
| Registered Park or Garden           | 2979m Hever Castle                              |
| Scheduled Monument                  | 726m Medieval moated site, Devils Den.          |
| Listed building                     | 257m Stump Of The Old Windmill                  |
| Area of Archaeological Importance   | 0m AAP Surrounding Ro road, London to Lewes Way |
| AONB                                | 783m High Weald                                 |
| Landscape sensitivity (Residential) | Moderate sensitivity                            |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                            |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 8399m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (20 - 30m from Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 2                              |
| Schools              | 1km - 2km Edenbridge Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 500m - 600m                       |
| Doctor/Health Centre                    | 1km - 2km Edenbridge Med Practice |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 1km - 2km Edenbridge Town |
| Proximity to a bus stop      | 200m - 300m               |
| Proximity to a cycle route   | 500m - 600m               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 500m - 600m |
|-------------------------------------|-------------|

**Site:** HO63 **Area (ha):** 0.067

Mowshurst Barn and field, Four Elms Road, Edenbridge, TN8 6LP

**Current Use:** Agricultural barn and field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1119m River Eden  |
| BAP Priority Habitat                 | 133m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1337m Edenbridge  |
| Registered Park or Garden           | 2826m Hever Castle  |
| Scheduled Monument                  | 2620m Medieval moated site, Devils Den.                     |
| Listed building                     | 600m Little Broxham   |
| Area of Archaeological Importance   | 196m AAP around Pal flint tools - Axe, adze and hammerstone |
| AONB                                | 1893m Kent Downs  |
| Landscape sensitivity (Residential) | High sensitivity  |
| Landscape sensitivity (Commerical)  | High sensitivity  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 6167m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Mixed   |
| Agricultural land classification | Grade 3   |
| Green Belt                       | Strong performance (90 - 100m from Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 2                              |
| Schools              | 1km - 2km Edenbridge Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 2km - 3km                         |
| Doctor/Health Centre                    | 1km - 2km Edenbridge Med Practice |

### Transportation

|                              |                                       |
|------------------------------|---------------------------------------|
| Proximity to a train station | 1km - 2km Edenbridge, Edenbridge Town |
| Proximity to a bus stop      | 300m - 400m                           |
| Proximity to a cycle route   | 2km - 3km                             |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

Site: HO64

Area (ha): 0.165

Land adjacent to Telephone Exchange, London Road, West Kingsdown, TN15 6EJ

Current Use: Vacant

Proposed Use: Residential inc affordable

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 461m Knatts Valley, West Kingsdown  |
| BAP Priority Habitat                 | 291m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 3690m Heaverham   |
| Registered Park or Garden           | 4924m Lullingstone Castle                               |
| Scheduled Monument                  | 1447m Two milestones at West Kingsdown                  |
| Listed building                     | 360m Tidy'S Cottage                                     |
| Area of Archaeological Importance   | 547m AAP Surrounding Md & Pm Church & undated earthwork |
| AONB                                | 31m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                    |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 563m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 100m - 200m West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | 20km - 25km  |
| Doctor/Health Centre                    | 50m - 100m Yellow Practice, W. Kingsdown Med Centre, West Kingsdown Medical Centre |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 6km - 7km Kemsing, Otford |
| Proximity to a bus stop      | 0m - 50m                  |
| Proximity to a cycle route   | 20km - 25km               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO65  
Land adjacent to Seven Acres, Crockenhill, BR8 8JE

**Area (ha):** 0.815

**Current Use:** Woodland

**Proposed Use:** Residential inc affordable

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 721m Hook Spring & Tile Kilns Woods   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2783m Swanley Village                               |
| Registered Park or Garden           | 2261m Lullingstone Castle                           |
| Scheduled Monument                  | 2529m Fort Farningham: a London mobilisation centre |
| Listed building                     | 156m Moat Farmhouse                                 |
| Area of Archaeological Importance   | 76m AAP surrounding MD & PM moated house            |
| AONB                                | 1240m Kent Downs                                    |
| Landscape sensitivity (Residential) | Moderate sensitivity                                |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 588m AQMA4/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 4                              |
| Schools              | 0m - 50m Crockenhill Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                              |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 1km - 2km The Oaks Partnership, The Cedars Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 0m - 50m          |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 100m - 200m |
|-------------------------------------|-------------|

**Site:** HO66 **Area (ha):** 0.178

Land at Olinda, Ash Road and adjacent land off Fairby Lane, Hartley, DA3 8DA

**Current Use:** Residential, garden and scrubland

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 828m Hartley Wood   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1104m Baldwins Green, Fawkham              |
| Registered Park or Garden           | 4408m Franks Hall                          |
| Scheduled Monument                  | 3853m Monastic grange at Friary Court      |
| Listed building                     | 285m Hartley House                         |
| Area of Archaeological Importance   | 429m AAP surrounding MD & PM chapel & kiln |
| AONB                                | 4180m Kent Downs                           |
| Landscape sensitivity (Residential) | Low sensitivity                            |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                       |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 3152m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 4/5 or Urban                                 |
| Green Belt                       | Strong performance (50 - 60m from Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 3                              |
| Schools              | 500m - 600m Hartley Primary Academy |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | > 25km                |
| Doctor/Health Centre                    | 1km - 2km The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Longfield |
| Proximity to a bus stop      | 0m - 50m            |
| Proximity to a cycle route   | > 25km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 600m - 700m |
|-------------------------------------|-------------|

**Site:** HO67  
Land at Stones Cross Road, Crockenhill, BR8 8LT

**Area (ha):** 6.072

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 160m Hook Spring & Tile Kilns Woods   |
| BAP Priority Habitat                 | 4m No main habitat but additional habitats present  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2366m Swanley Village                           |
| Registered Park or Garden           | 2807m Lullingstone Castle                       |
| Scheduled Monument                  | 2755m Ruxley old church                         |
| Listed building                     | 0m Coal Taxpost At Junction Of Green Court Road |
| Area of Archaeological Importance   | 126m AAP surrounding MD & PM moated house       |
| AONB                                | 1679m Kent Downs                                |
| Landscape sensitivity (Residential) | Moderate sensitivity                            |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                            |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 68m AQMA4/NO2/2005       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 1 or 2                                       |
| Green Belt                       | Strong performance (20 - 30m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                 |
| Schools              | 500m - 600m Crockenhill Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                              |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 1km - 2km The Cedars Surgery, The Oaks Partnership |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 800m - 900m Swanley |
| Proximity to a bus stop      | 400m - 500m         |
| Proximity to a cycle route   | > 25km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|



**Site:** HO68 **Area (ha):** 1.503  
 Land rear of Blue Chalet Industrial Park, West Kingsdown, TN15 6BS  
**Current Use:** Grazing **Proposed Use:** Residential inc self-build and retirement bungalow

**Biodiversity and Geodiversity**

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 0m Knatts Valley, West Kingsdown  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

**Climate Change**

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

**Landscape and Historic Environment - Proximity to:**

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 2947m Eynsford                           |
| Registered Park or Garden           | 3317m Lullingstone Castle                |
| Scheduled Monument                  | 119m Two milestones at West Kingsdown    |
| Listed building                     | 470m The Ruins Of Maplescombe Chapel     |
| Area of Archaeological Importance   | 86m AAP Surrounding surrounding SAM 336A |
| AONB                                | 0m Kent Downs                            |
| Landscape sensitivity (Residential) | High sensitivity                         |
| Landscape sensitivity (Commerical)  | High sensitivity                         |
| Intersects with Ancient Woodland    | No                                       |

**Environmental Quality**

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1453m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

**Land, Soil and Water Resources**

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

**Population and Communities**

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 1km - 2km West Kingsdown C.E. (V.C.) Primary School |

**Health and Wellbeing**

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km   |
| Doctor/Health Centre                    | 1km - 2km Yellow Practice, W. Kingsdown Med Centre, West Kingsdown Medical Centre |

**Transportation**

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 6km - 7km Eynsford |
| Proximity to a bus stop      | 50m - 100m         |
| Proximity to a cycle route   | 20km - 25km        |

**Economy**

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

**Town and Local Centres**

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 600m - 700m |
|-------------------------------------|-------------|

**Site:** HO69 **Area (ha):** 1.956

Land at Bucklers, The Coppice, Bitchet Green, TN15 0NB

**Current Use:** Residential, garden and agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1343m One Tree Hill, Underriver   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1473m Wildernesse  |
| Registered Park or Garden           | 185m The Japanese Garden, Bitchet Wood   |
| Scheduled Monument                  | 1655m Large multivallate hillfort and Palaeolithic rock shelters at Oldbury Hill |
| Listed building                     | 70m Lord'S Spring CottageLord'S Spring Cottages                                  |
| Area of Archaeological Importance   | 0m AAP Surrounding Pa implements & Ro Urn  |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | Yes  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1428m AQMA13/NO2/2014    |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (920 - 930m from Green Belt edge) |

### Population and Communities

|                      |                                  |
|----------------------|----------------------------------|
| Settlement Hierarchy | Tier 5                           |
| Schools              | 1km - 2km St Lawrence CEP School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | 10km - 15km  |
| Doctor/Health Centre                    | 5km - 6km The Medical Centre (Sevenoaks School), St John'S Medical Practice, Town Medical Centre, South Park Medical Practice, Sevenoaks Hospital, Kemsing Village Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 3km - 4km Kemsing |
| Proximity to a bus stop      | 400m - 500m       |
| Proximity to a cycle route   | 10km - 15km       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** HO7  
Gracious Lane End, Bayleys Hill, Sevenoaks, TN14 6HS

**Area (ha):** 0.732

**Current Use:** Equestrian stables and grazing

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units        |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units        |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 176m Sevenoaks Common, Hubbards Hill & Beechmont Bank |
| BAP Priority Habitat                 | 0m Deciduous woodland                                 |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1412m Sevenoaks Weald Conservation Area           |
| Registered Park or Garden           | 1562m Knole                                       |
| Scheduled Monument                  | 2803m Montreal Park obelisk                       |
| Listed building                     | 28m White House                                   |
| Area of Archaeological Importance   | 0m AAP around area of early prehistoric potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 2132m AQMA10/NO2/2007    |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 4/5 or Urban                                   |
| Green Belt                       | Strong performance (840 - 850m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1  |
| Schools              | 2km - 3km St Thomas' Catholic Primary School, Sevenoaks, Weald Community Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | 9km - 10km   |
| Doctor/Health Centre                    | 2km - 3km The Medical Centre (Sevenoaks School), South Park Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 3km - 4km Sevenoaks |
| Proximity to a bus stop      | 0m - 50m            |
| Proximity to a cycle route   | 9km - 10km          |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

Site: HO71

Area (ha): 3.406

Land north west of Stones Cross Road, Crockenhill, BR8 8LT

Current Use: Grazing

Proposed Use: Residential inc affordable

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 130m Hook Spring & Tile Kilns Woods   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2605m Swanley Village                             |
| Registered Park or Garden           | 2786m Lullingstone Castle                         |
| Scheduled Monument                  | 2930m Ruxley old church                           |
| Listed building                     | 169m Coal Taxpost At Junction Of Green Court Road |
| Area of Archaeological Importance   | 97m AAP around tile Kilns Wood                    |
| AONB                                | 1545m Kent Downs                                  |
| Landscape sensitivity (Residential) | Moderate sensitivity                              |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                              |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 314m AQMA4/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (240 - 250m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                 |
| Schools              | 600m - 700m Crockenhill Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                              |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 1km - 2km The Cedars Surgery, The Oaks Partnership |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 600m - 700m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|

**Site:** HO72 **Area (ha):** 3.001  
 South field, Johnsons Farm, west of Chapel Wood Road, Ash, TN15 7HT

**Current Use:** Agricultural **Proposed Use:** Residential

**Biodiversity and Geodiversity**

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1030m Saxten's Wood, Fawkham Green  |
| BAP Priority Habitat                 | 259m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

**Climate Change**

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

**Landscape and Historic Environment - Proximity to:**

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 2240m Baldwins Green, Fawkham          |
| Registered Park or Garden           | 4316m Franks Hall                      |
| Scheduled Monument                  | 3286m Two milestones at West Kingsdown |
| Listed building                     | 24m Corner Cottage                     |
| Area of Archaeological Importance   | 0m AAP surrounding PM barn             |
| AONB                                | 3053m Kent Downs                       |
| Landscape sensitivity (Residential) | Low sensitivity                        |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                   |
| Intersects with Ancient Woodland    | No                                     |

**Environmental Quality**

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1814m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

**Land, Soil and Water Resources**

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

**Population and Communities**

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 5                                   |
| Schools              | 800m - 900m New Ash Green Primary School |

**Health and Wellbeing**

|   |                         |
|---|-------------------------|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km             |
| Doctor/Health Centre                    | 600m - 700m The Surgery |

**Transportation**

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 3km - 4km Longfield |
| Proximity to a bus stop      | 0m - 50m            |
| Proximity to a cycle route   | 20km - 25km         |

**Economy**

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

**Town and Local Centres**

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 500m - 600m |
|-------------------------------------|-------------|

**Site:** HO73  
The Parish Complex, College Road, Hextable, BR8 7LT

**Area (ha):** 0.356

**Current Use:** Community

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 2359m Hook Spring & Tile Kilns Woods  |
| BAP Priority Habitat                 | 160m Traditional orchard  |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 971m Swanley Village  |
| Registered Park or Garden           | 3294m Footh Cray Place  |
| Scheduled Monument                  | 1382m Faesten Dic, a medieval frontier work in Joydens Wood   |
| Listed building                     | 3m Gate, Gate Piers, Wall And Railings To Hextable House (Part Of North West Kent Teachers Training Centre) |
| Area of Archaeological Importance   | 0m AAP surrounding PM houses and the site of Hextable House - a Tudor and 17th century house.               |
| AONB                                | 2483m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1091m AQMA8/NO2/2006     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Mixed                                     |
| Agricultural land classification | Grade 1 or 2                              |
| Green Belt                       | Weak performance (Adjacent to Green Belt) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 4                              |
| Schools              | 600m - 700m Hextable Primary School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 500m - 600m Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 2km - 3km Swanley |
| Proximity to a bus stop      | 500m - 600m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 400m - 500m |
|-------------------------------------|-------------|

**Site:** HO74  
Land south of Lower Road, Hextable, BR8 7RY

**Area (ha):** 3.738

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 2030m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 216m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 598m Swanley Village  |
| Registered Park or Garden           | 3767m Franks Hall   |
| Scheduled Monument                  | 1862m Faesten Dic, a medieval frontier work in Joydens Wood |
| Listed building                     | 613m The Old Farmhouse                                      |
| Area of Archaeological Importance   | 0m AAP around Hextable Park                                 |
| AONB                                | 2448m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1259m AQMA8/NO2/2006     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 4                              |
| Schools              | 500m - 600m Hextable Primary School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 600m - 700m Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 3km - 4km Swanley |
| Proximity to a bus stop      | 400m - 500m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 400m - 500m |
|-------------------------------------|-------------|

**Site:** HO75  
Land west of Gravesend Road, Wrotham, TN15 7JS

**Area (ha):** 0.366

**Current Use:** Scrubland

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1806m Jub's Hill and Ridley Woods, Ridley   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 852m Hodsoll Street                          |
| Registered Park or Garden           | 5489m Ightham Court                          |
| Scheduled Monument                  | 2417m Coldrum Megalithic Tomb, Trottiscliffe |
| Listed building                     | 584m The Goslings                            |
| Area of Archaeological Importance   | 1333m AAP Surrounding circular enclosure     |
| AONB                                | 494m Kent Downs                              |
| Landscape sensitivity (Residential) | Low sensitivity                              |
| Landscape sensitivity (Commerical)  | Low sensitivity                              |
| Intersects with Ancient Woodland    | Yes  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 4590m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield  |
| Agricultural land classification | Grade 3   |
| Green Belt                       | Strong performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 5  |
| Schools              | 6km - 7km Milestone Academy, New Ash Green Primary School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | > 25km                |
| Doctor/Health Centre                    | 6km - 7km The Surgery |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 9km - 10km Longfield |
| Proximity to a bus stop      | 200m - 300m          |
| Proximity to a cycle route   | > 25km               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 6km - 7km |
|-------------------------------------|-----------|



**Site:** HO76

**Area (ha):** 0.116

Land adjoining The Copse, London Road, West Kingsdown, TN15 6EJ

**Current Use:** Commercial and equestrian grazing

**Proposed Use:** Residential inc self-build

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 455m Knatts Valley, West Kingsdown  |
| BAP Priority Habitat                 | 295m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 3679m Heaverham   |
| Registered Park or Garden           | 4821m Lullingstone Castle                               |
| Scheduled Monument                  | 1535m Two milestones at West Kingsdown                  |
| Listed building                     | 373m Tidy'S Cottage                                     |
| Area of Archaeological Importance   | 516m AAP Surrounding Md & Pm Church & undated earthwork |
| AONB                                | 43m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                    |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 657m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 200m - 300m West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | 20km - 25km  |
| Doctor/Health Centre                    | 0m - 50m West Kingsdown Medical Centre, Yellow Practice, W. Kingsdown Med Centre |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 6km - 7km Kemsing, Otford |
| Proximity to a bus stop      | 0m - 50m                  |
| Proximity to a cycle route   | 20km - 25km               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO77 **Area (ha):** 1.659

Millview Park and Foxlands, London Road, West Kingsdown, TN15 6AP

**Current Use:** Residential and caravan park

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 543m Knatts Valley, West Kingsdown  |
| BAP Priority Habitat                 | 18m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                       |
|-------------------------------------|---------------------------------------|
| Conservation Area                   | 3567m Heaverham                       |
| Registered Park or Garden           | 4625m Ightham Court                   |
| Scheduled Monument                  | 967m Two milestones at West Kingsdown |
| Listed building                     | 146m Kingsdown Mill                   |
| Area of Archaeological Importance   | 607m AAP around medieval farm cottage |
| AONB                                | 17m Kent Downs                        |
| Landscape sensitivity (Residential) | Moderate sensitivity                  |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                  |
| Intersects with Ancient Woodland    | No                                    |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 62m AQMA1/NO2/2005       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (20 - 30m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 400m - 500m West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km   |
| Doctor/Health Centre                    | 600m - 700m West Kingsdown Medical Centre, Yellow Practice, W. Kingsdown Med Centre |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 6km - 7km Kemsing |
| Proximity to a bus stop      | 0m - 50m          |
| Proximity to a cycle route   | 20km - 25km       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO78 **Area (ha):** 0.637  
 The Bungalow and Florence Farm Mobile Home Park, Main Road, West Kingsdown, TN15 6BP

**Current Use:** Residential and caravan park **Proposed Use:** Residential

**Biodiversity and Geodiversity**

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 26m Knatts Valley, West Kingsdown   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

**Climate Change**

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

**Landscape and Historic Environment - Proximity to:**

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 3238m Eynsford  |
| Registered Park or Garden           | 3540m Lullingstone Castle   |
| Scheduled Monument                  | 265m Two milestones at West Kingsdown                             |
| Listed building                     | 618m The Ruins Of Maplescombe Chapel                              |
| Area of Archaeological Importance   | 164m AAP Surrounding undated lynchets & soilmark & linear feature |
| AONB                                | 26m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

**Environmental Quality**

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1426m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

**Land, Soil and Water Resources**

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Mixed                                     |
| Agricultural land classification | Grade 3                                   |
| Green Belt                       | Weak performance (Adjacent to Green Belt) |

**Population and Communities**

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 1km - 2km West Kingsdown C.E. (V.C.) Primary School |

**Health and Wellbeing**

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km   |
| Doctor/Health Centre                    | 1km - 2km Yellow Practice, W. Kingsdown Med Centre, West Kingsdown Medical Centre |

**Transportation**

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 6km - 7km Eynsford |
| Proximity to a bus stop      | 0m - 50m           |
| Proximity to a cycle route   | 20km - 25km        |

**Economy**

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

**Town and Local Centres**

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 300m - 400m |
|-------------------------------------|-------------|

**Site:** HO79  
Land rear of Main Road, Knockholt, TN14 7JE

**Area (ha):** 0.291

**Current Use:** Vacant

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 333m Chevening Estate   |
| BAP Priority Habitat                 | 102m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1457m Halstead  |
| Registered Park or Garden           | 547m Chevening  |
| Scheduled Monument                  | 1715m Remains of medieval church and churchyard at Halstead Place |
| Listed building                     | 180m Castle House   |
| Area of Archaeological Importance   | 0m AAP around Ringfield, Knockholt                                |
| AONB                                | 56m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 2286m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4   |
| Schools              | 1km - 2km St Katharine's Knockholt CEP School, Halstead Community Primary School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | 15km - 20km                        |
| Doctor/Health Centre                    | 5km - 6km Dr Aj Skinner & Partners |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 3km - 4km Knockholt |
| Proximity to a bus stop      | 0m - 50m            |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO80  
Land south of Main Road, Sundridge, TN14 6EF

**Area (ha):** 3.361

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 403m St Mary's Churchyard, Sundridge  |
| BAP Priority Habitat                 | 74m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 27m Sundridge                                     |
| Registered Park or Garden           | 595m Combe Bank                                   |
| Scheduled Monument                  | 2056m Montreal Park obelisk                       |
| Listed building                     | 84m Judge'S Cottages                              |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | High sensitivity                                  |
| Landscape sensitivity (Commerical)  | High sensitivity                                  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 5m AQMA13/NO2/2014  |
| Groundwater SPZs | Within a Zone 1 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (400 - 410m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                     |
| Schools              | 1km - 2km Sundridge and Brasted CEP School |

### Health and Wellbeing

|   |                                       |
|---|---------------------------------------|
| Open Space                              | No loss of open space                 |
| Proximity to public right of way (PRoW) | 10km - 15km                           |
| Doctor/Health Centre                    | 900m - 1000m Dr Aj Skinner & Partners |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 6km - 7km Dunton Green, Sevenoaks |
| Proximity to a bus stop      | 0m - 50m                          |
| Proximity to a cycle route   | 10km - 15km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO81  
Land at Beesfield Lane, Farningham, DA4 0LA

**Area (ha):** 16.443

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1051m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 54m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                    |
|-------------------------------------|------------------------------------|
| Conservation Area                   | 157m Farningham                    |
| Registered Park or Garden           | 962m Franks Hall                   |
| Scheduled Monument                  | 626m Eynsford Castle               |
| Listed building                     | 74m Beesfield Farmhouse            |
| Area of Archaeological Importance   | 0m AAP around pleistocene deposits |
| AONB                                | 0m Kent Downs                      |
| Landscape sensitivity (Residential) | Low sensitivity                    |
| Landscape sensitivity (Commerical)  | Low sensitivity                    |
| Intersects with Ancient Woodland    | No                                 |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 716m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4                                      |
| Schools              | 1km - 2km Anthony Roper Primary School, The |

### Health and Wellbeing

|   |                            |
|---|----------------------------|
| Open Space                              | No loss of open space      |
| Proximity to public right of way (PRoW) | 20km - 25km                |
| Doctor/Health Centre                    | 1km - 2km Braeside Surgery |

### Transportation

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 2km - 3km Eynsford |
| Proximity to a bus stop      | 500m - 600m        |
| Proximity to a cycle route   | 20km - 25km        |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** HO82  
Land at Eglantine Lane, Farningham, DA4 0LD

**Area (ha):** 18.293

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 393m Grassland adjacent Farningham Wood   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 61m Farningham  |
| Registered Park or Garden           | 182m Franks Hall  |
| Scheduled Monument                  | 272m A Romano-British villa and a possible Iron Age farmstead at Franks |
| Listed building                     | 154m South Hall   |
| Area of Archaeological Importance   | 0m AAP surrounding MD chapel  |
| AONB                                | 29m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 0m AQMA1/NO2/2005   |
| Groundwater SPZs | Within a Zone 1 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Moderate performance (40 - 50m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4   |
| Schools              | 1km - 2km Anthony Roper Primary School, The, Horton Kirby CEP School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | 20km - 25km                  |
| Doctor/Health Centre                    | 400m - 500m Braeside Surgery |

### Transportation

|                              |                                     |
|------------------------------|-------------------------------------|
| Proximity to a train station | 2km - 3km Eynsford, Farningham Road |
| Proximity to a bus stop      | 200m - 300m                         |
| Proximity to a cycle route   | 20km - 25km                         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** HO83  
Berkeley House, 7 Oakhill Road, Sevenoaks, TN13 1NQ

**Area (ha):** 0.461

**Current Use:** Commercial offices

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1825m Dryhill Country Park, Sundridge          |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Sevenoaks - Kippington And Oakhill Road        |
| Registered Park or Garden           | 1038m Knole                                       |
| Scheduled Monument                  | 1028m Montreal Park obelisk                       |
| Listed building                     | 8m Gas Lamp Standard Opposite No 40               |
| Area of Archaeological Importance   | 0m AAP around area of early prehistoric potential |
| AONB                                | 589m Kent Downs                                   |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 369m AQMA10/NO2/2007     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | NPPF PDL                                      |
| Agricultural land classification | Grade 4/5 or Urban                            |
| Green Belt                       | Weak performance (430 - 440m from Green Belt) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1  |
| Schools              | 1km - 2km Lady Boswell's CEP School, Sevenoaks, Riverhead Infant School, Sevenoaks Primary School, Knole Academy, St Thomas' Catholic Primary School, Sevenoaks |

### Health and Wellbeing

|   |                                      |
|---|--------------------------------------|
| Open Space                              | No loss of open space                |
| Proximity to public right of way (PRoW) | 10km - 15km                          |
| Doctor/Health Centre                    | 800m - 900m Amherst Medical Practice |

### Transportation

|                              |                       |
|------------------------------|-----------------------|
| Proximity to a train station | 300m - 400m Sevenoaks |
| Proximity to a bus stop      | 300m - 400m           |
| Proximity to a cycle route   | 10km - 15km           |

### Economy

|                 |  |
|-----------------|--|
| Employment Site | Loss of allocated employment site (Erskine House, Sevenoaks) |
|-----------------|--|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 400m - 500m |
|-------------------------------------|-------------|



**Site:** HO84  
Land east of Archer Way, Swanley, BR8 7XW

**Area (ha):** 17.448

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1069m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 0m Traditional orchard  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 0m Swanley Village                                   |
| Registered Park or Garden           | 2901m Franks Hall                                    |
| Scheduled Monument                  | 2220m Fort Farningham: a London mobilisation centre  |
| Listed building                     | 146m Downs Cottages (Nos 1,2 And 3) And The Old Cafe |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential    |
| AONB                                | 1141m Kent Downs                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                      |
| Landscape sensitivity (Commerical)  | Low sensitivity                                      |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 238m AQMA8/NO2/2006      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                  |
|----------------------|----------------------------------|
| Settlement Hierarchy | Tier 2                           |
| Schools              | 800m - 900m St Paul's CEP School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 1km - 2km Hextable Surgery, The Oaks Partnership, The Cedars Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 2km - 3km Swanley |
| Proximity to a bus stop      | 1km - 2km         |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO85 **Area (ha):** 0.152

Lincoln Kennels and Cattery, Gorse Hill, Farningham, DA4 0JU

**Current Use:** Commercial and residential

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1029m Horton Wood, Horton Kirby   |
| BAP Priority Habitat                 | 246m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1370m Farningham   |
| Registered Park or Garden           | 1281m Franks Hall  |
| Scheduled Monument                  | 1625m A Romano-British villa and a possible Iron Age farmstead at Franks |
| Listed building                     | 625m Beesfield Farmhouse   |
| Area of Archaeological Importance   | 0m AAP surrounding undated linear & retilinear cropmark                  |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 625m AQMA1/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1000 - 1010m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4                                      |
| Schools              | 2km - 3km Anthony Roper Primary School, The |

### Health and Wellbeing

|   |                            |
|---|----------------------------|
| Open Space                              | No loss of open space      |
| Proximity to public right of way (PRoW) | 20km - 25km                |
| Doctor/Health Centre                    | 1km - 2km Braeside Surgery |

### Transportation

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 3km - 4km Eynsford |
| Proximity to a bus stop      | 0m - 50m           |
| Proximity to a cycle route   | 20km - 25km        |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** HO86 **Area (ha):** 0.229

Chaucers of Sevenoaks, London Road, Dunton Green, TN13 2TH

**Current Use:** Commercial

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1265m Chevening Estate                         |
| BAP Priority Habitat                 | 134m Deciduous woodland                        |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1658m Chipstead                                     |
| Registered Park or Garden           | 1652m Chevening                                     |
| Scheduled Monument                  | 1321m Fort Halstead                                 |
| Listed building                     | 164m Donnington Manor Restaurant, Emma Hotel        |
| Area of Archaeological Importance   | 437m AAP around geology of archaeological potential |
| AONB                                | 0m Kent Downs                                       |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commercial)  | Moderate sensitivity                                |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 243m AQMA3/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | NPPF PDL   |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (330 - 340m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1                                  |
| Schools              | 700m - 800m Dunton Green Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space                                       |
| Proximity to public right of way (PRoW) | 10km - 15km   |
| Doctor/Health Centre                    | 3km - 4km Amherst Medical Practice, Otford Medical Practice |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 1km - 2km Dunton Green |
| Proximity to a bus stop      | 0m - 50m               |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|

**Site:** HO88 **Area (ha):** 3.479

Riddings Field, land south of Madsone Road, Swanley, BR8 7QD

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1190m Hook Spring & Tile Kilns Woods  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2062m Swanley Village                                       |
| Registered Park or Garden           | 2650m Footh Cray Place                                      |
| Scheduled Monument                  | 1404m Faesten Dic, a medieval frontier work in Joydens Wood |
| Listed building                     | 355m Coal Duty Boundary Marker                              |
| Area of Archaeological Importance   | 572m AAP around Swanley Park                                |
| AONB                                | 2712m Kent Downs  |
| Landscape sensitivity (Residential) | Moderate sensitivity  |
| Landscape sensitivity (Commerical)  | Moderate sensitivity  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA4/NO2/2005        |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 1 or 2                                       |
| Green Belt                       | Moderate performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 2  |
| Schools              | 1km - 2km St Bartholomew's Catholic Primary School, St Mary's CEP School, Horizon Primary Academy, Orchards Academy |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                              |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 1km - 2km The Cedars Surgery, The Oaks Partnership |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 0m - 50m          |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO89  
Land north of Maidstone Road, Swanley, BR8 7TH

**Area (ha):** 10.636

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1535m Hook Spring & Tile Kilns Woods  |
| BAP Priority Habitat                 | 0m No main habitat but additional habitats present  |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2142m Swanley Village                                       |
| Registered Park or Garden           | 1951m Footh Cray Place                                      |
| Scheduled Monument                  | 1025m Faesten Dic, a medieval frontier work in Joydens Wood |
| Listed building                     | 108m Coal Duty Boundary Marker                              |
| Area of Archaeological Importance   | 635m AAP around Swanley Park                                |
| AONB                                | 2989m Kent Downs  |
| Landscape sensitivity (Residential) | Moderate sensitivity  |
| Landscape sensitivity (Commerical)  | Moderate sensitivity  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA4/NO2/2005        |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 2  |
| Schools              | 1km - 2km St Bartholomew's Catholic Primary School, St Mary's CEP School, Orchards Academy, Horizon Primary Academy |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                              |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 1km - 2km The Cedars Surgery, The Oaks Partnership |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 0m - 50m          |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO9 **Area (ha):** 12.842

Land south of London Road and west of School Lane, West Kingsdown

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 138m Knatts Valley, West Kingsdown  |
| BAP Priority Habitat                 | 134m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 3528m Heaverham                        |
| Registered Park or Garden           | 4288m Lullingstone Castle              |
| Scheduled Monument                  | 1141m Two milestones at West Kingsdown |
| Listed building                     | 191m Tidy'S Cottage                    |
| Area of Archaeological Importance   | 373m AAP around pleistocene deposits   |
| AONB                                | 0m Kent Downs                          |
| Landscape sensitivity (Residential) | Low sensitivity                        |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                   |
| Intersects with Ancient Woodland    | No                                     |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 532m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 300m - 400m West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | 20km - 25km  |
| Doctor/Health Centre                    | 50m - 100m West Kingsdown Medical Centre, Yellow Practice, W. Kingsdown Med Centre |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 6km - 7km Kemsing, Otford |
| Proximity to a bus stop      | 0m - 50m                  |
| Proximity to a cycle route   | 20km - 25km               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO90  
Land east of Fawkham Road, West Kingsdown, TN15 6JP

**Area (ha):** 4.752

**Current Use:** Grazing

**Proposed Use:** Residential inc self-build

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 753m Knatts Valley, West Kingsdown  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 3928m Heaverham   |
| Registered Park or Garden           | 4727m Franks Hall                                       |
| Scheduled Monument                  | 1343m Two milestones at West Kingsdown                  |
| Listed building                     | 278m Crowhurst Farm Cottages                            |
| Area of Archaeological Importance   | 149m AAP Surrounding Md & Pm Church & undated earthwork |
| AONB                                | 237m Kent Downs   |
| Landscape sensitivity (Residential) | Moderate sensitivity                                    |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                    |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 261m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 300m - 400m West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km   |
| Doctor/Health Centre                    | 300m - 400m West Kingsdown Medical Centre, Yellow Practice, W. Kingsdown Med Centre |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 6km - 7km Kemsing |
| Proximity to a bus stop      | 400m - 500m       |
| Proximity to a cycle route   | 20km - 25km       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO91 **Area (ha):** 0.058

Land rear of Kidds Cottages, Eynsford Road, Crockenhill, BR8 8JX

**Current Use:** Vacant

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 893m Hook Spring & Tile Kilns Woods   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2850m Swanley Village                               |
| Registered Park or Garden           | 2237m Lullingstone Castle                           |
| Scheduled Monument                  | 2547m Fort Farningham: a London mobilisation centre |
| Listed building                     | 163m Church Of All Souls                            |
| Area of Archaeological Importance   | 191m AAP surrounding MD & PM moated house           |
| AONB                                | 1227m Kent Downs                                    |
| Landscape sensitivity (Residential) | Moderate sensitivity                                |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 665m AQMA4/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                 |
| Schools              | 100m - 200m Crockenhill Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                              |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 2km - 3km The Cedars Surgery, The Oaks Partnership |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 100m - 200m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |            |
|-------------------------------------|------------|
| Proximity to a town or local centre | 50m - 100m |
|-------------------------------------|------------|



**Site:** HO92 **Area (ha):** 4.873

Land north of Morleys Road, Sevenoaks Weald, TN14 6QR

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 800m Sevenoaks Common, Hubbards Hill & Beechmont Bank   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 574m Sevenoaks Weald Conservation Area  |
| Registered Park or Garden           | 731m Riverhill House  |
| Scheduled Monument                  | 4361m Montreal Park obelisk   |
| Listed building                     | 86m Large Barn To North West Of Else'S Farmhouse And Further Range Of Outbuildings Adjoining Barn To North West |
| Area of Archaeological Importance   | 80m AAP around geology of archaeological potential  |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 2870m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 4/5 or Urban                                   |
| Green Belt                       | Strong performance (230 - 240m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                   |
| Schools              | 1km - 2km Weald Community Primary School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 8km - 9km             |
| Doctor/Health Centre                    | 0m - 50m The Surgery  |

### Transportation

|                              |                         |
|------------------------------|-------------------------|
| Proximity to a train station | 4km - 5km Hildenborough |
| Proximity to a bus stop      | 400m - 500m             |
| Proximity to a cycle route   | 8km - 9km               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** HO93  
Land south of Gracious Lane, Sevenoaks, TN13 1SH

**Area (ha):** 8.535

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 0m Sevenoaks Common, Hubbards Hill & Beechmont Bank   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1339m Sevenoaks - High Street                     |
| Registered Park or Garden           | 20m Knole   |
| Scheduled Monument                  | 3266m Montreal Park obelisk                       |
| Listed building                     | 387m The White Hart Public House                  |
| Area of Archaeological Importance   | 0m AAP around area of early prehistoric potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | High sensitivity                                  |
| Landscape sensitivity (Commerical)  | High sensitivity                                  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1651m AQMA10/NO2/2007    |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 4/5 or Urban                                 |
| Green Belt                       | Strong performance (10 - 20m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1  |
| Schools              | 2km - 3km Lady Boswell's CEP School, Sevenoaks, Weald Community Primary School, St Thomas' Catholic Primary School, Sevenoaks |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space                           |
| Proximity to public right of way (PRoW) | 8km - 9km                                       |
| Doctor/Health Centre                    | 1km - 2km The Medical Centre (Sevenoaks School) |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 3km - 4km Sevenoaks |
| Proximity to a bus stop      | 200m - 300m         |
| Proximity to a cycle route   | 8km - 9km           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO94 **Area (ha):** 2.063

Land at Widmore Farm, Station Road, Halstead, TN14 7DH

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 326m Woods and Pasture at Pratt's Bottom  |
| BAP Priority Habitat                 | 116m Traditional orchard  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 0m Halstead  |
| Registered Park or Garden           | 2333m Chevening  |
| Scheduled Monument                  | 375m Remains of medieval church and churchyard at Halstead Place   |
| Listed building                     | 72m 44-48, Station Road  |
| Area of Archaeological Importance   | 168m AAP around medieval site - Medieval church of St. Margaret, Halstead place, a 17th C church with medieval origins and the Old Rectory |
| AONB                                | 843m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1465m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield  |
| Agricultural land classification | Grade 3   |
| Green Belt                       | Strong performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 500m - 600m Halstead Community Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 6km - 7km Otford Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 1km - 2km Knockholt |
| Proximity to a bus stop      | 0m - 50m            |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 5km - 6km |
|-------------------------------------|-----------|

**Site:** HO96 **Area (ha):** 0.26

Brasted Water Pumping Station, Coles Lane, Westerham, TN16 1NS

**Current Use:** Commercial

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 353m Combe Wood, Brasted  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                       |
|-------------------------------------|---------------------------------------|
| Conservation Area                   | 112m Brasted Church Area              |
| Registered Park or Garden           | 419m Combe Bank                       |
| Scheduled Monument                  | 4067m Camp at Squerryes Park          |
| Listed building                     | 171m Church Of St Martin              |
| Area of Archaeological Importance   | 75m AAP Surrounding Md Church (tower) |
| AONB                                | 0m Kent Downs                         |
| Landscape sensitivity (Residential) | Low sensitivity                       |
| Landscape sensitivity (Commerical)  | Low sensitivity                       |
| Intersects with Ancient Woodland    | No                                    |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 84m AQMA2/NO2/2005       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (350 - 360m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 2   |
| Schools              | 2km - 3km Sundridge and Brasted CEP School, Valence School |

### Health and Wellbeing

|   |                             |
|---|-----------------------------|
| Open Space                              | No loss of open space       |
| Proximity to public right of way (PRoW) | 10km - 15km                 |
| Doctor/Health Centre                    | 700m - 800m Brasted Surgery |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 7km - 8km Dunton Green, Sevenoaks |
| Proximity to a bus stop      | 700m - 800m                       |
| Proximity to a cycle route   | 10km - 15km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|

**Site:** HO378  
Grange Park Farm, Manor Lane, Fawkham, DA3 8ND

**Area (ha):** 0.827

**Current Use:** Equestrian grazing, redundant farm buildings and resi

**Proposed Use:** Light industrial and residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 838m Horton Wood, Horton Kirby  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1483m Baldwins Green, Fawkham          |
| Registered Park or Garden           | 3076m Franks Hall                      |
| Scheduled Monument                  | 3184m Two milestones at West Kingsdown |
| Listed building                     | 424m Court Lodge                       |
| Area of Archaeological Importance   | 159m AAP around pleistocene deposits   |
| AONB                                | 2554m Kent Downs                       |
| Landscape sensitivity (Residential) | Low sensitivity                        |
| Landscape sensitivity (Commerical)  | Low sensitivity                        |
| Intersects with Ancient Woodland    | No                                     |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1613m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1170 - 1180m from Green Belt edge) |

### Population and Communities

|                      |                                |
|----------------------|--------------------------------|
| Settlement Hierarchy | Tier 5                         |
| Schools              | 300m - 400m Fawkham CEP School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | > 25km                |
| Doctor/Health Centre                    | 2km - 3km The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Longfield |
| Proximity to a bus stop      | 1km - 2km           |
| Proximity to a cycle route   | > 25km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** HO379 **Area (ha):** 0.142

Kent and Surrey Driving Range, Crouch House Road, Edenbridge, TN8 5LQ

**Current Use:** Driving range **Proposed Use:** Mixed use

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1372m River Eden  |
| BAP Priority Habitat                 | 22m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1059m Edenbridge                        |
| Registered Park or Garden           | 4220m Hever Castle                      |
| Scheduled Monument                  | 1757m Medieval moated site, Devils Den. |
| Listed building                     | 260m Crouch House                       |
| Area of Archaeological Importance   | 411m AAP around bronze Roman coin       |
| AONB                                | 2400m Kent Downs                        |
| Landscape sensitivity (Residential) | High sensitivity                        |
| Landscape sensitivity (Commerical)  | High sensitivity                        |
| Intersects with Ancient Woodland    | No                                      |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 6479m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Mixed   |
| Agricultural land classification | Grade 3   |
| Green Belt                       | Strong performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 2                              |
| Schools              | 1km - 2km Edenbridge Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 1km - 2km                         |
| Doctor/Health Centre                    | 1km - 2km Edenbridge Med Practice |

### Transportation

|                              |                                       |
|------------------------------|---------------------------------------|
| Proximity to a train station | 1km - 2km Edenbridge Town, Edenbridge |
| Proximity to a bus stop      | 0m - 50m                              |
| Proximity to a cycle route   | 1km - 2km                             |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** HO97 **Area (ha):** 0.736

Land at Middle Farm Nursery, Cray Road, Crockenhill, BR8 8LN

**Current Use:** Horticultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 734m Hook Spring & Tile Kilns Woods   |
| BAP Priority Habitat                 | 90m No main habitat but additional habitats present   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 3346m Swanley Village                               |
| Registered Park or Garden           | 2256m Lullingstone Castle                           |
| Scheduled Monument                  | 3098m Fort Farningham: a London mobilisation centre |
| Listed building                     | 34m Middle Farmhouse                                |
| Area of Archaeological Importance   | 13m AAP around a PM hall House                      |
| AONB                                | 891m Kent Downs                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1097m AQMA4/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                 |
| Schools              | 700m - 800m Crockenhill Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                              |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 2km - 3km The Oaks Partnership, The Cedars Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 0m - 50m          |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 400m - 500m |
|-------------------------------------|-------------|

**Site:** MX1  
6 Pembroke Road, Sevenoaks, TN13 1XR

**Area (ha):** 0.134

**Current Use:** Offices and car park

**Proposed Use:** Office and residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units         |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units         |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 2108m Sevenoaks Common, Hubbards Hill & Beechmont Bank |
| BAP Priority Habitat                 | 443m Deciduous woodland                                |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Sevenoaks - The Vine                   |
| Registered Park or Garden           | 489m Knole                                |
| Scheduled Monument                  | 1721m Montreal Park obelisk               |
| Listed building                     | 84m No 165 Including Gateway And Railings |
| Area of Archaeological Importance   | 89m AAP Surrounding Md & Pm town          |
| AONB                                | 495m Kent Downs                           |
| Landscape sensitivity (Residential) | Low sensitivity                           |
| Landscape sensitivity (Commerical)  | Low sensitivity                           |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA10/NO2/2007       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | NPPF PDL                                      |
| Agricultural land classification | Grade 4/5 or Urban                            |
| Green Belt                       | Weak performance (320 - 330m from Green Belt) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1  |
| Schools              | 400m - 500m Lady Boswell's CEP School, Sevenoaks, St Thomas' Catholic Primary School, Sevenoaks |

### Health and Wellbeing

|   |                                 |
|---|---------------------------------|
| Open Space                              | No loss of open space           |
| Proximity to public right of way (PRoW) | 10km - 15km                     |
| Doctor/Health Centre                    | 200m - 300m Town Medical Centre |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 900m - 1000m Sevenoaks |
| Proximity to a bus stop      | 0m - 50m               |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |  |
|-----------------|--|
| Employment Site | Loss of allocated employment site (London Road, Sevenoaks) |
|-----------------|--|

### Town and Local Centres

|                                     |          |
|-------------------------------------|----------|
| Proximity to a town or local centre | 0m - 50m |
|-------------------------------------|----------|



**Site:** MX10 **Area (ha):** 18.001

Land at Breezehurst Farm, Crouch House Road, Edenbridge, TN8 5LF

**Current Use:** Light industrial and agricultural

**Proposed Use:** Residential and employment

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1187m River Eden  |
| BAP Priority Habitat                 | 6m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 794m Edenbridge                                   |
| Registered Park or Garden           | 3904m Hever Castle                                |
| Scheduled Monument                  | 1719m Medieval moated site, Devils Den.           |
| Listed building                     | 238m Hilders Farmhouse                            |
| Area of Archaeological Importance   | 318m AAP Surrounding Ro road, London to Lewes Way |
| AONB                                | 1855m Kent Downs                                  |
| Landscape sensitivity (Residential) | High sensitivity                                  |
| Landscape sensitivity (Commerical)  | High sensitivity                                  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 5935m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 2                              |
| Schools              | 1km - 2km Edenbridge Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 1km - 2km                         |
| Doctor/Health Centre                    | 1km - 2km Edenbridge Med Practice |

### Transportation

|                              |                                       |
|------------------------------|---------------------------------------|
| Proximity to a train station | 1km - 2km Edenbridge, Edenbridge Town |
| Proximity to a bus stop      | 0m - 50m                              |
| Proximity to a cycle route   | 1km - 2km                             |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** MX11

**Area (ha):** 5.045

Land north of Tonbridge Road, Chiddingstone Causeway, TN11 8JJ

**Current Use:** Agricultural

**Proposed Use:** Residential and community facilities

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units      |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units      |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 464m Moorden Meadow, Chiddingstone Causeway         |
| BAP Priority Habitat                 | 64m No main habitat but additional habitats present |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1743m Chiddingstone                                 |
| Registered Park or Garden           | 701m Redleaf  |
| Scheduled Monument                  | 1408m Bowl barrow 25m east of The Mount             |
| Listed building                     | 22m Stonelake Farmhouse                             |
| Area of Archaeological Importance   | 269m AAP around geology of archaeological potential |
| AONB                                | 312m High Weald                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 7464m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (2340 - 2350m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 5   |
| Schools              | 3km - 4km Leigh Primary School, Chiddingstone CEP School, Penshurst CEP School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 2km - 3km             |
| Doctor/Health Centre                    | 2km - 3km The Surgery |

### Transportation

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 0m - 50m Penshurst |
| Proximity to a bus stop      | 0m - 50m           |
| Proximity to a cycle route   | 2km - 3km          |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |            |
|-------------------------------------|------------|
| Proximity to a town or local centre | 9km - 10km |
|-------------------------------------|------------|

**Site:** MX12 **Area (ha):** 0.858

Station Yard, Station Hill, Chiddingstone Causeway, TN11 8JD

**Current Use:** Commercial

**Proposed Use:** Residential and commercial

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 427m Moorden Meadow, Chiddingstone Causeway    |
| BAP Priority Habitat                 | 264m Deciduous woodland                        |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1572m Chiddingstone                                 |
| Registered Park or Garden           | 611m Redleaf  |
| Scheduled Monument                  | 1383m Bowl barrow 25m east of The Mount             |
| Listed building                     | 196m Church Of St Luke                              |
| Area of Archaeological Importance   | 138m AAP around geology of archaeological potential |
| AONB                                | 358m High Weald                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 7820m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | NPPF PDL   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (2570 - 2580m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 5   |
| Schools              | 3km - 4km Penshurst CEP School, Leigh Primary School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 2km - 3km             |
| Doctor/Health Centre                    | 3km - 4km The Surgery |

### Transportation

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 0m - 50m Penshurst |
| Proximity to a bus stop      | 0m - 50m           |
| Proximity to a cycle route   | 2km - 3km          |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 10km - 15km |
|-------------------------------------|-------------|

**Site:** MX13  
Land west of High Street, Shoreham, TN14 7TB

**Area (ha):** 1.49

**Current Use:** Agricultural

**Proposed Use:** Residential and commercial

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 102m Woodlands west of Shoreham   |
| BAP Priority Habitat                 | 75m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Shoreham - Mill Lane                                     |
| Registered Park or Garden           | 1339m Lullingstone Castle                                   |
| Scheduled Monument                  | 1261m Medieval moated site, Filston Hall                    |
| Listed building                     | 13m The Crown Inn   |
| Area of Archaeological Importance   | 14m AAP around Darenth Valley - roman and Iron age activity |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1229m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield  |
| Agricultural land classification | Grade 4/5 or Urban                                |
| Green Belt                       | Strong performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 4                              |
| Schools              | 600m - 700m Shoreham Village School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 3km - 4km Otford Medical Practice |

### Transportation

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 1km - 2km Shoreham |
| Proximity to a bus stop      | 600m - 700m        |
| Proximity to a cycle route   | 15km - 20km        |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** MX17  
98-116 London Road, Sevenoaks, TN13 1BA

**Area (ha):** 0.331

**Current Use:** Commercial

**Proposed Use:** Residential and office

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units         |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units         |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 2180m Sevenoaks Common, Hubbards Hill & Beechmont Bank |
| BAP Priority Habitat                 | 257m No main habitat but additional habitats present   |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 0m Sevenoaks - The Vine                            |
| Registered Park or Garden           | 649m Knole   |
| Scheduled Monument                  | 1509m Montreal Park obelisk                        |
| Listed building                     | 26m 125, London Road                               |
| Area of Archaeological Importance   | 46m AAP around area of early prehistoric potential |
| AONB                                | 647m Kent Downs                                    |
| Landscape sensitivity (Residential) | Low sensitivity                                    |
| Landscape sensitivity (Commerical)  | Low sensitivity                                    |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA10/NO2/2007       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | NPPF PDL                                      |
| Agricultural land classification | Grade 4/5 or Urban                            |
| Green Belt                       | Weak performance (520 - 530m from Green Belt) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1  |
| Schools              | 400m - 500m St Thomas' Catholic Primary School, Sevenoaks |

### Health and Wellbeing

|   |                                      |
|---|--------------------------------------|
| Open Space                              | No loss of open space                |
| Proximity to public right of way (PRoW) | 10km - 15km                          |
| Doctor/Health Centre                    | 200m - 300m Amherst Medical Practice |

### Transportation

|                              |                       |
|------------------------------|-----------------------|
| Proximity to a train station | 500m - 600m Sevenoaks |
| Proximity to a bus stop      | 0m - 50m              |
| Proximity to a cycle route   | 10km - 15km           |

### Economy

|                 |  |
|-----------------|--|
| Employment Site | Loss of allocated employment site (London Road, Sevenoaks) |
|-----------------|--|

### Town and Local Centres

|                                     |          |
|-------------------------------------|----------|
| Proximity to a town or local centre | 0m - 50m |
|-------------------------------------|----------|

Site: MX19

Area (ha): 18.26

Land west of Old Otford Road, Sevenoaks, TN14 5EZ

Current Use: Agricultural

Proposed Use: Leisure

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1342m Woods and Downs above Kemsing            |
| BAP Priority Habitat                 | 55m Deciduous woodland                         |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                  |
|-------------------------------------|----------------------------------|
| Conservation Area                   | 711m Otford                      |
| Registered Park or Garden           | 2395m Knole                      |
| Scheduled Monument                  | 715m Otford Palace               |
| Listed building                     | 563m Rye Cottage                 |
| Area of Archaeological Importance   | 0m AAP Surrounding Roman pottery |
| AONB                                | 752m Kent Downs                  |
| Landscape sensitivity (Residential) | Low sensitivity                  |
| Landscape sensitivity (Commerical)  | Low sensitivity                  |
| Intersects with Ancient Woodland    | No                               |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 0m AQMA3/NO2/2005   |
| Groundwater SPZs | Within a Zone 1 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 4/5 or Urban                               |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1  |
| Schools              | 1km - 2km Trinity School, Sevenoaks Primary School, Otford Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 10km - 15km   |
| Doctor/Health Centre                    | 1km - 2km St John'S Medical Practice, Otford Medical Practice, Sevenoaks Hospital |

### Transportation

|                              |                                |
|------------------------------|--------------------------------|
| Proximity to a train station | 1km - 2km Bat and Ball, Otford |
| Proximity to a bus stop      | 0m - 50m                       |
| Proximity to a cycle route   | 10km - 15km                    |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** MX20 **Area (ha):** 1.619

Gasworks field, west of Offord Road, Sevenoaks, TN14 5DE

**Current Use:** Vacant

**Proposed Use:** Mixed use

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units                             |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with application with development with a total net gain |
| Intersects with SSSI                 | Yes  |
| Proximity to a Local Wildlife Site   | 2208m Woods and Downs above Kemsing  |
| BAP Priority Habitat                 | 0m No main habitat but additional habitats present                         |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1162m Sevenoaks - Hartslands                               |
| Registered Park or Garden           | 2019m Knole  |
| Scheduled Monument                  | 1137m Bowl barrow in Millpond Wood                         |
| Listed building                     | 490m Bat And Ball Railway Station                          |
| Area of Archaeological Importance   | 0m AAP around Darenth Valley - roman and Iron age activity |
| AONB                                | 1478m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 513m AQMA13/NO2/2014 |
| Groundwater SPZs | Within a Zone 1 SPZ  |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 4/5 or Urban                                 |
| Green Belt                       | Moderate performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1  |
| Schools              | 1km - 2km St John's CEP School, Sevenoaks, Sevenoaks Primary School, Trinity School |

### Health and Wellbeing

|   |                                |
|---|--------------------------------|
| Open Space                              | No loss of open space          |
| Proximity to public right of way (PRoW) | 10km - 15km                    |
| Doctor/Health Centre                    | 700m - 800m Sevenoaks Hospital |

### Transportation

|                              |                          |
|------------------------------|--------------------------|
| Proximity to a train station | 600m - 700m Bat and Ball |
| Proximity to a bus stop      | 50m - 100m               |
| Proximity to a cycle route   | 10km - 15km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|

**Site:** MX21  
Bakers Yard, Otford Road, Sevenoaks, TN14 5DW

**Area (ha):** 2.092

**Current Use:** Commercial, retail and residential

**Proposed Use:** Mixed use

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 2297m Woods and Downs above Kemsing   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 637m Sevenoaks - Hartslands                                |
| Registered Park or Garden           | 1495m Knole  |
| Scheduled Monument                  | 807m Bowl barrow in Millpond Wood                          |
| Listed building                     | 116m Bat And Ball Railway Station                          |
| Area of Archaeological Importance   | 0m AAP around Darenth Valley - roman and Iron age activity |
| AONB                                | 1465m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 13m AQMA13/NO2/2014 |
| Groundwater SPZs | Within a Zone 1 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 4/5 or Urban                                 |
| Green Belt                       | Moderate performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                       |
|----------------------|---------------------------------------|
| Settlement Hierarchy | Tier 1                                |
| Schools              | 900m - 1000m Sevenoaks Primary School |

### Health and Wellbeing

|   |                                |
|---|--------------------------------|
| Open Space                              | No loss of open space          |
| Proximity to public right of way (PRoW) | 10km - 15km                    |
| Doctor/Health Centre                    | 200m - 300m Sevenoaks Hospital |

### Transportation

|                              |                       |
|------------------------------|-----------------------|
| Proximity to a train station | 0m - 50m Bat and Ball |
| Proximity to a bus stop      | 0m - 50m              |
| Proximity to a cycle route   | 10km - 15km           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |            |
|-------------------------------------|------------|
| Proximity to a town or local centre | 50m - 100m |
|-------------------------------------|------------|



Site: MX22

Area (ha): 2.631

Swanley town centre regeneration area

Current Use: Retail, commercial, community and car parking

Proposed Use: Retail, commercial, community, residential and par

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1223m Hook Spring & Tile Kilns Woods  |
| BAP Priority Habitat                 | 315m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1351m Swanley Village                               |
| Registered Park or Garden           | 3133m Lullingstone Castle                           |
| Scheduled Monument                  | 2406m Fort Farningham: a London mobilisation centre |
| Listed building                     | 103m Swanley War Memorial                           |
| Area of Archaeological Importance   | 524m AAP around geology of archaeological potential |
| AONB                                | 1262m Kent Downs                                    |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA8/NO2/2006        |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | NPPF PDL                                      |
| Agricultural land classification | Grade 4/5 or Urban                            |
| Green Belt                       | Weak performance (550 - 560m from Green Belt) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 2   |
| Schools              | 200m - 300m St Bartholomew's Catholic Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | Loss of open space (Swanley Recreation Ground)    |
| Proximity to public right of way (PRoW) | > 25km  |
| Doctor/Health Centre                    | 0m - 50m The Cedars Surgery, The Oaks Partnership |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 700m - 800m Swanley |
| Proximity to a bus stop      | 0m - 50m            |
| Proximity to a cycle route   | > 25km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |          |
|-------------------------------------|----------|
| Proximity to a town or local centre | 0m - 50m |
|-------------------------------------|----------|

**Site:** MX24  
Fort Halstead, Crow Drive, Halstead, TN14 7BP

**Area (ha):** 62.658

**Current Use:** Commercial

**Proposed Use:** Residential, employment, hotel and community

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 0m Woodlands west of Shoreham   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                  |
|-------------------------------------|----------------------------------|
| Conservation Area                   | 956m Chevening Conservation Area |
| Registered Park or Garden           | 489m Chevening                   |
| Scheduled Monument                  | 0m Fort Halstead                 |
| Listed building                     | 0m Building Q14, Fort Halstead   |
| Area of Archaeological Importance   | 0m AAP Surrounding SAM 303       |
| AONB                                | 0m Kent Downs                    |
| Landscape sensitivity (Residential) | Low sensitivity                  |
| Landscape sensitivity (Commerical)  | Low sensitivity                  |
| Intersects with Ancient Woodland    | Yes                              |

### Environmental Quality

|                  |                    |
|------------------|--------------------|
| AQMA             | 44m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ   |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (710 - 720m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4                                      |
| Schools              | 1km - 2km Halstead Community Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 4km - 5km Otford Medical Practice |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 3km - 4km Dunton Green, Knockholt |
| Proximity to a bus stop      | 0m - 50m                          |
| Proximity to a cycle route   | 15km - 20km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** MX25  
Land east of Four Elms Road, Edenbridge, TN8 6AE

**Area (ha):** 2.19

**Current Use:** Agricultural

**Proposed Use:** Community facilities - health

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 776m River Eden   |
| BAP Priority Habitat                 | 177m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 722m Edenbridge                                     |
| Registered Park or Garden           | 2842m Hever Castle                                  |
| Scheduled Monument                  | 2003m Medieval moated site, Devils Den.             |
| Listed building                     | 553m Former Goods Shed At Edenbridge Town Station   |
| Area of Archaeological Importance   | 291m AAP around geology of archaeological potential |
| AONB                                | 2129m Kent Downs                                    |
| Landscape sensitivity (Residential) | High sensitivity                                    |
| Landscape sensitivity (Commerical)  | High sensitivity                                    |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 6440m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (10 - 20m from Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 2                              |
| Schools              | 1km - 2km Edenbridge Primary School |

### Health and Wellbeing

|   |                                      |
|---|--------------------------------------|
| Open Space                              | No loss of open space                |
| Proximity to public right of way (PRoW) | 1km - 2km                            |
| Doctor/Health Centre                    | 900m - 1000m Edenbridge Med Practice |

### Transportation

|                              |                         |
|------------------------------|-------------------------|
| Proximity to a train station | 900m - 1000m Edenbridge |
| Proximity to a bus stop      | 300m - 400m             |
| Proximity to a cycle route   | 1km - 2km               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** MX26 **Area (ha):** 2.25

Land south of railway, east of Four Elms Road, Edenbridge, TN8 6AE

**Current Use:** Agricultural

**Proposed Use:** Community facilities - education

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 805m River Eden   |
| BAP Priority Habitat                 | 72m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 941m Edenbridge                                     |
| Registered Park or Garden           | 2760m Hever Castle                                  |
| Scheduled Monument                  | 2218m Medieval moated site, Devils Den.             |
| Listed building                     | 598m Skinners Farmhouse                             |
| Area of Archaeological Importance   | 312m AAP around geology of archaeological potential |
| AONB                                | 2058m Kent Downs                                    |
| Landscape sensitivity (Residential) | High sensitivity                                    |
| Landscape sensitivity (Commerical)  | High sensitivity                                    |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 6371m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield  |
| Agricultural land classification | Grade 3   |
| Green Belt                       | Strong performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 2                              |
| Schools              | 1km - 2km Edenbridge Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 2km - 3km                         |
| Doctor/Health Centre                    | 1km - 2km Edenbridge Med Practice |

### Transportation

|                              |                                       |
|------------------------------|---------------------------------------|
| Proximity to a train station | 1km - 2km Edenbridge Town, Edenbridge |
| Proximity to a bus stop      | 400m - 500m                           |
| Proximity to a cycle route   | 2km - 3km                             |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** MX27  
Land north of Forge Croft, Edenbridge, TN8 5BW

**Area (ha):** 0.182

**Current Use:** Open space

**Proposed Use:** Mixed use

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 263m River Eden   |
| BAP Priority Habitat                 | 455m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 159m Edenbridge                                   |
| Registered Park or Garden           | 2805m Hever Castle                                |
| Scheduled Monument                  | 1369m Medieval moated site, Devils Den.           |
| Listed building                     | 128m Former Goods Shed At Edenbridge Town Station |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 1796m High Weald                                  |
| Landscape sensitivity (Residential) | Low sensitivity                                   |
| Landscape sensitivity (Commerical)  | Low sensitivity                                   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 7257m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield                                  |
| Agricultural land classification | Grade 3                                     |
| Green Belt                       | Weak performance (20 - 30m from Green Belt) |

### Population and Communities

|                      |                                       |
|----------------------|---------------------------------------|
| Settlement Hierarchy | Tier 2                                |
| Schools              | 300m - 400m Edenbridge Primary School |

### Health and Wellbeing

|   |                                     |
|---|-------------------------------------|
| Open Space                              | Loss of open space (Greenfield AGS) |
| Proximity to public right of way (PRoW) | 700m - 800m                         |
| Doctor/Health Centre                    | 700m - 800m Edenbridge Med Practice |

### Transportation

|                              |                             |
|------------------------------|-----------------------------|
| Proximity to a train station | 400m - 500m Edenbridge Town |
| Proximity to a bus stop      | 300m - 400m                 |
| Proximity to a cycle route   | 700m - 800m                 |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 200m - 300m |
|-------------------------------------|-------------|

**Site:** MX29 **Area (ha):** 0.892

Sevenoaks Community Centre, Otford Road, Sevenoaks, TN14 5DN

**Current Use:** Community facilities

**Proposed Use:** Community facilities and residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units                             |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with application with development with a total net gain |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 2507m Woods and Downs above Kemsing  |
| BAP Priority Habitat                 | 45m Deciduous woodland   |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 683m Sevenoaks - Hartslands                         |
| Registered Park or Garden           | 1533m Knole   |
| Scheduled Monument                  | 739m Bowl barrow in Millpond Wood                   |
| Listed building                     | 23m Bat And Ball Railway Station                    |
| Area of Archaeological Importance   | 137m AAP around geology of archaeological potential |
| AONB                                | 1333m Kent Downs                                    |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 27m AQMA13/NO2/2014 |
| Groundwater SPZs | Within a Zone 1 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Mixed                                       |
| Agricultural land classification | Grade 4/5 or Urban                          |
| Green Belt                       | Weak performance (10 - 20m from Green Belt) |

### Population and Communities

|                      |                                       |
|----------------------|---------------------------------------|
| Settlement Hierarchy | Tier 1                                |
| Schools              | 900m - 1000m Sevenoaks Primary School |

### Health and Wellbeing

|   |                                |
|---|--------------------------------|
| Open Space                              | No loss of open space          |
| Proximity to public right of way (PRoW) | 10km - 15km                    |
| Doctor/Health Centre                    | 300m - 400m Sevenoaks Hospital |

### Transportation

|                              |                       |
|------------------------------|-----------------------|
| Proximity to a train station | 0m - 50m Bat and Ball |
| Proximity to a bus stop      | 50m - 100m            |
| Proximity to a cycle route   | 10km - 15km           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 300m - 400m |
|-------------------------------------|-------------|

**Site:** MX30  
Hill Farm, Franks Lane, Horton Kirby, DA4 9JJ

**Area (ha):** 0.139

**Current Use:** Agricultural

**Proposed Use:** Mixed use

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 854m Grassland adjacent Farningham Wood   |
| BAP Priority Habitat                 | 16m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 356m Horton Kirby   |
| Registered Park or Garden           | 19m Franks Hall   |
| Scheduled Monument                  | 154m Medieval moated site and associated fishpond, Franks Hall. |
| Listed building                     | 60m Stables To North Of Franks Hall                             |
| Area of Archaeological Importance   | 0m AAP around Darenth Valley - roman and Iron age activity      |
| AONB                                | 1033m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 693m AQMA1/NO2/2005 |
| Groundwater SPZs | Within a Zone 1 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (360 - 370m from Green Belt edge) |

### Population and Communities

|                      |                                   |
|----------------------|-----------------------------------|
| Settlement Hierarchy | Tier 4                            |
| Schools              | 1km - 2km Horton Kirby CEP School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                          |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 2km - 3km Devon Road Surgery, Braeside Surgery |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 1km - 2km Farningham Road |
| Proximity to a bus stop      | 300m - 400m               |
| Proximity to a cycle route   | > 25km                    |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 4km - 5km |
|-------------------------------------|-----------|

**Site:** MX31 **Area (ha):** 0.903

Gas Holder site, Cramptons Road, Sevenoaks, TN14 5DU

**Current Use:** Gas storage facility

**Proposed Use:** Mixed use

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units                             |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with application with development with a total net gain |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 2268m Woods and Downs above Kemsing  |
| BAP Priority Habitat                 | 40m Deciduous woodland   |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1039m Sevenoaks - Hartslands                                |
| Registered Park or Garden           | 1893m Knole   |
| Scheduled Monument                  | 1001m Bowl barrow in Millpond Wood                          |
| Listed building                     | 355m Bat And Ball Railway Station                           |
| Area of Archaeological Importance   | 26m AAP around Darenth Valley - roman and Iron age activity |
| AONB                                | 1527m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 386m AQMA13/NO2/2014 |
| Groundwater SPZs | Within a Zone 1 SPZ  |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | NPPF PDL                                   |
| Agricultural land classification | Grade 4/5 or Urban                         |
| Green Belt                       | Weak performance (0 - 10m from Green Belt) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1  |
| Schools              | 1km - 2km St John's CEP School, Sevenoaks, Sevenoaks Primary School, Trinity School |

### Health and Wellbeing

|   |                                |
|---|--------------------------------|
| Open Space                              | No loss of open space          |
| Proximity to public right of way (PRoW) | 10km - 15km                    |
| Doctor/Health Centre                    | 600m - 700m Sevenoaks Hospital |

### Transportation

|                              |                          |
|------------------------------|--------------------------|
| Proximity to a train station | 400m - 500m Bat and Ball |
| Proximity to a bus stop      | 0m - 50m                 |
| Proximity to a cycle route   | 10km - 15km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 500m - 600m |
|-------------------------------------|-------------|



**Site:** MX32 **Area (ha):** 0.716

Pembroke Business Centre and Pembroke House, College Road, Swanley, BR8 7LT

**Current Use:** Residential and commercial **Proposed Use:** Mixed use

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1833m Hook Spring & Tile Kilns Woods  |
| BAP Priority Habitat                 | 123m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1357m Swanley Village   |
| Registered Park or Garden           | 3060m Footh Cray Place  |
| Scheduled Monument                  | 1285m Faesten Dic, a medieval frontier work in Joydens Wood   |
| Listed building                     | 465m Gate, Gate Piers, Wall And Railings To Hextable House (Part Of North West Kent Teachers Training Centre) |
| Area of Archaeological Importance   | 0m AAP around Swanley Park  |
| AONB                                | 2490m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 558m AQMA14/NO2/2014     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (180 - 190m from Green Belt edge) |

### Population and Communities

|                      |                                      |
|----------------------|--------------------------------------|
| Settlement Hierarchy | Tier 2                               |
| Schools              | 900m - 1000m Horizon Primary Academy |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 1km - 2km Hextable Surgery, The Cedars Surgery, The Oaks Partnership |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 400m - 500m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** MX34 **Area (ha):** 0.479

Land at Park Farm, Deerleap Lane, Knockholt, TN14 7NP

**Current Use:** Residential garden

**Proposed Use:** Mixed use

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 239m Woods and Pasture at Pratt's Bottom  |
| BAP Priority Habitat                 | 93m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 720m Halstead  |
| Registered Park or Garden           | 1317m Chevening  |
| Scheduled Monument                  | 864m Remains of medieval church and churchyard at Halstead Place |
| Listed building                     | 0m Barn To South West Of Park Farmhouse                          |
| Area of Archaeological Importance   | 513m AAP around Ringfield, Knockholt                             |
| AONB                                | 831m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 2365m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (300 - 310m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4   |
| Schools              | 2km - 3km Halstead Community Primary School, St Katharine's Knockholt CEP School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space                                       |
| Proximity to public right of way (PRoW) | 15km - 20km   |
| Doctor/Health Centre                    | 6km - 7km Dr Aj Skinner & Partners, Otford Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 3km - 4km Knockholt |
| Proximity to a bus stop      | 50m - 100m          |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 5km - 6km |
|-------------------------------------|-----------|

**Site:** MX35 **Area (ha):** 0.27

Land opposite The Leas, Franks Lane, Horton Kirby, DA4 9JJ

**Current Use:** Woodland

**Proposed Use:** Mixed use - housing, community shop

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 665m Grassland adjacent Farningham Wood   |
| BAP Priority Habitat                 | 7m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 527m Horton Kirby   |
| Registered Park or Garden           | 11m Franks Hall   |
| Scheduled Monument                  | 298m Medieval moated site and associated fishpond, Franks Hall. |
| Listed building                     | 16m Entrance Gateway To Franks Hall                             |
| Area of Archaeological Importance   | 0m AAP surrounding Ro occupation site                           |
| AONB                                | 904m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 633m AQMA1/NO2/2005 |
| Groundwater SPZs | Within a Zone 1 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (560 - 570m from Green Belt edge) |

### Population and Communities

|                      |                                   |
|----------------------|-----------------------------------|
| Settlement Hierarchy | Tier 4                            |
| Schools              | 1km - 2km Horton Kirby CEP School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                          |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 1km - 2km Devon Road Surgery, Braeside Surgery |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 1km - 2km Farningham Road |
| Proximity to a bus stop      | 0m - 50m                  |
| Proximity to a cycle route   | > 25km                    |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** MX36 **Area (ha):** 1.828

Land north and south of Birchwood Lane, Knockholt, TN14 7LP

**Current Use:** Grazing land

**Proposed Use:** Mixed use

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 463m Chevening Estate   |
| BAP Priority Habitat                 | 80m Deciduous woodland  |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1246m Halstead                            |
| Registered Park or Garden           | 605m Chevening                            |
| Scheduled Monument                  | 936m Fort Halstead                        |
| Listed building                     | 635m Castle House                         |
| Area of Archaeological Importance   | 599m AAP around Chevening Park, Sevenoaks |
| AONB                                | 0m Kent Downs                             |
| Landscape sensitivity (Residential) | Low sensitivity                           |
| Landscape sensitivity (Commerical)  | Low sensitivity                           |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 1530m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ     |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (390 - 400m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4   |
| Schools              | 2km - 3km St Katharine's Knockholt CEP School, Halstead Community Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 5km - 6km Otford Medical Practice |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 4km - 5km Knockholt, Dunton Green |
| Proximity to a bus stop      | 300m - 400m                       |
| Proximity to a cycle route   | 15km - 20km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

Site: MX37

Area (ha): 7.179

Land at Chipstead Sailing Club, Chevening Road, Chipstead, TN13 2SD

Current Use: Vacant field

Proposed Use: Mixed use - holiday lets, community facilities

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 786m Chevening Estate                          |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Chipstead                                      |
| Registered Park or Garden           | 786m Chevening                                    |
| Scheduled Monument                  | 1553m Montreal Park obelisk                       |
| Listed building                     | 4m East Side Of Bridge Over River Darent          |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | Moderate sensitivity                              |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                              |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 259m AQMA13/NO2/2014     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield  |
| Agricultural land classification | Grade 3   |
| Green Belt                       | Moderate performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1  |
| Schools              | 300m - 400m Chevening (St Botolph's) CEP School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | 10km - 15km  |
| Doctor/Health Centre                    | 3km - 4km Amherst Medical Practice, St John'S Medical Practice, South Park Medical Practice, Dr Aj Skinner & Partners, Town Medical Centre |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Sevenoaks |
| Proximity to a bus stop      | 100m - 200m         |
| Proximity to a cycle route   | 10km - 15km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** MX39 **Area (ha):** 10.963

The Mount and land to the rear, Church Street, Shoreham, TN14 7SD

**Current Use:** Agricultural

**Proposed Use:** Mixed use - residential, holiday lets

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 382m Woodlands west of Shoreham   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Shoreham - Mill Lane                                       |
| Registered Park or Garden           | 1456m Lullingstone Castle                                     |
| Scheduled Monument                  | 951m Medieval moated site, Filston Hall                       |
| Listed building                     | 12m Record And Little Record Adjoining                        |
| Area of Archaeological Importance   | 0m AAP Surrounding undated Prehistoric or Ro flint implements |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1418m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | Tier 4                              |
| Schools              | 200m - 300m Shoreham Village School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 2km - 3km Otford Medical Practice |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 600m - 700m Shoreham |
| Proximity to a bus stop      | 400m - 500m          |
| Proximity to a cycle route   | 15km - 20km          |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** MX4  
Ash Manor, Church Road, Ash, TN15 7HD

**Area (ha):** 29.813

**Current Use:** Agricultural

**Proposed Use:** Residential and commercial (inc live-work units)

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 402m Jub's Hill and Ridley Woods, Ridley  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1889m Hodsoll Street                             |
| Registered Park or Garden           | 4826m Franks Hall                                |
| Scheduled Monument                  | 3193m Two milestones at West Kingsdown           |
| Listed building                     | 188m Parish Church Of Saint Peter And Saint Paul |
| Area of Archaeological Importance   | 0m AAP Surrounding Ne 7 Ro finds                 |
| AONB                                | 2975m Kent Downs                                 |
| Landscape sensitivity (Residential) | Moderate sensitivity                             |
| Landscape sensitivity (Commerical)  | High sensitivity                                 |
| Intersects with Ancient Woodland    | Yes  |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 1697m AQMA1/NO2/2005 |
| Groundwater SPZs | Within a Zone 1 SPZ  |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 5  |
| Schools              | 1km - 2km Milestone Academy, New Ash Green Primary School |

### Health and Wellbeing

|   |                         |
|---|-------------------------|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km             |
| Doctor/Health Centre                    | 800m - 900m The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 4km - 5km Longfield |
| Proximity to a bus stop      | 200m - 300m         |
| Proximity to a cycle route   | 20km - 25km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 500m - 600m |
|-------------------------------------|-------------|

**Site:** MX40  
Baldwins Yard, Hartley Hill, Hartley, DA3 8LJ

**Area (ha):** 0.237

**Current Use:** Industrial and grazing

**Proposed Use:** Mixed use - residential, employment

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1101m Elbows Wood etc., Meopham   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2684m Baldwins Green, Fawkham                             |
| Registered Park or Garden           | 5704m Franks Hall   |
| Scheduled Monument                  | 4243m Deserted medieval manorial settlement of Cossington |
| Listed building                     | 39m Hartley Bottom Farmhouse                              |
| Area of Archaeological Importance   | 0m AAP around pleistocene deposits                        |
| AONB                                | 3026m Kent Downs  |
| Landscape sensitivity (Residential) | Moderate sensitivity                                      |
| Landscape sensitivity (Commerical)  | High sensitivity  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 3484m AQMA1/NO2/2005 |
| Groundwater SPZs | Within a Zone 1 SPZ  |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (440 - 450m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 3  |
| Schools              | 1km - 2km Milestone Academy, New Ash Green Primary School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | > 25km                |
| Doctor/Health Centre                    | 1km - 2km The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 3km - 4km Longfield |
| Proximity to a bus stop      | 900m - 1000m        |
| Proximity to a cycle route   | > 25km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|



**Site:** MX41 **Area (ha):** 60.22  
 Land at Broke Hill Golf Course, Sevenoaks Road, Halstead, TN14 7HR  
**Current Use:** Golf course **Proposed Use:** Mixed use - residential, employment, open space

**Biodiversity and Geodiversity**

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 218m Woodlands west of Shoreham   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

**Climate Change**

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

**Landscape and Historic Environment - Proximity to:**

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 150m Halstead  |
| Registered Park or Garden           | 2082m Lullingstone Castle  |
| Scheduled Monument                  | 454m Remains of medieval church and churchyard at Halstead Place   |
| Listed building                     | 178m Church Of St Mary Margaret  |
| Area of Archaeological Importance   | 147m AAP around medieval site - Medieval church of St. Margaret, Halstead place, a 17th C church with medieval origins and the Old Rectory |
| AONB                                | 198m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

**Environmental Quality**

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1299m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

**Land, Soil and Water Resources**

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (10 - 20m from Green Belt edge) |

**Population and Communities**

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4   |
| Schools              | 900m - 1000m Halstead Community Primary School |

**Health and Wellbeing**

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 6km - 7km Otford Medical Practice |

**Transportation**

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 0m - 50m Knockholt |
| Proximity to a bus stop      | 0m - 50m           |
| Proximity to a cycle route   | 15km - 20km        |

**Economy**

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

**Town and Local Centres**

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 5km - 6km |
|-------------------------------------|-----------|

**Site:** MX42 **Area (ha):** 4.074

Land south of Mount Pleasant Road, Sevenoaks Weald, TN14 6QD

**Current Use:** Agricultural

**Proposed Use:** Mixed use - residential, employment

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1259m Sevenoaks Common, Hubbards Hill & Beechmont Bank  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 0m Sevenoaks Weald Conservation Area           |
| Registered Park or Garden           | 122m Long Barn                                 |
| Scheduled Monument                  | 4596m Medieval moated site, Great Barnett's    |
| Listed building                     | 216m Long Barn                                 |
| Area of Archaeological Importance   | 102m AAP around land associated with Long Barn |
| AONB                                | 0m Kent Downs                                  |
| Landscape sensitivity (Residential) | Low sensitivity                                |
| Landscape sensitivity (Commerical)  | Low sensitivity                                |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 3474m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Greenfield  |
| Agricultural land classification | Grade 4/5 or Urban                                |
| Green Belt                       | Strong performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                     |
| Schools              | 400m - 500m Weald Community Primary School |

### Health and Wellbeing

|   |                         |
|---|-------------------------|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 7km - 8km               |
| Doctor/Health Centre                    | 800m - 900m The Surgery |

### Transportation

|                              |                         |
|------------------------------|-------------------------|
| Proximity to a train station | 4km - 5km Hildenborough |
| Proximity to a bus stop      | 100m - 200m             |
| Proximity to a cycle route   | 7km - 8km               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** MX43  
Sevenoaks Quarry, Bat and Ball Road, Sevenoaks, TN14 5SR

**Area (ha):** 94.032

**Current Use:** Quarry

**Proposed Use:** Mixed use - residential, leisure

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1007m Meadows and Woods, Noah's Ark, Kemsing   |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 249m Seal  |
| Registered Park or Garden           | 1661m Knole                                      |
| Scheduled Monument                  | 390m Bowl barrow in Millpond Wood                |
| Listed building                     | 46m The Kraftmeier Mausoleum, Greatness Cemetery |
| Area of Archaeological Importance   | 0m AAP Surrounding Pa fauna & Ro tile            |
| AONB                                | 162m Kent Downs                                  |
| Landscape sensitivity (Residential) | Low sensitivity                                  |
| Landscape sensitivity (Commerical)  | Low sensitivity                                  |
| Intersects with Ancient Woodland    | Yes  |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 191m AQMA13/NO2/2014 |
| Groundwater SPZs | Within a Zone 1 SPZ  |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | NPPF PDL   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                             |
|----------------------|-----------------------------|
| Settlement Hierarchy | Tier 1                      |
| Schools              | 400m - 500m Seal CEP School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | Loss of open space (Watercress Close Play Area) |
| Proximity to public right of way (PRoW) | 10km - 15km                                     |
| Doctor/Health Centre                    | 400m - 500m Sevenoaks Hospital                  |

### Transportation

|                              |                          |
|------------------------------|--------------------------|
| Proximity to a train station | 500m - 600m Bat and Ball |
| Proximity to a bus stop      | 0m - 50m                 |
| Proximity to a cycle route   | 10km - 15km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 600m - 700m |
|-------------------------------------|-------------|

**Site:** MX44  
Land west of Romani Way, Edenbridge, TN8 5NQ

**Area (ha):** 6.684

**Current Use:** Agricultural

**Proposed Use:** Mixed use - commercial, residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 45m River Eden  |
| BAP Priority Habitat                 | 9m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 88m Edenbridge                             |
| Registered Park or Garden           | 2385m Hever Castle                         |
| Scheduled Monument                  | 908m Medieval moated site, Devils Den.     |
| Listed building                     | 182m Stanholm                              |
| Area of Archaeological Importance   | 100m AAP around PM brickworks and Gasworks |
| AONB                                | 787m High Weald                            |
| Landscape sensitivity (Residential) | Moderate sensitivity                       |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                       |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 7963m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 2                                 |
| Schools              | 900m - 1000m Edenbridge Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 0m - 50m                          |
| Doctor/Health Centre                    | 1km - 2km Edenbridge Med Practice |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 1km - 2km Edenbridge Town |
| Proximity to a bus stop      | 100m - 200m               |
| Proximity to a cycle route   | 0m - 50m                  |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 400m - 500m |
|-------------------------------------|-------------|

**Site:** MX45  
Footpath Nursery, New Barn Road, Swanley, BR8 7PW

**Area (ha):** 2.277

**Current Use:** Horticultural

**Proposed Use:** Mixed use

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1764m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 0m No main habitat but additional habitats present  |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 310m Swanley Village  |
| Registered Park or Garden           | 3597m Franks Hall   |
| Scheduled Monument                  | 2124m Faesten Dic, a medieval frontier work in Joydens Wood |
| Listed building                     | 365m Highlands Farmhouse                                    |
| Area of Archaeological Importance   | 0m AAP around Swanley Park                                  |
| AONB                                | 1674m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 378m AQMA8/NO2/2006      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 2  |
| Schools              | 900m - 1000m St Bartholomew's Catholic Primary School, St Paul's CEP School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | > 25km                       |
| Doctor/Health Centre                    | 500m - 600m Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 0m - 50m          |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|

**Site:** MX46 **Area (ha):** 24.002

Land north and south of Kemsing station, Honeypot Lane, Kemsing, TN15 6NT

**Current Use:** Agricultural **Proposed Use:** Mixed use

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 0m Meadows and Woods, Noah's Ark, Kemsing   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 229m Heaverham   |
| Registered Park or Garden           | 2382m Ightham Court  |
| Scheduled Monument                  | 1401m Large multivallate hillfort and Palaeolithic rock shelters at Oldbury Hill |
| Listed building                     | 276m Broughton   |
| Area of Archaeological Importance   | 8m AAP around geology of archaeological potential                                |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | Yes  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 0m AQMA3/NO2/2005   |
| Groundwater SPZs | Within a Zone 1 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (560 - 570m from Green Belt edge) |

### Population and Communities

|                      |                                  |
|----------------------|----------------------------------|
| Settlement Hierarchy | Tier 4                           |
| Schools              | 2km - 3km Kemsing Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 10km - 15km                       |
| Doctor/Health Centre                    | 2km - 3km Kemsing Village Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 200m - 300m Kemsing |
| Proximity to a bus stop      | 200m - 300m         |
| Proximity to a cycle route   | 10km - 15km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

Site: MX47

Area (ha): 3.512

Land north of Main Road, Sundridge

Current Use: Recreation ground

Proposed Use: Mixed use - community facilities, retail, residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 472m Combe Wood, Brasted  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | >50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                      |
|-------------------------------------|--------------------------------------|
| Conservation Area                   | 0m Sundridge                         |
| Registered Park or Garden           | 0m Combe Bank                        |
| Scheduled Monument                  | 3045m Montreal Park obelisk          |
| Listed building                     | 17m 199, Main Road                   |
| Area of Archaeological Importance   | 0m AAP around Coombe Bank, Sundridge |
| AONB                                | 0m Kent Downs                        |
| Landscape sensitivity (Residential) | Low sensitivity                      |
| Landscape sensitivity (Commerical)  | Low sensitivity                      |
| Intersects with Ancient Woodland    | No                                   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA13/NO2/2014       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                       |
| Schools              | 800m - 900m Sundridge and Brasted CEP School |

### Health and Wellbeing

|   |                                     |
|---|-------------------------------------|
| Open Space                              | No loss of open space               |
| Proximity to public right of way (PRoW) | 10km - 15km                         |
| Doctor/Health Centre                    | 50m - 100m Dr Aj Skinner & Partners |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 5km - 6km Dunton Green |
| Proximity to a bus stop      | 0m - 50m               |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 500m - 600m |
|-------------------------------------|-------------|

**Site:** MX48 **Area (ha):** 117.564

Land at Pedham Place (wider), London Road, Swanley, BR8 8PP

**Current Use:** Golf course, commercial and residential

**Proposed Use:** Mixed use - golf course, commercial, residential, s

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 604m Grassland adjacent Farningham Wood   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 251m Farningham   |
| Registered Park or Garden           | 1152m Lullingstone Castle   |
| Scheduled Monument                  | 0m Fort Farningham: a London mobilisation centre                        |
| Listed building                     | 63m Eynsford Hill And Attached Terrace Walls, Masonry, Steps And Gazebo |
| Area of Archaeological Importance   | 0m AAP surrounding Ro & EM burials                                      |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 22m AQMA2/NO2/2005       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | #N/A   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | #N/A  |
| Schools              | 1km - 2km Anthony Roper Primary School, The |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                              |
| Proximity to public right of way (PRoW) | 20km - 25km  |
| Doctor/Health Centre                    | 2km - 3km The Cedars Surgery, The Oaks Partnership |

### Transportation

|                              |                    |
|------------------------------|--------------------|
| Proximity to a train station | 1km - 2km Eynsford |
| Proximity to a bus stop      | 0m - 50m           |
| Proximity to a cycle route   | 20km - 25km        |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|



**Site:** MX49  
Land west of Chevening Road, Chipstead, TN13 2SA

**Area (ha):** 1.71

**Current Use:** Commercial and equestrian grazing

**Proposed Use:** Residential inc affordable

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 610m Chevening Estate                          |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 5m Chipstead                                      |
| Registered Park or Garden           | 610m Chevening                                    |
| Scheduled Monument                  | 2012m Montreal Park obelisk                       |
| Listed building                     | 356m East Side Of Bridge Over River Darent        |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | Moderate sensitivity                              |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                              |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 173m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (230 - 240m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 1                                       |
| Schools              | 0m - 50m Chevening (St Botolph's) CEP School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | 10km - 15km                        |
| Doctor/Health Centre                    | 2km - 3km Dr Aj Skinner & Partners |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 3km - 4km Dunton Green, Sevenoaks |
| Proximity to a bus stop      | 500m - 600m                       |
| Proximity to a cycle route   | 10km - 15km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** MX50  
Land east of London Road 2, Dunton Green, TN13 2TE

**Area (ha):** 9.575

**Current Use:** Agricultural and woodland

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1682m Chevening Estate                         |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                  |
|-------------------------------------|----------------------------------|
| Conservation Area                   | 1016m Riverhead                  |
| Registered Park or Garden           | 1829m Chevening                  |
| Scheduled Monument                  | 1704m Otford Palace              |
| Listed building                     | 27m The Duke'S Head Public House |
| Area of Archaeological Importance   | 0m AAP Surrounding IA ditch      |
| AONB                                | 76m Kent Downs                   |
| Landscape sensitivity (Residential) | Moderate sensitivity             |
| Landscape sensitivity (Commerical)  | Moderate sensitivity             |
| Intersects with Ancient Woodland    | Yes                              |

### Environmental Quality

|                  |                    |
|------------------|--------------------|
| AQMA             | 0m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ   |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                      |
|----------------------|--------------------------------------|
| Settlement Hierarchy | Tier 1                               |
| Schools              | 0m - 50m Dunton Green Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 10km - 15km   |
| Doctor/Health Centre                    | 3km - 4km South Park Medical Practice, St John'S Medical Practice, Otford Medical Practice, Town Medical Centre, Amherst Medical Practice, Sevenoaks Hospital |

### Transportation

|                              |                       |
|------------------------------|-----------------------|
| Proximity to a train station | 0m - 50m Dunton Green |
| Proximity to a bus stop      | 0m - 50m              |
| Proximity to a cycle route   | 10km - 15km           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |            |
|-------------------------------------|------------|
| Proximity to a town or local centre | 50m - 100m |
|-------------------------------------|------------|

**Site:** MX51  
Land at Crouch House Road, Edenbridge, TN8 5EL

**Area (ha):** 18.387

**Current Use:** Green field

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 433m River Eden                                |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 304m Edenbridge                        |
| Registered Park or Garden           | 3629m Hever Castle                     |
| Scheduled Monument                  | 769m Medieval moated site, Devils Den. |
| Listed building                     | 29m The Lodge                          |
| Area of Archaeological Importance   | 0m AAP Surrounding Roman Urns          |
| AONB                                | 1721m High Weald                       |
| Landscape sensitivity (Residential) | High sensitivity                       |
| Landscape sensitivity (Commerical)  | High sensitivity                       |
| Intersects with Ancient Woodland    | No                                     |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 6778m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                       |
|----------------------|---------------------------------------|
| Settlement Hierarchy | Tier 2                                |
| Schools              | 500m - 600m Edenbridge Primary School |

### Health and Wellbeing

|   |                                     |
|---|-------------------------------------|
| Open Space                              | No loss of open space               |
| Proximity to public right of way (PRoW) | 900m - 1000m                        |
| Doctor/Health Centre                    | 500m - 600m Edenbridge Med Practice |

### Transportation

|                              |                             |
|------------------------------|-----------------------------|
| Proximity to a train station | 700m - 800m Edenbridge Town |
| Proximity to a bus stop      | 0m - 50m                    |
| Proximity to a cycle route   | 900m - 1000m                |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 400m - 500m |
|-------------------------------------|-------------|

**Site:** MX52 **Area (ha):** 49.704

Land at Corinthians Sports Club and Pennis Farm, Pennis Lane, Fawkham, DA3 8LZ

**Current Use:** Leisure, commercial and agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 193m Churchdown Wood, Fawkham   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 61m Baldwins Green, Fawkham                         |
| Registered Park or Garden           | 3468m Franks Hall                                   |
| Scheduled Monument                  | 2895m Icehouse at Clock House, Green Street Green   |
| Listed building                     | 0m Gate Piers And Railings To North Of Pennis House |
| Area of Archaeological Importance   | 0m AAP around pleistocene deposits                  |
| AONB                                | 3514m Kent Downs                                    |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 2494m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Mixed   |
| Agricultural land classification | Grade 3   |
| Green Belt                       | Strong performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 5   |
| Schools              | 1km - 2km Our Lady of Hartley Catholic Primary School, Hartley Primary Academy, Fawkham CEP School |

### Health and Wellbeing

|   |                                  |
|---|----------------------------------|
| Open Space                              | No loss of open space            |
| Proximity to public right of way (PRoW) | > 25km                           |
| Doctor/Health Centre                    | 1km - 2km Jubilee Medical Centre |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 1km - 2km Longfield |
| Proximity to a bus stop      | 900m - 1000m        |
| Proximity to a cycle route   | > 25km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** MX53 **Area (ha):** 6.074

Land west of Banckside and Downs Valley, Hartley, DA3 7RB

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 25m Rectory Meadow, Longfield   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                       |
|-------------------------------------|---------------------------------------|
| Conservation Area                   | 272m Baldwins Green, Fawkham          |
| Registered Park or Garden           | 4064m Franks Hall                     |
| Scheduled Monument                  | 2580m Monastic grange at Friary Court |
| Listed building                     | 254m Yew Cottage And Hartley Antiques |
| Area of Archaeological Importance   | 0m AAP surrounding IA pit             |
| AONB                                | 4457m Kent Downs                      |
| Landscape sensitivity (Residential) | Low sensitivity                       |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                  |
| Intersects with Ancient Woodland    | No                                    |

### Environmental Quality

|                  |                      |
|------------------|----------------------|
| AQMA             | 3622m AQMA1/NO2/2005 |
| Groundwater SPZs | Within a Zone 1 SPZ  |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 3  |
| Schools              | 800m - 900m Our Lady of Hartley Catholic Primary School |

### Health and Wellbeing

|   |                                  |
|---|----------------------------------|
| Open Space                              | No loss of open space            |
| Proximity to public right of way (PRoW) | > 25km                           |
| Doctor/Health Centre                    | 1km - 2km Jubilee Medical Centre |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 900m - 1000m Longfield |
| Proximity to a bus stop      | 50m - 100m             |
| Proximity to a cycle route   | > 25km                 |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** MX54  
Land west of Beechenlea Lane, Swanley, BR8 8DP

**Area (ha):** 19.773

**Current Use:** Agricultural

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 941m Grassland adjacent Farningham Wood   |
| BAP Priority Habitat                 | 6m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 355m Swanley Village                                |
| Registered Park or Garden           | 2769m Franks Hall                                   |
| Scheduled Monument                  | 1690m Fort Farningham: a London mobilisation centre |
| Listed building                     | 522m Alice Dene                                     |
| Area of Archaeological Importance   | 92m AAP around geology of archaeological potential  |
| AONB                                | 606m Kent Downs                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 258m AQMA8/NO2/2006      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 2   |
| Schools              | 500m - 600m Downsview Community Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 1km - 2km The Oaks Partnership, Hextable Surgery, The Cedars Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 300m - 400m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 400m - 500m |
|-------------------------------------|-------------|

Site: MX55

Area (ha): 1.03

The Manor House, North Ash Road, New Ash Green

Current Use:

Proposed Use: Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1259m Jub's Hill and Ridley Woods, Ridley   |
| BAP Priority Habitat                 | 150m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 2744m Baldwins Green, Fawkham                        |
| Registered Park or Garden           | 5020m Franks Hall                                    |
| Scheduled Monument                  | 3797m Two milestones at West Kingsdown               |
| Listed building                     | 0m The Manor House (Audley Estates Ltd Sales Office) |
| Area of Archaeological Importance   | 175m AAP surrounding IA ditch & pottery              |
| AONB                                | 3644m Kent Downs                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                      |
| Landscape sensitivity (Commerical)  | Low sensitivity                                      |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 2318m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | NPPF PDL                                    |
| Agricultural land classification | Grade 3                                     |
| Green Belt                       | Weak performance (70 - 80m from Green Belt) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 3                                   |
| Schools              | 500m - 600m New Ash Green Primary School |

### Health and Wellbeing

|   |                         |
|---|-------------------------|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km             |
| Doctor/Health Centre                    | 400m - 500m The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 4km - 5km Longfield |
| Proximity to a bus stop      | 50m - 100m          |
| Proximity to a cycle route   | 20km - 25km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 100m - 200m |
|-------------------------------------|-------------|

**Site:** MX6 **Area (ha):** 9.731

North field, Johnsons Farm, west of Chapel Wood Road, Ash, TN15 7HT

**Current Use:** Agricultural

**Proposed Use:** Industrial and leisure/retail

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1367m Saxten's Wood, Fawkham Green  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1558m Baldwins Green, Fawkham            |
| Registered Park or Garden           | 4167m Franks Hall                        |
| Scheduled Monument                  | 3632m Two milestones at West Kingsdown   |
| Listed building                     | 138m Johnson'S Farmhouse                 |
| Area of Archaeological Importance   | 0m AAP surrounding MD & PM chapel & kiln |
| AONB                                | 3294m Kent Downs                         |
| Landscape sensitivity (Residential) | Low sensitivity                          |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                     |
| Intersects with Ancient Woodland    | No                                       |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 2147m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                               |
|----------------------|-------------------------------|
| Settlement Hierarchy | Tier 5                        |
| Schools              | 400m - 500m Milestone Academy |

### Health and Wellbeing

|   |                         |
|---|-------------------------|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km             |
| Doctor/Health Centre                    | 700m - 800m The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 3km - 4km Longfield |
| Proximity to a bus stop      | 300m - 400m         |
| Proximity to a cycle route   | 20km - 25km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 600m - 700m |
|-------------------------------------|-------------|



**Site:** MX8 **Area (ha):** 3.733

Railway junction, Childsbridge Farm, Childsbridge Lane, Seal, TN15 0BZ

**Current Use:** Agricultural

**Proposed Use:** Mixed use

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1190m Woods and Downs above Kemsing            |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | High   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 862m Otford   |
| Registered Park or Garden           | 2497m Knole   |
| Scheduled Monument                  | 891m Otford Palace  |
| Listed building                     | 954m Remains Of Walls Of Archbishop'S Palace In Front Gardens Of Nos 5-11 (Odd)   |
| Area of Archaeological Importance   | 33m AAP around multiple geophysical anomalies of possible palaeolithic and Iron age date - at the site of the proposed sevenoaks quarry extension |
| AONB                                | 925m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commercial)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 138m AQMA3/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 4/5 or Urban                               |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4   |
| Schools              | 1km - 2km Sevenoaks Primary School, Trinity School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                                    |
| Proximity to public right of way (PRoW) | 10km - 15km  |
| Doctor/Health Centre                    | 1km - 2km Sevenoaks Hospital, St John'S Medical Practice |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 1km - 2km Bat and Ball |
| Proximity to a bus stop      | 800m - 900m            |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** MX9  
Land south of Maidstone Road, Swanley, BR8 7QE

**Area (ha):** 2.364

**Current Use:** Commercial and agricultural

**Proposed Use:** Residential and commercial

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1376m Hook Spring & Tile Kilns Woods  |
| BAP Priority Habitat                 | 82m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2169m Swanley Village                                       |
| Registered Park or Garden           | 2391m Footh Cray Place                                      |
| Scheduled Monument                  | 1318m Faesten Dic, a medieval frontier work in Joydens Wood |
| Listed building                     | 346m Coal Duty Boundary Marker                              |
| Area of Archaeological Importance   | 670m AAP around Swanley Park                                |
| AONB                                | 2908m Kent Downs  |
| Landscape sensitivity (Residential) | Moderate sensitivity  |
| Landscape sensitivity (Commerical)  | Moderate sensitivity  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA4/NO2/2005        |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |   |
|----------------------------------|---|
| PDL definition                   | Mixed   |
| Agricultural land classification | Grade 1 or 2  |
| Green Belt                       | Moderate performance (0 - 10m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 2  |
| Schools              | 1km - 2km Horizon Primary Academy, St Bartholomew's Catholic Primary School, St Mary's CEP School, Orchards Academy |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 1km - 2km Hextable Surgery, The Oaks Partnership, The Cedars Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 0m - 50m          |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** GT01 **Area (ha):** 2.952

Bournewood Brickworks, Stones Cross Road, Crockenhill, BR8 8LT

**Current Use:** 1 Permanent pitch, 1 Unauthorised pitch, caravan stor **Proposed Use:** G&T Pitches

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 0m Hook Spring & Tile Kilns Woods   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 2549m Swanley Village  |
| Registered Park or Garden           | 3014m Lullingstone Castle  |
| Scheduled Monument                  | 2701m Ruxley old church  |
| Listed building                     | 193m Coal Taxpost (Obelisk) On North Side Of Railway 500 Yards West Of Swanley Station |
| Area of Archaeological Importance   | 10m AAP around tile Kilns Wood   |
| AONB                                | 1797m Kent Downs   |
| Landscape sensitivity (Residential) | Moderate sensitivity   |
| Landscape sensitivity (Commerical)  | Moderate sensitivity   |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 247m AQMA4/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | N/A  |
| Agricultural land classification | Grade 1 or 2                                       |
| Green Belt                       | Strong performance (50 - 60m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | #N/A                                   |
| Schools              | 800m - 900m Crockenhill Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                              |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 1km - 2km The Oaks Partnership, The Cedars Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 700m - 800m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 800m - 900m |
|-------------------------------------|-------------|

**Site:** GT02  
Early Autumn, East Hill, Shoreham, TN15 6YB

**Area (ha):** 0.565

**Current Use:** 3 Permanent pitches

**Proposed Use:** G&T Pitches

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 168m Knatts Valley, West Kingsdown  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                      |
|-------------------------------------|--------------------------------------|
| Conservation Area                   | 2353m Kemsing                        |
| Registered Park or Garden           | 3813m Lullingstone Castle            |
| Scheduled Monument                  | 2350m Chapel, Maplescombe            |
| Listed building                     | 566m Porter'S Farmhouse              |
| Area of Archaeological Importance   | 505m AAP around pleistocene deposits |
| AONB                                | 0m Kent Downs                        |
| Landscape sensitivity (Residential) | Low sensitivity                      |
| Landscape sensitivity (Commerical)  | Low sensitivity                      |
| Intersects with Ancient Woodland    | No                                   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 2517m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | N/A  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1830 - 1840m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | #N/A   |
| Schools              | 4km - 5km West Kingsdown C.E. (V.C.) Primary School, Otford Primary School, Kemsing Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 15km - 20km   |
| Doctor/Health Centre                    | 4km - 5km Kemsing Village Surgery, West Kingsdown Medical Centre, Otford Medical Practice, Yellow Practice, W. Kingsdown Med Centre |

### Transportation

|                              |                  |
|------------------------------|------------------|
| Proximity to a train station | 3km - 4km Otford |
| Proximity to a bus stop      | 400m - 500m      |
| Proximity to a cycle route   | 15km - 20km      |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** GT03  
St George's Stables, Well Hill, Shoreham, BR6 7PP

**Area (ha):** 0.124

**Current Use:** 1 Temporary pitch

**Proposed Use:** G&T Pitches

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 171m Woodlands west of Shoreham   |
| BAP Priority Habitat                 | 156m No main habitat but additional habitats present  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2178m Shoreham - Mill Lane  |
| Registered Park or Garden           | 605m Lullingstone Castle  |
| Scheduled Monument                  | 2767m Remains of medieval church and churchyard at Halstead Place |
| Listed building                     | 689m The Rock And Fountain Public House                           |
| Area of Archaeological Importance   | 143m AAP Surrounding undated linear feature                       |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 68m AQMA2/NO2/2005       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | N/A  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (710 - 720m from Green Belt edge) |

### Population and Communities

|                      |                                   |
|----------------------|-----------------------------------|
| Settlement Hierarchy | #N/A                              |
| Schools              | 3km - 4km Shoreham Village School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                              |
| Proximity to public right of way (PRoW) | 20km - 25km  |
| Doctor/Health Centre                    | 6km - 7km The Oaks Partnership, The Cedars Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 3km - 4km Knockholt |
| Proximity to a bus stop      | 2km - 3km           |
| Proximity to a cycle route   | 20km - 25km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** GT04  
Station Court, London Road, Halstead, TN14 7HR

**Area (ha):** 0.385

**Current Use:** 4 Permanent pitches

**Proposed Use:** G&T Pitches

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 252m Woodlands west of Shoreham   |
| BAP Priority Habitat                 | 19m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1111m Halstead  |
| Registered Park or Garden           | 2119m Lullingstone Castle   |
| Scheduled Monument                  | 1414m Remains of medieval church and churchyard at Halstead Place |
| Listed building                     | 541m Hewitts  |
| Area of Archaeological Importance   | 464m AAP Surrounding Mesolithic implements                        |
| AONB                                | 228m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1417m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | N/A  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | #N/A  |
| Schools              | 2km - 3km Halstead Community Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 20km - 25km                       |
| Doctor/Health Centre                    | 7km - 8km Otford Medical Practice |

### Transportation

|                              |                       |
|------------------------------|-----------------------|
| Proximity to a train station | 100m - 200m Knockholt |
| Proximity to a bus stop      | 50m - 100m            |
| Proximity to a cycle route   | 20km - 25km           |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 5km - 6km |
|-------------------------------------|-----------|

**Site:** GT05  
Alexis Place, Hockenden Lane, Swanley, BR8 7QH

**Area (ha):** 0.375

**Current Use:** 4 Permanent pitches

**Proposed Use:** G&T Pitches

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1433m Hook Spring & Tile Kilns Woods  |
| BAP Priority Habitat                 | 34m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2116m Swanley Village                                       |
| Registered Park or Garden           | 2594m Footh Cray Place                                      |
| Scheduled Monument                  | 1350m Faesten Dic, a medieval frontier work in Joydens Wood |
| Listed building                     | 338m Coal Duty Boundary Marker                              |
| Area of Archaeological Importance   | 614m AAP around Swanley Park                                |
| AONB                                | 2890m Kent Downs  |
| Landscape sensitivity (Residential) | Moderate sensitivity  |
| Landscape sensitivity (Commerical)  | Moderate sensitivity  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1m AQMA14/NO2/2014       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | N/A  |
| Agricultural land classification | Grade 1 or 2                                     |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | #N/A  |
| Schools              | 1km - 2km Horizon Primary Academy, St Bartholomew's Catholic Primary School, Orchards Academy, St Mary's CEP School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                              |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 1km - 2km The Oaks Partnership, The Cedars Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 1km - 2km Swanley |
| Proximity to a bus stop      | 50m - 100m        |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** GT06 **Area (ha):** 1.842

Land North West of Eagles Farm, Crowhurst Lane, West Kingsdown, TN15 6JE

**Current Use:** Vacant greenfield land

**Proposed Use:** G&T Pitches

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 826m Saxten's Wood, Fawkham Green   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 3898m Hodsoll Street                   |
| Registered Park or Garden           | 4496m Franks Hall                      |
| Scheduled Monument                  | 1487m Two milestones at West Kingsdown |
| Listed building                     | 117m Crowhurst Farm Cottages           |
| Area of Archaeological Importance   | 54m AAP around medieval farm cottage   |
| AONB                                | 766m Kent Downs                        |
| Landscape sensitivity (Residential) | Moderate sensitivity                   |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                   |
| Intersects with Ancient Woodland    | No                                     |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 31m AQMA1/NO2/2005       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | N/A  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (340 - 350m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | #N/A  |
| Schools              | 1km - 2km West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km   |
| Doctor/Health Centre                    | 1km - 2km West Kingsdown Medical Centre, Yellow Practice, W. Kingsdown Med Centre |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 6km - 7km Longfield |
| Proximity to a bus stop      | 1km - 2km           |
| Proximity to a cycle route   | 20km - 25km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|



**Site:** GT07  
Merry Lees, Billet Hill, Ash, TN15 7HG

**Area (ha):** 0.138

**Current Use:** 1 Temporary pitch

**Proposed Use:** G&T Pitches

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 157m Saxten's Wood, Fawkham Green   |
| BAP Priority Habitat                 | 62m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 3144m Baldwins Green, Fawkham          |
| Registered Park or Garden           | 4118m Franks Hall                      |
| Scheduled Monument                  | 2348m Two milestones at West Kingsdown |
| Listed building                     | 706m The White Swan Public House       |
| Area of Archaeological Importance   | 135m AAP around pleistocene deposits   |
| AONB                                | 2246m Kent Downs                       |
| Landscape sensitivity (Residential) | Low sensitivity                        |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                   |
| Intersects with Ancient Woodland    | No                                     |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 873m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | N/A  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (880 - 890m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | #N/A  |
| Schools              | 2km - 3km Fawkham CEP School, Milestone Academy, New Ash Green Primary School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 20km - 25km           |
| Doctor/Health Centre                    | 2km - 3km The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 5km - 6km Longfield |
| Proximity to a bus stop      | 1km - 2km           |
| Proximity to a cycle route   | 20km - 25km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** GT08 **Area (ha):** 0.529

Knatts Valley Caravan Park, Knatts Valley Road, West Kingsdown, TN15 6XY

**Current Use:** 8 Permanent pitches

**Proposed Use:** G&T Pitches

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 0m Knatts Valley, West Kingsdown  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                    |
|-------------------------------------|------------------------------------|
| Conservation Area                   | 3262m Heaverham                    |
| Registered Park or Garden           | 4114m Lullingstone Castle          |
| Scheduled Monument                  | 1587m Chapel, Maplescombe          |
| Listed building                     | 750m Stacklands Cottage            |
| Area of Archaeological Importance   | 0m AAP around pleistocene deposits |
| AONB                                | 0m Kent Downs                      |
| Landscape sensitivity (Residential) | Low sensitivity                    |
| Landscape sensitivity (Commerical)  | Moderate sensitivity               |
| Intersects with Ancient Woodland    | No                                 |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1332m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | N/A  |
| Agricultural land classification | Grade 4/5 or Urban                                   |
| Green Belt                       | Strong performance (320 - 330m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | #N/A  |
| Schools              | 2km - 3km West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 15km - 20km   |
| Doctor/Health Centre                    | 2km - 3km Yellow Practice, W. Kingsdown Med Centre, West Kingsdown Medical Centre |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 5km - 6km Kemsing, Otford |
| Proximity to a bus stop      | 1km - 2km                 |
| Proximity to a cycle route   | 15km - 20km               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** GT09 **Area (ha):** 0.109

Hollywood Gardens, School Lane, West Kingsdown, TN15 6JN

**Current Use:** 3 Temporary pitches

**Proposed Use:** G&T Pitches

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 10m Knatts Valley, West Kingsdown   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 3004m Heaverham                                     |
| Registered Park or Garden           | 4375m Ightham Court                                 |
| Scheduled Monument                  | 1223m Two milestones at West Kingsdown              |
| Listed building                     | 49m Stacklands Cottage                              |
| Area of Archaeological Importance   | 255m AAP around geology of archaeological potential |
| AONB                                | 0m Kent Downs                                       |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 580m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | N/A  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (620 - 630m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | #N/A  |
| Schools              | 800m - 900m West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | 15km - 20km  |
| Doctor/Health Centre                    | 900m - 1000m West Kingsdown Medical Centre, Yellow Practice, W. Kingsdown Med Centre |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 5km - 6km Kemsing |
| Proximity to a bus stop      | 200m - 300m       |
| Proximity to a cycle route   | 15km - 20km       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** GT10  
Two Barns, Knatts Lane, West Kingsdown, TN15 6YA

**Area (ha):** 0.452

**Current Use:** 1 Permanent pitch, barns

**Proposed Use:** G&T Pitches

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 56m Knatts Valley, West Kingsdown   |
| BAP Priority Habitat                 | 12m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Conservation Area                   | 2786m Heaverham                     |
| Registered Park or Garden           | 4300m Lullingstone Castle           |
| Scheduled Monument                  | 1908m Chapel, Maplescombe           |
| Listed building                     | 658m Knockmill                      |
| Area of Archaeological Importance   | 25m AAP around pleistocene deposits |
| AONB                                | 0m Kent Downs                       |
| Landscape sensitivity (Residential) | Low sensitivity                     |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                |
| Intersects with Ancient Woodland    | No                                  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1479m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | N/A  |
| Agricultural land classification | Grade 4/5 or Urban                                   |
| Green Belt                       | Strong performance (660 - 670m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | #N/A  |
| Schools              | 2km - 3km West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 15km - 20km   |
| Doctor/Health Centre                    | 2km - 3km Yellow Practice, W. Kingsdown Med Centre, West Kingsdown Medical Centre |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 5km - 6km Kemsing, Otford |
| Proximity to a bus stop      | 1km - 2km                 |
| Proximity to a cycle route   | 15km - 20km               |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** GT11  
Fordwood Farm, New Street Road, Ash, TN15 7JY

**Area (ha):** 2.376

**Current Use:** 2 Unauthorised pitches

**Proposed Use:** G&T Pitches

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 203m Elbows Wood etc., Meopham  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1581m Hodsoll Street                                      |
| Registered Park or Garden           | 6062m Cobham Hall   |
| Scheduled Monument                  | 4526m Deserted medieval manorial settlement of Cossington |
| Listed building                     | 945m Black Cottage Farmhouse                              |
| Area of Archaeological Importance   | 693m AAP around geology of archaeological potential       |
| AONB                                | 2198m Kent Downs  |
| Landscape sensitivity (Residential) | Moderate sensitivity                                      |
| Landscape sensitivity (Commerical)  | High sensitivity  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 3899m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | N/A  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (270 - 280m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | #N/A  |
| Schools              | 2km - 3km New Ash Green Primary School, Milestone Academy |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | > 25km                |
| Doctor/Health Centre                    | 2km - 3km The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 5km - 6km Longfield |
| Proximity to a bus stop      | 1km - 2km           |
| Proximity to a cycle route   | > 25km              |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** GT12  
Seven Acre Farm, Hever Road, Edenbridge, TN8 5DJ

**Area (ha):** 0.762

**Current Use:** 7 Unauthorised pitches

**Proposed Use:** G&T Pitches

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 310m River Eden   |
| BAP Priority Habitat                 | 208m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 546m Edenbridge                                   |
| Registered Park or Garden           | 2148m Hever Castle                                |
| Scheduled Monument                  | 1476m Medieval moated site, Devils Den.           |
| Listed building                     | 632m Granary To South West Of Delaware            |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 805m High Weald                                   |
| Landscape sensitivity (Residential) | Moderate sensitivity                              |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                              |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 7951m AQMA13/NO2/2014 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | N/A  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (330 - 340m from Green Belt edge) |

### Population and Communities

|                      |                                     |
|----------------------|-------------------------------------|
| Settlement Hierarchy | #N/A                                |
| Schools              | 1km - 2km Edenbridge Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 50m - 100m                        |
| Doctor/Health Centre                    | 1km - 2km Edenbridge Med Practice |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 1km - 2km Edenbridge Town |
| Proximity to a bus stop      | 900m - 1000m              |
| Proximity to a cycle route   | 50m - 100m                |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |              |
|-------------------------------------|--------------|
| Proximity to a town or local centre | 900m - 1000m |
|-------------------------------------|--------------|

**Site:** GT13  
Malt House Farm, Lower Road, Hextable, BR8 7RZ

**Area (ha):** 0.191

**Current Use:** 3 Unauthorised pitches

**Proposed Use:** G&T Pitches

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1854m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 361m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 424m Swanley Village  |
| Registered Park or Garden           | 3516m Franks Hall   |
| Scheduled Monument                  | 2469m Faesten Dic, a medieval frontier work in Joydens Wood |
| Listed building                     | 459m Malabar  |
| Area of Archaeological Importance   | 228m AAP around a PM malthouse                              |
| AONB                                | 2511m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1215m AQMA2/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | N/A  |
| Agricultural land classification | Grade 1 or 2                                       |
| Green Belt                       | Strong performance (50 - 60m from Green Belt edge) |

### Population and Communities

|                      |                                   |
|----------------------|-----------------------------------|
| Settlement Hierarchy | #N/A                              |
| Schools              | 900m - 1000m St Paul's CEP School |

### Health and Wellbeing

|   |                            |
|---|----------------------------|
| Open Space                              | No loss of open space      |
| Proximity to public right of way (PRoW) | > 25km                     |
| Doctor/Health Centre                    | 1km - 2km Hextable Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 3km - 4km Swanley |
| Proximity to a bus stop      | 500m - 600m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |              |
|-------------------------------------|--------------|
| Proximity to a town or local centre | 900m - 1000m |
|-------------------------------------|--------------|

**Site:** GT14  
Fairhavens, Mussenden Lane, Horton Kirby, DA3 8NX

**Area (ha):** 3.298

**Current Use:** Caravans and field

**Proposed Use:** Residential/G&T pitches

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 0m Horton Wood, Horton Kirby  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1733m Horton Kirby   |
| Registered Park or Garden           | 1513m Franks Hall  |
| Scheduled Monument                  | 1976m Medieval moated site and associated fishpond, Franks Hall. |
| Listed building                     | 1166m Granary To East Of Mussenden Farmhouse                     |
| Area of Archaeological Importance   | 462m AAP around areas of prehistoric, Roman and Medieval remains |
| AONB                                | 1498m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | Yes  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 728m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | N/A  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (1510 - 1520m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | #N/A  |
| Schools              | 2km - 3km Fawkham CEP School, Horton Kirby CEP School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                          |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 3km - 4km Braeside Surgery, Devon Road Surgery |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 3km - 4km Farningham Road |
| Proximity to a bus stop      | 2km - 3km                 |
| Proximity to a cycle route   | > 25km                    |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|



**Site:** GT15  
Hopgarden Farm, Telston Lane, Otford, TN14 5JZ

**Area (ha):** 0.411

**Current Use:** 1 Unauthorised pitch

**Proposed Use:** G&T Pitches

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1624m Woodlands west of Shoreham               |
| BAP Priority Habitat                 | 133m Deciduous woodland                        |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 854m Otford   |
| Registered Park or Garden           | 2798m Chevening                                     |
| Scheduled Monument                  | 1160m Otford Palace                                 |
| Listed building                     | 624m Broughton House                                |
| Area of Archaeological Importance   | 196m AAP around geology of archaeological potential |
| AONB                                | 231m Kent Downs                                     |
| Landscape sensitivity (Residential) | Moderate sensitivity                                |
| Landscape sensitivity (Commerical)  | High sensitivity                                    |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                     |
|------------------|---------------------|
| AQMA             | 491m AQMA3/NO2/2005 |
| Groundwater SPZs | Not within a SPZ    |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | N/A  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (130 - 140m from Green Belt edge) |

### Population and Communities

|                      |                                 |
|----------------------|---------------------------------|
| Settlement Hierarchy | #N/A                            |
| Schools              | 1km - 2km Otford Primary School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 1km - 2km Otford Medical Practice |

### Transportation

|                              |                                |
|------------------------------|--------------------------------|
| Proximity to a train station | 2km - 3km Dunton Green, Otford |
| Proximity to a bus stop      | 300m - 400m                    |
| Proximity to a cycle route   | 15km - 20km                    |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** GT16 **Area (ha):** 0.623

Park Lane Farm, Park Lane, Swanley Village, Swanley, BR8 8DT

**Current Use:** 2 Permanent pitches

**Proposed Use:** G&T Pitches

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 699m Grassland adjacent Farningham Wood   |
| BAP Priority Habitat                 | 5m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 5m Swanley Village                                  |
| Registered Park or Garden           | 2462m Franks Hall                                   |
| Scheduled Monument                  | 2343m Fort Farningham: a London mobilisation centre |
| Listed building                     | 70m The Priory                                      |
| Area of Archaeological Importance   | 186m AAP around geology of archaeological potential |
| AONB                                | 1577m Kent Downs                                    |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 248m AQMA2/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | N/A  |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (350 - 360m from Green Belt edge) |

### Population and Communities

|                      |                                  |
|----------------------|----------------------------------|
| Settlement Hierarchy | #N/A                             |
| Schools              | 800m - 900m St Paul's CEP School |

### Health and Wellbeing

|   |                            |
|---|----------------------------|
| Open Space                              | No loss of open space      |
| Proximity to public right of way (PRoW) | > 25km                     |
| Doctor/Health Centre                    | 1km - 2km Hextable Surgery |

### Transportation

|                              |                                    |
|------------------------------|------------------------------------|
| Proximity to a train station | 3km - 4km Farningham Road, Swanley |
| Proximity to a bus stop      | 1km - 2km                          |
| Proximity to a cycle route   | > 25km                             |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** GT17 **Area (ha):** 0.353

Land south west Broomhill, Button Street,Farningham, BR8 8DX

**Current Use:** 2 Unauthorised pitches

**Proposed Use:** G&T Pitches

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 441m Grassland adjacent Farningham Wood   |
| BAP Priority Habitat                 | 143m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 973m Swanley Village                                |
| Registered Park or Garden           | 2102m Franks Hall                                   |
| Scheduled Monument                  | 1279m Fort Farningham: a London mobilisation centre |
| Listed building                     | 1188m Alice Dene                                    |
| Area of Archaeological Importance   | 0m AAP surrounding Md enclosure settlement          |
| AONB                                | 543m Kent Downs                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA2/NO2/2005        |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | N/A  |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (310 - 320m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | #N/A   |
| Schools              | 2km - 3km St Bartholomew's Catholic Primary School, High Firs Primary School, St Paul's CEP School, Downsview Community Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                              |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 2km - 3km The Oaks Partnership, The Cedars Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 3km - 4km Swanley |
| Proximity to a bus stop      | 1km - 2km         |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** GT18  
Hill Top Farm, Farningham, DA4 0JN

**Area (ha):** 0.524

**Current Use:** 10 Unauthorised pitches

**Proposed Use:** G&T Pitches

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 515m Grassland adjacent Farningham Wood   |
| BAP Priority Habitat                 | 120m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 439m Farningham  |
| Registered Park or Garden           | 1525m Franks Hall  |
| Scheduled Monument                  | 490m Fort Farningham: a London mobilisation centre           |
| Listed building                     | 463m 40, London Road   |
| Area of Archaeological Importance   | 138m AAP around Darenth Valley - roman and Iron age activity |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                    |
|------------------|--------------------|
| AQMA             | 18m AQMA1/NO2/2005 |
| Groundwater SPZs | Not within a SPZ   |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | N/A  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (330 - 340m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | #N/A   |
| Schools              | 2km - 3km Downsview Community Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 2km - 3km The Cedars Surgery, Braeside Surgery, The Oaks Partnership |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 3km - 4km Swanley |
| Proximity to a bus stop      | 300m - 400m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** GT19 **Area (ha):** 0.108

Pedham Stable/Land between Button Street and M20, Button Street, Farningham, BR8 8DX

**Current Use:** 1 Unauthorised pitch

**Proposed Use:** G&T Pitches

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 796m Grassland adjacent Farningham Wood   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1234m Farningham                                   |
| Registered Park or Garden           | 2140m Franks Hall                                  |
| Scheduled Monument                  | 829m Fort Farningham: a London mobilisation centre |
| Listed building                     | 1263m 40, London Road                              |
| Area of Archaeological Importance   | 300m AAP surrounding Md enclosure settlement       |
| AONB                                | 113m Kent Downs                                    |
| Landscape sensitivity (Residential) | Low sensitivity                                    |
| Landscape sensitivity (Commerical)  | Low sensitivity                                    |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA2/NO2/2005        |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | N/A  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (80 - 90m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | #N/A   |
| Schools              | 1km - 2km Downsview Community Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | > 25km   |
| Doctor/Health Centre                    | 2km - 3km The Oaks Partnership, Braeside Surgery, The Cedars Surgery |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 2km - 3km Swanley |
| Proximity to a bus stop      | 500m - 600m       |
| Proximity to a cycle route   | > 25km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

Site: GT20

Area (ha): 0.042

Land at Fountain Farm/Land North East of the Junction of Redmans, Firmingers Road, Well Hill

Current Use: 1 Unauthorised pitch

Proposed Use: G&T Pitches

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 319m Woodlands west of Shoreham   |
| BAP Priority Habitat                 | 55m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 2304m Shoreham - Mill Lane                |
| Registered Park or Garden           | 444m Lullingstone Castle                  |
| Scheduled Monument                  | 2864m Lullingstone Castle gateway         |
| Listed building                     | 654m The Rock And Fountain Public House   |
| Area of Archaeological Importance   | 2m AAP Surrounding undated linear feature |
| AONB                                | 0m Kent Downs                             |
| Landscape sensitivity (Residential) | Low sensitivity                           |
| Landscape sensitivity (Commerical)  | Low sensitivity                           |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 45m AQMA2/NO2/2005       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | N/A  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (670 - 680m from Green Belt edge) |

### Population and Communities

|                      |                                   |
|----------------------|-----------------------------------|
| Settlement Hierarchy | #N/A                              |
| Schools              | 3km - 4km Shoreham Village School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km   |
| Doctor/Health Centre                    | 6km - 7km The Oaks Partnership, The Cedars Surgery, Otford Medical Practice |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 2km - 3km Knockholt |
| Proximity to a bus stop      | 2km - 3km           |
| Proximity to a cycle route   | 20km - 25km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 3km - 4km |
|-------------------------------------|-----------|

**Site:** EM1  
Land rear of Tarte, High Street, Brasted, TN16 1JE

**Area (ha):** 0.08

**Current Use:** Vacant

**Proposed Use:** Offices

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 787m Combe Wood, Brasted                       |
| BAP Priority Habitat                 | 123m Deciduous woodland                        |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Brasted High Street                                    |
| Registered Park or Garden           | 153m Combe Bank   |
| Scheduled Monument                  | 3833m Montreal Park obelisk                               |
| Listed building                     | 38m The White House                                       |
| Area of Archaeological Importance   | 0m AAP Surrounding Early 'Urban' Centre-conservation area |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 40m AQMA13/NO2/2014      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                     |
| Schools              | 1km - 2km Sundridge and Brasted CEP School |

### Health and Wellbeing

|   |                             |
|---|-----------------------------|
| Open Space                              | No loss of open space       |
| Proximity to public right of way (PRoW) | 10km - 15km                 |
| Doctor/Health Centre                    | 500m - 600m Brasted Surgery |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 6km - 7km Dunton Green, Sevenoaks |
| Proximity to a bus stop      | 0m - 50m                          |
| Proximity to a cycle route   | 10km - 15km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |          |
|-------------------------------------|----------|
| Proximity to a town or local centre | 0m - 50m |
|-------------------------------------|----------|

**Site:** EM2 **Area (ha):** 1.488

Beechcroft Farm Industries, Chapel Wood Road, New Ash Green, TN15 7HX

**Current Use:** B1/B8 **Proposed Use:** B1/B8

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 950m Saxten's Wood, Fawkham Green   |
| BAP Priority Habitat                 | 203m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 2621m Baldwins Green, Fawkham          |
| Registered Park or Garden           | 4426m Franks Hall                      |
| Scheduled Monument                  | 3168m Two milestones at West Kingsdown |
| Listed building                     | 121m Corner Cottage                    |
| Area of Archaeological Importance   | 71m AAP surrounding PM barn            |
| AONB                                | 2989m Kent Downs                       |
| Landscape sensitivity (Residential) | Low sensitivity                        |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                   |
| Intersects with Ancient Woodland    | No                                     |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 1697m AQMA1/NO2/2005     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | NPPF PDL   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 3                                    |
| Schools              | 900m - 1000m New Ash Green Primary School |

### Health and Wellbeing

|   |                         |
|---|-------------------------|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km             |
| Doctor/Health Centre                    | 800m - 900m The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 4km - 5km Longfield |
| Proximity to a bus stop      | 200m - 300m         |
| Proximity to a cycle route   | 20km - 25km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 600m - 700m |
|-------------------------------------|-------------|



**Site:** EM3 **Area (ha):** 0.791

Land adjacent to Dunbrik Depot, Main Road, Sundridge, TN14 6EP

**Current Use:** Storage

**Proposed Use:** Employment

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 568m Dryhill Country Park, Sundridge  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 383m Chipstead                                    |
| Registered Park or Garden           | 910m Chevening                                    |
| Scheduled Monument                  | 1920m Montreal Park obelisk                       |
| Listed building                     | 543m Moat Farmhouse                               |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | Moderate sensitivity                              |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                              |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 126m AQMA13/NO2/2014     |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (510 - 520m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                     |
| Schools              | 1km - 2km Sundridge and Brasted CEP School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | 10km - 15km                        |
| Doctor/Health Centre                    | 1km - 2km Dr Aj Skinner & Partners |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 6km - 7km Dunton Green |
| Proximity to a bus stop      | 50m - 100m             |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** EM4  
Land at Pedham Place, Swanley, BR8 8PP

**Area (ha):** 11.307

**Current Use:** Vacant

**Proposed Use:** B1c/B2/B8

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1022m Grassland adjacent Farningham Wood  |
| BAP Priority Habitat                 | 66m Deciduous woodland  |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1251m Farningham                                   |
| Registered Park or Garden           | 1809m Lullingstone Castle                          |
| Scheduled Monument                  | 486m Fort Farningham: a London mobilisation centre |
| Listed building                     | 793m Petham Court Farmhouse                        |
| Area of Archaeological Importance   | 111m AAP surrounding undated implement             |
| AONB                                | 0m Kent Downs                                      |
| Landscape sensitivity (Residential) | Low sensitivity                                    |
| Landscape sensitivity (Commerical)  | Low sensitivity                                    |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA2/NO2/2005        |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 2                                       |
| Schools              | 1km - 2km Downsview Community Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space  |
| Proximity to public right of way (PRoW) | 20km - 25km  |
| Doctor/Health Centre                    | 2km - 3km The Cedars Surgery, Braeside Surgery, The Oaks Partnership |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 2km - 3km Swanley |
| Proximity to a bus stop      | 400m - 500m       |
| Proximity to a cycle route   | 20km - 25km       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** EM5 **Area (ha):** 1.824

Sevenoaks Garden Centre, Main Road, Sundridge, TN14 6ED

**Current Use:** Garden centre

**Proposed Use:** Employment or leisure

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 221m Dryhill Country Park, Sundridge  |
| BAP Priority Habitat                 | 200m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 323m Chipstead                                    |
| Registered Park or Garden           | 1199m Chevening                                   |
| Scheduled Monument                  | 1593m Montreal Park obelisk                       |
| Listed building                     | 396m Wellers Farmhouse                            |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | Moderate sensitivity                              |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                              |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 3m AQMA13/NO2/2014       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Sevenoaks 'Brownfield'                               |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (360 - 370m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                     |
| Schools              | 1km - 2km Sundridge and Brasted CEP School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | 10km - 15km                        |
| Doctor/Health Centre                    | 1km - 2km Dr Aj Skinner & Partners |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 5km - 6km Dunton Green |
| Proximity to a bus stop      | 0m - 50m               |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** EM6 **Area (ha):** 1.236

Site 1 at Bartram Farm, Old Otford Road, Sevenoaks, TN14 5EZ

**Current Use:** Residential and commercial

**Proposed Use:** Commercial

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1460m Woods and Downs above Kemsing            |
| BAP Priority Habitat                 | 76m Deciduous woodland                         |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 972m Otford   |
| Registered Park or Garden           | 2597m Knole   |
| Scheduled Monument                  | 994m Otford Palace  |
| Listed building                     | 981m Rye Cottage  |
| Area of Archaeological Importance   | 23m AAP around Darenth Valley - roman and Iron age activity |
| AONB                                | 1039m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 273m AQMA3/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 4/5 or Urban                               |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                 |
|----------------------|---------------------------------|
| Settlement Hierarchy | Tier 1                          |
| Schools              | 1km - 2km Otford Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 10km - 15km   |
| Doctor/Health Centre                    | 1km - 2km Otford Medical Practice, Sevenoaks Hospital, St John'S Medical Practice |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 1km - 2km Bat and Ball |
| Proximity to a bus stop      | 0m - 50m               |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** EM8  
Elliots Farm, Rogues Hill, Penshurst, TN11 8BB

**Area (ha):** 0.134

**Current Use:** Agricultural and commercial

**Proposed Use:** B class uses

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 230m River Eden   |
| BAP Priority Habitat                 | 292m Traditional orchard  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 0m Penshurst                                       |
| Registered Park or Garden           | 227m Penshurst Place                               |
| Scheduled Monument                  | 1570m Bowl barrow 25m east of The Mount            |
| Listed building                     | 59m Elliotts House                                 |
| Area of Archaeological Importance   | 28m AAP around geology of archaeological potential |
| AONB                                | 0m High Weald                                      |
| Landscape sensitivity (Residential) | Low sensitivity                                    |
| Landscape sensitivity (Commerical)  | Low sensitivity                                    |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                        |
|------------------|------------------------|
| AQMA             | 10518m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ       |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (160 - 170m from Green Belt edge) |

### Population and Communities

|                      |                                   |
|----------------------|-----------------------------------|
| Settlement Hierarchy | Tier 5                            |
| Schools              | 900m - 1000m Penshurst CEP School |

### Health and Wellbeing

|   |                         |
|---|-------------------------|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 500m - 600m             |
| Doctor/Health Centre                    | 700m - 800m The Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 3km - 4km Penshurst |
| Proximity to a bus stop      | 600m - 700m         |
| Proximity to a cycle route   | 500m - 600m         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 10km - 15km |
|-------------------------------------|-------------|

**Site:** EM9  
The White House, High Street, Brasted, TN16 1JE

**Area (ha):** 0.139

**Current Use:** Offices

**Proposed Use:** Employment

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 750m Combe Wood, Brasted                       |
| BAP Priority Habitat                 | 115m Deciduous woodland                        |
| Biodiversity analysis                | Low  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Brasted High Street                                    |
| Registered Park or Garden           | 154m Combe Bank   |
| Scheduled Monument                  | 3851m Montreal Park obelisk                               |
| Listed building                     | 0m The White House  |
| Area of Archaeological Importance   | 0m AAP Surrounding Early 'Urban' Centre-conservation area |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 0m AQMA13/NO2/2014       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                     |
| Schools              | 1km - 2km Sundridge and Brasted CEP School |

### Health and Wellbeing

|   |                             |
|---|-----------------------------|
| Open Space                              | No loss of open space       |
| Proximity to public right of way (PRoW) | 10km - 15km                 |
| Doctor/Health Centre                    | 400m - 500m Brasted Surgery |

### Transportation

|                              |                                   |
|------------------------------|-----------------------------------|
| Proximity to a train station | 6km - 7km Dunton Green, Sevenoaks |
| Proximity to a bus stop      | 0m - 50m                          |
| Proximity to a cycle route   | 10km - 15km                       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |          |
|-------------------------------------|----------|
| Proximity to a town or local centre | 0m - 50m |
|-------------------------------------|----------|

**Site:** EM10  
Land north of Honeypot Lane, Kemsing, TN15 6NR

**Area (ha):** 2.271

**Current Use:** Agricultural

**Proposed Use:** Employment

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 327m Meadows and Woods, Noah's Ark, Kemsing   |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | High  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 382m Heaverham   |
| Registered Park or Garden           | 2527m Ightham Court  |
| Scheduled Monument                  | 1532m Large multivallate hillfort and Palaeolithic rock shelters at Oldbury Hill |
| Listed building                     | 430m Broughton   |
| Area of Archaeological Importance   | 145m AAP around geology of archaeological potential                              |
| AONB                                | 0m Kent Downs  |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 67m AQMA3/NO2/2005       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (710 - 720m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 3km - 4km St Lawrence CEP School, Kemsing Primary School, Seal CEP School |

### Health and Wellbeing

|   |                                   |
|---|-----------------------------------|
| Open Space                              | No loss of open space             |
| Proximity to public right of way (PRoW) | 15km - 20km                       |
| Doctor/Health Centre                    | 3km - 4km Kemsing Village Surgery |

### Transportation

|                              |                     |
|------------------------------|---------------------|
| Proximity to a train station | 300m - 400m Kemsing |
| Proximity to a bus stop      | 300m - 400m         |
| Proximity to a cycle route   | 15km - 20km         |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** EM11

**Area (ha):** 2.127

Land adjacent to A25/A21 interchange, Main Road, Sundridge, TN14 6EP

**Current Use:** Agricultural

**Proposed Use:** Employment

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 464m Dryhill Country Park, Sundridge  |
| BAP Priority Habitat                 | 82m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 144m Chipstead                                    |
| Registered Park or Garden           | 1066m Chevening                                   |
| Scheduled Monument                  | 1660m Montreal Park obelisk                       |
| Listed building                     | 271m Moat Farmhouse                               |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | Moderate sensitivity                              |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                              |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 6m AQMA13/NO2/2014       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (240 - 250m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                     |
| Schools              | 1km - 2km Sundridge and Brasted CEP School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | 10km - 15km                        |
| Doctor/Health Centre                    | 1km - 2km Dr Aj Skinner & Partners |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 5km - 6km Dunton Green |
| Proximity to a bus stop      | 0m - 50m               |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|



**Site:** EM12 **Area (ha):** 0.752

Former Park and Ride, Otford Road, Sevenoaks, TN14 5DE

**Current Use:** Vacant

**Proposed Use:** Employment

**Biodiversity and Geodiversity**

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units                             |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with application with development with a total net gain |
| Intersects with SSSI                 | Yes  |
| Proximity to a Local Wildlife Site   | 2141m Woods and Downs above Kemsing  |
| BAP Priority Habitat                 | 0m No main habitat but additional habitats present                         |
| Biodiversity analysis                | High   |

**Climate Change**

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

**Landscape and Historic Environment - Proximity to:**

|                                     |  |
|-------------------------------------|--|
| Conservation Area                   | 1234m Sevenoaks - Hartslands                               |
| Registered Park or Garden           | 2088m Knole  |
| Scheduled Monument                  | 1174m Bowl barrow in Millpond Wood                         |
| Listed building                     | 554m Bat And Ball Railway Station                          |
| Area of Archaeological Importance   | 0m AAP around Darenth Valley - roman and Iron age activity |
| AONB                                | 1537m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity  |
| Landscape sensitivity (Commerical)  | Low sensitivity  |
| Intersects with Ancient Woodland    | No   |

**Environmental Quality**

|                  |                      |
|------------------|----------------------|
| AQMA             | 581m AQMA13/NO2/2014 |
| Groundwater SPZs | Within a Zone 1 SPZ  |

**Land, Soil and Water Resources**

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 4/5 or Urban                                 |
| Green Belt                       | Moderate performance (Adjacent to Green Belt edge) |

**Population and Communities**

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1  |
| Schools              | 1km - 2km Trinity School, St John's CEP School, Sevenoaks, Sevenoaks Primary School |

**Health and Wellbeing**

|   |                                |
|---|--------------------------------|
| Open Space                              | No loss of open space          |
| Proximity to public right of way (PRoW) | 10km - 15km                    |
| Doctor/Health Centre                    | 800m - 900m Sevenoaks Hospital |

**Transportation**

|                              |                          |
|------------------------------|--------------------------|
| Proximity to a train station | 600m - 700m Bat and Ball |
| Proximity to a bus stop      | 0m - 50m                 |
| Proximity to a cycle route   | 10km - 15km              |

**Economy**

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

**Town and Local Centres**

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 600m - 700m |
|-------------------------------------|-------------|

**Site:** EM13  
Turvins Farm, Sundridge Road, Dunton Green, TN14 6HB

**Area (ha):** 0.932

**Current Use:** Agricultural buildings

**Proposed Use:** Employment

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 427m Chevening Estate   |
| BAP Priority Habitat                 | 139m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                  |
|-------------------------------------|----------------------------------|
| Conservation Area                   | 573m Chevening Conservation Area |
| Registered Park or Garden           | 678m Chevening                   |
| Scheduled Monument                  | 1051m Fort Halstead              |
| Listed building                     | 390m Middle HouseMorants Court   |
| Area of Archaeological Importance   | 85m AAP around Pilgrims Way      |
| AONB                                | 0m Kent Downs                    |
| Landscape sensitivity (Residential) | Low sensitivity                  |
| Landscape sensitivity (Commerical)  | Low sensitivity                  |
| Intersects with Ancient Woodland    | No                               |

### Environmental Quality

|                  |                    |
|------------------|--------------------|
| AQMA             | 49m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ   |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Sevenoaks 'Brownfield'                                 |
| Agricultural land classification | Grade 1 or 2   |
| Green Belt                       | Strong performance (1240 - 1250m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 1  |
| Schools              | 1km - 2km Chevening (St Botolph's) CEP School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space                                       |
| Proximity to public right of way (PRoW) | 10km - 15km   |
| Doctor/Health Centre                    | 3km - 4km Otford Medical Practice, Dr Aj Skinner & Partners |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 2km - 3km Dunton Green |
| Proximity to a bus stop      | 1km - 2km              |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** EM15 **Area (ha):** 0.765

Lower Daltons Nursery, Swanley Village Road, Swanley, BR8 7NN

**Current Use:** Commercial

**Proposed Use:** Employment

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 659m Grassland adjacent Farningham Wood   |
| BAP Priority Habitat                 | 0m Traditional orchard  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 0m Swanley Village                                  |
| Registered Park or Garden           | 2369m Franks Hall                                   |
| Scheduled Monument                  | 2373m Fort Farningham: a London mobilisation centre |
| Listed building                     | 54m Priory Cottage                                  |
| Area of Archaeological Importance   | 62m AAP around findspot of Palaeolithic handaxe     |
| AONB                                | 1669m Kent Downs                                    |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 155m AQMA2/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | NPPF PDL   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (190 - 200m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 2   |
| Schools              | 1km - 2km Downsview Community Primary School, St Paul's CEP School |

### Health and Wellbeing

|   |                            |
|---|----------------------------|
| Open Space                              | No loss of open space      |
| Proximity to public right of way (PRoW) | > 25km                     |
| Doctor/Health Centre                    | 1km - 2km Hextable Surgery |

### Transportation

|                              |                           |
|------------------------------|---------------------------|
| Proximity to a train station | 2km - 3km Farningham Road |
| Proximity to a bus stop      | 1km - 2km                 |
| Proximity to a cycle route   | > 25km                    |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** EM16 **Area (ha):** 2.11

Land opposite Wood End, London Road, West Kingsdown, TN15 6AR

**Current Use:** Agricultural

**Proposed Use:** Employment

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 820m Knatts Valley, West Kingsdown  |
| BAP Priority Habitat                 | 0m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |                                       |
|-------------------------------------|---------------------------------------|
| Conservation Area                   | 3229m Heaverham                       |
| Registered Park or Garden           | 3959m Ightham Court                   |
| Scheduled Monument                  | 239m Two milestones at West Kingsdown |
| Listed building                     | 536m Kingsdown Mill                   |
| Area of Archaeological Importance   | 182m AAP Surrounding SAM 336B         |
| AONB                                | 0m Kent Downs                         |
| Landscape sensitivity (Residential) | Low sensitivity                       |
| Landscape sensitivity (Commerical)  | Low sensitivity                       |
| Intersects with Ancient Woodland    | No                                    |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 136m AQMA1/NO2/2005      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (470 - 480m from Green Belt edge) |

### Population and Communities

|                      |   |
|----------------------|---|
| Settlement Hierarchy | Tier 4  |
| Schools              | 1km - 2km West Kingsdown C.E. (V.C.) Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 20km - 25km   |
| Doctor/Health Centre                    | 1km - 2km West Kingsdown Medical Centre, Yellow Practice, W. Kingsdown Med Centre |

### Transportation

|                              |                   |
|------------------------------|-------------------|
| Proximity to a train station | 5km - 6km Kemsing |
| Proximity to a bus stop      | 400m - 500m       |
| Proximity to a cycle route   | 20km - 25km       |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** EM17  
Land south of Beggars Lane, Westerham

**Area (ha):** 1.531

**Current Use:** Agricultural

**Proposed Use:** Employment

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units  |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 875m Chevening Estate   |
| BAP Priority Habitat                 | 288m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 433m Westerham  |
| Registered Park or Garden           | 1266m Squerryes Court                                 |
| Scheduled Monument                  | 2007m Linear earthwork 230m south west of Covers Farm |
| Listed building                     | 269m Court Lodge                                      |
| Area of Archaeological Importance   | 218m AAP around medieval hall house at Court Lodge    |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Moderate sensitivity                                  |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                   |
|------------------|-------------------|
| AQMA             | 0m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ  |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                          |
|----------------------|--------------------------|
| Settlement Hierarchy | Tier 2                   |
| Schools              | 1km - 2km Valence School |

### Health and Wellbeing

|   |                              |
|---|------------------------------|
| Open Space                              | No loss of open space        |
| Proximity to public right of way (PRoW) | 10km - 15km                  |
| Doctor/Health Centre                    | 1km - 2km Westerham Practice |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 8km - 9km Edenbridge |
| Proximity to a bus stop      | 0m - 50m             |
| Proximity to a cycle route   | 10km - 15km          |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 700m - 800m |
|-------------------------------------|-------------|

**Site:** EM20 **Area (ha):** 0.615  
Garage, petrol filling station and surrounding land, 190 London Road, Westerham, TN16 2DJ

**Current Use:** Commercial and agricultural **Proposed Use:** Residential and employment

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units  |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 1046m Farley Common, near Westerham   |
| BAP Priority Habitat                 | 241m Deciduous woodland   |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 369m Westerham  |
| Registered Park or Garden           | 1175m Squerries Court                                 |
| Scheduled Monument                  | 1879m Linear earthwork 230m south west of Covers Farm |
| Listed building                     | 157m Court Lodge                                      |
| Area of Archaeological Importance   | 103m AAP around medieval hall house at Court Lodge    |
| AONB                                | 0m Kent Downs   |
| Landscape sensitivity (Residential) | Moderate sensitivity                                  |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                                  |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                   |
|------------------|-------------------|
| AQMA             | 0m AQMA2/NO2/2005 |
| Groundwater SPZs | Not within a SPZ  |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (10 - 20m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 2   |
| Schools              | 2km - 3km Valence School, Churchill CEP School |

### Health and Wellbeing

|   |                                 |
|---|---------------------------------|
| Open Space                              | No loss of open space           |
| Proximity to public right of way (PRoW) | 10km - 15km                     |
| Doctor/Health Centre                    | 900m - 1000m Westerham Practice |

### Transportation

|                              |                      |
|------------------------------|----------------------|
| Proximity to a train station | 8km - 9km Edenbridge |
| Proximity to a bus stop      | 0m - 50m             |
| Proximity to a cycle route   | 10km - 15km          |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |             |
|-------------------------------------|-------------|
| Proximity to a town or local centre | 600m - 700m |
|-------------------------------------|-------------|

**Site:** EM21  
Coblands Nursery, Dryhill Lane, Sundridge, TN14 6AA

**Area (ha):** 1.632

**Current Use:** Horticultural

**Proposed Use:** Residential, care home, offices and warehouse

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| SSSI Impact Zone (Rural Residential) | Sites not intersecting the residential or rural residential SSSI IRZ or sites with no application |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 131m Dryhill Country Park, Sundridge  |
| BAP Priority Habitat                 | 129m Deciduous woodland   |
| Biodiversity analysis                | Medium  |

### Climate Change

|                          |  |
|--------------------------|--|
| Fluvial flood risk       | Flood Risk Zone 1  |
| Surface water flood risk | No areas of Surface Water flood risk are present in the site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 448m Chipstead                                    |
| Registered Park or Garden           | 1069m Combe Bank                                  |
| Scheduled Monument                  | 1634m Montreal Park obelisk                       |
| Listed building                     | 291m Wellers Farmhouse                            |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential |
| AONB                                | 0m Kent Downs                                     |
| Landscape sensitivity (Residential) | Moderate sensitivity                              |
| Landscape sensitivity (Commerical)  | Moderate sensitivity                              |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 91m AQMA13/NO2/2014      |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Mixed  |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Strong performance (480 - 490m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 4                                     |
| Schools              | 1km - 2km Sundridge and Brasted CEP School |

### Health and Wellbeing

|   |                                    |
|---|------------------------------------|
| Open Space                              | No loss of open space              |
| Proximity to public right of way (PRoW) | 10km - 15km                        |
| Doctor/Health Centre                    | 1km - 2km Dr Aj Skinner & Partners |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 6km - 7km Dunton Green |
| Proximity to a bus stop      | 300m - 400m            |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 2km - 3km |
|-------------------------------------|-----------|

**Site:** EM22 **Area (ha):** 0.5

Causeway House, Tonbridge Road, Chiddingstone Causeway, TN11 8JP

**Current Use:** Commercial

**Proposed Use:** Residential

### Biodiversity and Geodiversity

|                                      |   |
|--------------------------------------|---|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units                |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units                |
| Intersects with SSSI                 | No  |
| Proximity to a Local Wildlife Site   | 464m Chiddingstone Old Clay Pits etc., Chiddingstone Causeway |
| BAP Priority Habitat                 | 90m Deciduous woodland  |
| Biodiversity analysis                | Low   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | Flood Risk Zone 1   |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 1580m Chiddingstone                                 |
| Registered Park or Garden           | 887m Redleaf  |
| Scheduled Monument                  | 1706m Bowl barrow 25m east of The Mount             |
| Listed building                     | 42m The Cottage                                     |
| Area of Archaeological Importance   | 203m AAP around geology of archaeological potential |
| AONB                                | 556m High Weald                                     |
| Landscape sensitivity (Residential) | Low sensitivity                                     |
| Landscape sensitivity (Commerical)  | Low sensitivity                                     |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                       |
|------------------|-----------------------|
| AQMA             | 7662m AQMA10/NO2/2007 |
| Groundwater SPZs | Not within a SPZ      |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | NPPF PDL   |
| Agricultural land classification | Grade 3  |
| Green Belt                       | Moderate performance (2860 - 2870m from Green Belt edge) |

### Population and Communities

|                      |  |
|----------------------|--|
| Settlement Hierarchy | Tier 5   |
| Schools              | 3km - 4km Chiddingstone CEP School, Leigh Primary School, Penshurst CEP School |

### Health and Wellbeing

|   |                       |
|---|-----------------------|
| Open Space                              | No loss of open space |
| Proximity to public right of way (PRoW) | 3km - 4km             |
| Doctor/Health Centre                    | 3km - 4km The Surgery |

### Transportation

|                              |                       |
|------------------------------|-----------------------|
| Proximity to a train station | 500m - 600m Penshurst |
| Proximity to a bus stop      | 0m - 50m              |
| Proximity to a cycle route   | 3km - 4km             |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 8km - 9km |
|-------------------------------------|-----------|



**Site:** EM23 **Area (ha):** 1.81

Site 2 at Bartram Farm, Old Otford Road, Sevenoaks, TN14 5EZ

**Current Use:** Field

**Proposed Use:** Mixed use

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1291m Woods and Downs above Kemsing            |
| BAP Priority Habitat                 | 0m Deciduous woodland                          |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 728m Otford   |
| Registered Park or Garden           | 2777m Knole   |
| Scheduled Monument                  | 748m Otford Palace  |
| Listed building                     | 773m Remains Of Walls Of Archbishop'S Palace In Front Gardens Of Nos 5-11 (Odd) |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential                               |
| AONB                                | 795m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 29m AQMA3/NO2/2005       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield   |
| Agricultural land classification | Grade 4/5 or Urban                                 |
| Green Belt                       | Strong performance (70 - 80m from Green Belt edge) |

### Population and Communities

|                      |                                 |
|----------------------|---------------------------------|
| Settlement Hierarchy | Tier 1                          |
| Schools              | 1km - 2km Otford Primary School |

### Health and Wellbeing

|   |  |
|---|--|
| Open Space                              | No loss of open space                                    |
| Proximity to public right of way (PRoW) | 10km - 15km  |
| Doctor/Health Centre                    | 1km - 2km Sevenoaks Hospital, St John'S Medical Practice |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 1km - 2km Bat and Ball |
| Proximity to a bus stop      | 200m - 300m            |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |                                      |
|-----------------|--------------------------------------|
| Employment Site | No loss of allocated employment site |
|-----------------|--------------------------------------|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|

**Site:** EM24 **Area (ha):** 8.868

Land north of Vestry Road industrial estate, Old Otford Road, Sevenoaks, TN14 5EZ

**Current Use:** Residential, commercial and horticultural

**Proposed Use:** Commercial, residential and leisure

### Biodiversity and Geodiversity

|                                      |  |
|--------------------------------------|--|
| SSSI Impact Zone (Residential)       | Sites intersecting with 10+, 50+ or 100+ units |
| SSSI Impact Zone (Rural Residential) | Sites intersecting with 10+, 50+ or 100+ units |
| Intersects with SSSI                 | No   |
| Proximity to a Local Wildlife Site   | 1072m Woods and Downs above Kemsing            |
| BAP Priority Habitat                 | 9m Deciduous woodland                          |
| Biodiversity analysis                | Medium   |

### Climate Change

|                          |   |
|--------------------------|---|
| Fluvial flood risk       | <50% Intersects with Flood Risk Zone 2 and 3                        |
| Surface water flood risk | Areas of high or medium surface water flood risk is present on site |

### Landscape and Historic Environment - Proximity to:

|                                     |   |
|-------------------------------------|---|
| Conservation Area                   | 706m Otford   |
| Registered Park or Garden           | 2701m Knole   |
| Scheduled Monument                  | 729m Otford Palace  |
| Listed building                     | 768m Remains Of Walls Of Archbishop'S Palace In Front Gardens Of Nos 5-11 (Odd) |
| Area of Archaeological Importance   | 0m AAP around geology of archaeological potential                               |
| AONB                                | 774m Kent Downs   |
| Landscape sensitivity (Residential) | Low sensitivity   |
| Landscape sensitivity (Commerical)  | Low sensitivity   |
| Intersects with Ancient Woodland    | No  |

### Environmental Quality

|                  |                          |
|------------------|--------------------------|
| AQMA             | 11m AQMA3/NO2/2005       |
| Groundwater SPZs | Within a Zone 2 or 3 SPZ |

### Land, Soil and Water Resources

|                                  |  |
|----------------------------------|--|
| PDL definition                   | Greenfield                                       |
| Agricultural land classification | Grade 4/5 or Urban                               |
| Green Belt                       | Strong performance (Adjacent to Green Belt edge) |

### Population and Communities

|                      |                                 |
|----------------------|---------------------------------|
| Settlement Hierarchy | Tier 1                          |
| Schools              | 1km - 2km Otford Primary School |

### Health and Wellbeing

|   |   |
|---|---|
| Open Space                              | No loss of open space   |
| Proximity to public right of way (PRoW) | 10km - 15km   |
| Doctor/Health Centre                    | 1km - 2km Sevenoaks Hospital, Otford Medical Practice, St John'S Medical Practice |

### Transportation

|                              |                        |
|------------------------------|------------------------|
| Proximity to a train station | 1km - 2km Bat and Ball |
| Proximity to a bus stop      | 50m - 100m             |
| Proximity to a cycle route   | 10km - 15km            |

### Economy

|                 |  |
|-----------------|--|
| Employment Site | Loss of allocated employment site (Vestry Road, Sevenoaks) |
|-----------------|--|

### Town and Local Centres

|                                     |           |
|-------------------------------------|-----------|
| Proximity to a town or local centre | 1km - 2km |
|-------------------------------------|-----------|