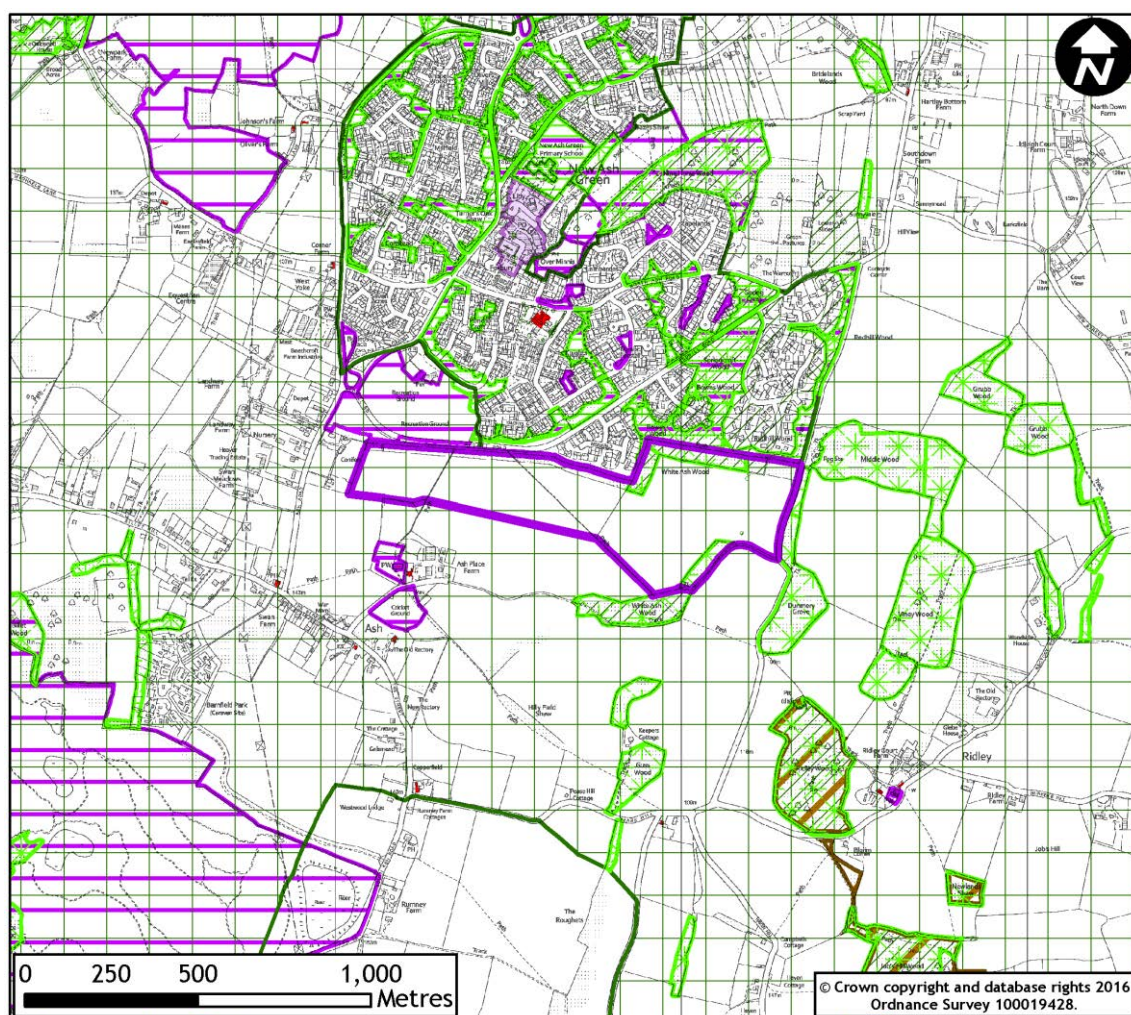




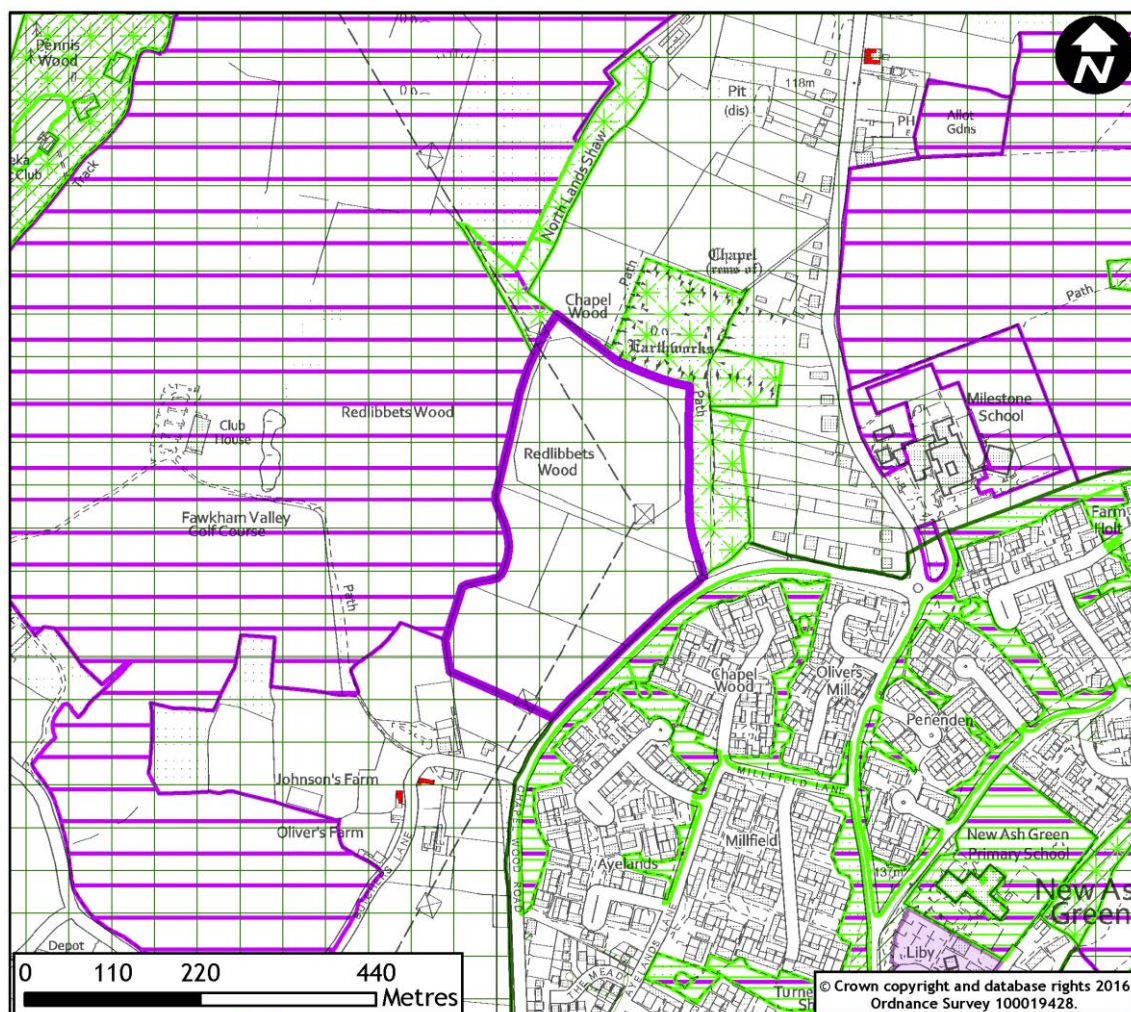
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| <b>Site ref:</b>      | MX4                                       | <b>Gross area (ha):</b>       | 29.81  |
| <b>Site address:</b>  | Land south of Redhill Road, New Ash Green | <b>Developable area (ha):</b> | N/A  |
| <b>Ward:</b>          | Ash & New Ash Green                       | <b>Submitted for:</b>         | 500 residential units<br>70 commercial units |
| <b>Site location:</b> | Edge of settlement                        | <b>Policy SP7 density:</b>    | 30 DPH                                       |



|                          |  |                           |   |
|--------------------------|--|---------------------------|---|
| <b>Site description:</b> | The site comprises a large parcel of land containing agricultural fields used for arable crop production. Bounded by residential development to the north and west, and open countryside to the south and east. A buffer of mature trees and woodland lines the northern and eastern boundaries of the site.   |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to New Ash Green urban confines. A new access onto Redhill Road would be required however an additional access would also be required to serve more than 50 units. The woodland around the periphery of the site provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Further the presence of ancient woodland would require protection and a suitable buffer. Overall the site is considered unsuitable for development given the encroachment into the countryside. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 5-10.  |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |   |
| <b>Conclusion:</b>       | Unsuitable   | <b>Approximate yield:</b> | 0 |



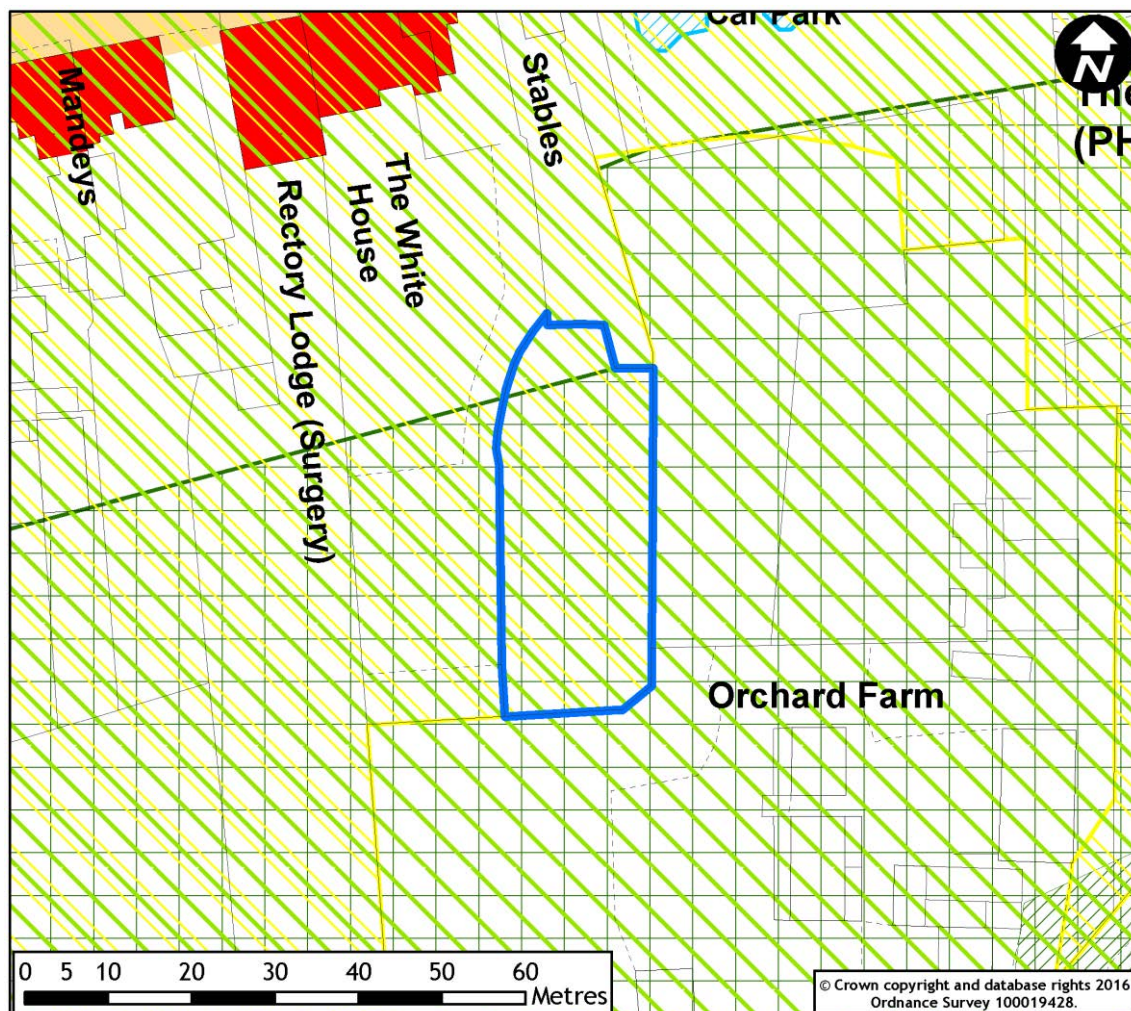
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| <b>Site ref:</b>      | MX6   | <b>Gross area (ha):</b>        | 9.73                                 |
| <b>Site address:</b>  | Land north of Chapel Wood Road and Butchers Lane, Ash | <b>Developable area (ha):</b>  | N/A                                  |
| <b>Ward:</b>          | Ash & New Ash Green                                   | <b>Submitted for:</b>          | Retail, leisure and light industrial |
| <b>Site location:</b> | Edge of settlement                                    | <b>Suitable density range:</b> | 30-40 DPH                            |



|                          |  |                           |   |
|--------------------------|--|---------------------------|---|
| <b>Site description:</b> | The site comprises a parcel of land containing an agricultural field used for grazing. Bounded by Chapel Wood Road to the south, residential development to the east, and woodland to the north and west.  |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to New Ash Green urban confines. A new access onto Chapel Wood Road would be required. The woodland around the periphery of the site provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Further the presence of ancient woodland would require protection and a suitable buffer. Overall the site is considered unsuitable for development given the encroachment into the countryside. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner and is considered to be available in years 5-10.  |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |   |
| <b>Conclusion:</b>       | Unsuitable   | <b>Approximate yield:</b> | 0 |



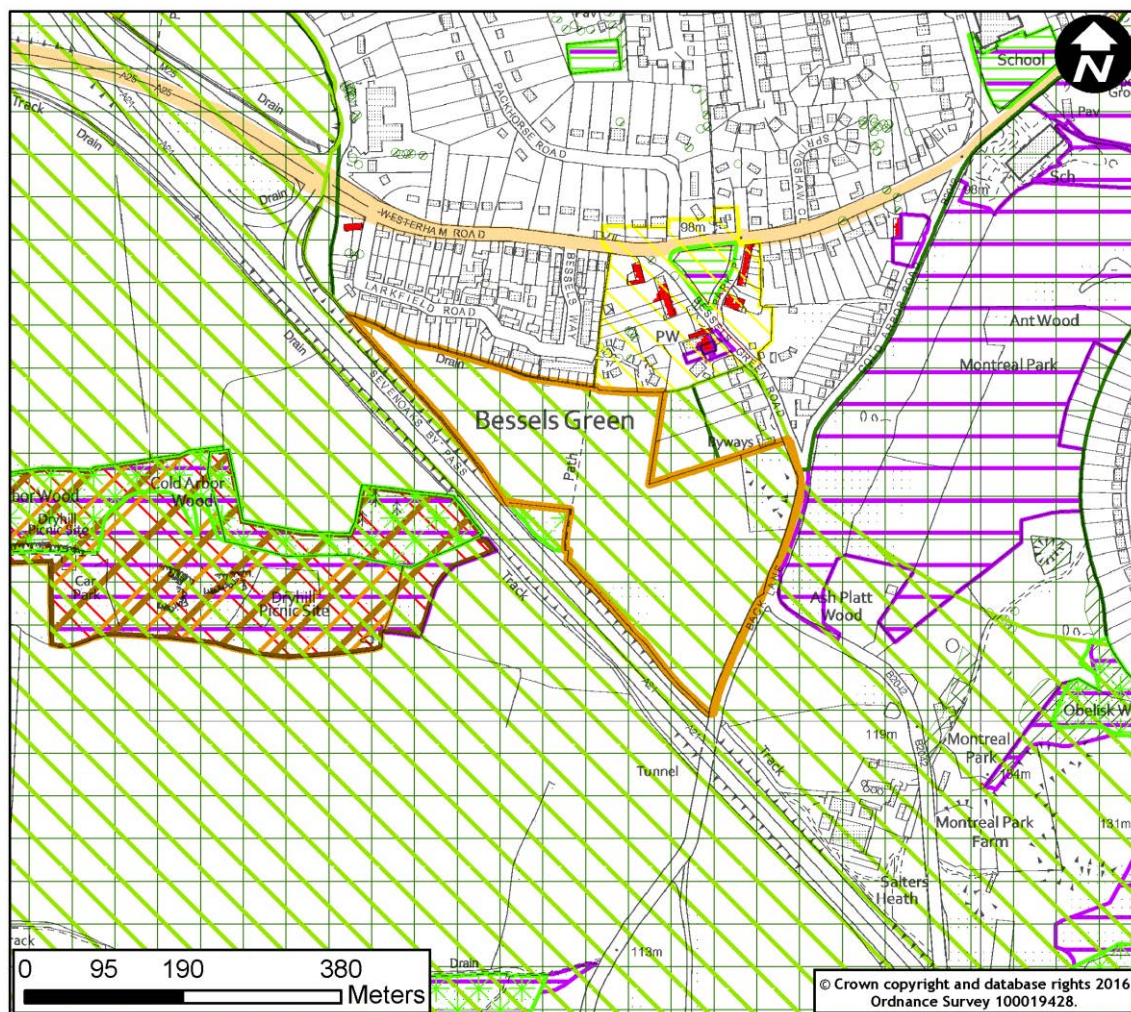
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| Site ref:      | HO8 / EM1                              | Gross area (ha):        | 0.08  |
| Site address:  | Land south of the High Street, Brasted | Developable area (ha):  | 0.08  |
| Ward:          | Brasted, Chevening & Sundridge         | Submitted for:          | 2 residential units or 300sqm employment floorspace |
| Site location: | Edge of settlement                     | Suitable density range: | 30-40 DPH   |



|                   |   |                    |                         |
|-------------------|---|--------------------|-------------------------|
| Site description: | The site comprises a fenced off parcel of grassland not in use. Bounded by the High Street to the north, car park to the west, and a farm to the south and east.  |                    |                         |
| Suitability:      | Partially located within Brasted urban confines the site is considered sustainable. The existing access onto the High Street could be utilised. The site lies within the AONB but is considered to be well contained within the landscape. Concerns are raised over any impact a development would have on the setting of the listed buildings and conservation area. Overall the site is considered able to accommodate a small-scale office development however it is partially located within the Green Belt so this designation would need to change in order for it to be developed. |                    |                         |
| Availability:     | The site has been submitted by the landowner and is considered to be available in years 1-5.  |                    |                         |
| Achievability:    | No constraints that could render the site financially unviable are identified at this time.   |                    |                         |
| Conclusion:       | Deliverable   | Approximate yield: | B1(a) office floorspace |



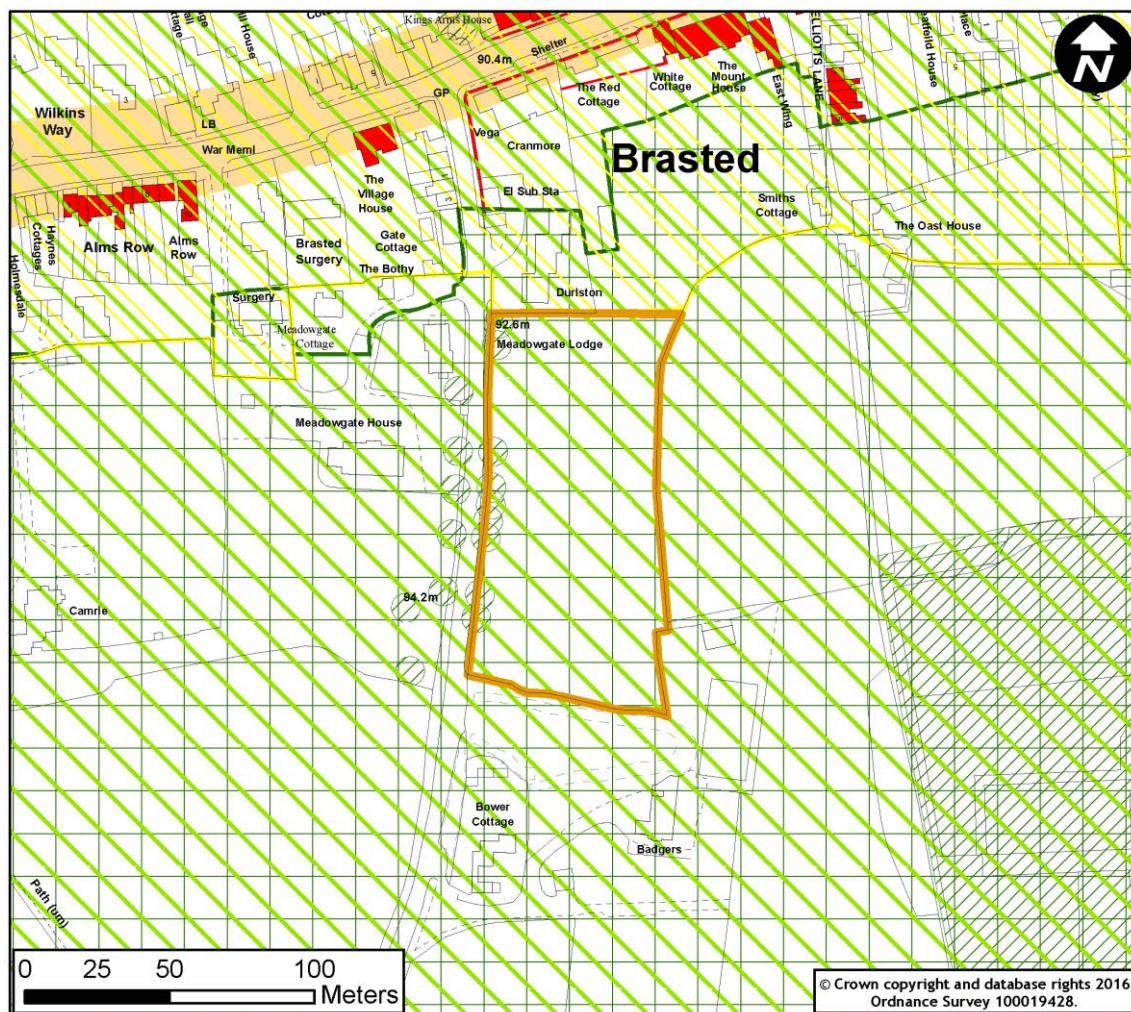
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|----------------|---|-------------------------|-----------------------|
| Site ref:      | HO119   | Gross area (ha):        | 9.01                  |
| Site address:  | Land between Back Lane and the A21, Bessels Green | Developable area (ha):  | 9.01                  |
| Ward:          | Brasted, Chevening & Sundridge                    | Submitted for:          | 147 residential units |
| Site location: | Edge of settlement                                | Suitable density range: | 30-40 DPH             |



|                   |  |                    |                           |
|-------------------|--|--------------------|---------------------------|
| Site description: | The site comprises a parcel of land between Bessels Green and the A21 containing an area of woodland and agricultural land. Bounded by Back Lane to the east, residential development to the north, and the A21 to the west and south.   |                    |                           |
| Suitability:      | The site is located adjacent to Sevenoaks urban confines. A new access onto Back Lane would be required as well as an additional access to serve more than 50 units. The site lies within the AONB but is considered to be well contained within the landscape. Concerns are raised over any impact a development would have on the setting of the adjacent listed buildings and conservation area. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                    |                           |
| Availability:     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                    |                           |
| Achievability:    | No constraints that could render the site financially unviable are identified at this time.  |                    |                           |
| Conclusion:       | Deliverable  | Approximate yield: | 270-360 residential units |



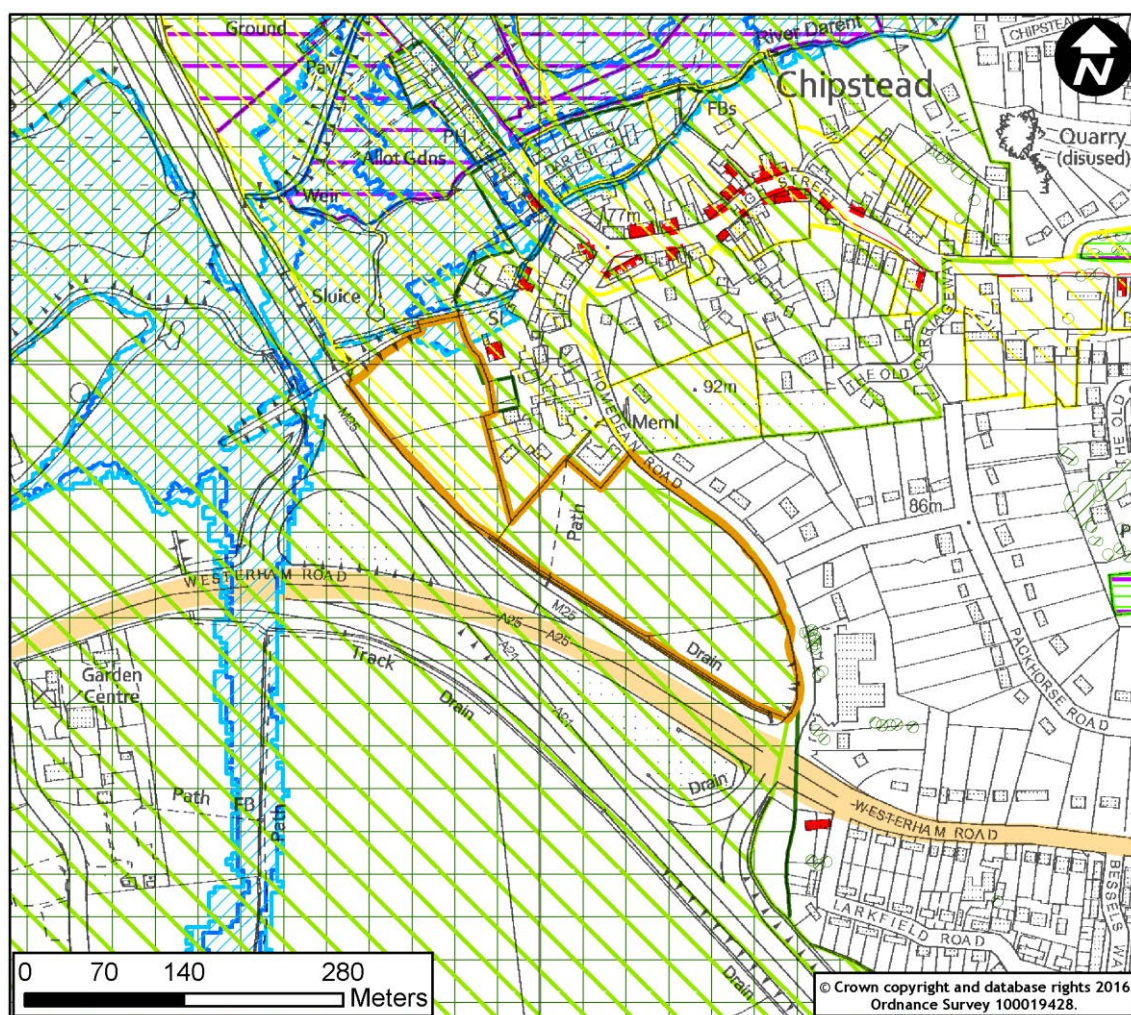
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|----------------|----------------------------------|-------------------------|----------------------|
| Site ref:      | HO201                            | Gross area (ha):        | 0.82                 |
| Site address:  | Land east of Chart Lane, Brasted | Developable area (ha):  | N/A                  |
| Ward:          | Brasted, Chevening & Sundridge   | Submitted for:          | 16 residential units |
| Site location: | Edge of settlement               | Suitable density range: | 30-40 DPH            |



|                   |   |                    |   |
|-------------------|---|--------------------|---|
| Site description: | The site comprises a parcel of land forming the garden of The Mount House. The southern half of the site forms a small woodland. Bounded by Chart Lane to the west, residential development to the north and south, and gardens to the east. The site sits on an elevated position above road level and contains a number of significant mature trees.  |                    |   |
| Suitability:      | The site is located adjacent to Brasted urban confines. A new access onto Chart Lane would be required. The site lies within the AONB but is considered to be well contained within the landscape. Concerns are raised over any impact a development would have on the setting of the adjacent conservation area. Overall the site is considered unsuitable for this scale of development given its prominent and elevated position and significant woodland. |                    |   |
| Availability:     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.  |                    |   |
| Achievability:    | No constraints that could render the site financially unviable are identified at this time.   |                    |   |
| Conclusion:       | Unsuitable  | Approximate yield: | 0 |



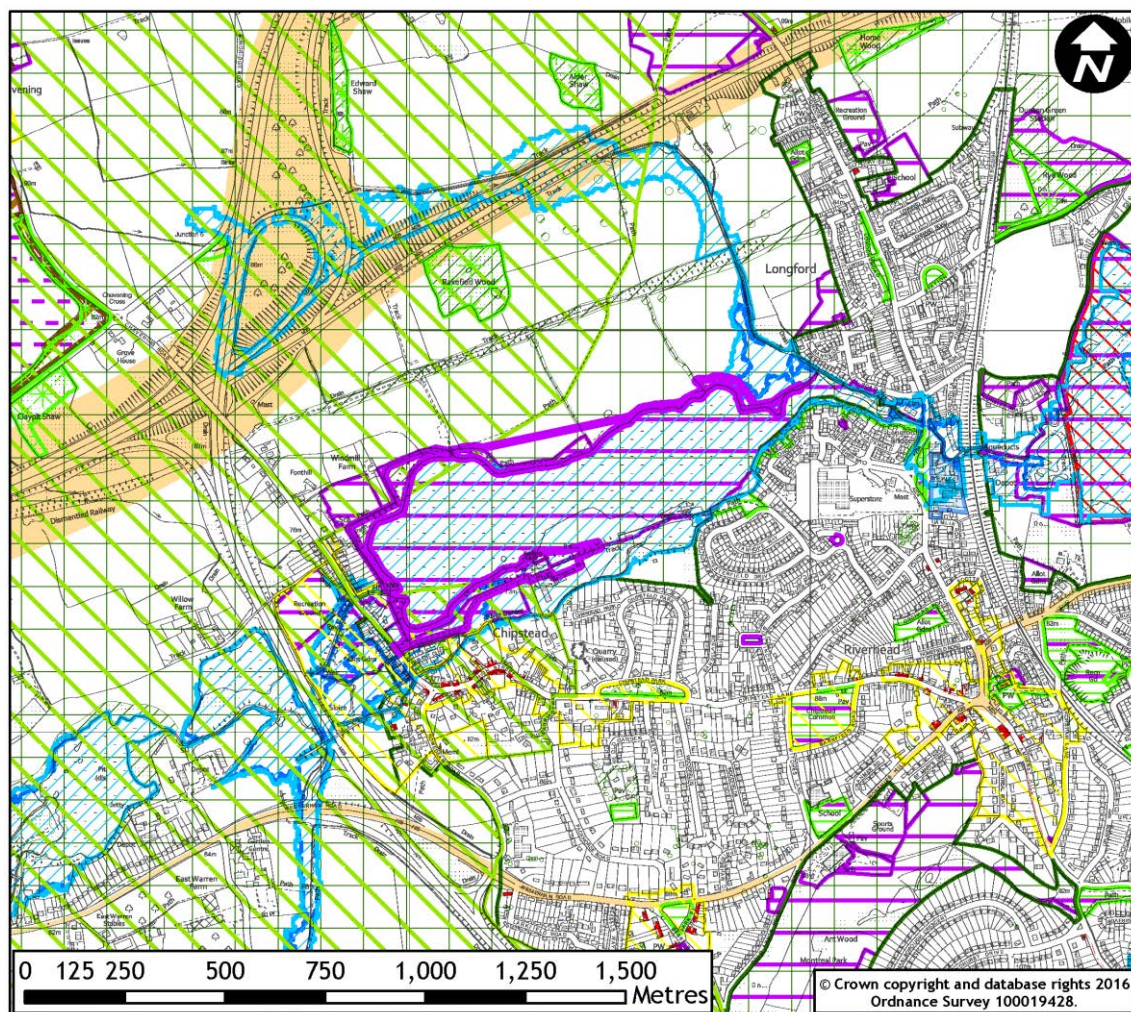
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| <b>Site ref:</b>      | HO214   | <b>Gross area (ha):</b>        | 4.37                  |
| <b>Site address:</b>  | Land between Homedean Road and the A21, Chipstead | <b>Developable area (ha):</b>  | 3.20                  |
| <b>Ward:</b>          | Brasted, Chevening & Sundridge                    | <b>Submitted for:</b>          | 125 residential units |
| <b>Site location:</b> | Edge of settlement                                | <b>Suitable density range:</b> | 30-40 DPH             |



|                          |  |                           |                          |
|--------------------------|--|---------------------------|--------------------------|
| <b>Site description:</b> | The site comprises a parcel of land between Homedean Road and the M25/A25 containing an area of agricultural land used for grazing. Bounded by Homedean Road to the east, the M25/A25 to the south and west, and residential development to the north. The topography of the site is very flat.  |                           |                          |
| <b>Suitability:</b>      | The site is located adjacent to Sevenoaks urban confines. A new access onto Homedean Lane would be required as well as an additional access to serve more than 50 units. The site lies within the AONB but is considered to be well contained within the landscape. The northern portion of the site lies within the conservation area and concerns are raised over any impact a development would have here. Overall the southern portion of the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                          |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |                          |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                          |
| <b>Conclusion:</b>       | Deliverable  | <b>Approximate yield:</b> | 96-128 residential units |



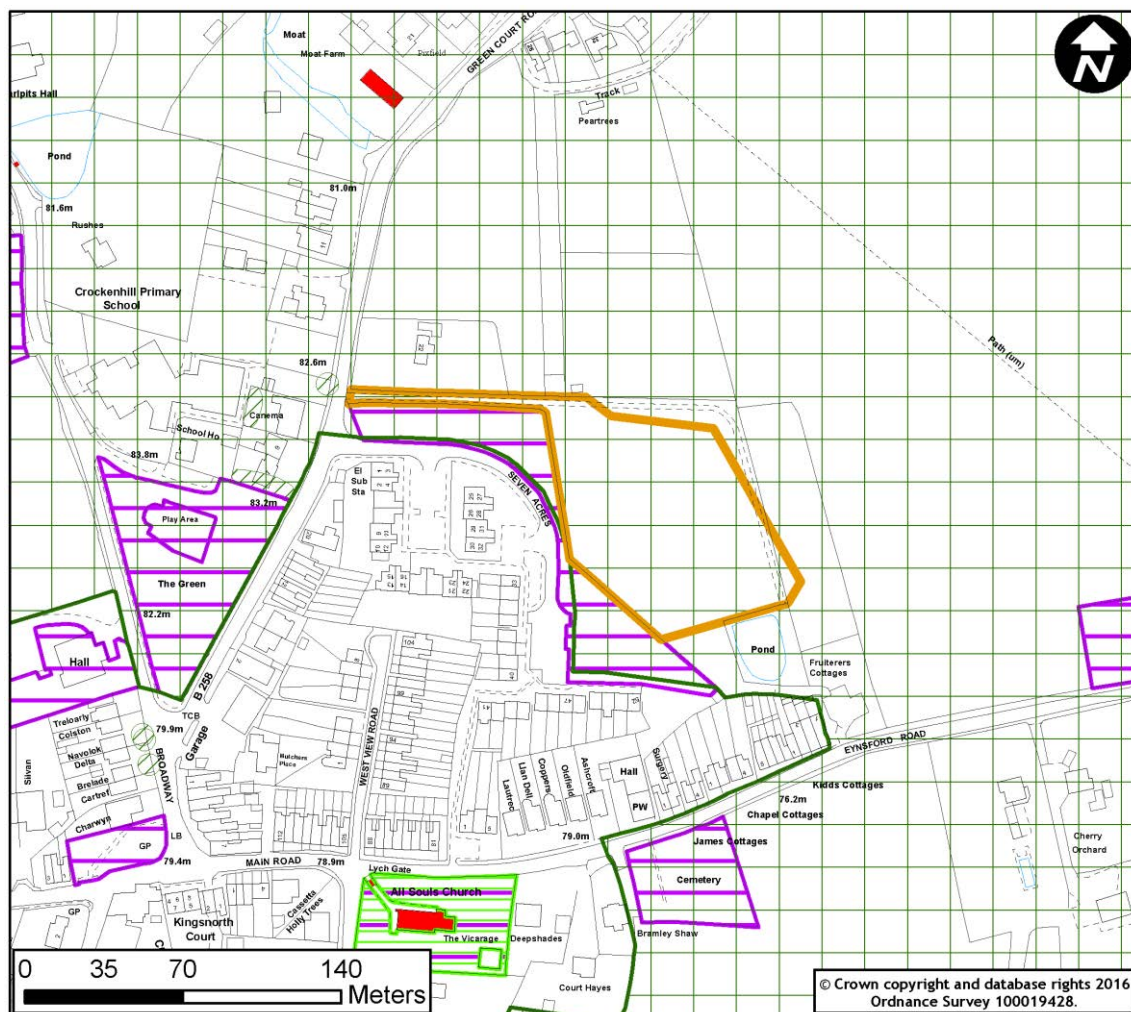
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| <b>Site ref:</b>      | MX37  | <b>Gross area (ha):</b>        | 7.18          |
| <b>Site address:</b>  | Land at Chipstead Sailing Club, Chevening Road, Chipstead | <b>Developable area (ha):</b>  | N/A           |
| <b>Ward:</b>          | Brasted, Chevening & Sundridge                            | <b>Submitted for:</b>          | Not specified |
| <b>Site location:</b> | Edge of settlement  | <b>Suitable density range:</b> | 30-40 DPH     |



|                          |   |                           |   |
|--------------------------|---|---------------------------|---|
| <b>Site description:</b> | The site comprises a narrow strip of land surrounding Chipstead Lake. Bounded by residential development to the west, access road to the south, open countryside to the north and lake to the east. Much of the site contains woodland.   |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Sevenoaks urban confines. The existing access onto Chevening Road could be utilised. The site is identified in the Open Spaces Study as natural and semi-natural open space which forms an important part of the green infrastructure network. Further, the woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. The site lies partly within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. Concerns are raised over any impact development would have on the setting of the adjacent conservation area and on the setting of the lake. Overall the site is considered unsuitable for development given the ecological value of the woodland, risk of flooding and impact on the character of the area. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.  |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |   |
| <b>Conclusion:</b>       | Unsuitable  | <b>Approximate yield:</b> | 0 |

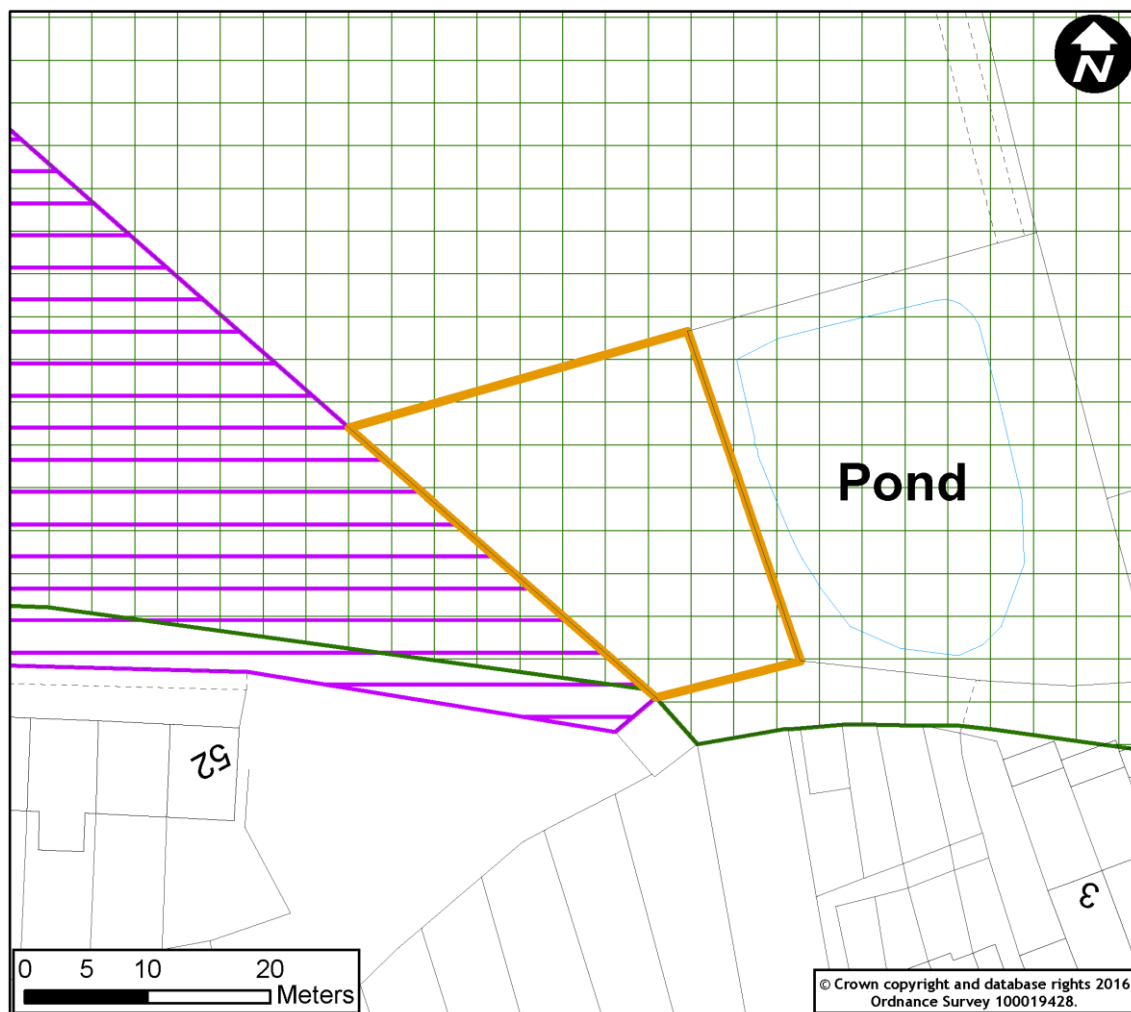


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|----------------|---------------------------------------|-------------------------|----------------------|
| Site ref:      | HO65                                  | Gross area (ha):        | 0.82                 |
| Site address:  | Land east of Seven Acres, Crockenhill | Developable area (ha):  | N/A                  |
| Ward:          | Crockenhill & Well Hill               | Submitted for:          | 22 residential units |
| Site location: | Edge of settlement                    | Suitable density range: | 30-40 DPH            |



|                   |  |                    |   |
|-------------------|--|--------------------|---|
| Site description: | The site comprises part of a woodland with access track. Bounded by Green Court Road to the west, residential development to the south, and woodland to the east and north.  |                    |   |
| Suitability:      | The site is located adjacent to Crockenhill urban confines. The existing access onto Green Court Road could be utilised if improved. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered unsuitable for this scale of development given the ecological value of the woodland. |                    |   |
| Availability:     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                    |   |
| Achievability:    | No constraints that could render the site financially unviable are identified at this time.  |                    |   |
| Conclusion:       | Unsuitable   | Approximate yield: | 0 |

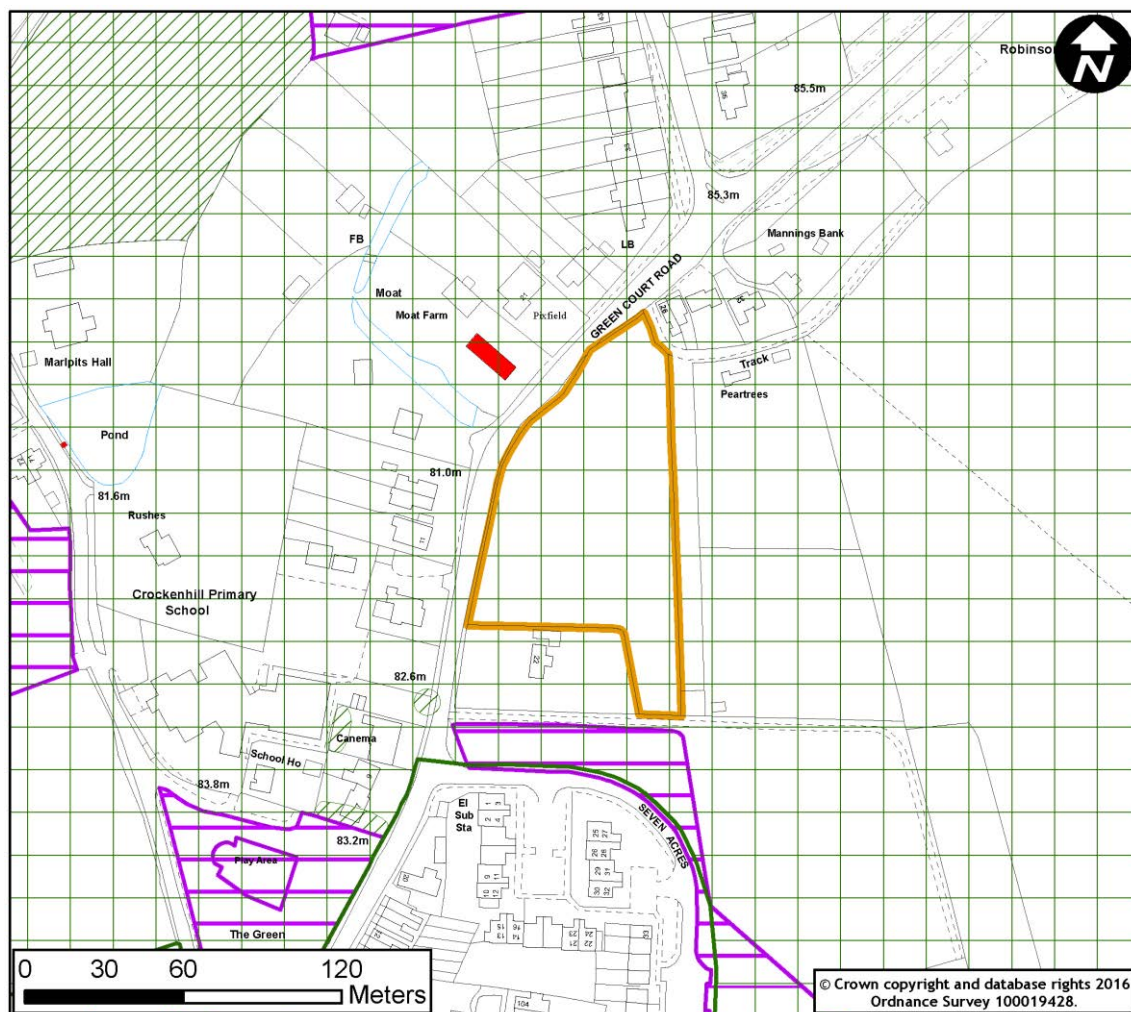
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| <b>Site ref:</b>      | HO91   | <b>Gross area (ha):</b>        | 0.06                |
| <b>Site address:</b>  | Land rear of Kiddy Cottages,<br>Eynsford Road, Crockenhill | <b>Developable area (ha):</b>  | N/A                 |
| <b>Ward:</b>          | Crockenhill & Well Hill                                    | <b>Submitted for:</b>          | 5 residential units |
| <b>Site location:</b> | Edge of settlement   | <b>Suitable density range:</b> | 30-40 DPH           |



|                          |   |                           |   |
|--------------------------|---|---------------------------|---|
| <b>Site description:</b> | The site comprises a small parcel of land not in use but containing trees and scrub. Bounded by residential development to the south and west, pond to the east and woodland to the north.  |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Crockenhill urban confines. There is no access to this site and it is difficult to see how safe access could be made without third party involvement. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered unsuitable for this scale of development given the access issues and ecological value of the woodland. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.  |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |   |
| <b>Conclusion:</b>       | Unsuitable  | <b>Approximate yield:</b> | 0 |



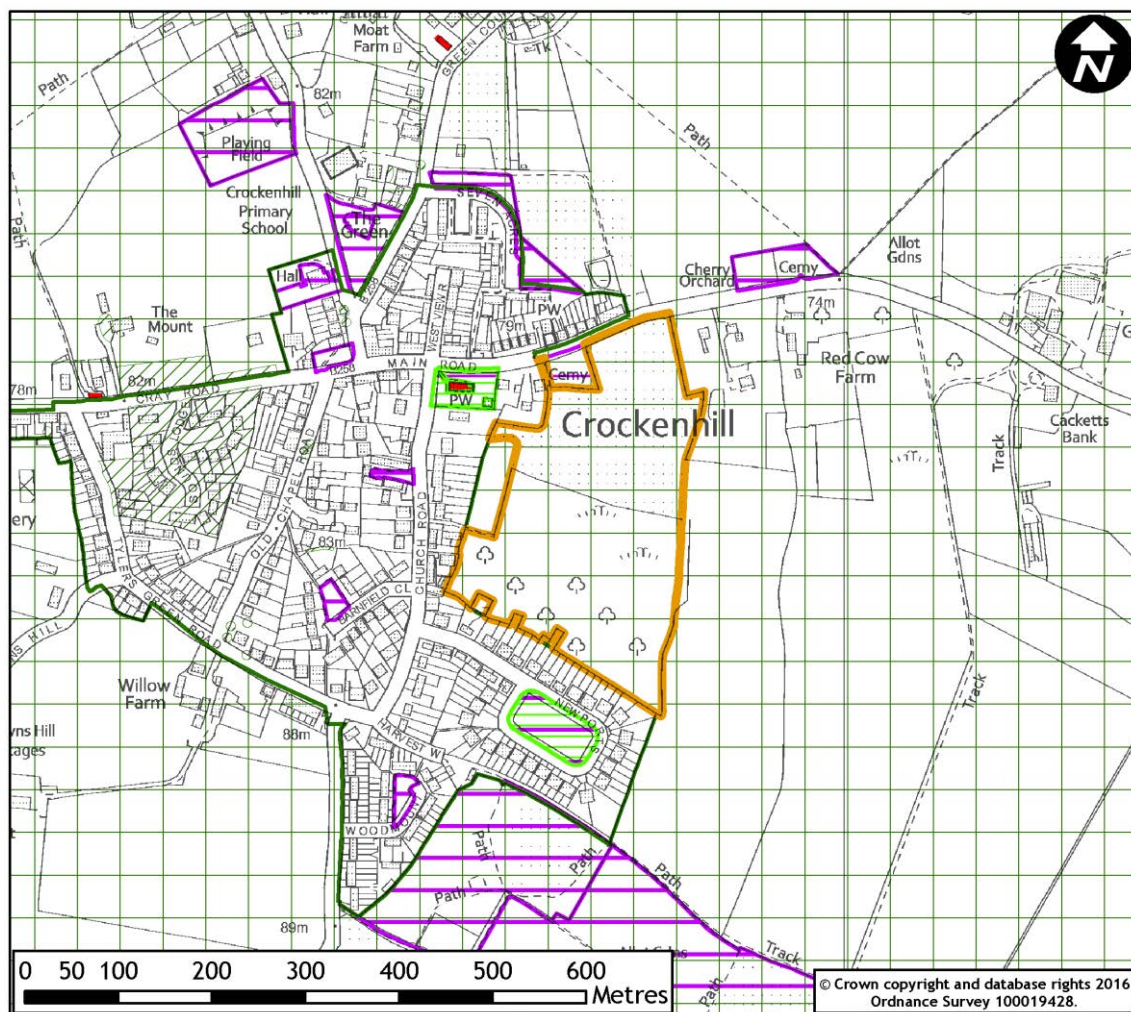
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| <b>Site ref:</b>      | HO149   | <b>Gross area (ha):</b>        | 0.73                 |
| <b>Site address:</b>  | Land north of Peartrees Cottage,<br>Green Court Road, Crockenhill | <b>Developable area (ha):</b>  | N/A                  |
| <b>Ward:</b>          | Crockenhill & Well Hill   | <b>Submitted for:</b>          | 20 residential units |
| <b>Site location:</b> | Edge of settlement  | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |   |                           |   |
|--------------------------|---|---------------------------|---|
| <b>Site description:</b> | The site comprises an area of woodland. Bounded by Green Court Road to the west, residential development to the north and south, and woodland to the east.  |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Crockenhill urban confines (when considered alongside site HO65). A new access onto Green Court Road would be required. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered unsuitable for this scale of development given the ecological value of the woodland. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner and is considered to be available in years 1-5.  |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |   |
| <b>Conclusion:</b>       | Unsuitable  | <b>Approximate yield:</b> | 0 |

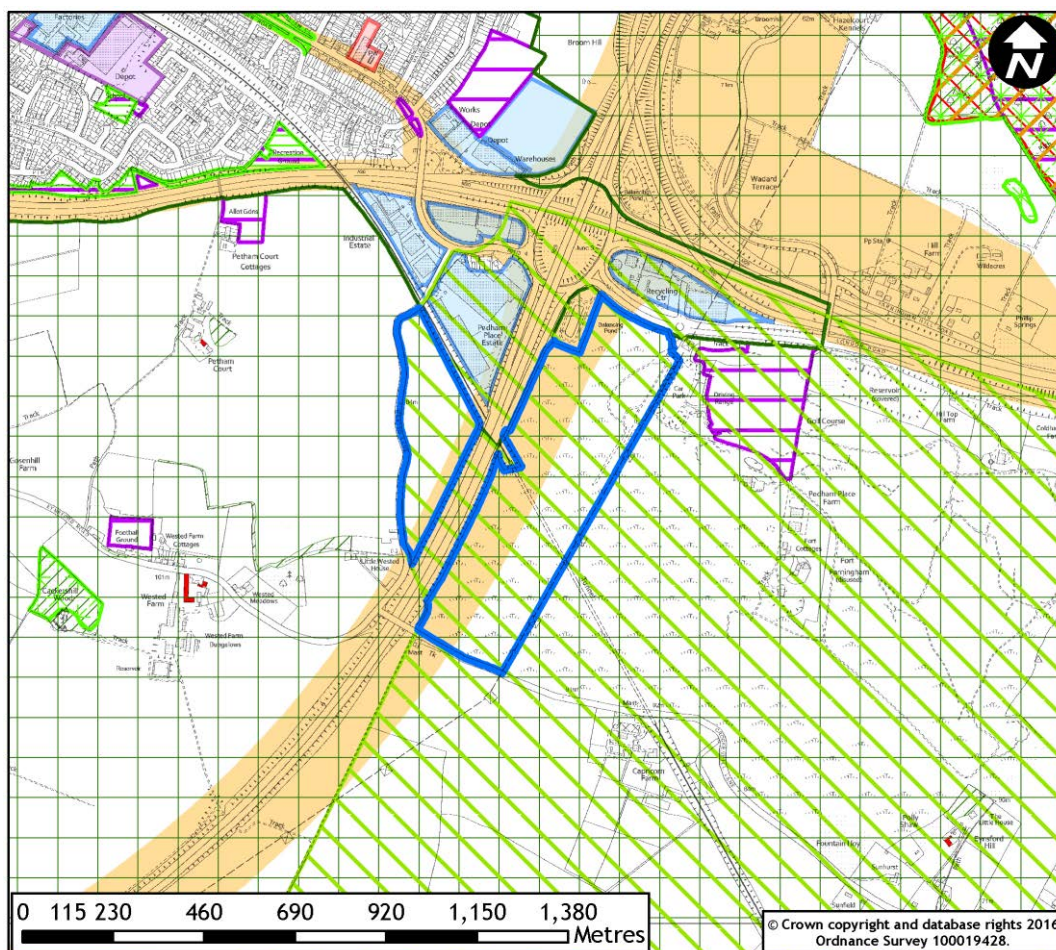


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|-----------------------|--|--------------------------------|----------------------|
| <b>Site ref:</b>      | HO248 / MX33   | <b>Gross area (ha):</b>        | 6.49                 |
| <b>Site address:</b>  | Land south of Eynsford Road and east of Church Road, Crockenhill | <b>Developable area (ha):</b>  | N/A                  |
| <b>Ward:</b>          | Crockenhill & Well Hill  | <b>Submitted for:</b>          | 50 residential units |
| <b>Site location:</b> | Edge of settlement   | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |   |                           |   |
|--------------------------|---|---------------------------|---|
| <b>Site description:</b> | The site comprises a parcel of land formerly used as an orchard but now overgrown and unmanaged. Bounded by residential development to the south, west and north, and open countryside to the east.   |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Crockenhill urban confines. A new access onto Eynsford Road would be required however an additional access would also be required to serve more than 50 units. It is difficult to see how this could be achieved without third party involvement. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered unsuitable for this scale of development given the access issues and ecological value of the woodland. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.  |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |   |
| <b>Conclusion:</b>       | Unsuitable  | <b>Approximate yield:</b> | 0 |

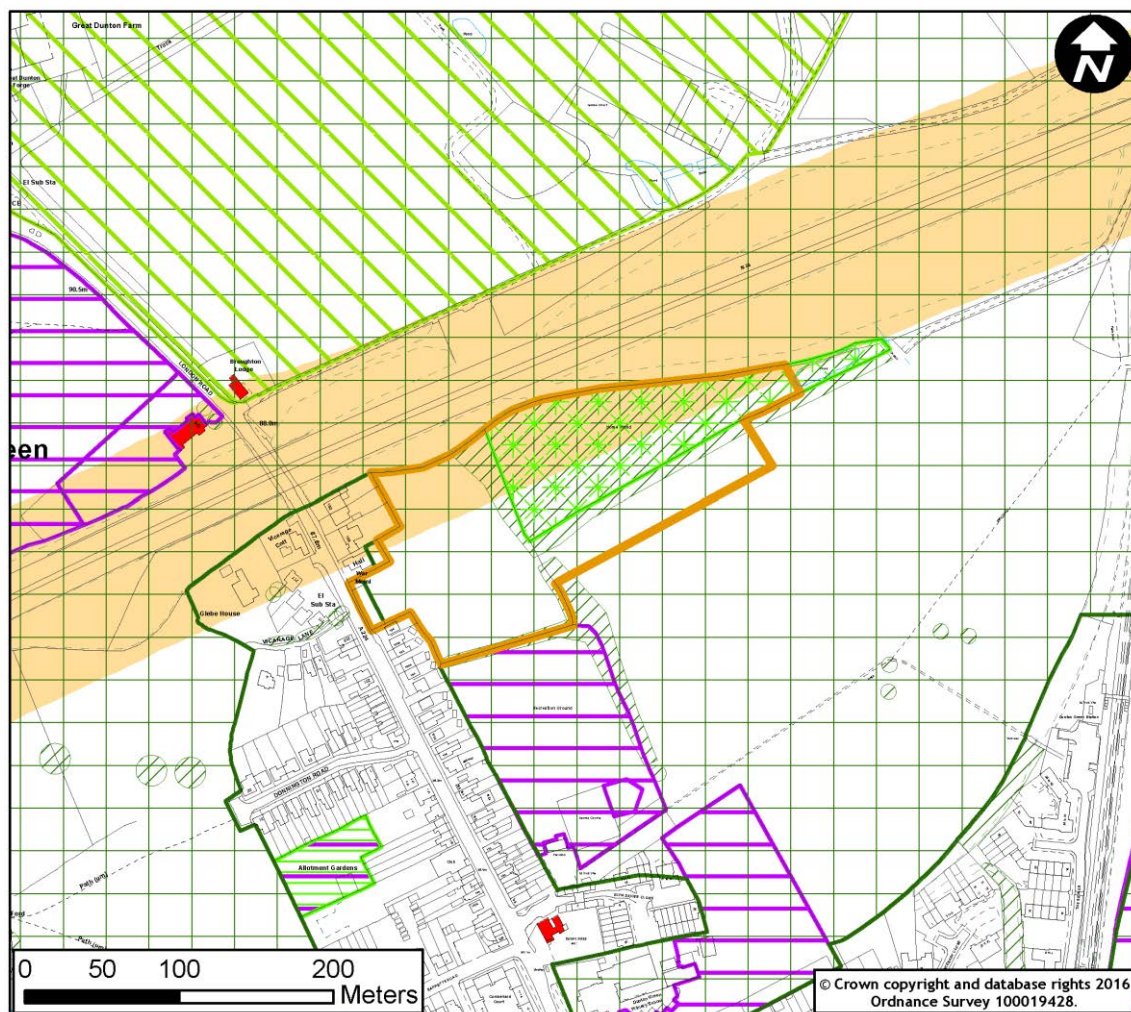
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|-----------------------|---|--------------------------------|----------------------------------|
| <b>Site ref:</b>      | EM4   | <b>Gross area (ha):</b>        | 32.60                            |
| <b>Site address:</b>  | Land at Pedham Place, Swanley   | <b>Developable area (ha):</b>  | 27.00                            |
| <b>Ward:</b>          | Farningham, Horton Kirby & South Darenth / Eynsford / Crockenhill & Well Hill | <b>Submitted for:</b>          | 150,000sqm employment floorspace |
| <b>Site location:</b> | Edge of settlement  | <b>Suitable density range:</b> | N/A                              |



|                          |   |                           |                  |
|--------------------------|---|---------------------------|------------------|
| <b>Site description:</b> | The site comprises two parcels of land either side of the M25 motorway. The larger parcel to the east comprises a large area used for car boot fairs, auctions and Sunday markets. The smaller parcel to the west comprises an agricultural field. Bounded by a golf course and open countryside to the east, the A20, M25 junction 3 and employment site to the north, and open countryside to the west and south. Mature trees line the boundary with the M25 motorway.   |                           |                  |
| <b>Suitability:</b>      | The site is located adjacent to Swanley urban confines. For the larger parcel, the existing access onto the A20 could be utilised. Given the site's location and proximity to the highway network and other employment sites it is considered that there is scope for employment development. However, access to the smaller parcel is difficult, down a narrow rural lane, and therefore it is considered that this site is not appropriate for employment development. Overall the larger rectangular site is considered able to accommodate employment development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                  |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.  |                           |                  |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |                  |
| <b>Conclusion:</b>       | Deliverable   | <b>Approximate yield:</b> | B1-B8 floorspace |

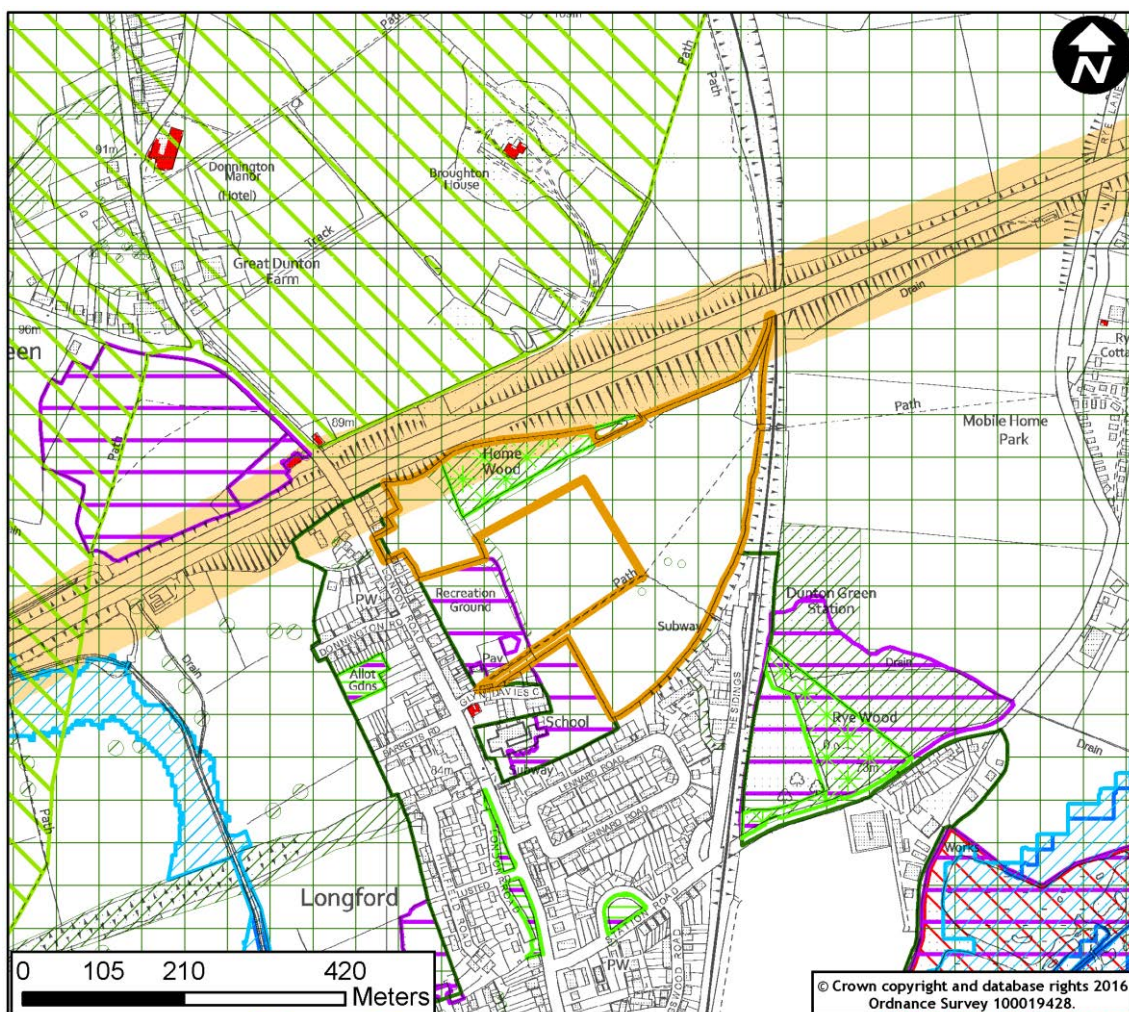


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|-----------------------|--|--------------------------------|----------------------|
| <b>Site ref:</b>      | HO61   | <b>Gross area (ha):</b>        | 2.83                 |
| <b>Site address:</b>  | Land rear of the Village Hall, London Road, Dunton Green | <b>Developable area (ha):</b>  | 0.75                 |
| <b>Ward:</b>          | Dunton Green & Riverhead                                 | <b>Submitted for:</b>          | 40 residential units |
| <b>Site location:</b> | Edge of settlement                                       | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |  |                           |   |
|--------------------------|--|---------------------------|---|
| <b>Site description:</b> | The site comprises a parcel of land east of London Road containing an open field and area of ancient woodland. Bounded by London Road to the west, the M26 motorway to the north, and open countryside to the east and south.  |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Dunton Green urban confines. A new access onto London Road would be required. The presence of ancient woodland would require protection and a buffer between the woodland and any future development. Concerns are raised with regard to the air quality and potential noise issues given the close proximity of the M25. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |   |
| <b>Conclusion:</b>       | Deliverable  | <b>Approximate yield:</b> | 22-30 residential units (already included in wider site HO70) |

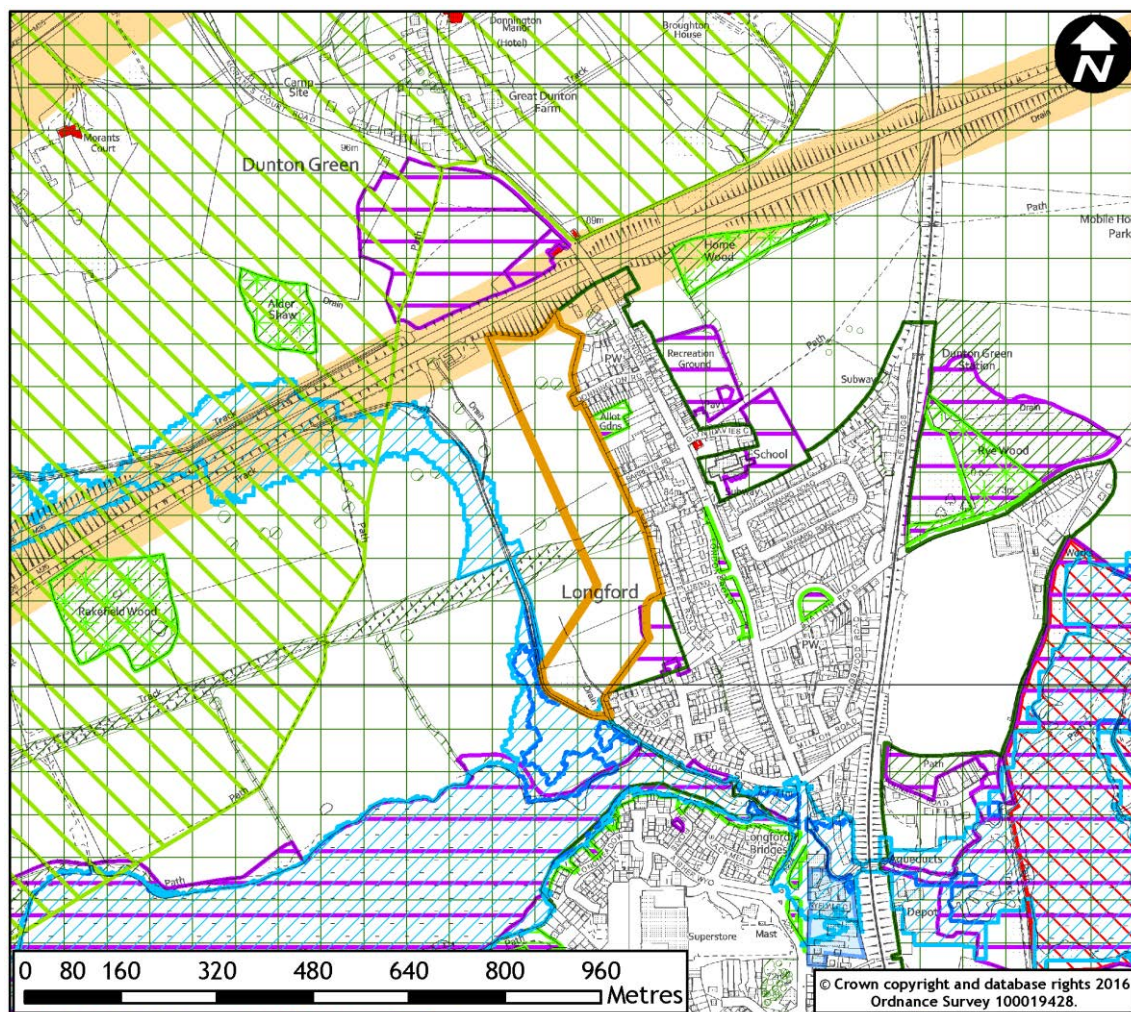
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| <b>Site ref:</b>      | HO70   | <b>Gross area (ha):</b>        | 9.57                  |
| <b>Site address:</b>  | Land rear of the Village Hall (wider), London Road, Dunton Green | <b>Developable area (ha):</b>  | 6.00                  |
| <b>Ward:</b>          | Dunton Green & Riverhead   | <b>Submitted for:</b>          | 200 residential units |
| <b>Site location:</b> | Edge of settlement   | <b>Suitable density range:</b> | 30-40 DPH             |



|                          |  |                           |                           |
|--------------------------|--|---------------------------|---------------------------|
| <b>Site description:</b> | The site comprises a parcel of land between London Road and the railway line containing open fields and area of ancient woodland. Bounded by London Road to the west, the M26 motorway to the north, the railway line to the east and residential development to the south. Mature trees line the northern and eastern boundaries.   |                           |                           |
| <b>Suitability:</b>      | The site is located adjacent to Dunton Green urban confines. A new access onto London Road would be required as well as an additional access to serve more than 50 units. The presence of ancient woodland would require protection and a buffer between the woodland and any future development. Concerns are raised with regard to the air quality and potential noise issues given the close proximity of the M25. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                           |
| <b>Availability:</b>     | The site has been submitted by the landowner's developer and is considered to be available in years 1-5.   |                           |                           |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                           |
| <b>Conclusion:</b>       | Deliverable  | <b>Approximate yield:</b> | 180-240 residential units |



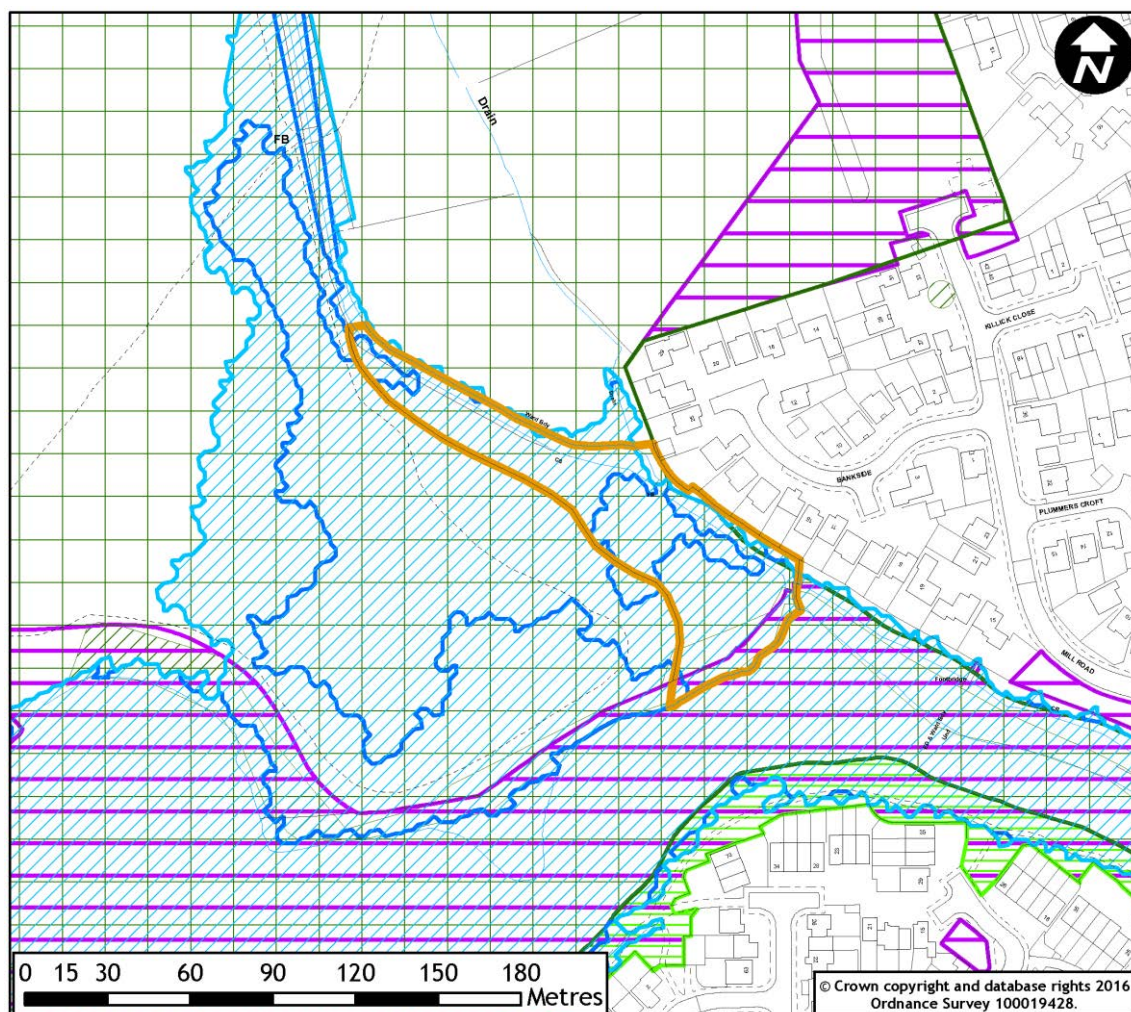
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|-----------------------|--|--------------------------------|-----------------------|
| <b>Site ref:</b>      | HO262  | <b>Gross area (ha):</b>        | 7.42                  |
| <b>Site address:</b>  | Land rear of Donnington Road and Barretts Road, Dunton Green | <b>Developable area (ha):</b>  | 5.00                  |
| <b>Ward:</b>          | Dunton Green & Riverhead                                     | <b>Submitted for:</b>          | 125 residential units |
| <b>Site location:</b> | Edge of settlement   | <b>Suitable density range:</b> | 30-40 DPH             |



|                          |   |                           |                           |
|--------------------------|---|---------------------------|---------------------------|
| <b>Site description:</b> | The site comprises a parcel of land west of London Road containing part of an open field. Bounded by London Road to the east, the M26 motorway to the north, residential development to the south, and open countryside to the west.  |                           |                           |
| <b>Suitability:</b>      | The site is located adjacent to Dunton Green urban confines. Access could be made onto Donnington Road, Barretts Road, or Hillfield Place. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                           |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.  |                           |                           |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |                           |
| <b>Conclusion:</b>       | Deliverable   | <b>Approximate yield:</b> | 150-200 residential units |



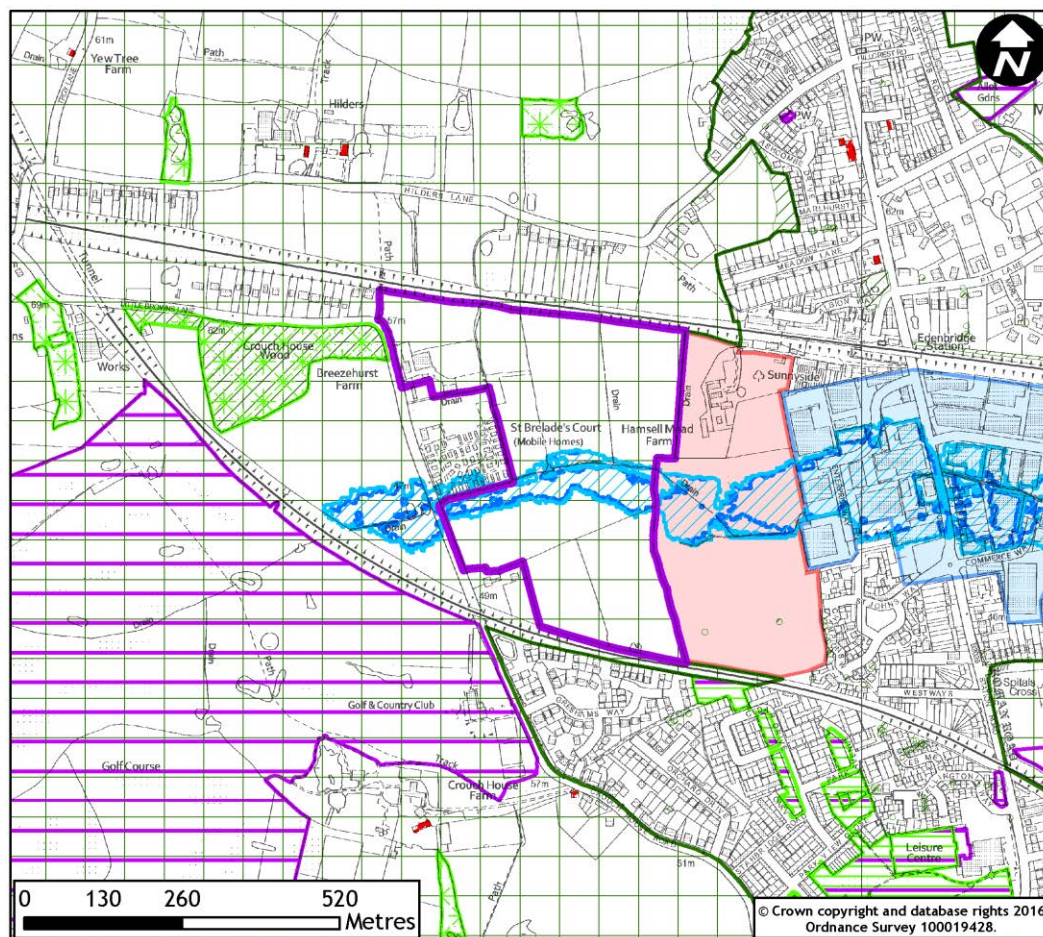
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| <b>Site ref:</b>      | HO263   | <b>Gross area (ha):</b>        | 0.56                 |
| <b>Site address:</b>  | Land rear of Bankside, Dunton Green                       | <b>Developable area (ha):</b>  | N/A                  |
| <b>Ward:</b>          | Dunton Green & Riverhead / Brasted, Chevening & Sundridge | <b>Submitted for:</b>          | 25 residential units |
| <b>Site location:</b> | Edge of settlement  | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |   |                           |   |
|--------------------------|---|---------------------------|---|
| <b>Site description:</b> | The site comprises a narrow parcel of land west of Bankside containing an area of woodland. Bounded by Bankside to the east, lake to the south, and open countryside to the north and west.   |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Dunton Green urban confines. It is difficult to see how the site could be accessed without third party involvement, or through site HO262. The site lies wholly within flood zone 2 and partly within flood zone 3 so any development proposal would be subject to a flood risk assessment. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered unsuitable for this scale of development given the ecological value of the woodland, risk of flooding and access issues. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.  |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |   |
| <b>Conclusion:</b>       | Unsuitable  | <b>Approximate yield:</b> | 0 |

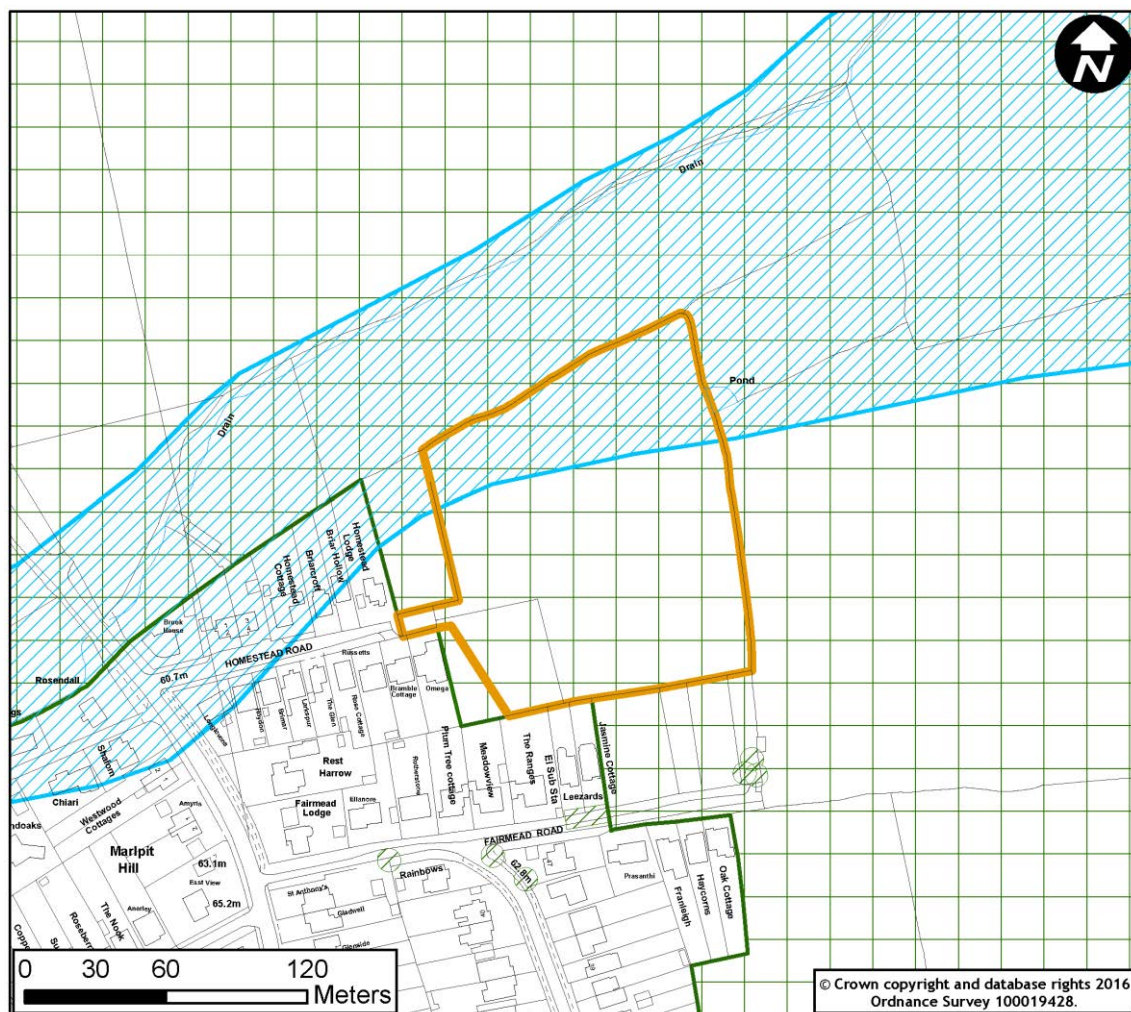


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|-----------------------|--|--------------------------------|---|
| <b>Site ref:</b>      | HO105 / MX10   | <b>Gross area (ha):</b>        | 18.00   |
| <b>Site address:</b>  | Land at Breezehurst Farm,<br>Crouch House Road, Edenbridge | <b>Developable area (ha):</b>  | 14.00   |
| <b>Ward:</b>          | Edenbridge North & East                                    | <b>Submitted for:</b>          | 540 residential units<br>Employment not specified |
| <b>Site location:</b> | Edge of settlement   | <b>Suitable density range:</b> | 30-40 DPH   |



|                          |  |                           |  |
|--------------------------|--|---------------------------|--|
| <b>Site description:</b> | The site comprises a large parcel of land west of Edenbridge. An industrial park is located in the north west corner of the site containing a number of workshop buildings in B1 and B8 use. The remainder of the site contains agricultural fields used for grazing, separated by trees and hedgerows. Bounded by railway lines to the north and south, Crouch House Road to the west, and an allocated housing site to the east.   |                           |  |
| <b>Suitability:</b>      | The site is located adjacent to Edenbridge urban confines. Access could be taken from Crouch House Road and/or through the adjacent site to the east. A small part of the site lies within the flood zone therefore any development proposal would be subject to a flood risk assessment. The industrial park in employment use should be retained and extended north to the railway line. The remainder of the site is suitable for residential development. Overall the site is considered able to accommodate development, subject to the retention and extension of the employment floorspace, however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |  |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |  |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |  |
| <b>Conclusion:</b>       | Deliverable and developable  | <b>Approximate yield:</b> | 420-560 residential units<br>B1-B8 employment floorspace |

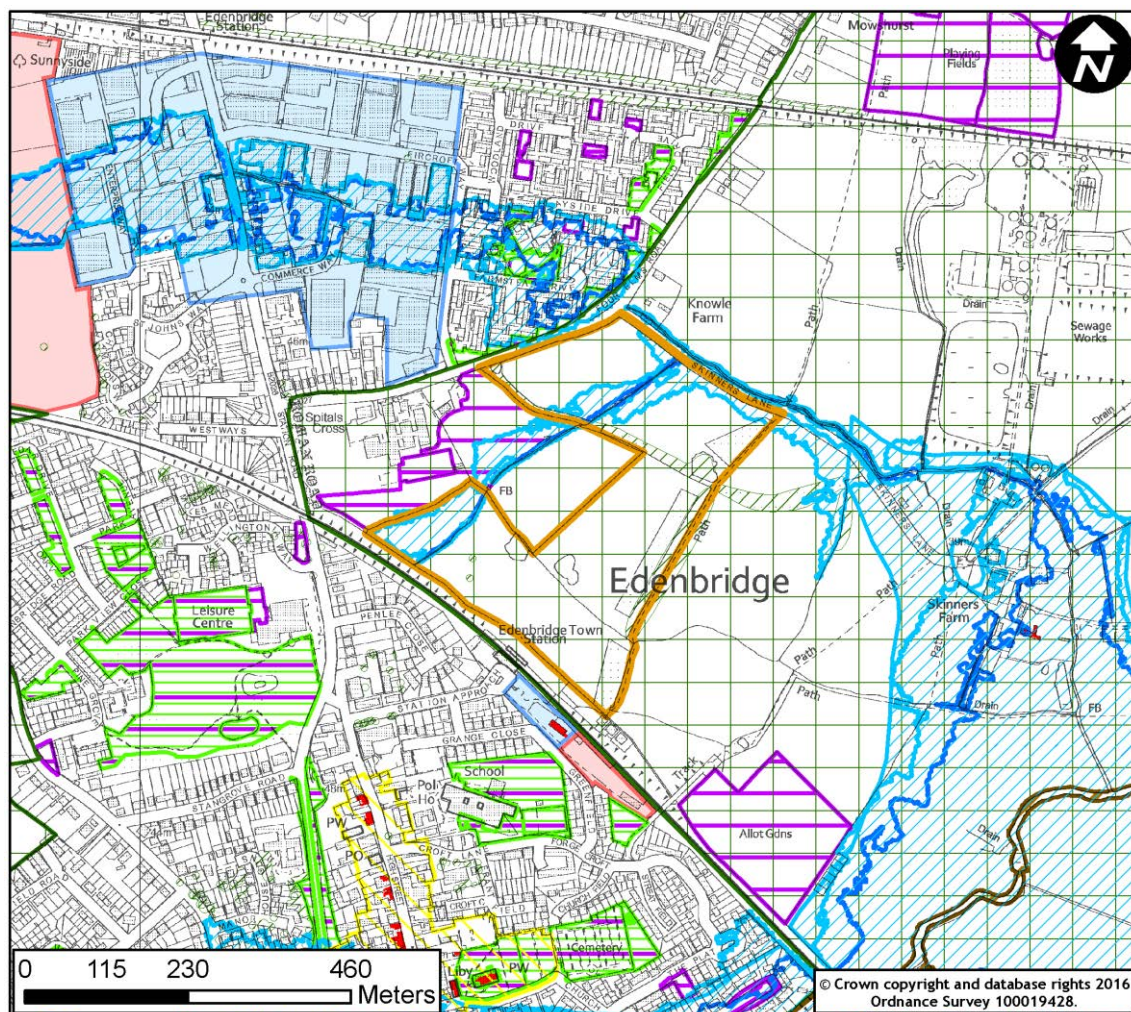
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| <b>Site ref:</b>      | HO154  | <b>Gross area (ha):</b>        | 1.69                 |
| <b>Site address:</b>  | Land east of Omega, Homestead Road, Edenbridge | <b>Developable area (ha):</b>  | 1.05                 |
| <b>Ward:</b>          | Edenbridge North & East                        | <b>Submitted for:</b>          | 60 residential units |
| <b>Site location:</b> | Edge of settlement                             | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |  |                           |                         |
|--------------------------|--|---------------------------|-------------------------|
| <b>Site description:</b> | The site comprises a parcel of land at the north eastern tip of Edenbridge used for grazing. Bounded by residential development to the west and south, and open countryside to the north and east.   |                           |                         |
| <b>Suitability:</b>      | The site is located adjacent to Edenbridge urban confines. The existing access onto Homestead Road could be utilised if improved. Part of the site lies within flood zone 2 and any development proposal would be subject to a flood risk assessment. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                         |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |                         |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                         |
| <b>Conclusion:</b>       | Deliverable  | <b>Approximate yield:</b> | 31-42 residential units |



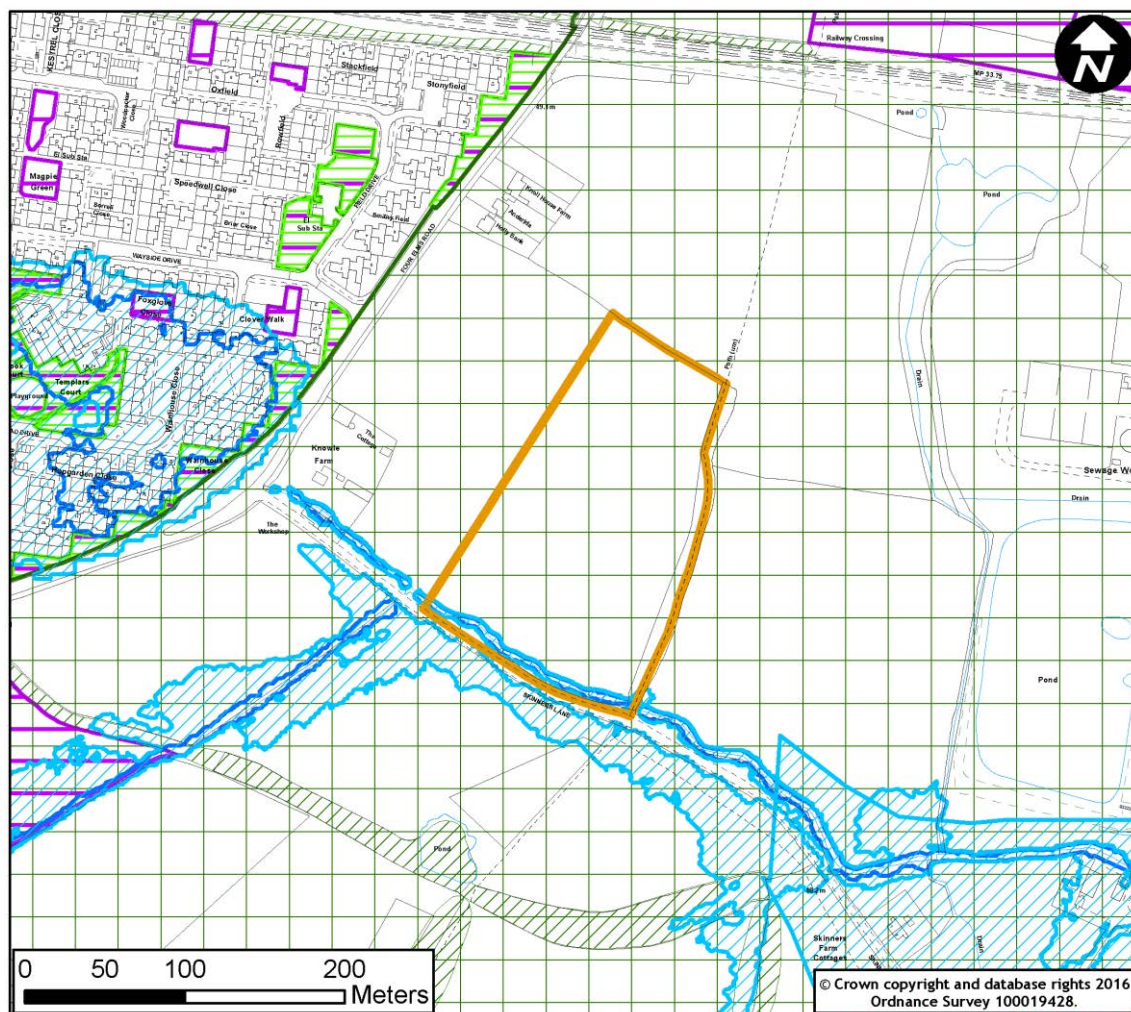
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| <b>Site ref:</b>      | HO189                                   | <b>Gross area (ha):</b>        | 12.48                 |
| <b>Site address:</b>  | Land south of Skinners Lane, Edenbridge | <b>Developable area (ha):</b>  | 11.00                 |
| <b>Ward:</b>          | Edenbridge North & East                 | <b>Submitted for:</b>          | 375 residential units |
| <b>Site location:</b> | Edge of settlement                      | <b>Suitable density range:</b> | 30-40 DPH             |



|                          |   |                           |                           |
|--------------------------|---|---------------------------|---------------------------|
| <b>Site description:</b> | The site comprises a large parcel of land east of Edenbridge containing fields in agricultural use separated by established hedgerows. Bounded by the railway line to the south, the Eden Centre to the west, Skinners Lane to the north and open countryside to the east. The topography of the site is flat.  |                           |                           |
| <b>Suitability:</b>      | The site is located adjacent to Edenbridge urban confines. A new access onto Four Elms Road would be required as well as an additional access to serve more than 50 units. A small part of the site lies within flood zones 2 and 3 therefore the developable area has been reduced to reflect this. Any development proposal would be subject to a flood risk assessment. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                           |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.  |                           |                           |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |                           |
| <b>Conclusion:</b>       | Deliverable and developable   | <b>Approximate yield:</b> | 330-440 residential units |



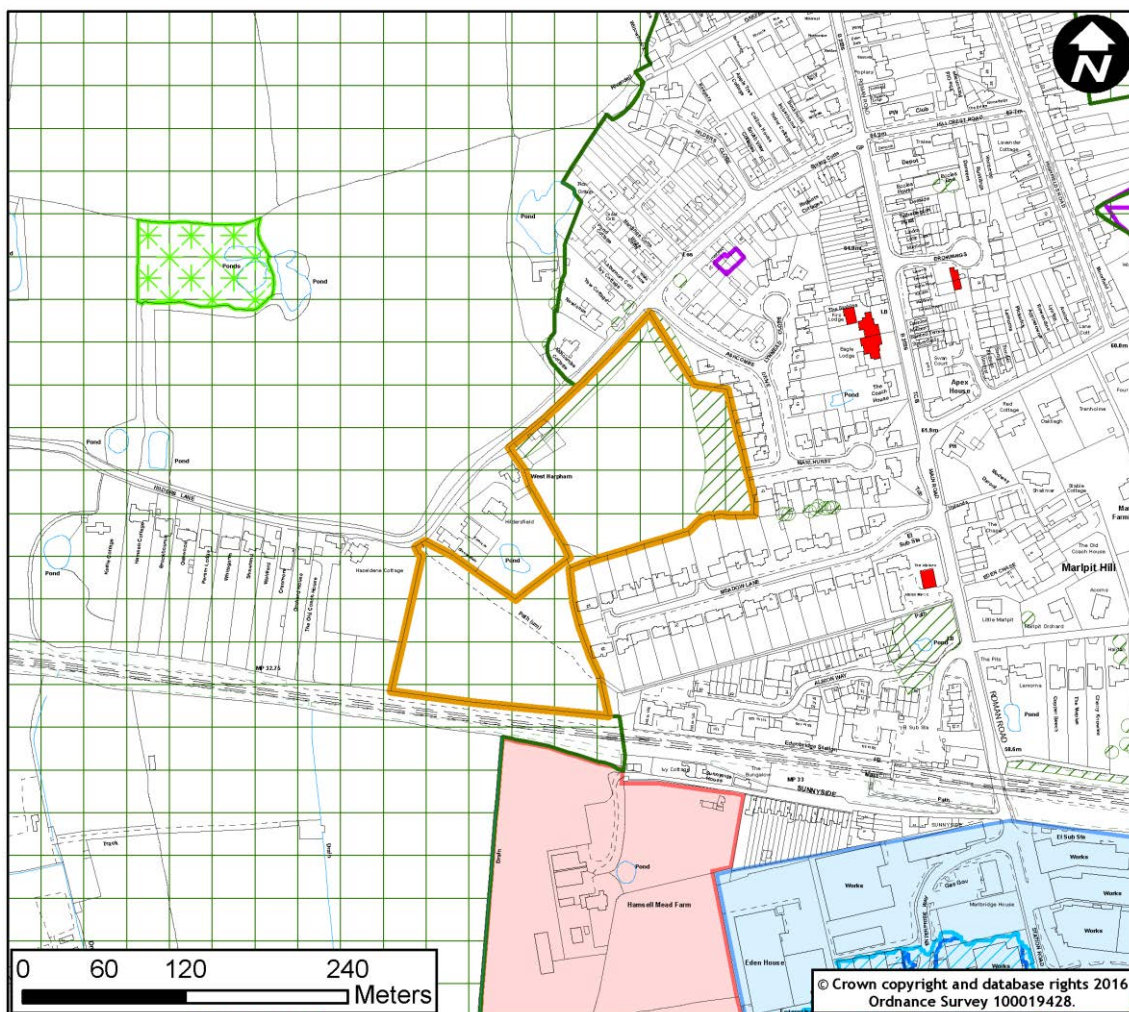
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| <b>Site ref:</b>      | HO190                                      | <b>Gross area (ha):</b>        | 2.64                 |
| <b>Site address:</b>  | Land north of Skinners Lane,<br>Edenbridge | <b>Developable area (ha):</b>  | 2.64                 |
| <b>Ward:</b>          | Edenbridge North & East                    | <b>Submitted for:</b>          | 96 residential units |
| <b>Site location:</b> | Edge of settlement                         | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |   |                           |                          |
|--------------------------|---|---------------------------|--------------------------|
| <b>Site description:</b> | The site comprises a parcel of land forming part of a field in agricultural use. Bounded by Skinners Lane to the south, residential development to the north and open countryside to the east and west. Mature trees and hedges line the eastern and southern boundaries of the site. The topography of the site is flat.   |                           |                          |
| <b>Suitability:</b>      | The site is located adjacent to Edenbridge urban confines when considered alongside site MX25. A new access onto Four Elms Road would be required through site MX25. A small part of the site lies within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. As an isolated site, it is considered unsuitable for this scale of development given its separation from the settlement. However, when considered alongside site MX25 and subject to gaining access through site MX25, the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                          |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.  |                           |                          |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |                          |
| <b>Conclusion:</b>       | Deliverable   | <b>Approximate yield:</b> | 79-105 residential units |



|                       |  |                                |                       |
|-----------------------|--|--------------------------------|-----------------------|
| <b>Site ref:</b>      | HO191                                  | <b>Gross area (ha):</b>        | 3.27                  |
| <b>Site address:</b>  | Land south of Hilders Lane, Edenbridge | <b>Developable area (ha):</b>  | 3.27                  |
| <b>Ward:</b>          | Edenbridge North & East                | <b>Submitted for:</b>          | 128 residential units |
| <b>Site location:</b> | Edge of settlement                     | <b>Suitable density range:</b> | 30-40 DPH             |

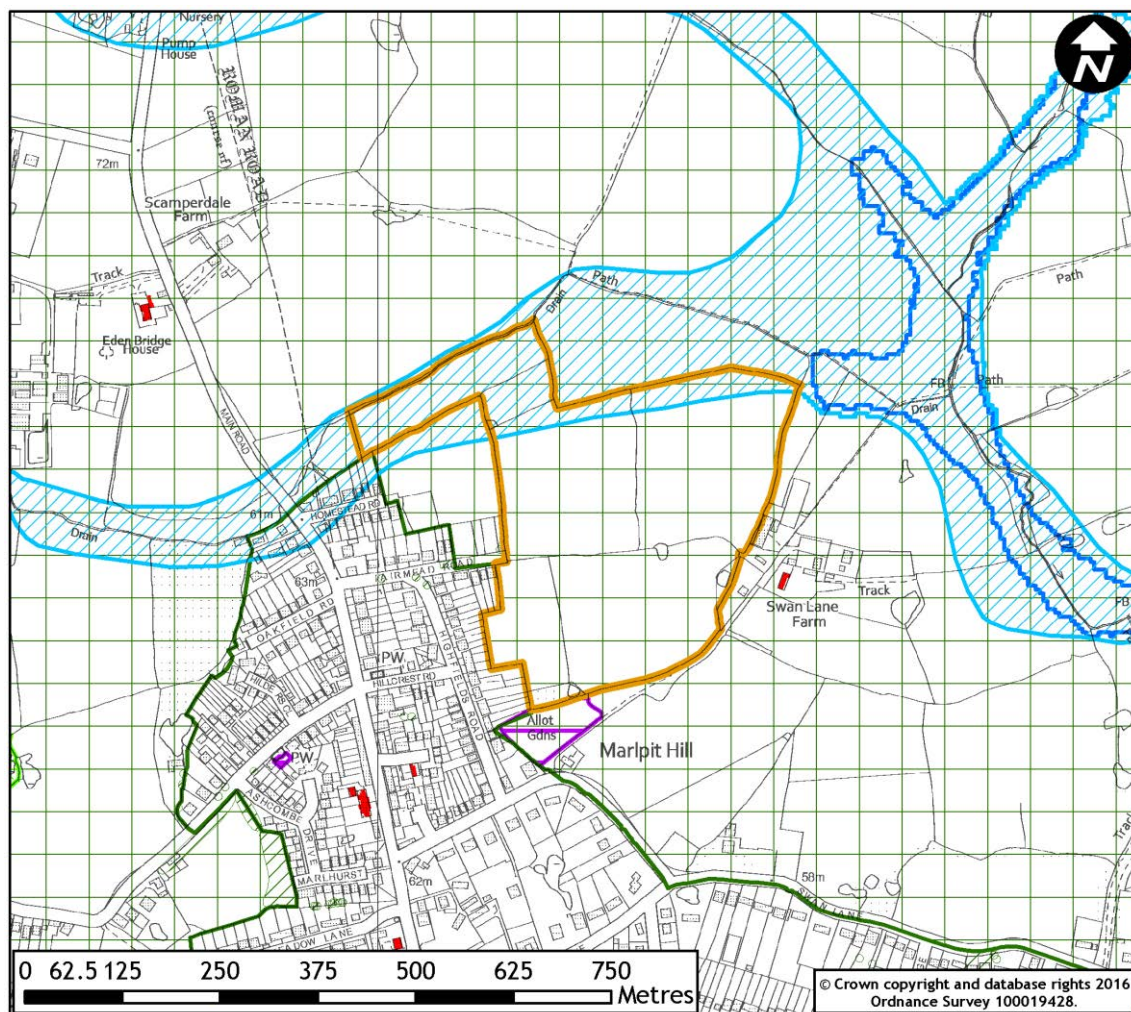


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|--------------------------|--|---------------------------|--------------------------|
| <b>Site description:</b> | The site comprises two linked parcels of land west of Edenbridge used for grazing. Bounded by Hilders Lane to the north, residential development to the east and west, and the railway line to the south.  |                           |                          |
| <b>Suitability:</b>      | The site is located adjacent to Edenbridge urban confines. A new access onto Hilders Lane or Marlhurst would be required as well as an additional access to serve more than 50 units. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                          |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |                          |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                          |
| <b>Conclusion:</b>       | Deliverable  | <b>Approximate yield:</b> | 98-130 residential units |



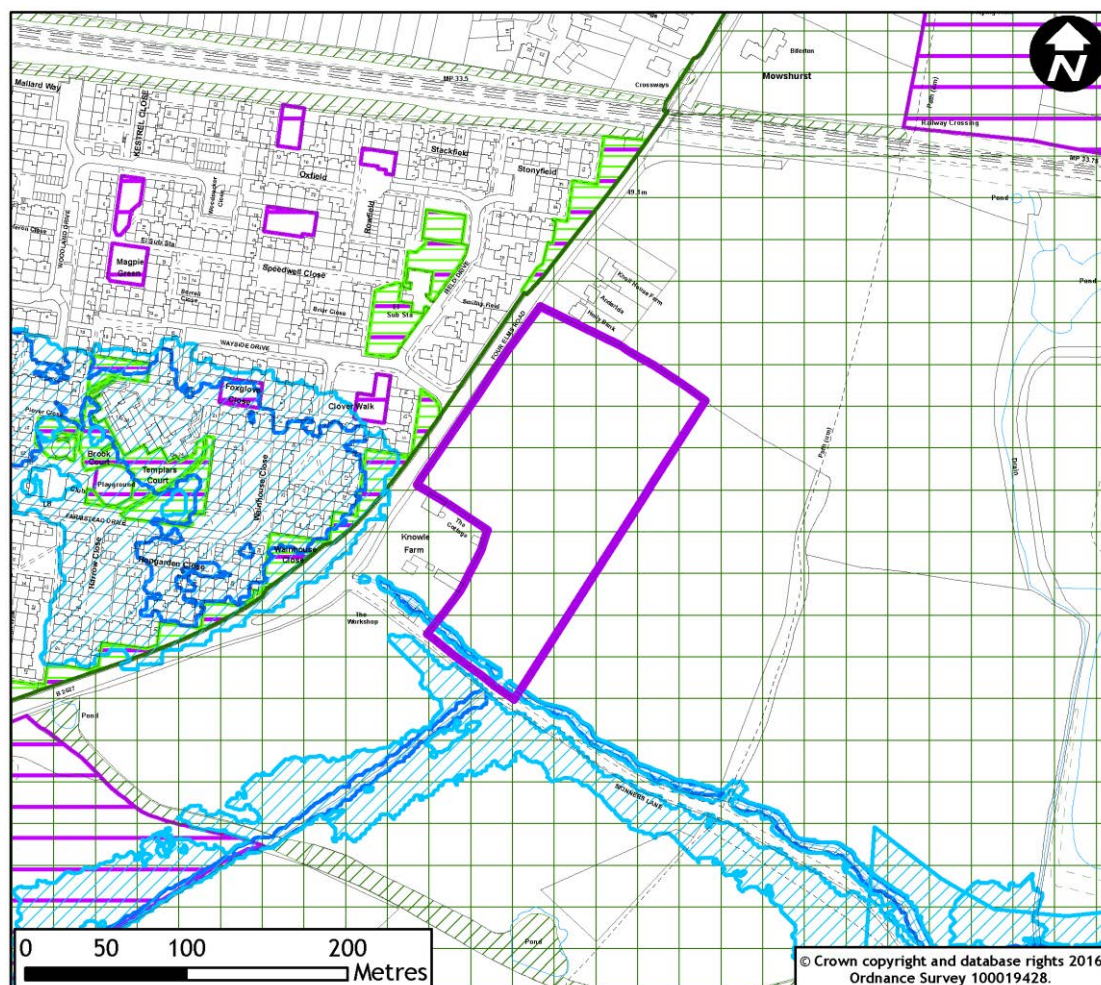


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|-----------------------|--|--------------------------------|---------------|
| <b>Site ref:</b>      | HO279                                  | <b>Gross area (ha):</b>        | 14.12         |
| <b>Site address:</b>  | Land east of Fairmead Road, Edenbridge | <b>Developable area (ha):</b>  | N/A           |
| <b>Ward:</b>          | Edenbridge North & East                | <b>Submitted for:</b>          | Not specified |
| <b>Site location:</b> | Edge of settlement                     | <b>Suitable density range:</b> | 30-40 DPH     |



|                          |  |                           |   |
|--------------------------|--|---------------------------|---|
| <b>Site description:</b> | The site comprises a large parcel of land at the north eastern tip of Edenbridge used for grazing. Bounded by residential development to the west, and open countryside to the north, east and south.  |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Edenbridge urban confines. There is existing access onto Fairmead Road however this is a small unadopted road and not considered suitable for this scale of development. An additional access would also be required to serve more than 50 units. Part of the site lies within flood zone 2 and any development proposal would be subject to a flood risk assessment. Overall the site is considered unsuitable for this scale of development given the poor access and encroachment into the countryside. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner and is considered to be available in years 5-10.  |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |   |
| <b>Conclusion:</b>       | Unsuitable   | <b>Approximate yield:</b> | 0 |

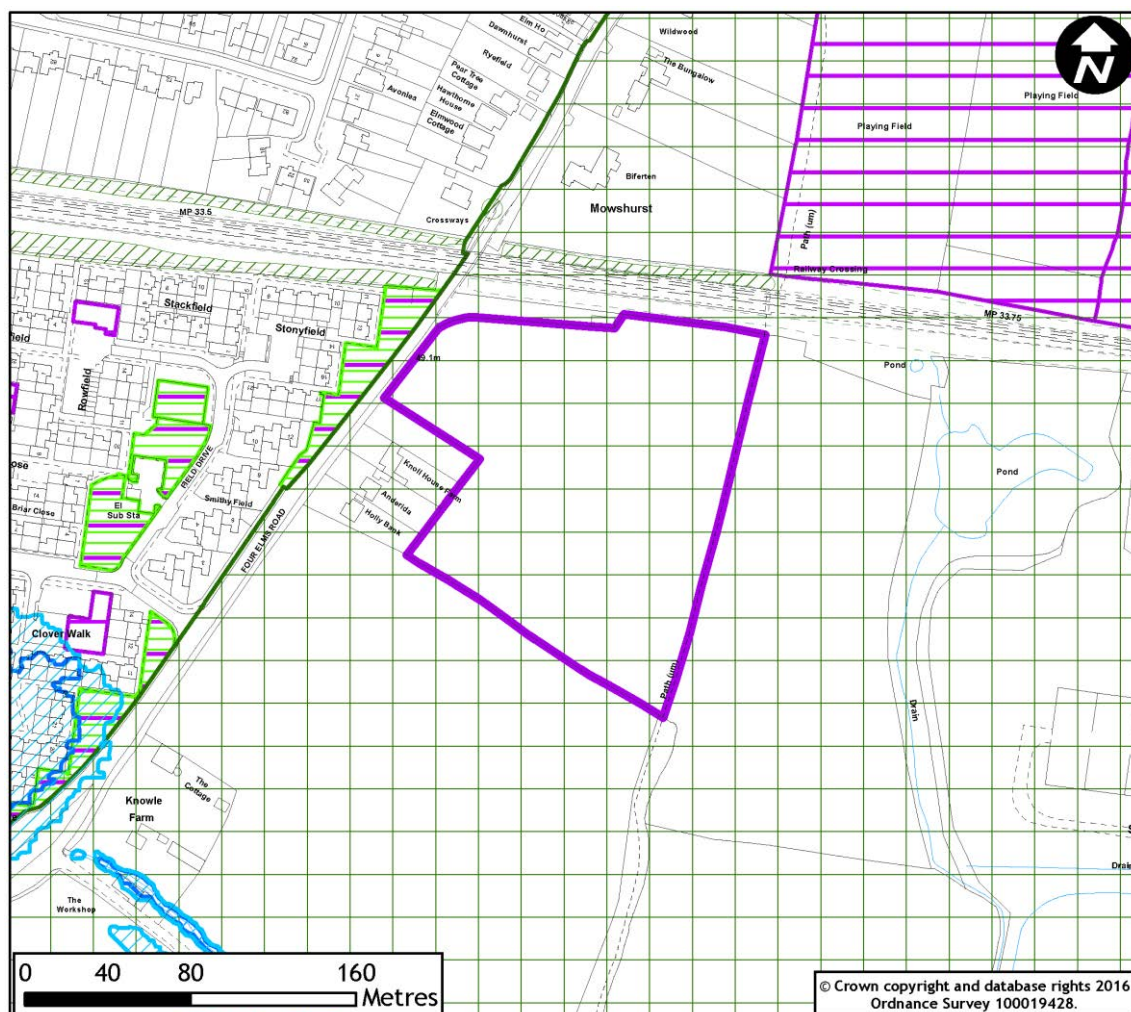
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|-----------------------|--|--------------------------------|----------------------|
| <b>Site ref:</b>      | MX25   | <b>Gross area (ha):</b>        | 2.19                 |
| <b>Site address:</b>  | Land east of Four Elms Road and north of Skinners Lane, Edenbridge | <b>Developable area (ha):</b>  | 2.19                 |
| <b>Ward:</b>          | Edenbridge North & East  | <b>Submitted for:</b>          | 3,200sqm medical hub |
| <b>Site location:</b> | Edge of settlement   | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |  |                           |  |
|--------------------------|--|---------------------------|--|
| <b>Site description:</b> | The site comprises a parcel of land forming part of a field in agricultural use. Bounded by Four Elms Road to the west, Skinners Lane to the south, residential development to the north and open countryside to the east. Mature trees and hedges line the western and southern boundaries of the site. The topography of the site is flat.   |                           |  |
| <b>Suitability:</b>      | The site is located adjacent to Edenbridge urban confines. A new access onto Four Elms Road would be required. A small part of the site lies within flood zone 2 and any development proposal would be subject to a flood risk assessment. Overall the site is considered able to accommodate a mixed use development including community facilities as part of a wider development scheme incorporating the adjacent sites. However it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |  |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |  |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |  |
| <b>Conclusion:</b>       | Deliverable  | <b>Approximate yield:</b> | Medical hub including a new GP surgery, dental practice and hospital services facility |

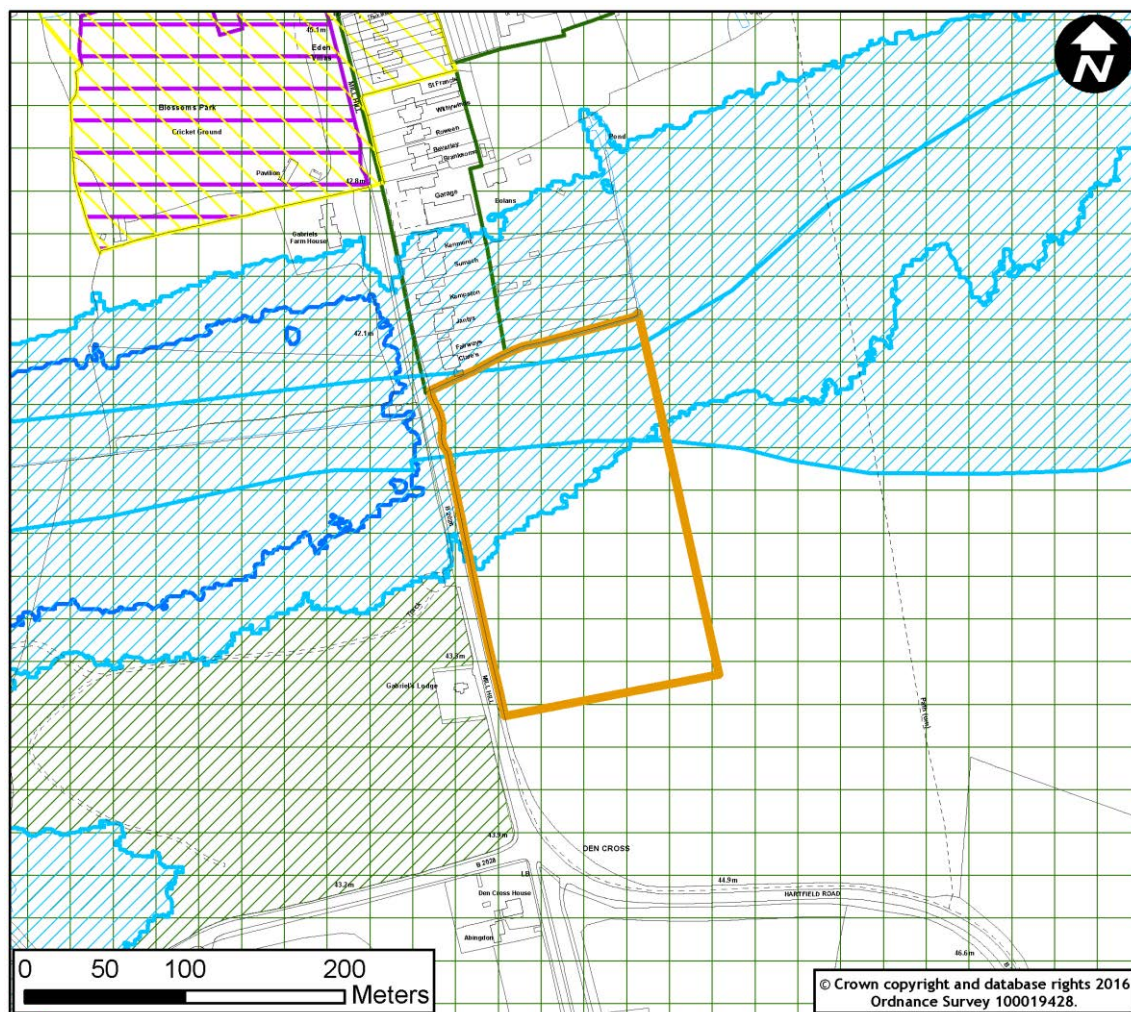


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|-----------------------|---|--------------------------------|---------------------------|
| <b>Site ref:</b>      | MX26  | <b>Gross area (ha):</b>        | 2.25                      |
| <b>Site address:</b>  | Land south of the railway line,<br>Four Elms Road, Edenbridge | <b>Developable area (ha):</b>  | 2.25                      |
| <b>Ward:</b>          | Edenbridge North & East                                       | <b>Submitted for:</b>          | 3,200sqm secondary school |
| <b>Site location:</b> | Edge of settlement  | <b>Suitable density range:</b> | 30-40 DPH                 |



|                          |  |                           |                  |
|--------------------------|--|---------------------------|------------------|
| <b>Site description:</b> | The site comprises a parcel of land forming part of a field in agricultural use. Bounded by the railway line to the north, Four Elms Road to the west, and open countryside to the east and south. Mature trees line the northern boundary of the site. The site is elevated above road level.   |                           |                  |
| <b>Suitability:</b>      | The site is located adjacent to Edenbridge urban confines. A new access onto Four Elms Road would be required. Overall the site is considered able to accommodate a mixed use development including community facilities as part of a wider development scheme incorporating the adjacent sites. However it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                  |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |                  |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                  |
| <b>Conclusion:</b>       | Deliverable  | <b>Approximate yield:</b> | Secondary school |

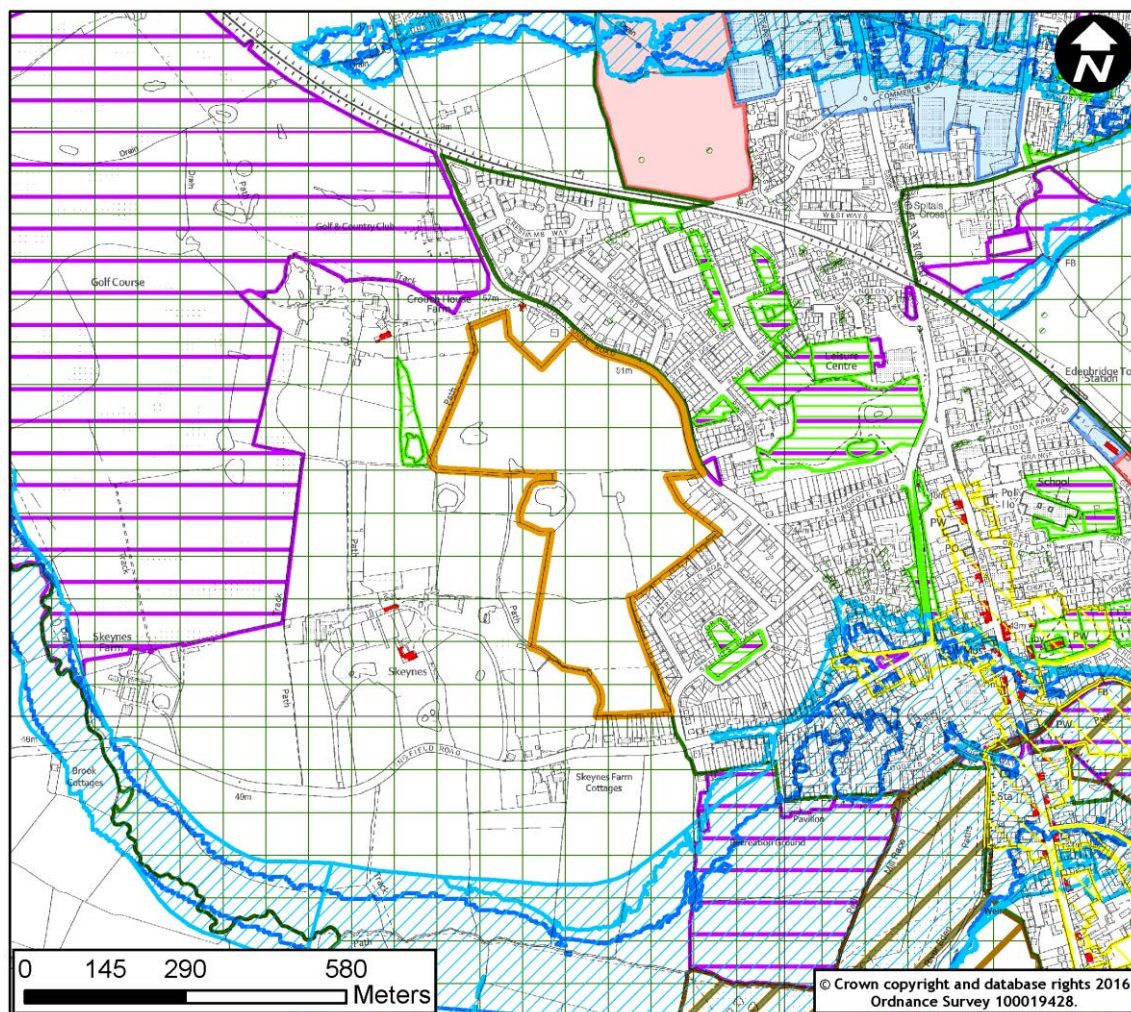
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|-----------------------|------------------------------------|--------------------------------|----------------------|
| <b>Site ref:</b>      | HO60                               | <b>Gross area (ha):</b>        | 3.03                 |
| <b>Site address:</b>  | Land east of Mill Hill, Edenbridge | <b>Developable area (ha):</b>  | N/A                  |
| <b>Ward:</b>          | Edenbridge South & West            | <b>Submitted for:</b>          | 25 residential units |
| <b>Site location:</b> | Edge of settlement                 | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |  |                           |   |
|--------------------------|--|---------------------------|---|
| <b>Site description:</b> | The site comprises a parcel of land at the southern tip of Edenbridge forming part of an agricultural field. Bounded by Mill Hill to the west, residential development to the north, and open countryside to the east and south. The topography of the land is very flat.  |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Edenbridge urban confines. A new access onto Mill Hill would be required. Part of the site lies within flood zone 2 and any development proposal would be subject to a flood risk assessment. Overall the site is considered unsuitable for development given the flooding issues and encroachment into the countryside. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |   |
| <b>Conclusion:</b>       | Unsuitable   | <b>Approximate yield:</b> | 0 |



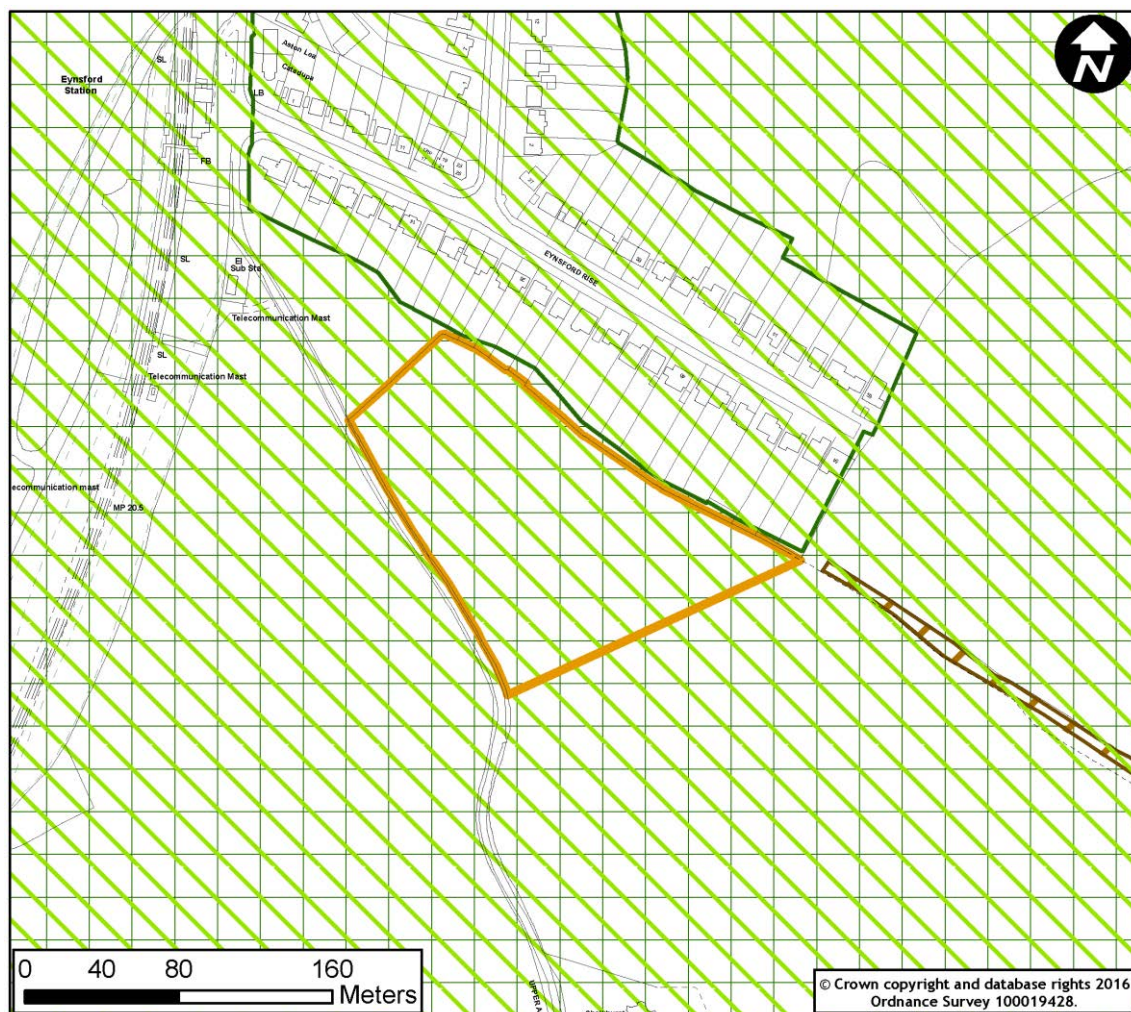
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| <b>Site ref:</b>      | HO158  | <b>Gross area (ha):</b>        | 18.39                 |
| <b>Site address:</b>  | Land south west of Crouch House Road, Edenbridge | <b>Developable area (ha):</b>  | 8.80                  |
| <b>Ward:</b>          | Edenbridge South & West                          | <b>Submitted for:</b>          | 300 residential units |
| <b>Site location:</b> | Edge of settlement                               | <b>Suitable density range:</b> | 30-40 DPH             |



|                          |  |                           |                           |
|--------------------------|--|---------------------------|---------------------------|
| <b>Site description:</b> | The site comprises a large parcel of land west of Edenbridge containing four agricultural fields separated by established hedgerows. Part of the land is used for grazing with the remaining unused. Bounded by Crouch House Road and residential development to the north and east, residential development to the south, and open countryside to the west.   |                           |                           |
| <b>Suitability:</b>      | The site is located adjacent to Edenbridge urban confines. A new access onto Crouch House Road would be required as well as an additional access to serve more than 50 units. Additional access could be taken off Springfield Road. The northern part of the site is very open whereas the southern part of the site is much more enclosed. Overall the southern portion of the site is considered able to accommodate development, however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                           |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |                           |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                           |
| <b>Conclusion:</b>       | Deliverable and developable  | <b>Approximate yield:</b> | 264-352 residential units |



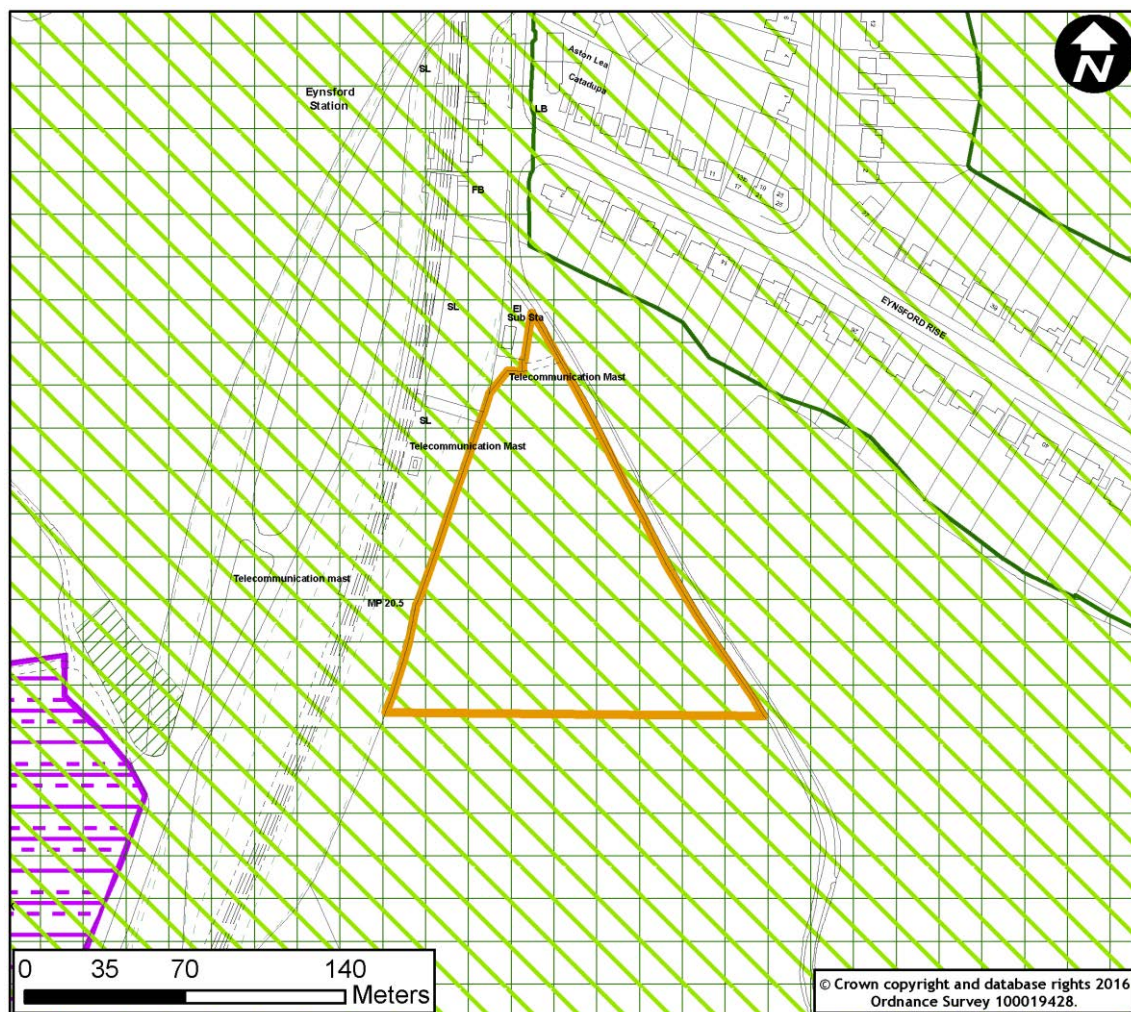
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|-----------------------|--|--------------------------------|----------------------|
| <b>Site ref:</b>      | HO156  | <b>Gross area (ha):</b>        | 2.01                 |
| <b>Site address:</b>  | Land east of Upper Austin Lodge Road, Eynsford | <b>Developable area (ha):</b>  | N/A                  |
| <b>Ward:</b>          | Eynsford                                       | <b>Submitted for:</b>          | 30 residential units |
| <b>Site location:</b> | Edge of settlement                             | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |  |                           |   |
|--------------------------|--|---------------------------|---|
| <b>Site description:</b> | The site comprises a parcel of land south of Eynsford forming part of an agricultural field used for arable crop production. Bounded by Upper Austin Lodge Road to the west, woodland and residential development to the north, and open countryside to the east and south. The site is elevated above road level and slopes gently upwards from west to east.   |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Eynsford urban confines. A new access onto Upper Austin Lodge Road would be required. The site lies in the AONB and sits within an attractive landscape character. It is considered that development of this site would not conserve or enhance the AONB. Overall the site is considered unsuitable for this scale of development given its sensitive landscape and encroachment into the countryside. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 5-10.  |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |   |
| <b>Conclusion:</b>       | Unsuitable   | <b>Approximate yield:</b> | 0 |



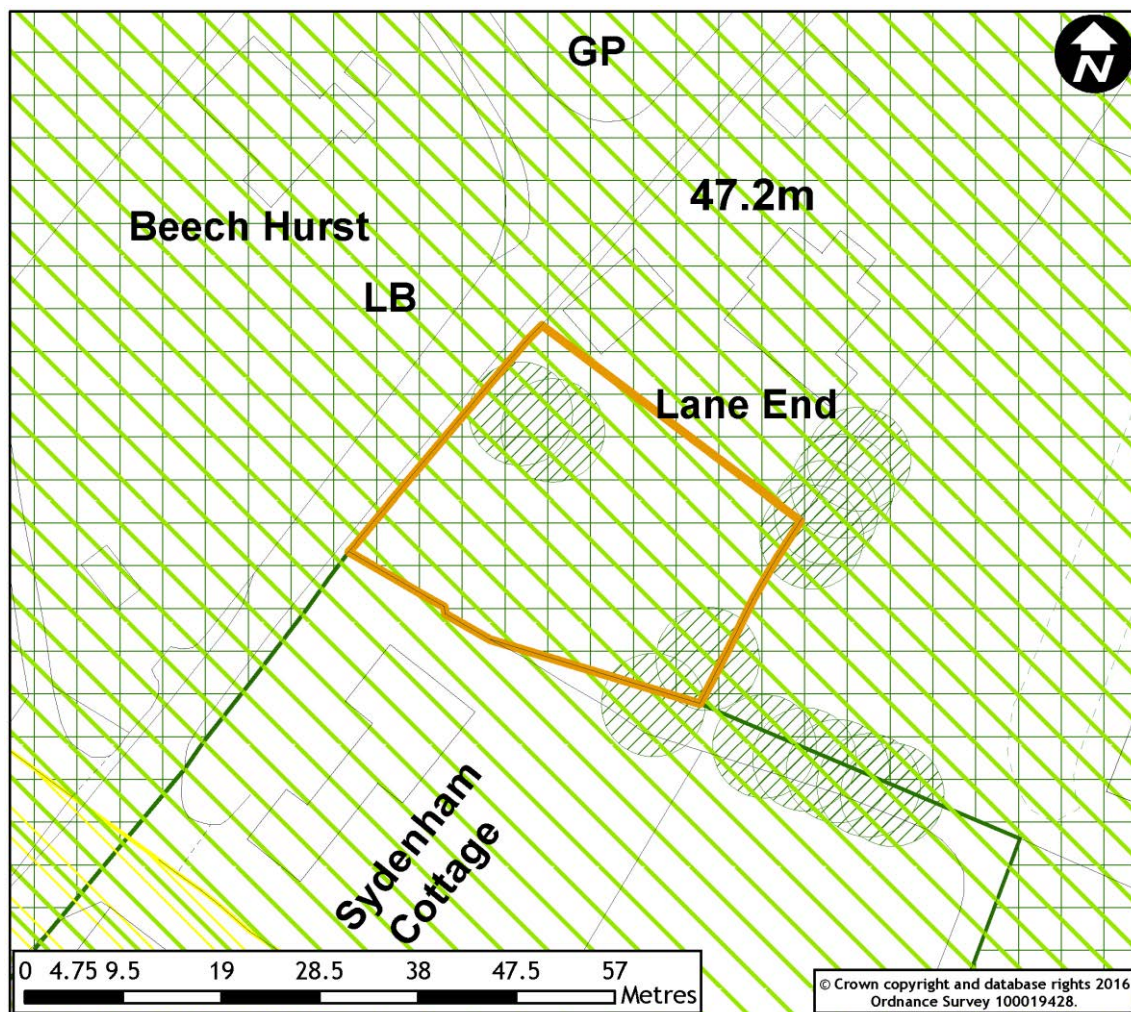
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| <b>Site ref:</b>      | HO157  | <b>Gross area (ha):</b>        | 1.46                 |
| <b>Site address:</b>  | Land west of Upper Austin Lodge Road, Eynsford | <b>Developable area (ha):</b>  | N/A                  |
| <b>Ward:</b>          | Eynsford                                       | <b>Submitted for:</b>          | 18 residential units |
| <b>Site location:</b> | Edge of settlement                             | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |  |                           |   |
|--------------------------|--|---------------------------|---|
| <b>Site description:</b> | The site comprises a parcel of land south of Eynsford forming part of an agricultural field used for arable crop production. Bounded by Upper Austin Lodge Road to the east, the railway line to the west, residential development to the north and open countryside to the south.   |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Eynsford urban confines. A new access onto Upper Austin Lodge Road would be required. The site lies in the AONB and sits within an attractive landscape character. It is considered that development of this site would not conserve or enhance the AONB. Overall the site is considered unsuitable for this scale of development given its sensitive landscape and encroachment into the countryside. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 5-10.  |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |   |
| <b>Conclusion:</b>       | Unsuitable   | <b>Approximate yield:</b> | 0 |



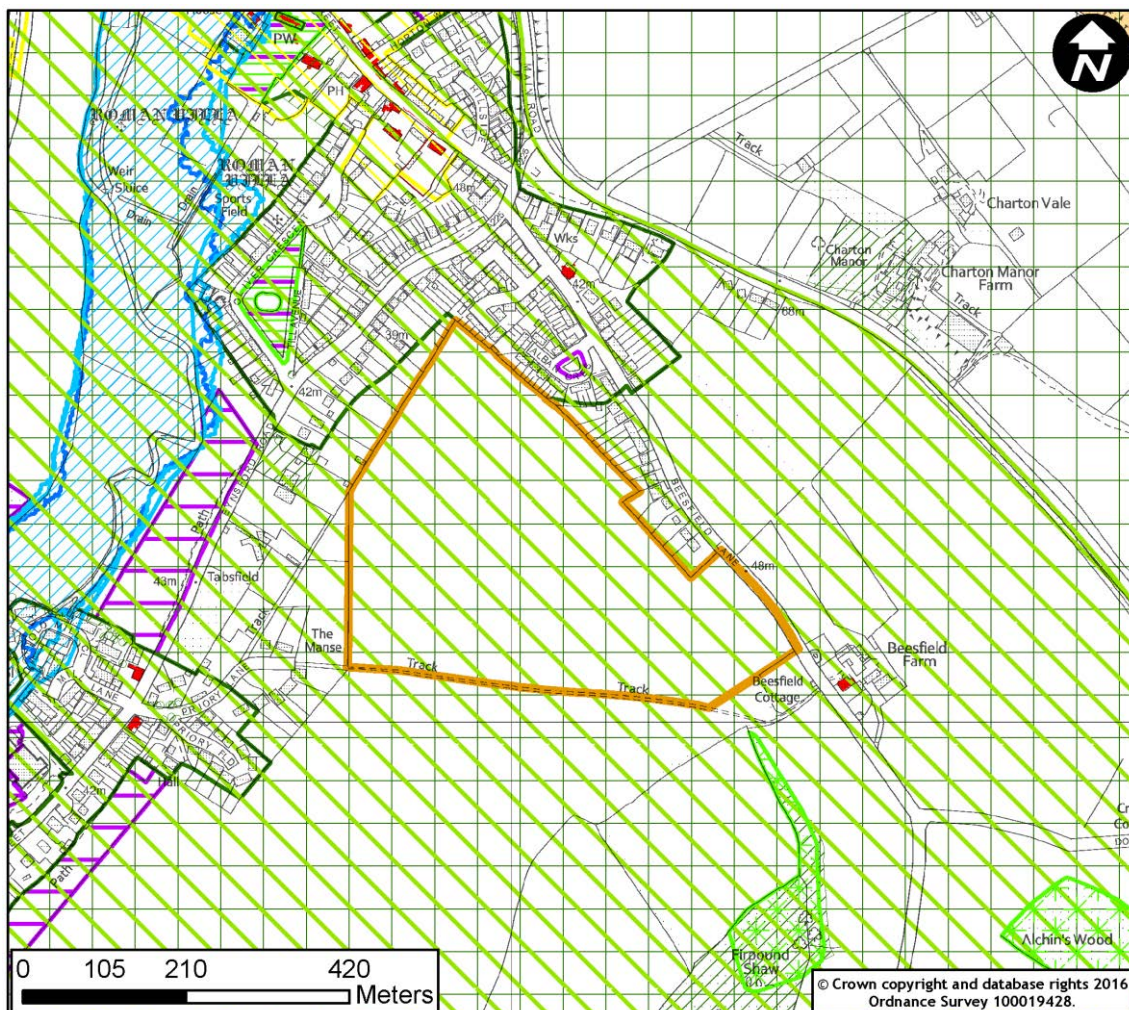
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|-----------------------|--|--------------------------------|--------------------|
| <b>Site ref:</b>      | H0256  | <b>Gross area (ha):</b>        | 0.09               |
| <b>Site address:</b>  | Land south of Lane End,<br>Sparepenny Lane, Eynsford | <b>Developable area (ha):</b>  | N/A                |
| <b>Ward:</b>          | Eynsford   | <b>Submitted for:</b>          | 1 residential unit |
| <b>Site location:</b> | Edge of settlement                                   | <b>Suitable density range:</b> | 30-40 DPH          |



|                          |   |                           |   |
|--------------------------|---|---------------------------|---|
| <b>Site description:</b> | The site comprises a small parcel of unused land west of Eynsford. Bounded by Sparepenny Lane to the west, residential development to the north and south, and nursery to the east. Mature trees line the eastern boundary of the site, which is elevated above road level.   |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Eynsford urban confines. A new access onto Sparepenny Lane would be required. The site lies within the AONB but is considered to be well contained within the landscape. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |   |
| <b>Availability:</b>     | The site has been submitted by a potential purchaser and it is therefore not known whether the site is available.   |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |   |
| <b>Conclusion:</b>       | Not available   | <b>Approximate yield:</b> | 0 |



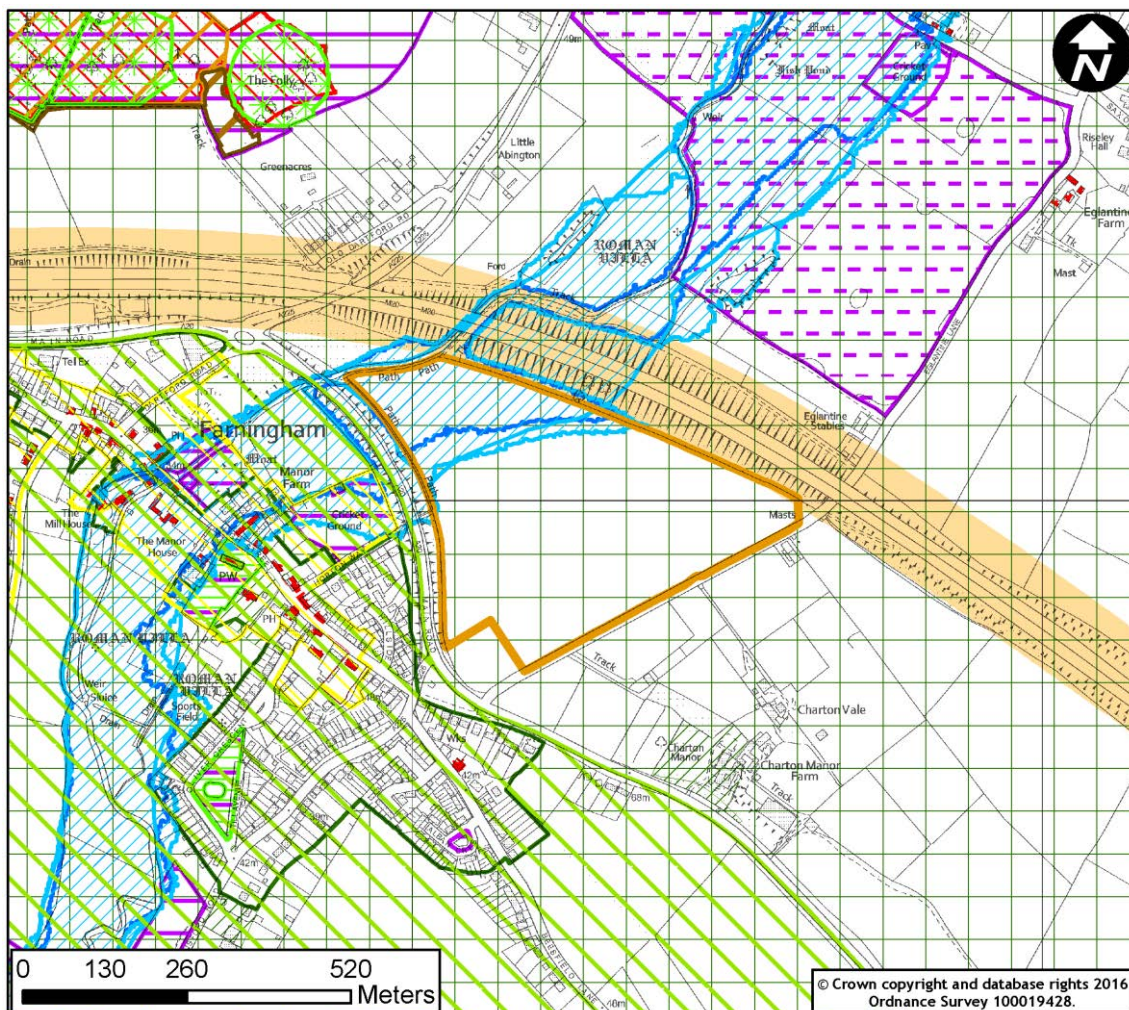
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|-----------------------|---|--------------------------------|-----------------------|
| <b>Site ref:</b>      | HO81  | <b>Gross area (ha):</b>        | 16.44                 |
| <b>Site address:</b>  | Land south west of Beesfield Lane, Farningham       | <b>Developable area (ha):</b>  | N/A                   |
| <b>Ward:</b>          | Farningham, Horton Kirby & South Darenth / Eynsford | <b>Submitted for:</b>          | 250 residential units |
| <b>Site location:</b> | Edge of settlement                                  | <b>Suitable density range:</b> | 30-40 DPH             |



|                          |   |                           |   |
|--------------------------|---|---------------------------|---|
| <b>Site description:</b> | The site comprises a parcel of land south of Farningham containing an agricultural field used for arable crop production. Bounded by Beesfield Lane to the east, residential development to the north and west, and open countryside to the south. The site is elevated above road level and slopes gently upwards from north to south.   |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Farningham urban confines. A new access onto Beesfield Lane would be required. The site lies in the AONB and sits within an attractive landscape character. It is considered that development of this site would not conserve or enhance the AONB. Overall the site is considered unsuitable for this scale of development given its sensitive landscape and encroachment into the countryside. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 5-10.   |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |   |
| <b>Conclusion:</b>       | Unsuitable  | <b>Approximate yield:</b> | 0 |



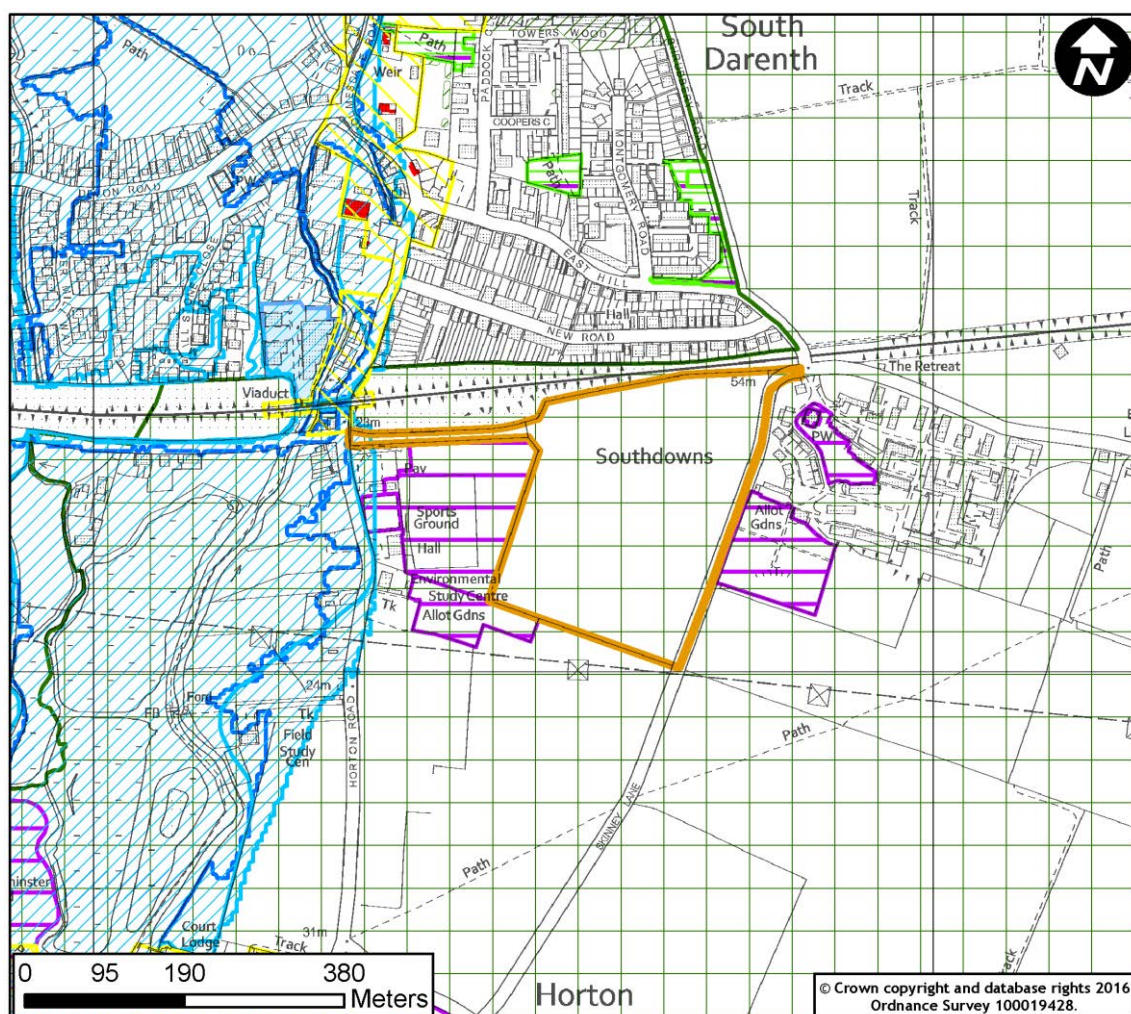
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|-----------------------|---|--------------------------------|-----------------------|
| <b>Site ref:</b>      | HO82  | <b>Gross area (ha):</b>        | 18.29                 |
| <b>Site address:</b>  | Land north west of Eglantine Lane, Farningham | <b>Developable area (ha):</b>  | N/A                   |
| <b>Ward:</b>          | Farningham, Horton Kirby & South Darenth      | <b>Submitted for:</b>          | 300 residential units |
| <b>Site location:</b> | Edge of settlement                            | <b>Suitable density range:</b> | 30-40 DPH             |



|                          |   |                           |   |
|--------------------------|---|---------------------------|---|
| <b>Site description:</b> | The site comprises a parcel of land north east of Farningham containing an agricultural field used for arable crop production. Bounded by the A20 to the west and south, Eglantine Lane to the east and the M20 motorway to the north. The topography of the site is very flat.   |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Farningham urban confines. A new access onto Eglantine Lane would be required as well as an additional access to serve more than 50 units. Part of the site lies within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. Although the site is not in the AONB, it is very open and it is considered that development of this site would have an unacceptable impact on the setting of the AONB. Overall the site is considered unsuitable for this scale of development given its sensitive landscape and encroachment into the countryside. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 5-10.   |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |   |
| <b>Conclusion:</b>       | Unsuitable  | <b>Approximate yield:</b> | 0 |



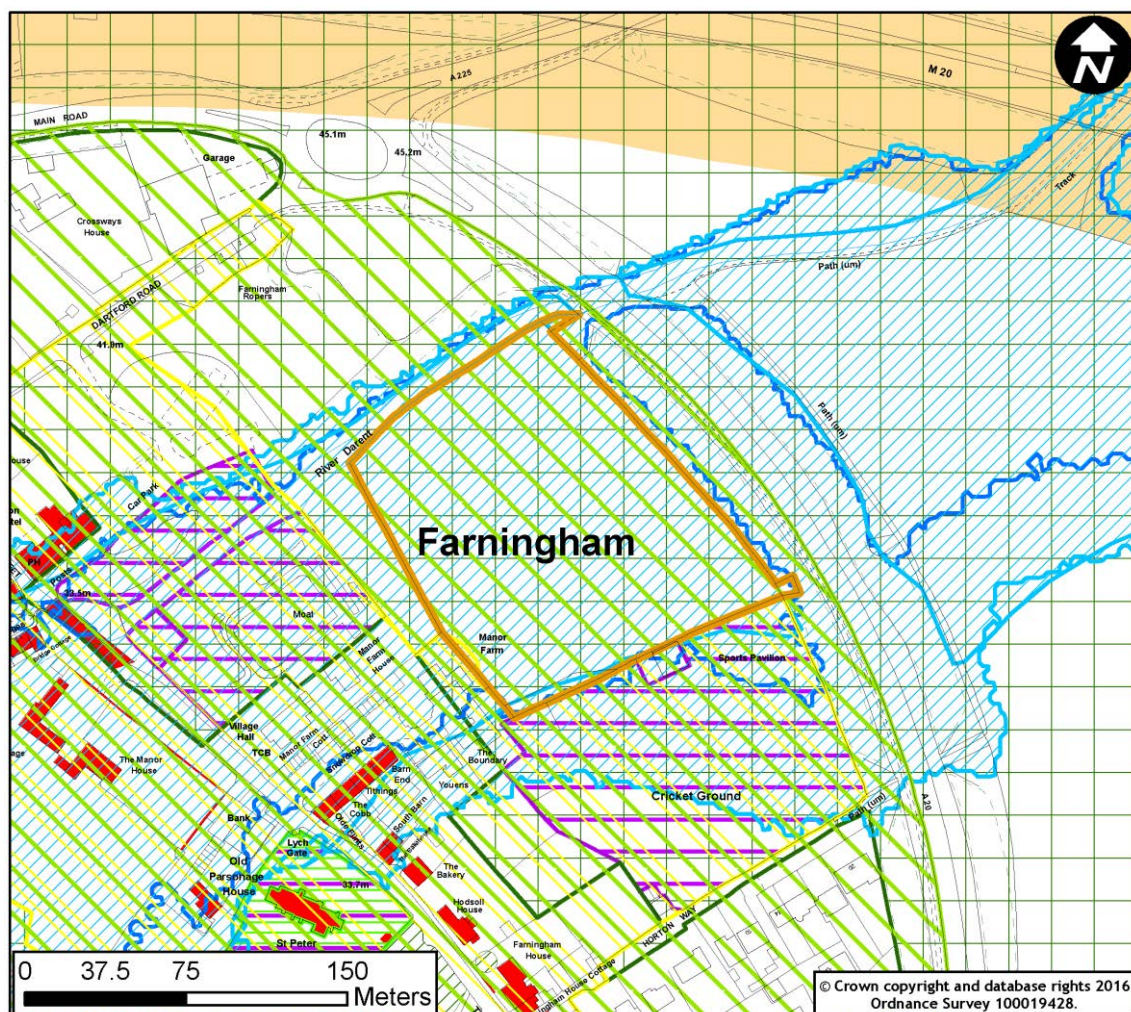
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| <b>Site ref:</b>      | HO128   | <b>Gross area (ha):</b>        | 8.21                  |
| <b>Site address:</b>  | Land between Horton Road and Skinney Lane, South Darent | <b>Developable area (ha):</b>  | N/A                   |
| <b>Ward:</b>          | Farningham, Horton Kirby & South Darent                 | <b>Submitted for:</b>          | 200 residential units |
| <b>Site location:</b> | Edge of settlement                                      | <b>Suitable density range:</b> | 30-40 DPH             |



|                          |  |                           |   |
|--------------------------|--|---------------------------|---|
| <b>Site description:</b> | The site comprises a parcel of land south of South Darent containing an agricultural field used for arable crop production. Bounded by Horton Road to the west, Skinney Lane to the east, the railway line to the north and open countryside to the south. The topography of the site slopes upwards from west to east. Mature trees line the northern boundary of the site.   |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to South Darent urban confines. A new access onto Horton Road or Skinney Lane would be required as well as an additional access to serve more than 50 units. Part of the site lies within flood zone 2 and any development proposal would be subject to a flood risk assessment. The site is very open and forms part of the valley side where there are long views across the valley. Overall the site is considered unsuitable for this scale of development given its sensitive landscape and encroachment into the countryside. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |   |
| <b>Conclusion:</b>       | Unsuitable   | <b>Approximate yield:</b> | 0 |



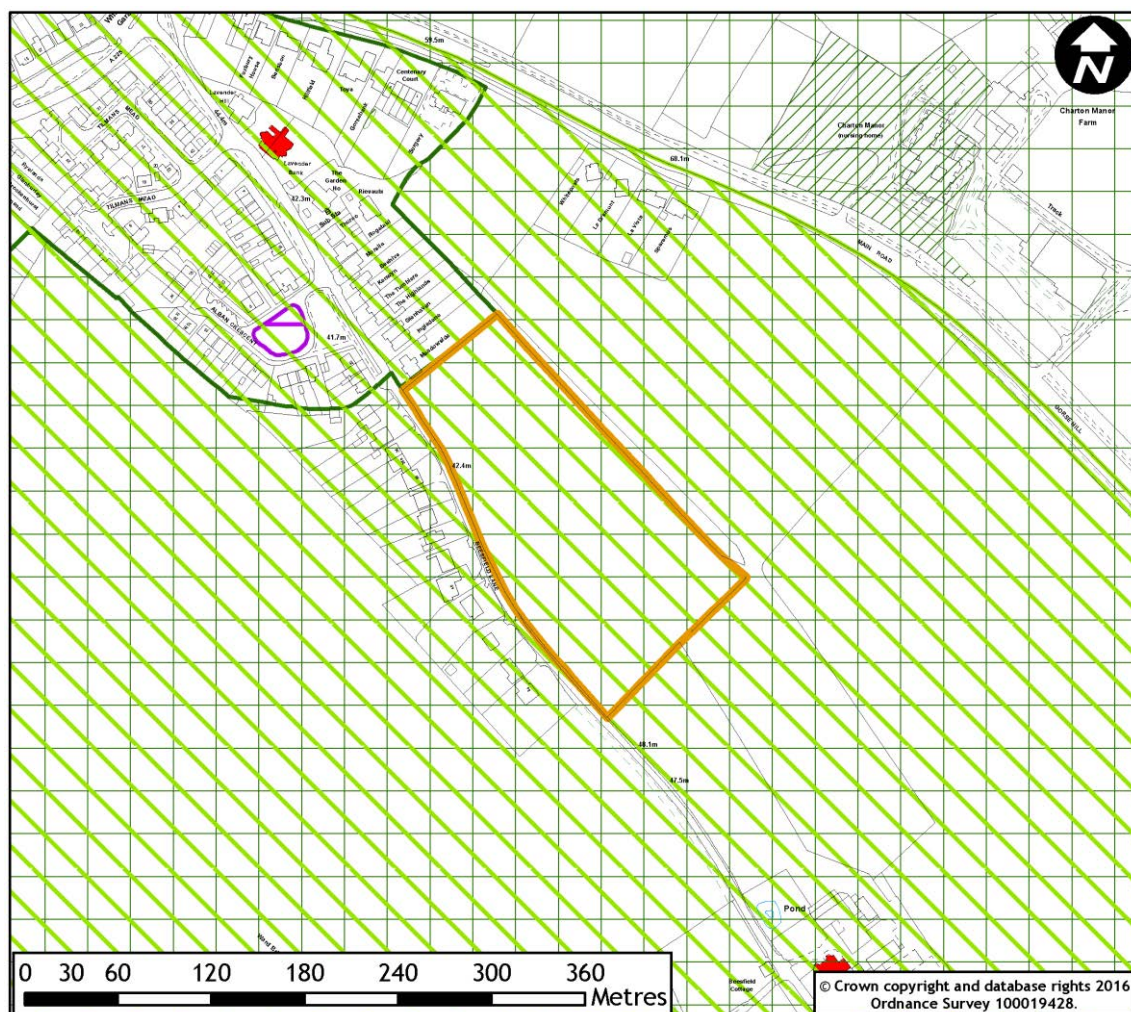
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| Site ref:      | HO134 / MX15 / EM7                          | Gross area (ha):        | 2.02                 |
| Site address:  | Land at Manor Farm, High Street, Farningham | Developable area (ha):  | N/A                  |
| Ward:          | Farningham, Horton Kirby & South Darenth    | Submitted for:          | 30 residential units |
| Site location: | Edge of settlement                          | Suitable density range: | 30-40 DPH            |



|                   |   |                    |   |
|-------------------|---|--------------------|---|
| Site description: | The site comprises a parcel of land north of Farningham containing an agricultural field. Bounded by the A20 to the east, the River Darent to the north, croquet ground to the south and residential development to the west.   |                    |   |
| Suitability:      | The site is located adjacent to Farningham urban confines. A new access would be required but it is difficult to see where this could be achieved without third party involvement. The site lies wholly within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. The site lies within the AONB but is considered to be well contained within the landscape. Concerns are raised over any impact a redevelopment would have on the setting of the adjacent listed buildings/conservation area. Overall the site is considered unsuitable for development given its physical constraints. |                    |   |
| Availability:     | The site has been submitted by the landowner's agent and is considered to be available in years 5-10.   |                    |   |
| Achievability:    | No constraints that could render the site financially unviable are identified at this time.   |                    |   |
| Conclusion:       | Unsuitable  | Approximate yield: | 0 |



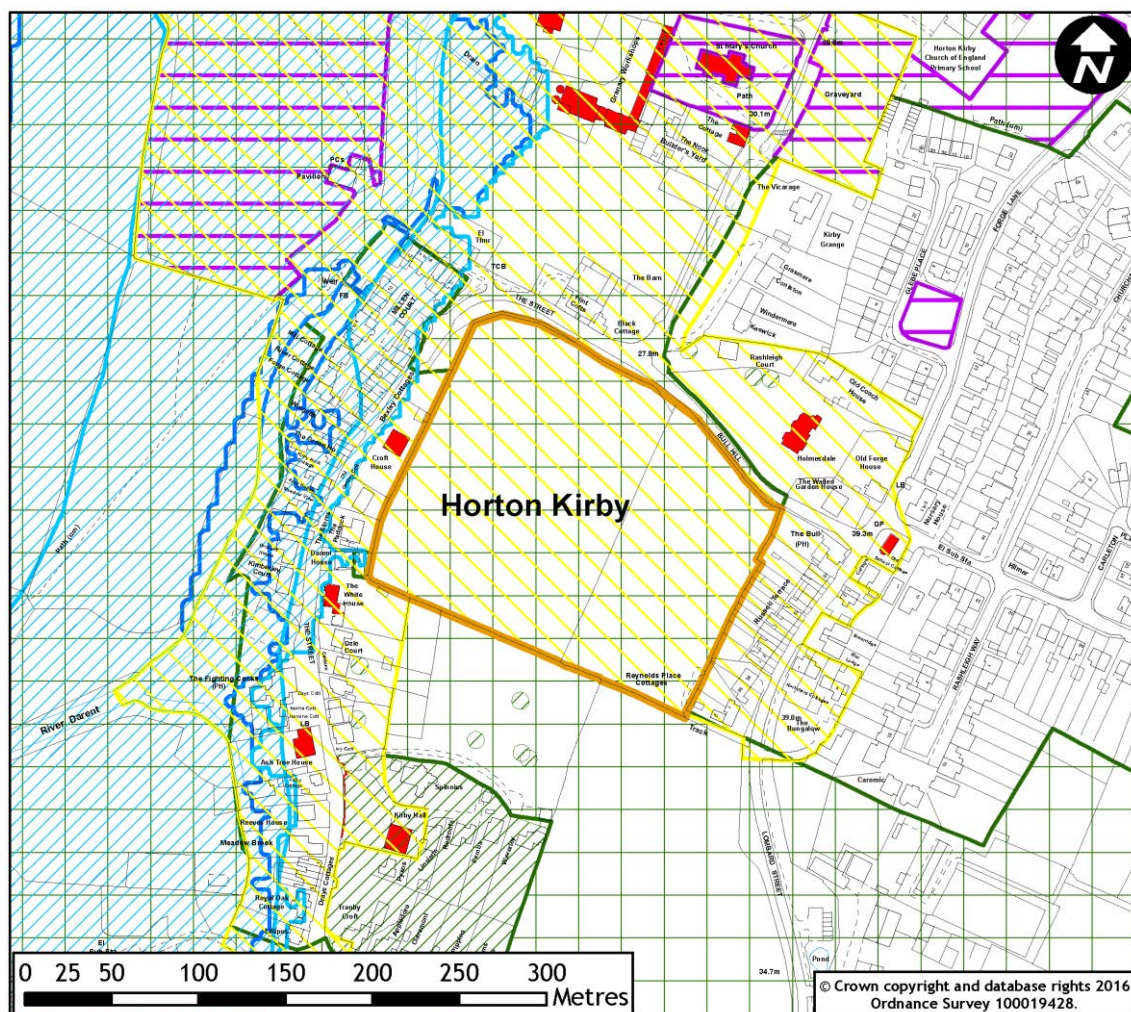
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|-----------------------|---|--------------------------------|----------------------|
| <b>Site ref:</b>      | HO282   | <b>Gross area (ha):</b>        | 2.53                 |
| <b>Site address:</b>  | Land north east of Beesfield Lane, Farningham | <b>Developable area (ha):</b>  | 1.50                 |
| <b>Ward:</b>          | Farningham, Horton Kirby & South Darenth      | <b>Submitted for:</b>          | 15 residential units |
| <b>Site location:</b> | Edge of settlement                            | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |  |                           |                         |
|--------------------------|--|---------------------------|-------------------------|
| <b>Site description:</b> | The site comprises a parcel of land south of Farningham containing an agricultural field. Bounded by Beesfield Lane to the south and west, residential development to the north, and open countryside to the east. Mature trees and hedges line the eastern boundary.  |                           |                         |
| <b>Suitability:</b>      | The site is located adjacent to Farningham urban confines. A new access onto Beesfield Lane would be required. The site lies within the AONB but is considered to be well contained within the landscape. Overall the western portion of the site fronting Beesfield Lane is considered able to accommodate development reflecting the existing development pattern, however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                         |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |                         |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                         |
| <b>Conclusion:</b>       | Deliverable  | <b>Approximate yield:</b> | 45-60 residential units |



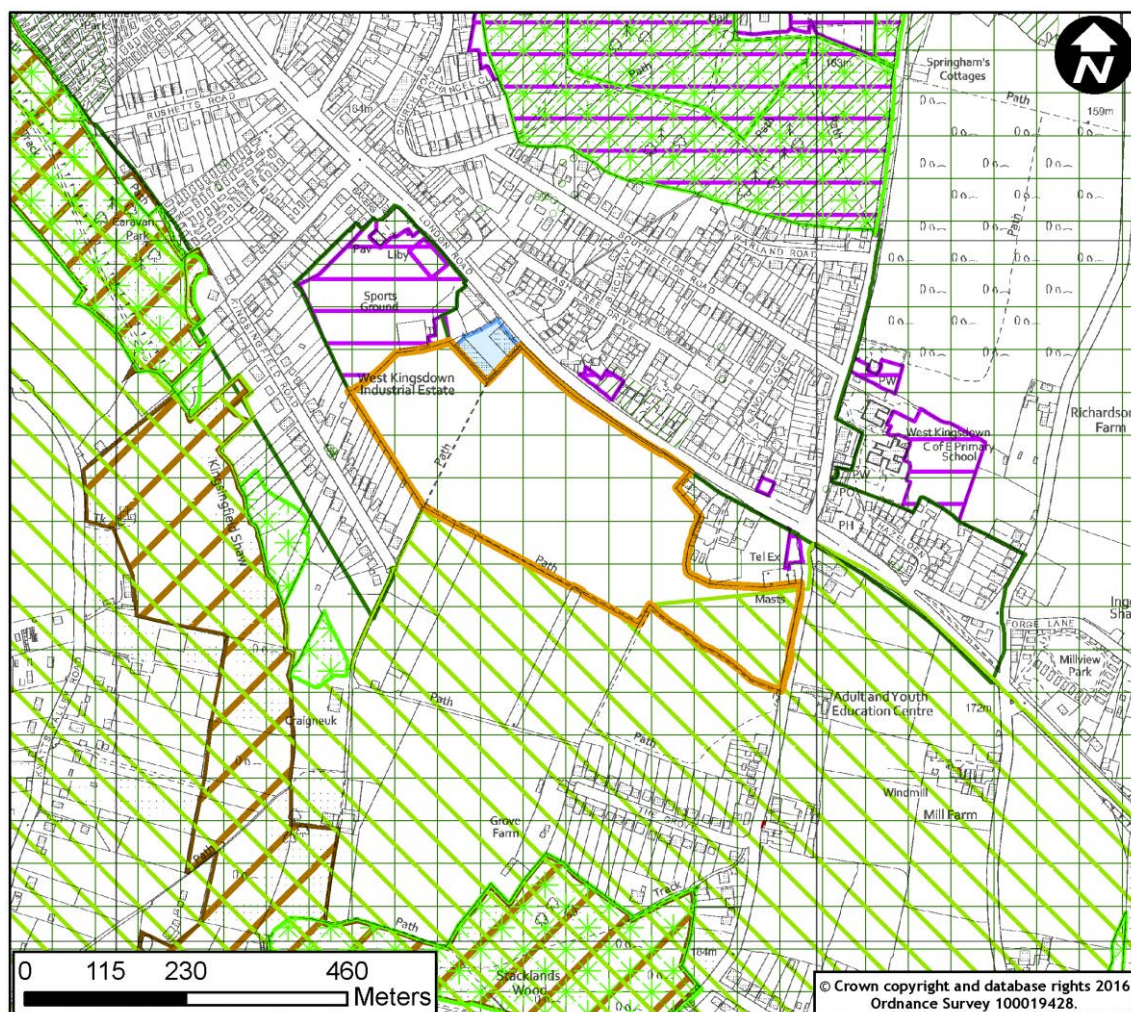
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|----------------|--|-------------------------|----------------------|
| Site ref:      | HO285                                    | Gross area (ha):        | 3.29                 |
| Site address:  | Land south of The Street, Horton Kirby   | Developable area (ha):  | N/A                  |
| Ward:          | Farningham, Horton Kirby & South Darenth | Submitted for:          | 60 residential units |
| Site location: | Edge of settlement                       | Suitable density range: | 30-40 DPH            |



|                   |  |                    |   |
|-------------------|--|--------------------|---|
| Site description: | The site comprises a parcel of land containing an agricultural field used for grazing. Bounded by The Street to the north and west, residential development to the east, and open countryside to the south. The site slopes gently downwards from east to west.  |                    |   |
| Suitability:      | The site is located adjacent to Horton Kirby urban confines. A new access onto The Street would be required. The site lies within the conservation area and concerns are raised over any impact a development would have. Overall the site is considered unsuitable for this scale of development given the impact on the conservation area. |                    |   |
| Availability:     | The site has been submitted by the landowner's agent and is considered to be available in years 5-10.  |                    |   |
| Achievability:    | No constraints that could render the site financially unviable are identified at this time.  |                    |   |
| Conclusion:       | Unsuitable   | Approximate yield: | 0 |



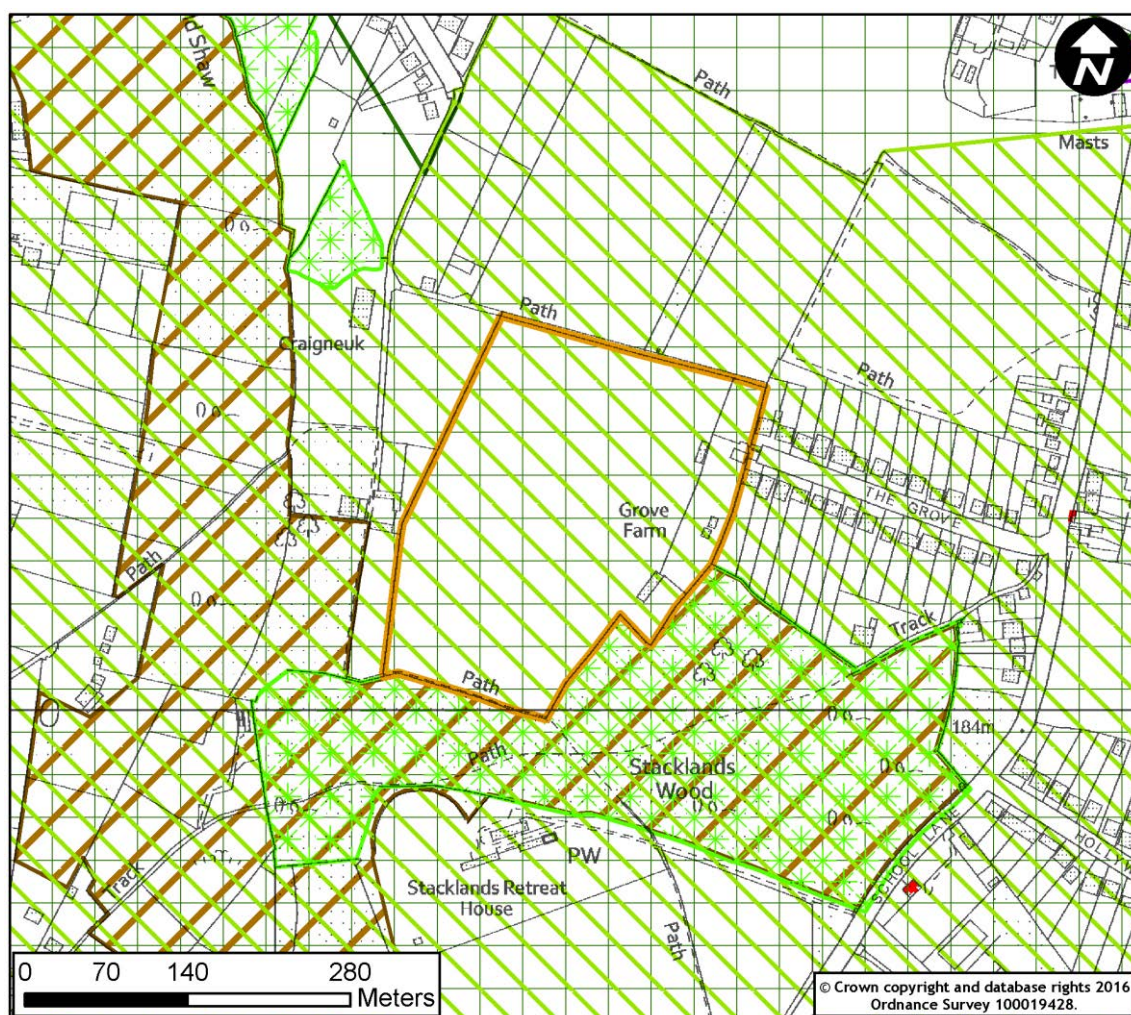
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|-----------------------|---|--------------------------------|-----------------------|
| <b>Site ref:</b>      | HO9   | <b>Gross area (ha):</b>        | 12.84                 |
| <b>Site address:</b>  | Land south of London Road and west of School Lane, West Kingsdown | <b>Developable area (ha):</b>  | 11.00                 |
| <b>Ward:</b>          | Fawkham & West Kingsdown  | <b>Submitted for:</b>          | 510 residential units |
| <b>Site location:</b> | Edge of settlement  | <b>Suitable density range:</b> | 30-40 DPH             |



|                          |  |                           |                           |
|--------------------------|--|---------------------------|---------------------------|
| <b>Site description:</b> | The site comprises a large parcel of land south of West Kingsdown containing an agricultural field used for arable crop production. Bounded by London Road to the north, School Lane to the east, residential development to the west and open countryside to the south. The site slopes gently upwards from north to south. Mature trees line the northern boundary of the site.  |                           |                           |
| <b>Suitability:</b>      | The site is located adjacent to West Kingsdown urban confines. A new access onto London Road would be required as well as an additional access to serve more than 50 units. The site is open and lies partly within the AONB, but with some strong planting is considered to be well contained within the landscape. Overall the site is considered able to accommodate development, however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                           |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |                           |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                           |
| <b>Conclusion:</b>       | Deliverable and developable  | <b>Approximate yield:</b> | 330-440 residential units |



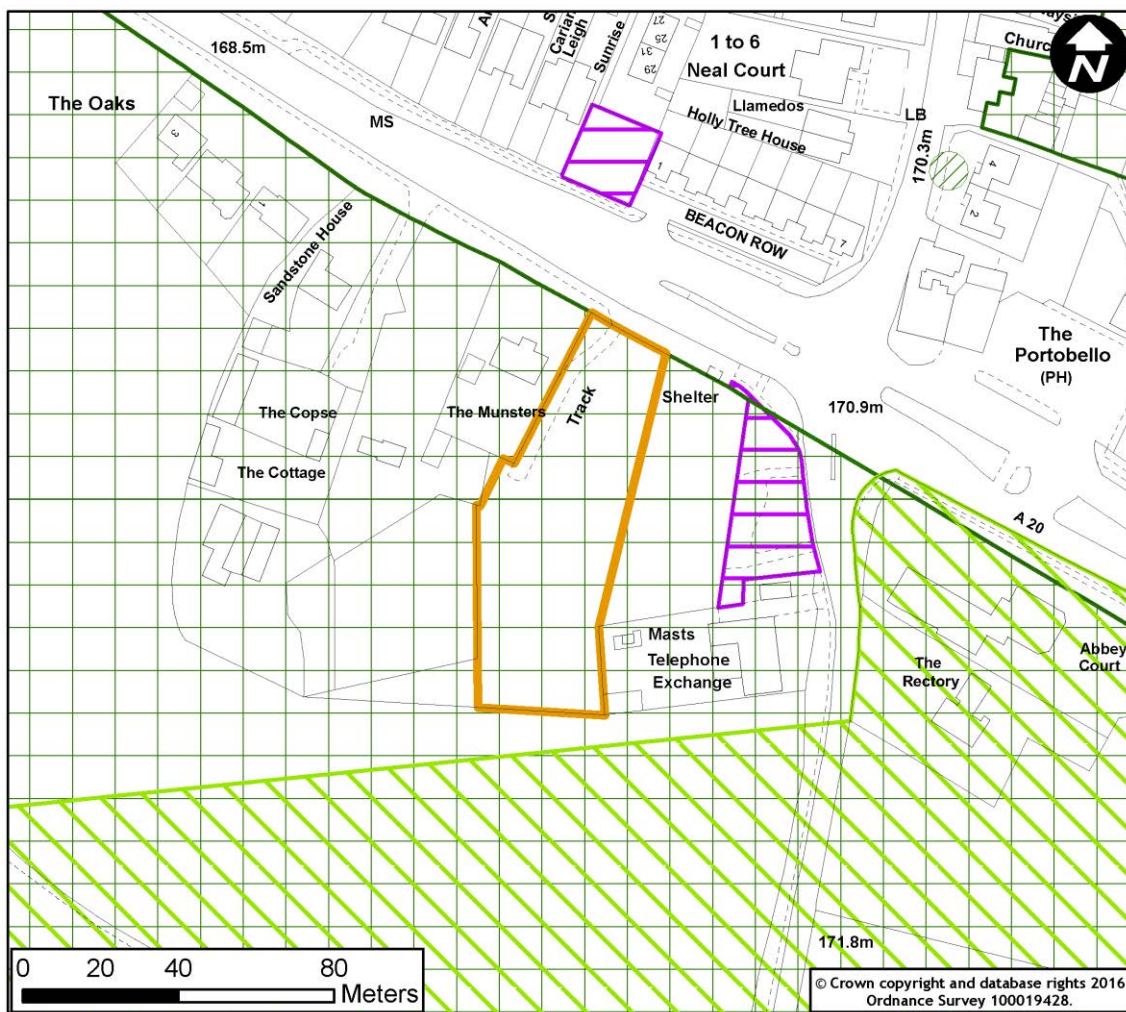
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|-----------------------|---|--------------------------------|---------------|
| <b>Site ref:</b>      | HO30  | <b>Gross area (ha):</b>        | 7.28          |
| <b>Site address:</b>  | Land at Grove Farm, The Grove, West Kingsdown | <b>Developable area (ha):</b>  | N/A           |
| <b>Ward:</b>          | Fawkham & West Kingsdown                      | <b>Submitted for:</b>          | Not specified |
| <b>Site location:</b> | Rural area                                    | <b>Suitable density range:</b> | 30-40 DPH     |



|                          |  |                           |   |
|--------------------------|--|---------------------------|---|
| <b>Site description:</b> | The site comprises a parcel of land containing an agricultural field used for grazing. Bounded by residential development to the east, woodland to the south, and open countryside to the west and north. The topography of the site is very flat.   |                           |   |
| <b>Suitability:</b>      | The site is not connected to a settlement but is within walking distance of the facilities and services in West Kingsdown. There is existing access onto The Grove however this is a narrow unadopted access road for the existing properties along The Grove and not considered suitable for this scale of development. The site forms part of an open landscape and lies within the AONB. It is considered that development of this site would not conserve or enhance the AONB. Overall the site is considered unsuitable for this scale of development given its rural location and encroachment into the countryside. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner and is considered to be available in years 1-5.   |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |   |
| <b>Conclusion:</b>       | Unsuitable   | <b>Approximate yield:</b> | 0 |



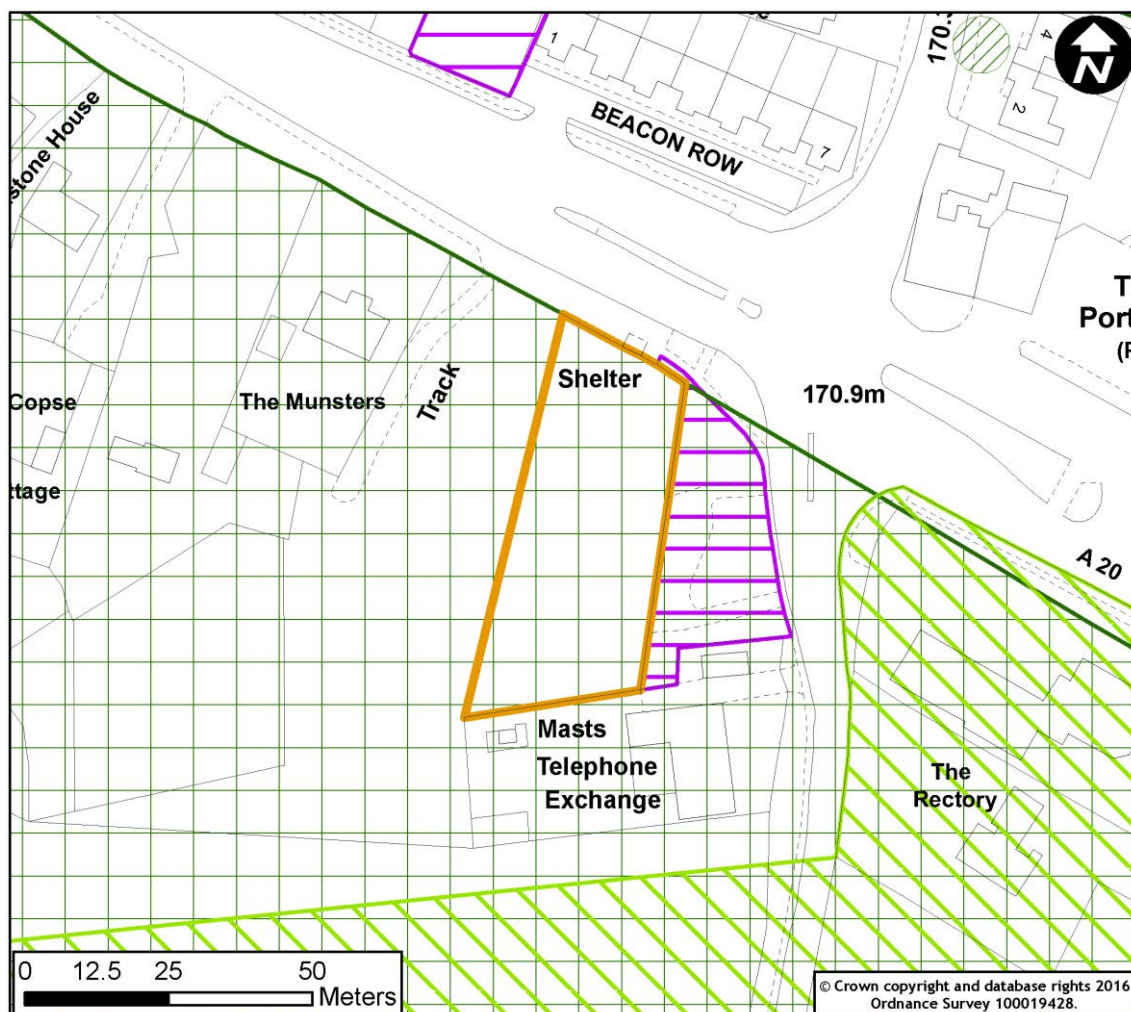
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|-----------------------|---|--------------------------------|---------------|
| <b>Site ref:</b>      | HO42  | <b>Gross area (ha):</b>        | 0.31          |
| <b>Site address:</b>  | Land east of The Munsters,<br>London Road, West Kingsdown | <b>Developable area (ha):</b>  | 0.31          |
| <b>Ward:</b>          | Fawkham & West Kingsdown                                  | <b>Submitted for:</b>          | Not specified |
| <b>Site location:</b> | Edge of settlement  | <b>Suitable density range:</b> | 30-40 DPH     |



|                          |   |                           |                        |
|--------------------------|---|---------------------------|------------------------|
| <b>Site description:</b> | The site comprises a parcel of land containing grassland and used for storage. Bounded by London Road to the north, residential development to the west, telephone exchange to the east and open countryside to the south. Mature trees line the southern and western boundaries of the site.               |                           |                        |
| <b>Suitability:</b>      | The site is located adjacent to West Kingsdown urban confines. The existing access onto London Road could be utilised. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                        |
| <b>Availability:</b>     | The site has been submitted by the landowner and is considered to be available in years 1-5.  |                           |                        |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |                        |
| <b>Conclusion:</b>       | Deliverable   | <b>Approximate yield:</b> | 9-12 residential units |

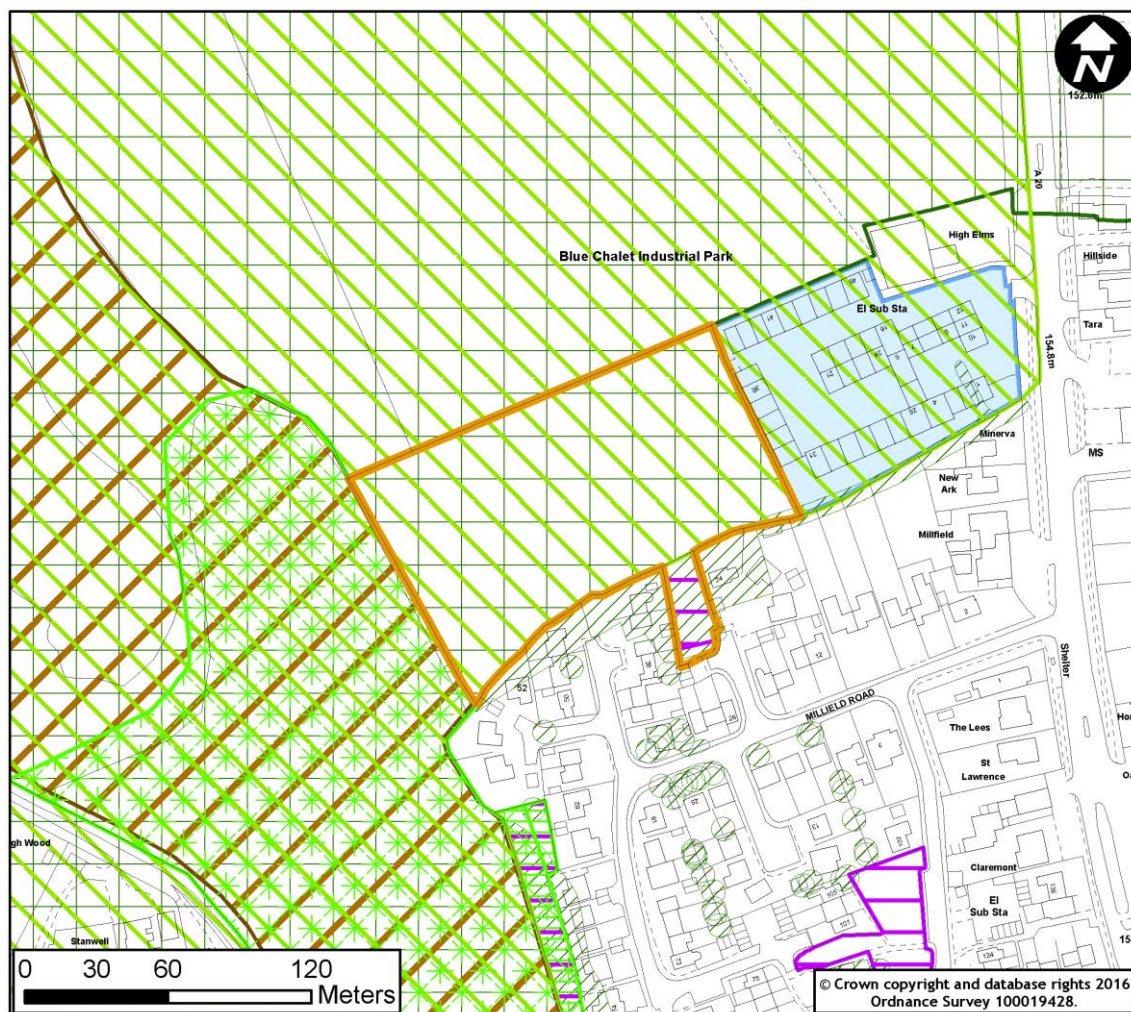


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|-----------------------|---|--------------------------------|---------------------|
| <b>Site ref:</b>      | HO64  | <b>Gross area (ha):</b>        | 0.17                |
| <b>Site address:</b>  | Land north of the Telephone Exchange, London Road, West Kingsdown | <b>Developable area (ha):</b>  | 0.17                |
| <b>Ward:</b>          | Fawkham & West Kingsdown  | <b>Submitted for:</b>          | 9 residential units |
| <b>Site location:</b> | Edge of settlement  | <b>Suitable density range:</b> | 30-40 DPH           |



|                          |   |                           |                       |
|--------------------------|---|---------------------------|-----------------------|
| <b>Site description:</b> | The site comprises a parcel of land containing an area of fenced grassland. Bounded by London Road to the north, telephone exchange to the east, residential development to the west and open countryside to the south. Mature trees line the southern boundary of the site.                                |                           |                       |
| <b>Suitability:</b>      | The site is located adjacent to West Kingsdown urban confines. The existing access onto London Road could be utilised. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                       |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.  |                           |                       |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |                       |
| <b>Conclusion:</b>       | Deliverable   | <b>Approximate yield:</b> | 5-6 residential units |

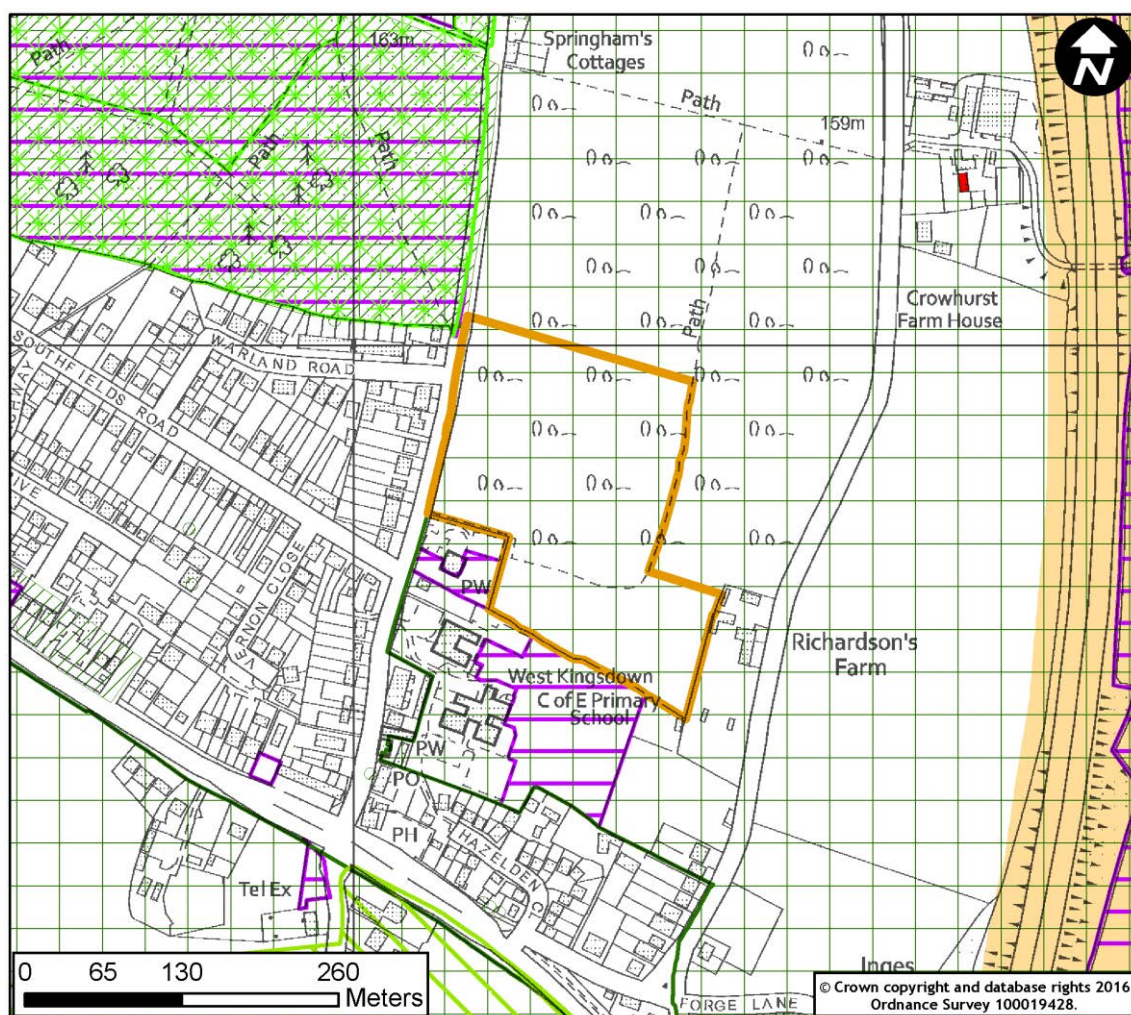
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|-----------------------|---|--------------------------------|----------------------|
| <b>Site ref:</b>      | HO68  | <b>Gross area (ha):</b>        | 1.50                 |
| <b>Site address:</b>  | Land north of Millfield Road,<br>West Kingsdown | <b>Developable area (ha):</b>  | N/A                  |
| <b>Ward:</b>          | Fawkham & West Kingsdown                        | <b>Submitted for:</b>          | 34 residential units |
| <b>Site location:</b> | Edge of settlement                              | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |  |                           |   |
|--------------------------|--|---------------------------|---|
| <b>Site description:</b> | The site comprises an area of woodland. Bounded by residential development to the south, industrial park to the east, woodland to the west and open countryside to the north.  |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to West Kingsdown urban confines. A new access onto Millfield Road would be required. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered unsuitable for this scale of development given the ecological value of the woodland. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |   |
| <b>Conclusion:</b>       | Unsuitable   | <b>Approximate yield:</b> | 0 |



|                       |  |                                |                      |
|-----------------------|--|--------------------------------|----------------------|
| <b>Site ref:</b>      | HO90   | <b>Gross area (ha):</b>        | 4.75                 |
| <b>Site address:</b>  | Land east of Fawkham Road,<br>West Kingsdown | <b>Developable area (ha):</b>  | N/A                  |
| <b>Ward:</b>          | Fawkham & West Kingsdown                     | <b>Submitted for:</b>          | 80 residential units |
| <b>Site location:</b> | Edge of settlement                           | <b>Suitable density range:</b> | 30-40 DPH            |

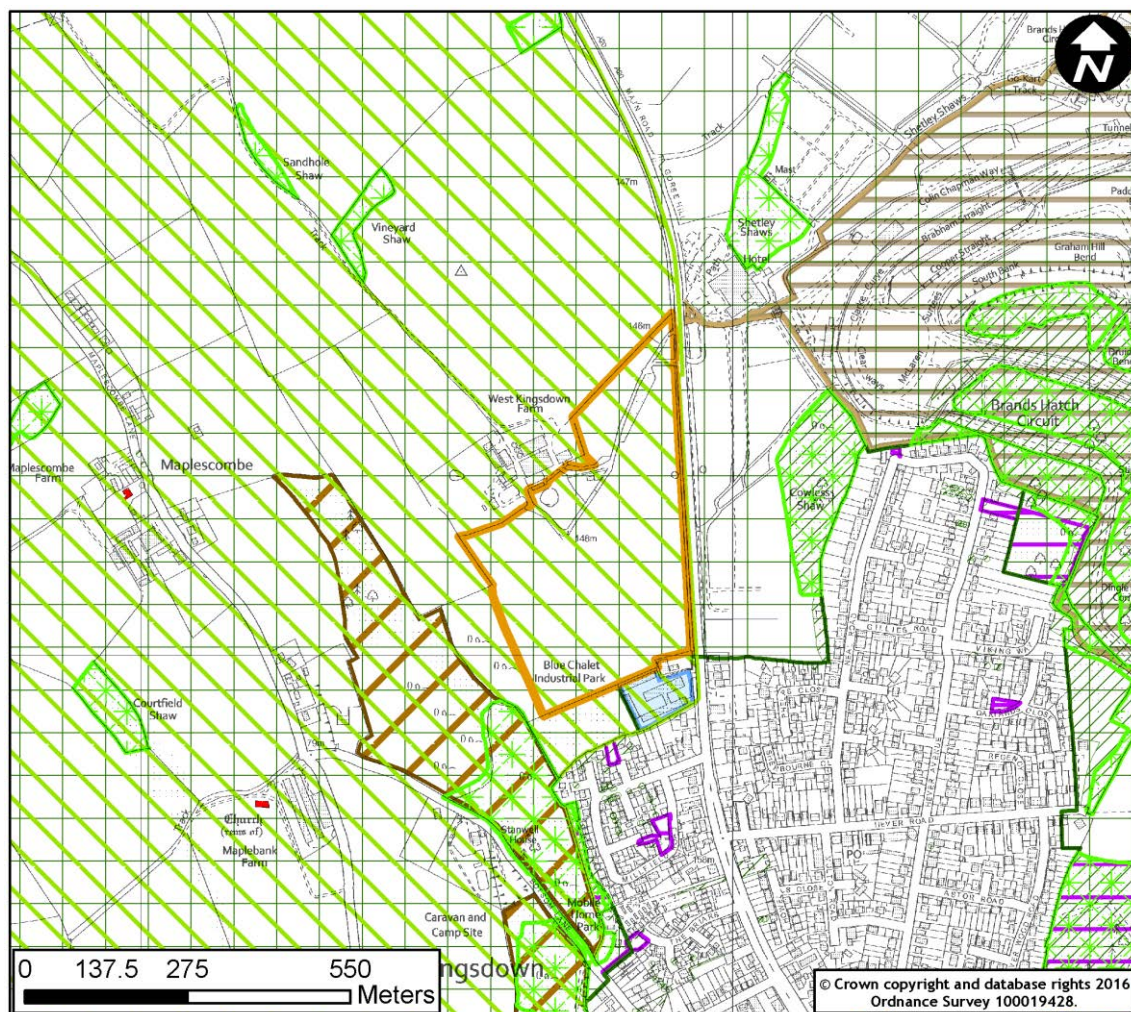


|                          |  |                           |   |
|--------------------------|--|---------------------------|---|
| <b>Site description:</b> | The site comprises an area of woodland. Bounded by Fawkham Road to the west, church and school to the south, and woodland to the east and north.   |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to West Kingsdown urban confines. A new access onto Fawkham Road would be required. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered unsuitable for this scale of development given the ecological value of the woodland. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |   |
| <b>Conclusion:</b>       | Unsuitable   | <b>Approximate yield:</b> | 0 |





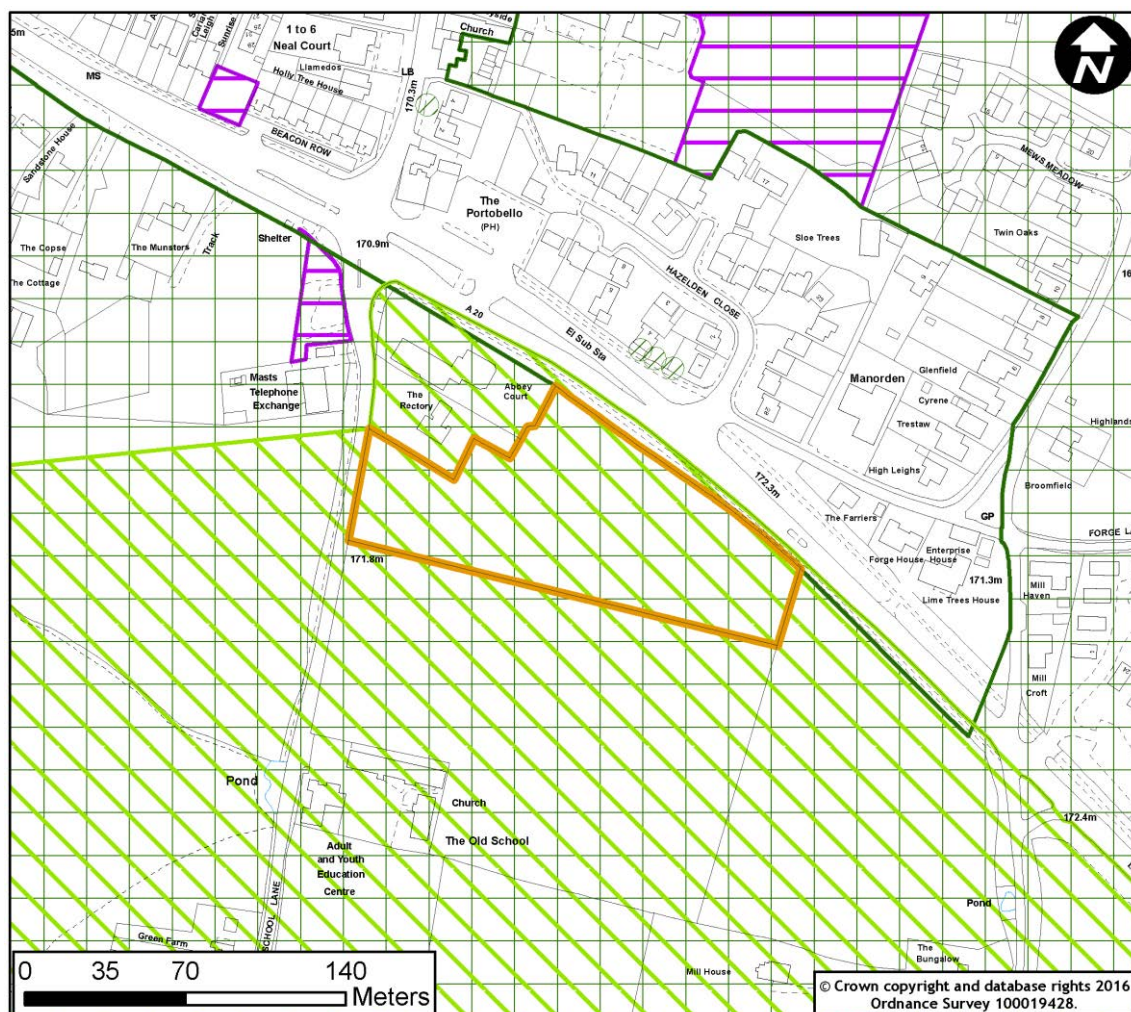
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| <b>Site ref:</b>      | HO164  | <b>Gross area (ha):</b>        | 14.16                 |
| <b>Site address:</b>  | Land at Chinhams Farm, London Road, West Kingsdown | <b>Developable area (ha):</b>  | N/A                   |
| <b>Ward:</b>          | Fawkham & West Kingsdown                           | <b>Submitted for:</b>          | 350 residential units |
| <b>Site location:</b> | Edge of settlement                                 | <b>Suitable density range:</b> | 30-40 DPH             |



|                          |  |                           |   |
|--------------------------|--|---------------------------|---|
| <b>Site description:</b> | The site comprises a large parcel of land containing an agricultural field used for arable crop production. Bounded by London Road to the east, industrial and residential development to the south and open countryside to the west and north. The land undulates and rises gently from north to south.   |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to West Kingsdown urban confines. A new access onto London Road would be required as well as an additional access to serve more than 50 units. The site lies within an open landscape and it is considered that development of this site would not conserve or enhance the AONB. Overall the site is considered unsuitable for this scale of development given the impact on the character of the AONB and encroachment into the countryside. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |   |
| <b>Conclusion:</b>       | Unsuitable   | <b>Approximate yield:</b> | 0 |



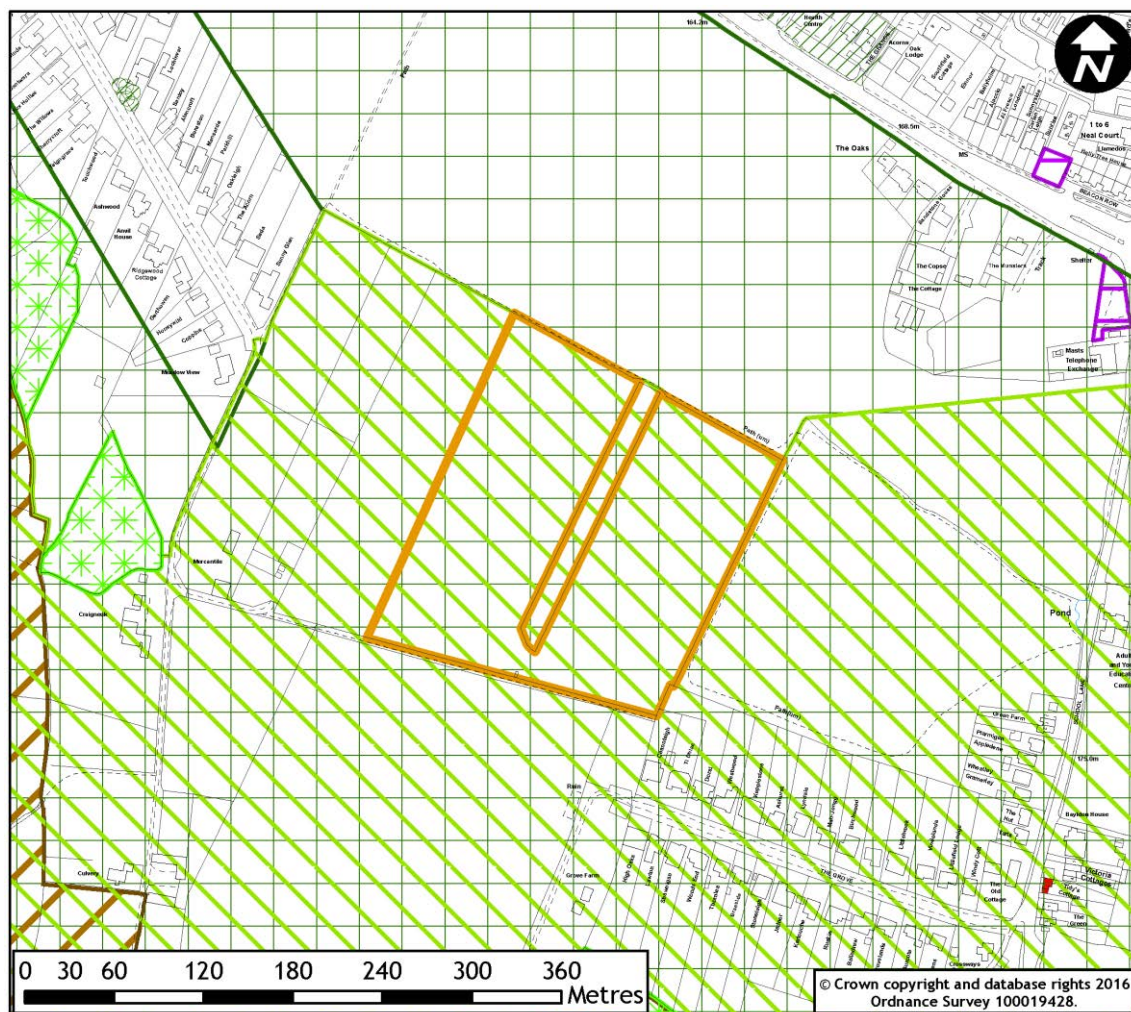
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|-----------------------|---|--------------------------------|----------------------|
| <b>Site ref:</b>      | HO218   | <b>Gross area (ha):</b>        | 1.13                 |
| <b>Site address:</b>  | Land at the corner of London Road and School Lane, West Kingsdown | <b>Developable area (ha):</b>  | N/A                  |
| <b>Ward:</b>          | Fawkham & West Kingsdown  | <b>Submitted for:</b>          | 24 residential units |
| <b>Site location:</b> | Edge of settlement  | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |  |                           |   |
|--------------------------|--|---------------------------|---|
| <b>Site description:</b> | The site comprises a parcel of land containing an agricultural field used for grazing. Bounded by London Road to the north, School Lane to the west, and open countryside to the east and south. The topography of the site is very flat.  |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to West Kingsdown urban confines. A new access onto London Road would be required. The site lies within an open landscape and it is considered that development of this site would not conserve or enhance the AONB. Overall the site is considered unsuitable for this scale of development given the impact on the character of the AONB and encroachment into the countryside. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |   |
| <b>Conclusion:</b>       | Unsuitable   | <b>Approximate yield:</b> | 0 |

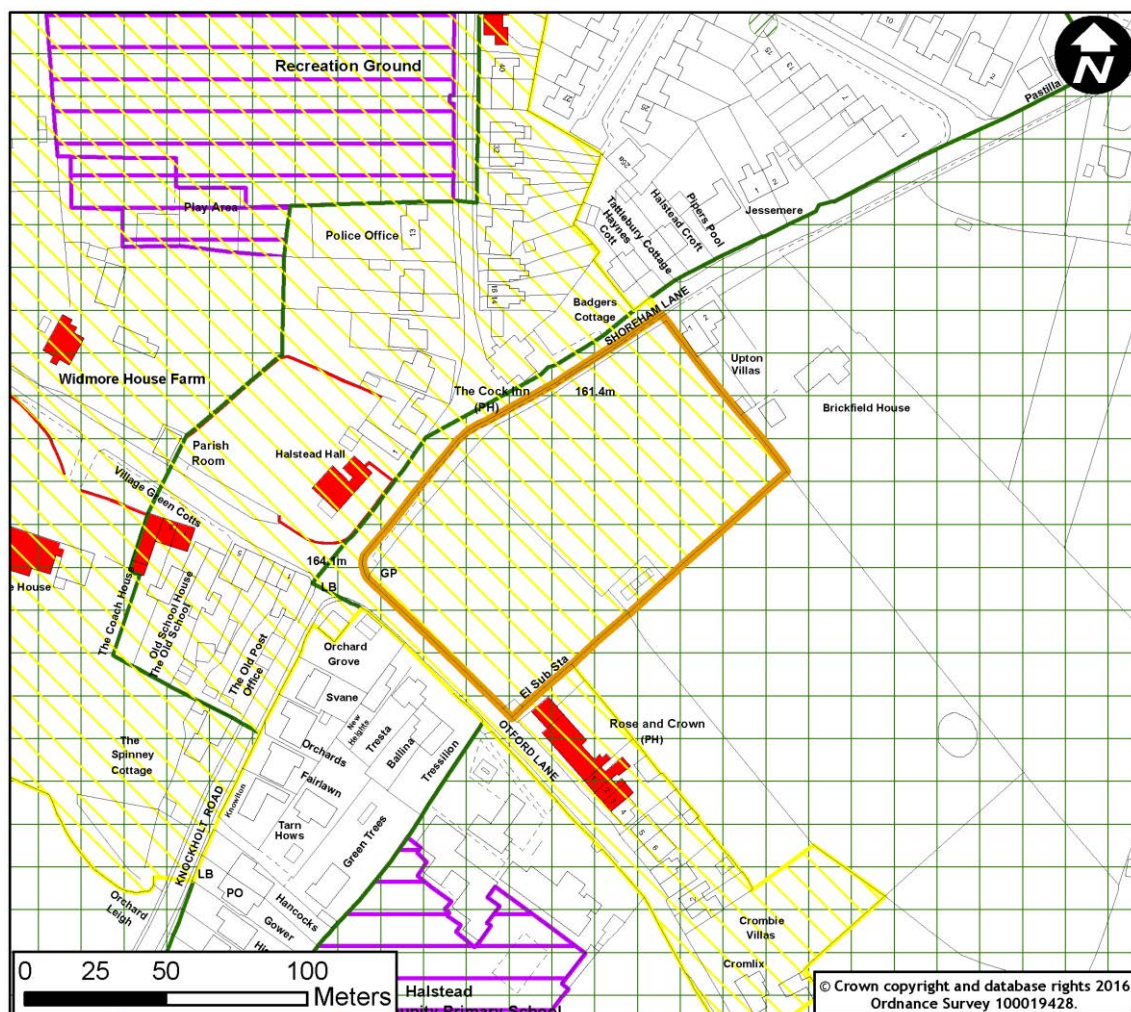


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|-----------------------|---|--------------------------------|-----------------------|
| <b>Site ref:</b>      | HO277   | <b>Gross area (ha):</b>        | 4.05                  |
| <b>Site address:</b>  | Land east of Kingsingfield Road, West Kingsdown | <b>Developable area (ha):</b>  | N/A                   |
| <b>Ward:</b>          | Fawkham & West Kingsdown                        | <b>Submitted for:</b>          | 120 residential units |
| <b>Site location:</b> | Edge of settlement                              | <b>Suitable density range:</b> | 30-40 DPH             |



|                          |  |                           |   |
|--------------------------|--|---------------------------|---|
| <b>Site description:</b> | The site comprises a parcel of land containing an agricultural field used for grazing. Bounded by residential development to the south east, and open countryside to the north, east, south and west. The topography of the site is very flat.   |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to West Kingsdown urban confines when considered alongside site HO9. A new access would be required, perhaps through site HO9, but it is difficult to see how this could be achieved without third party involvement. The site lies within the AONB and forms part of an open landscape. It is considered that development of this site would not conserve or enhance the AONB. Overall the site is considered unsuitable for development given the impact on the AONB and encroachment into the countryside. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |   |
| <b>Conclusion:</b>       | Unsuitable   | <b>Approximate yield:</b> | 0 |

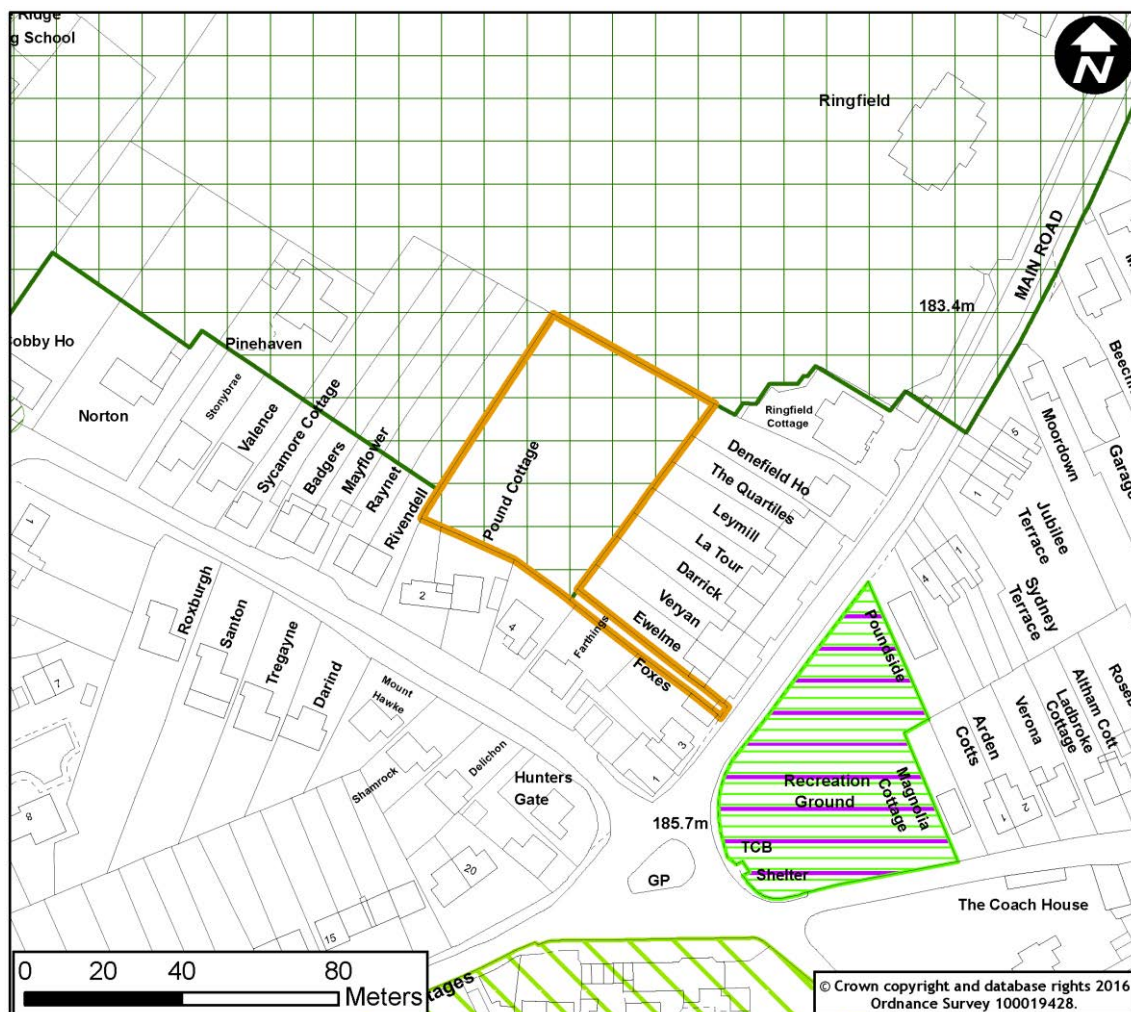
|                |   |                         |                      |
|----------------|---|-------------------------|----------------------|
| Site ref:      | HO13  | Gross area (ha):        | 1.08                 |
| Site address:  | Land at the corner of Shoreham Lane and Otford Lane, Halstead | Developable area (ha):  | N/A                  |
| Ward:          | Halstead, Knockholt & Badgers Mount                           | Submitted for:          | 12 residential units |
| Site location: | Edge of settlement  | Suitable density range: | 30-40 DPH            |



|                   |   |                    |   |
|-------------------|---|--------------------|---|
| Site description: | The site comprises a parcel of land containing grassland, separated into paddocks, used for grazing. Bounded by Shoreham Lane to the north, Otford Lane to the west, and open countryside to the south and east. Mature trees and hedgerows line the boundaries of the site and the topography is very flat.  |                    |   |
| Suitability:      | The site is located adjacent to Knockholt urban confines. A new access onto Shoreham Lane would be required. The site lies within the conservation and is adjacent to a number of listed buildings. Concerns are raised regarding the impact that development of this site would have on these heritage assets. Overall the site is considered unsuitable for development given the heritage constraints and impact on the character of the area. |                    |   |
| Availability:     | The site has been submitted by the landowner and is considered to be available in years 1-5.  |                    |   |
| Achievability:    | No constraints that could render the site financially unviable are identified at this time.   |                    |   |
| Conclusion:       | Unsuitable  | Approximate yield: | 0 |

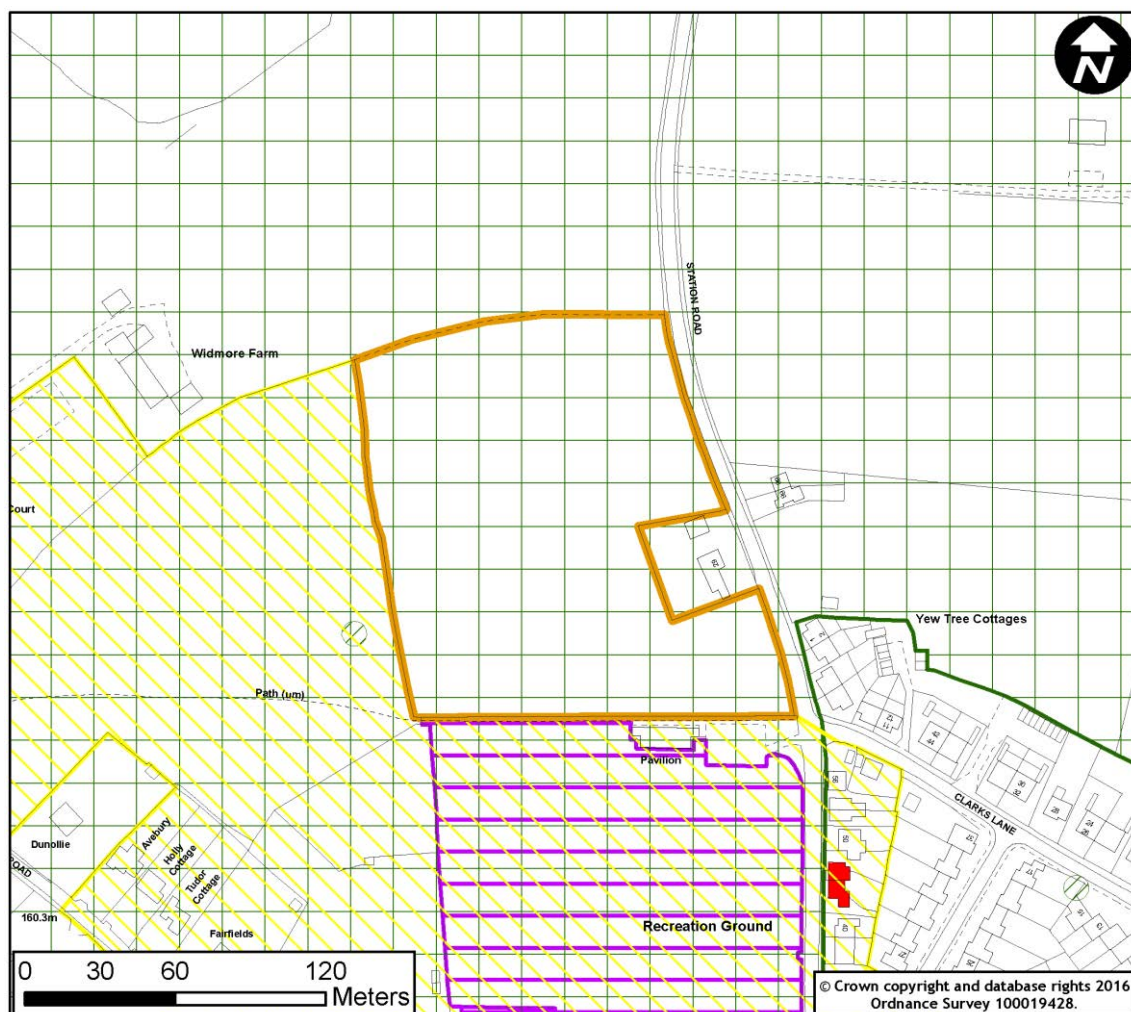


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|----------------|---|-------------------------|----------------------|
| Site ref:      | H079                                      | Gross area (ha):        | 0.29                 |
| Site address:  | Land rear of Ewelme, Main Road, Knockholt | Developable area (ha):  | 0.29                 |
| Ward:          | Halstead, Knockholt & Badgers Mount       | Submitted for:          | 12 residential units |
| Site location: | Edge of settlement                        | Suitable density range: | 30-40 DPH            |



|                   |   |                    |      |
|-------------------|---|--------------------|------|
| Site description: | The site comprises a parcel of land containing an area of scrubland and access track. Bounded by residential development to the east and south, woodland to the north and rear gardens to the west. s open countryside.   |                    |      |
| Suitability:      | The site is located adjacent to Knockholt urban confines. The existing access onto Main Road could be utilised for a limited number of dwellings if improved. Given the close proximity of the site to existing residential units there are some concerns over amenity impacts which could be addressed through high quality design. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                    |      |
| Availability:     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.  |                    |      |
| Achievability:    | No constraints that could render the site financially unviable are identified at this time.   |                    |      |
| Conclusion:       | Deliverable   | Approximate yield: | 8-11 |

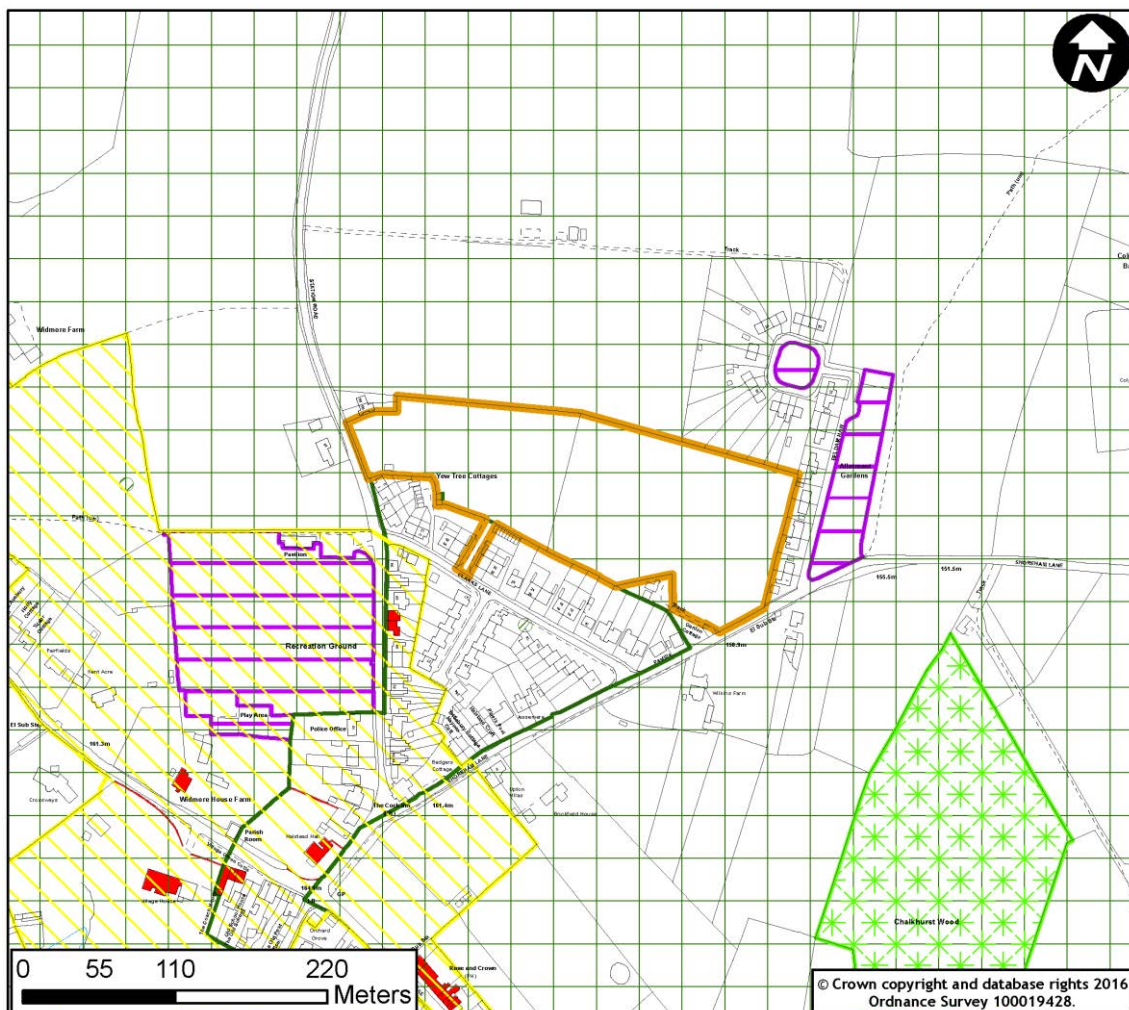
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|-----------------------|--|------------------------------------|----------------------|
| <b>Site ref:</b>      | HO94   | <b>Gross area (ha):</b>            | 2.06                 |
| <b>Site address:</b>  | Land rear of Pitfield Lodge,<br>Station Road, Halstead | <b>Developable area (ha):</b>      | N/A                  |
| <b>Ward:</b>          | Halstead, Knockholt & Badgers<br>Mount                 | <b>Submitted for:</b>              | 34 residential units |
| <b>Site location:</b> | Edge of settlement                                     | <b>Suitable density<br/>range:</b> | 30-40 DPH            |



|                          |   |                           |   |
|--------------------------|---|---------------------------|---|
| <b>Site description:</b> | The site comprises a parcel of land containing agricultural land not in use. Bounded by Station Road to the east, recreation ground to the south, and open countryside to the west and north. Hedgerows line the boundaries of the site.  |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Halstead urban confines. A new access onto Station Road would be required. The site forms part of an open landscape and would be an unnatural extension to the village. Concerns are raised over any impact a development would have on the setting of the adjacent conservation area. Overall the site is considered unsuitable for development given the unnatural extension to the settlement and encroachment into the countryside. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.  |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |   |
| <b>Conclusion:</b>       | Unsuitable  | <b>Approximate yield:</b> | 0 |

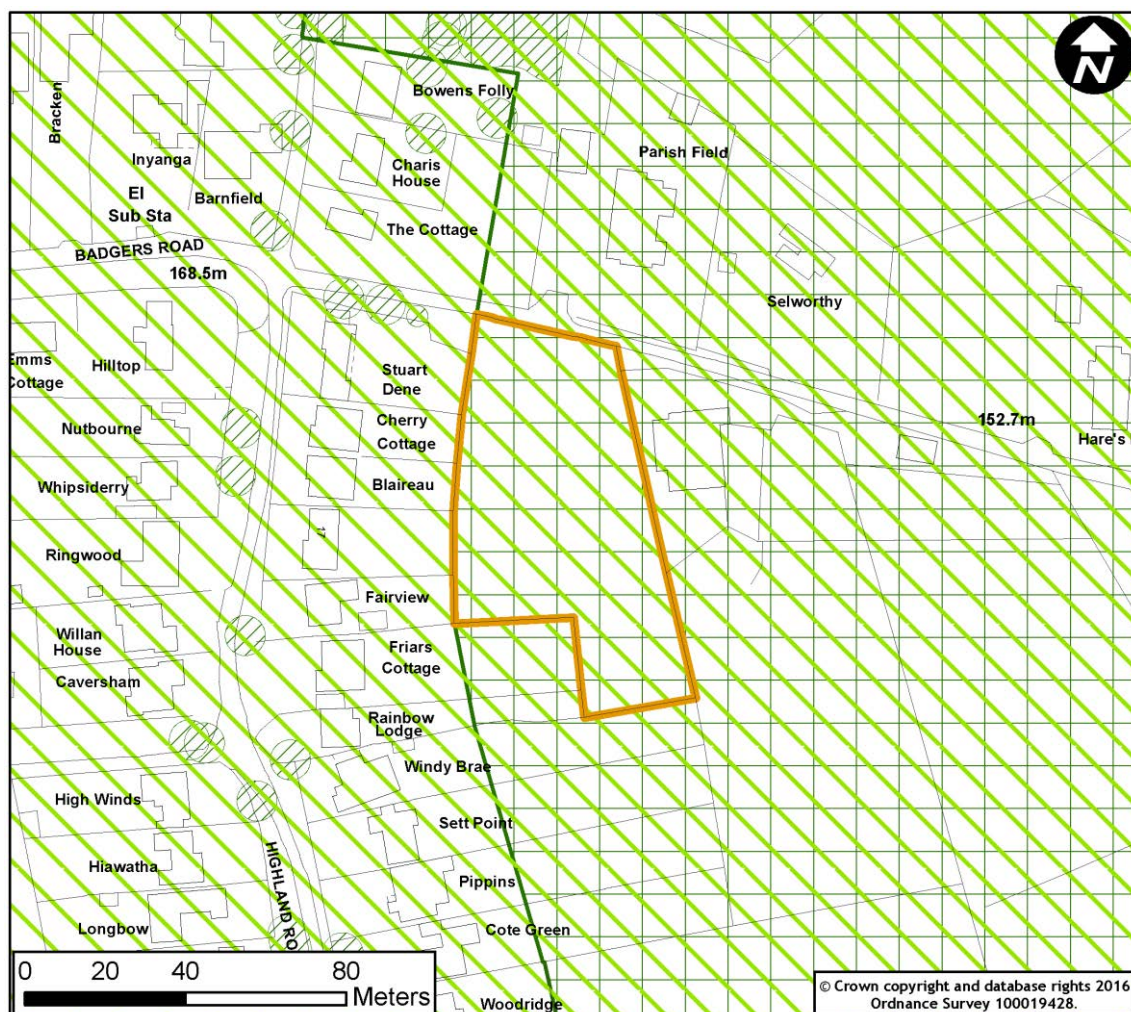


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|-----------------------|--|--------------------------------|----------------------|
| <b>Site ref:</b>      | HO171                                      | <b>Gross area (ha):</b>        | 2.94                 |
| <b>Site address:</b>  | Land rear of Clarks Lane (wider), Halstead | <b>Developable area (ha):</b>  | 2.94                 |
| <b>Ward:</b>          | Halstead, Knockholt & Badgers Mount        | <b>Submitted for:</b>          | 50 residential units |
| <b>Site location:</b> | Edge of settlement                         | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |   |                           |                          |
|--------------------------|---|---------------------------|--------------------------|
| <b>Site description:</b> | The site comprises a parcel of land containing two agricultural fields not in active use. Bounded by Clarks Lane and residential development to the south, Station Road to the west, Shoreham Lane and residential development to the east and open countryside to the north. Established hedgerows line the boundaries of the fields.  |                           |                          |
| <b>Suitability:</b>      | The site is located adjacent to Halstead urban confines. The existing access onto Clarks Lane could be utilised however an additional access would be required to serve more than 50 units. It is considered that the site is well contained within the landscape. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                          |
| <b>Availability:</b>     | The site has been submitted by a potential purchaser with the landowner's consent and is considered to be available in years 1-5.   |                           |                          |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |                          |
| <b>Conclusion:</b>       | Deliverable   | <b>Approximate yield:</b> | 88-117 residential units |

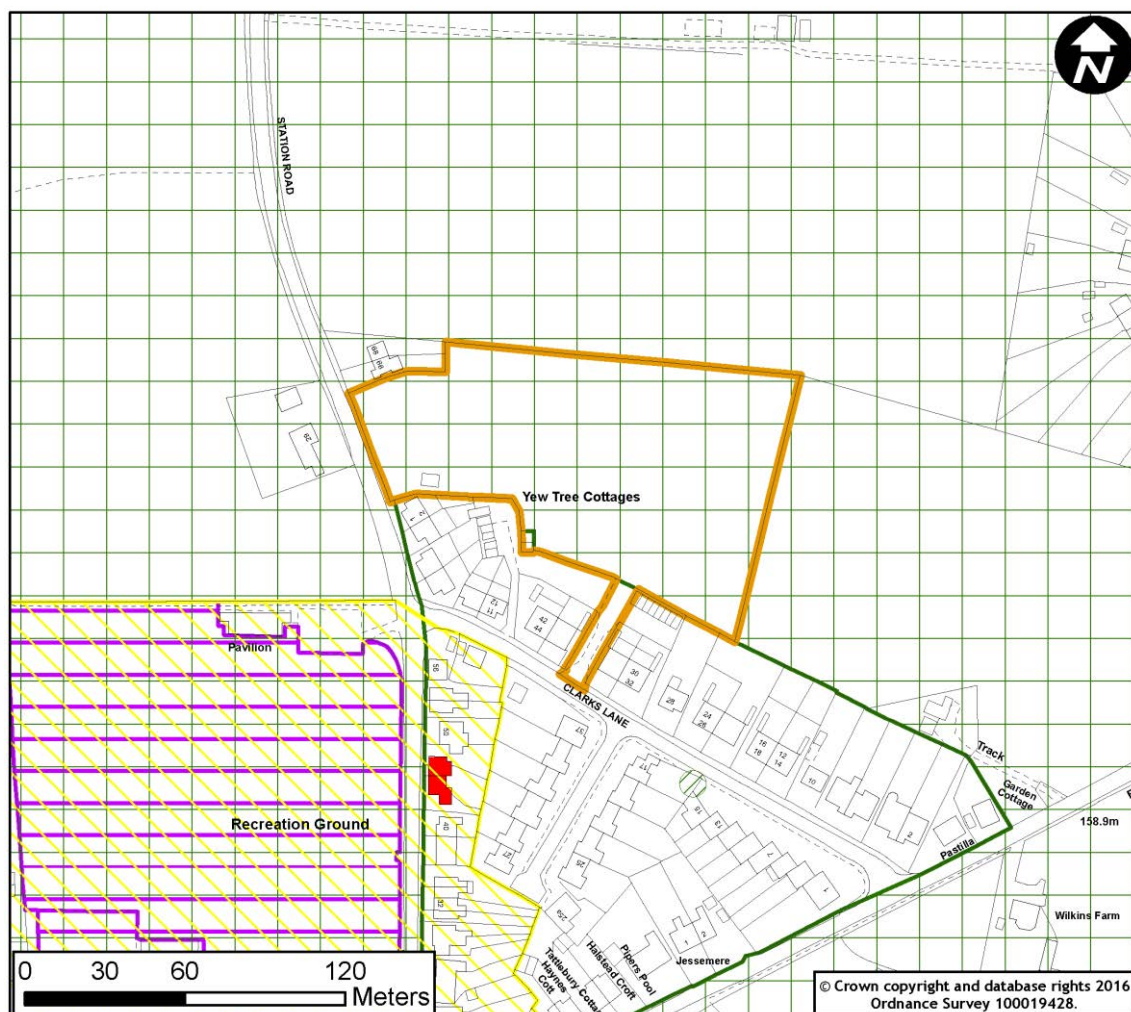
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|-----------------------|--|--------------------------------|----------------------|
| <b>Site ref:</b>      | HO184  | <b>Gross area (ha):</b>        | 0.39                 |
| <b>Site address:</b>  | Land opposite Parish Field,<br>Badgers Road, Badgers Mount | <b>Developable area (ha):</b>  | N/A                  |
| <b>Ward:</b>          | Halstead, Knockholt & Badgers Mount                        | <b>Submitted for:</b>          | 10 residential units |
| <b>Site location:</b> | Edge of settlement   | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |  |                           |   |
|--------------------------|--|---------------------------|---|
| <b>Site description:</b> | The site comprises an area of mixed scrub and woodland. Bounded by residential development to the north and west, rear gardens to the south and open countryside to the east. Mature trees line the eastern and western boundaries of the site.  |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Badgers Mount urban confines. There is existing access onto Badgers Road however this is a narrow rural track and not considered suitable for this scale of development. The site lies within the AONB but is considered to be well contained within the landscape. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered unsuitable for development given the inappropriate access and ecological value of the woodland. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |   |
| <b>Conclusion:</b>       | Unsuitable   | <b>Approximate yield:</b> | 0 |

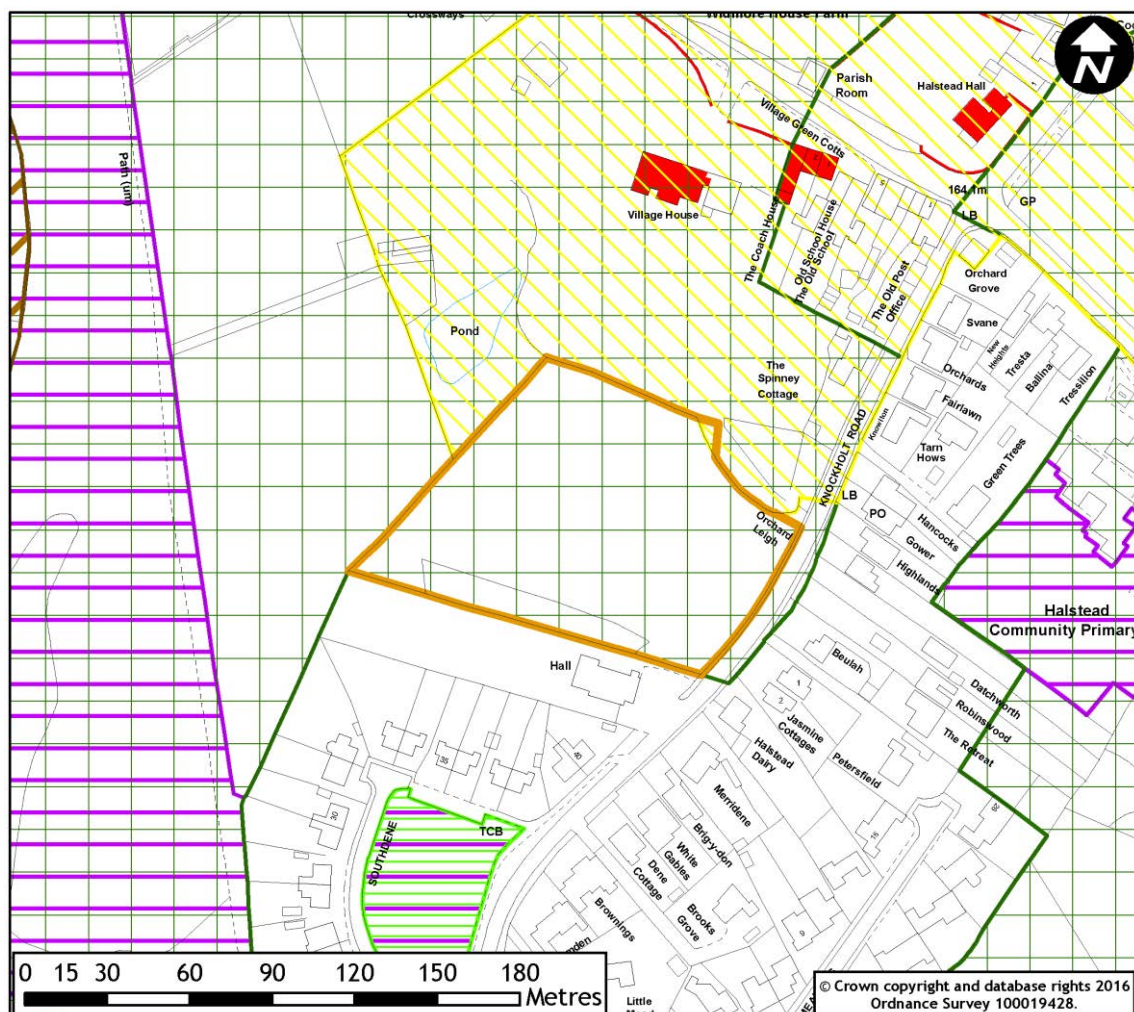


|                       |                                     |                                |                      |
|-----------------------|-------------------------------------|--------------------------------|----------------------|
| <b>Site ref:</b>      | HO221                               | <b>Gross area (ha):</b>        | 1.15                 |
| <b>Site address:</b>  | Land rear of Clarks Lane, Halstead  | <b>Developable area (ha):</b>  | 1.15                 |
| <b>Ward:</b>          | Halstead, Knockholt & Badgers Mount | <b>Submitted for:</b>          | 50 residential units |
| <b>Site location:</b> | Edge of settlement                  | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |  |                           |  |
|--------------------------|--|---------------------------|--|
| <b>Site description:</b> | The site comprises a parcel of land containing agricultural land not in active use. Bounded by Clarks Lane and residential development to the south, Station Road to the west, and open countryside to the north and east. Established hedgerows line the boundaries of the field.   |                           |  |
| <b>Suitability:</b>      | The site is located adjacent to Halstead urban confines. The existing access onto Clarks Lane could be utilised. It is considered that the site is well contained within the landscape. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |  |
| <b>Availability:</b>     | The site has been submitted by a potential purchaser with the landowner's consent and is considered to be available in years 1-5.  |                           |  |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |  |
| <b>Conclusion:</b>       | Deliverable  | <b>Approximate yield:</b> | 34-46 residential units (already included in wider site HO171) |

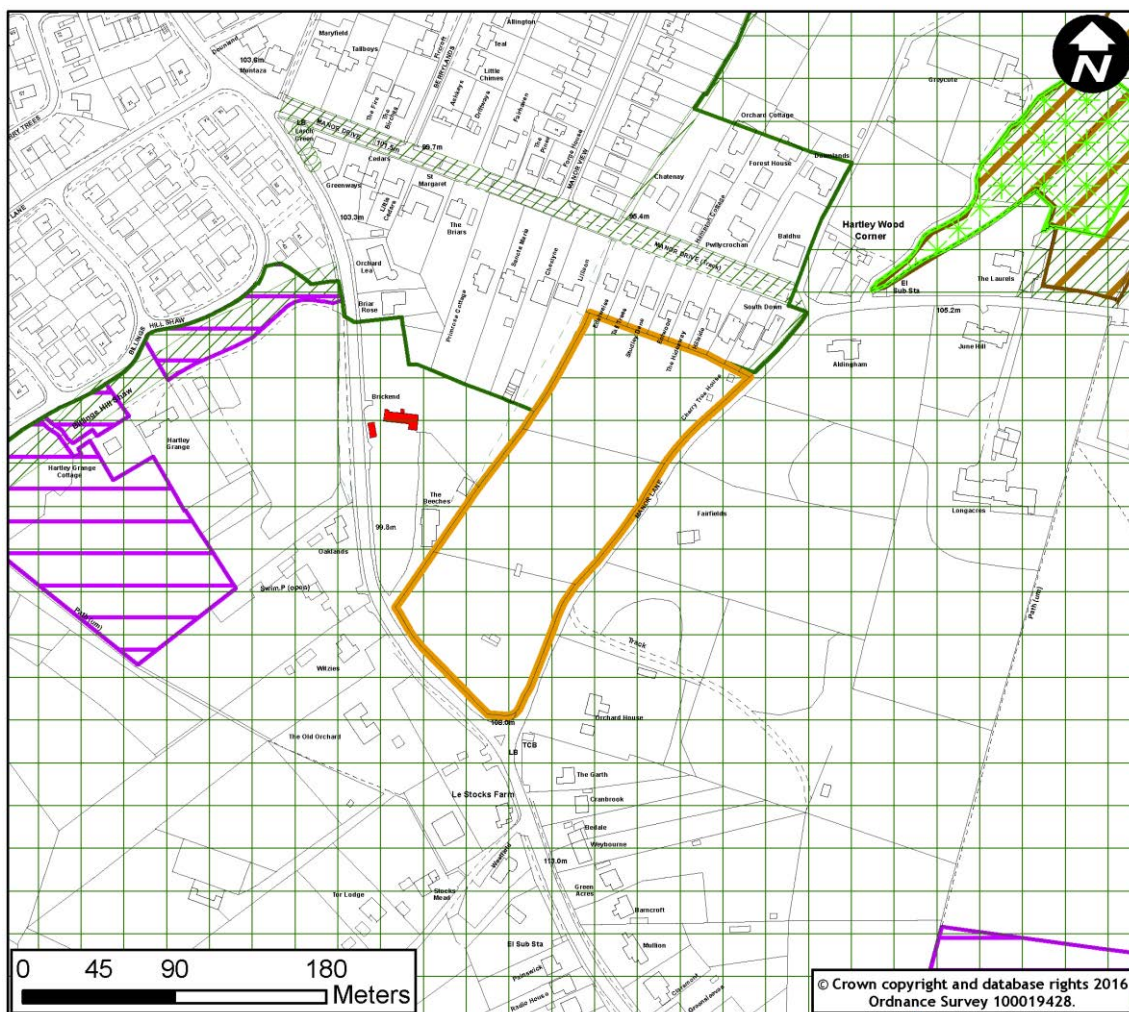
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|----------------|---|-------------------------|----------------------|
| Site ref:      | HO244   | Gross area (ha):        | 1.05                 |
| Site address:  | Land north of Halstead Village Hall, Knockholt Road, Halstead | Developable area (ha):  | N/A                  |
| Ward:          | Halstead, Knockholt & Badgers Mount                           | Submitted for:          | 35 residential units |
| Site location: | Edge of settlement  | Suitable density range: | 30-40 DPH            |



|                   |   |                    |   |
|-------------------|---|--------------------|---|
| Site description: | The site comprises an area of woodland. Bounded by Knockholt Road to the east, Halstead Village Hall and residential development to the north and south, and open countryside to the west.  |                    |   |
| Suitability:      | The site is located adjacent to Halstead urban confines. A new access onto Knockholt Road would be required. Concerns are raised over any impact a development would have on the setting of the adjacent listed building and conservation area. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered unsuitable for development given the ecological value of the woodland. |                    |   |
| Availability:     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.  |                    |   |
| Achievability:    | No constraints that could render the site financially unviable are identified at this time.   |                    |   |
| Conclusion:       | Unsuitable  | Approximate yield: | 0 |

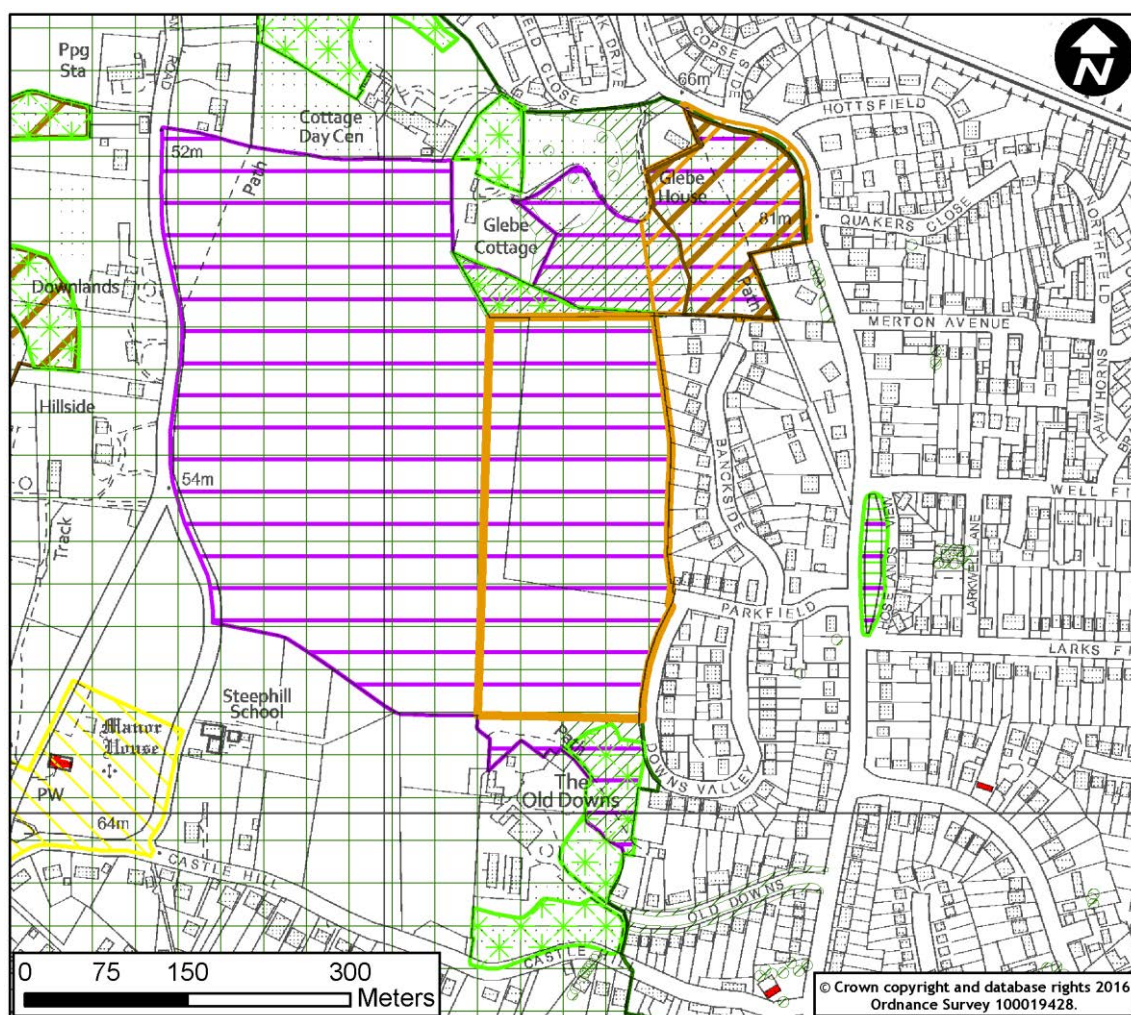


|                       |                                  |                                |                      |
|-----------------------|----------------------------------|--------------------------------|----------------------|
| <b>Site ref:</b>      | HO151                            | <b>Gross area (ha):</b>        | 2.02                 |
| <b>Site address:</b>  | Land west of Manor Lane, Hartley | <b>Developable area (ha):</b>  | N/A                  |
| <b>Ward:</b>          | Hartley & Hodsohl Street         | <b>Submitted for:</b>          | 20 residential units |
| <b>Site location:</b> | Edge of settlement               | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |   |                           |   |
|--------------------------|---|---------------------------|---|
| <b>Site description:</b> | The site comprises a parcel of land containing an area of woodland. Bounded by Manor Lane to the east, residential development to the north and west, and Church Road to the south.   |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Hartley urban confines. A new access onto Church Road or Manor Lane would be required, however Manor Lane is a narrow rural lane and not considered suitable for this scale of development. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered unsuitable for development given the inadequate access and ecological value of the woodland. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.  |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |   |
| <b>Conclusion:</b>       | Unsuitable  | <b>Approximate yield:</b> | 0 |

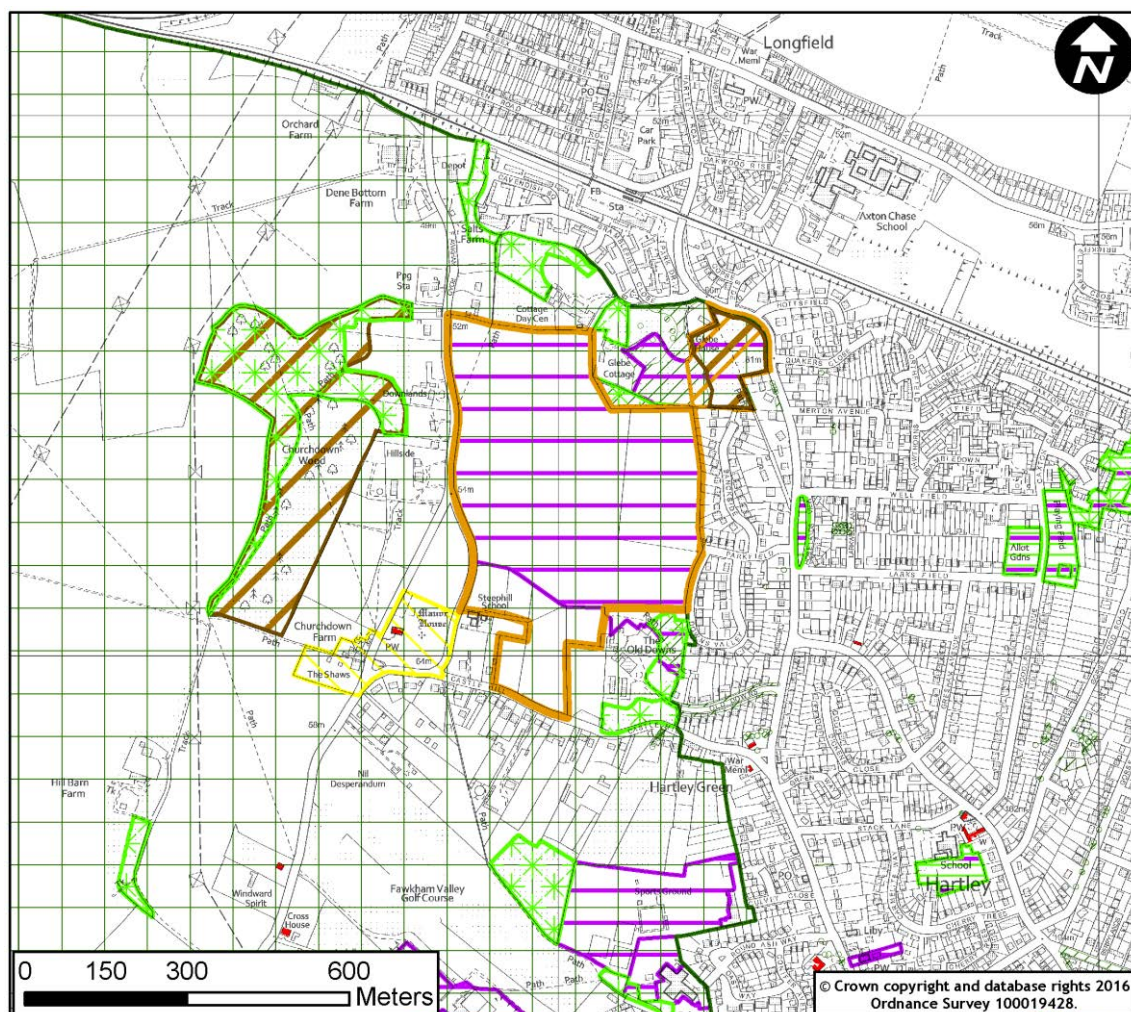
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|-----------------------|---|--------------------------------|-----------------------|
| <b>Site ref:</b>      | HO163   | <b>Gross area (ha):</b>        | 6.07                  |
| <b>Site address:</b>  | Land west of Parkfield, Hartley                     | <b>Developable area (ha):</b>  | 4.70                  |
| <b>Ward:</b>          | Hartley & Hodsohl Street / Fawkham & West Kingsdown | <b>Submitted for:</b>          | 114 residential units |
| <b>Site location:</b> | Edge of settlement                                  | <b>Suitable density range:</b> | 30-40 DPH             |



|                          |  |                           |                           |
|--------------------------|--|---------------------------|---------------------------|
| <b>Site description:</b> | The site comprises a rectangular parcel of land west of Hartley containing part of an agricultural field used for arable crop production. Bounded by residential development to the east, woodland to the north and south, and open countryside to the west. The site is relatively flat but is elevated above road level.   |                           |                           |
| <b>Suitability:</b>      | The site is located adjacent to Hartley urban confines. There is an existing access onto Parkfield which could be utilised. An additional access would also be required to serve more than 50 units. The presence of ancient woodland adjacent to the site would require protection and a buffer between the woodland and any future development. The site is open as it forms part of a wider field, but with some strong planting is considered to be well contained within the landscape. Overall the site is considered able to accommodate development, however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                           |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |                           |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                           |
| <b>Conclusion:</b>       | Deliverable and developable  | <b>Approximate yield:</b> | 141-188 residential units |

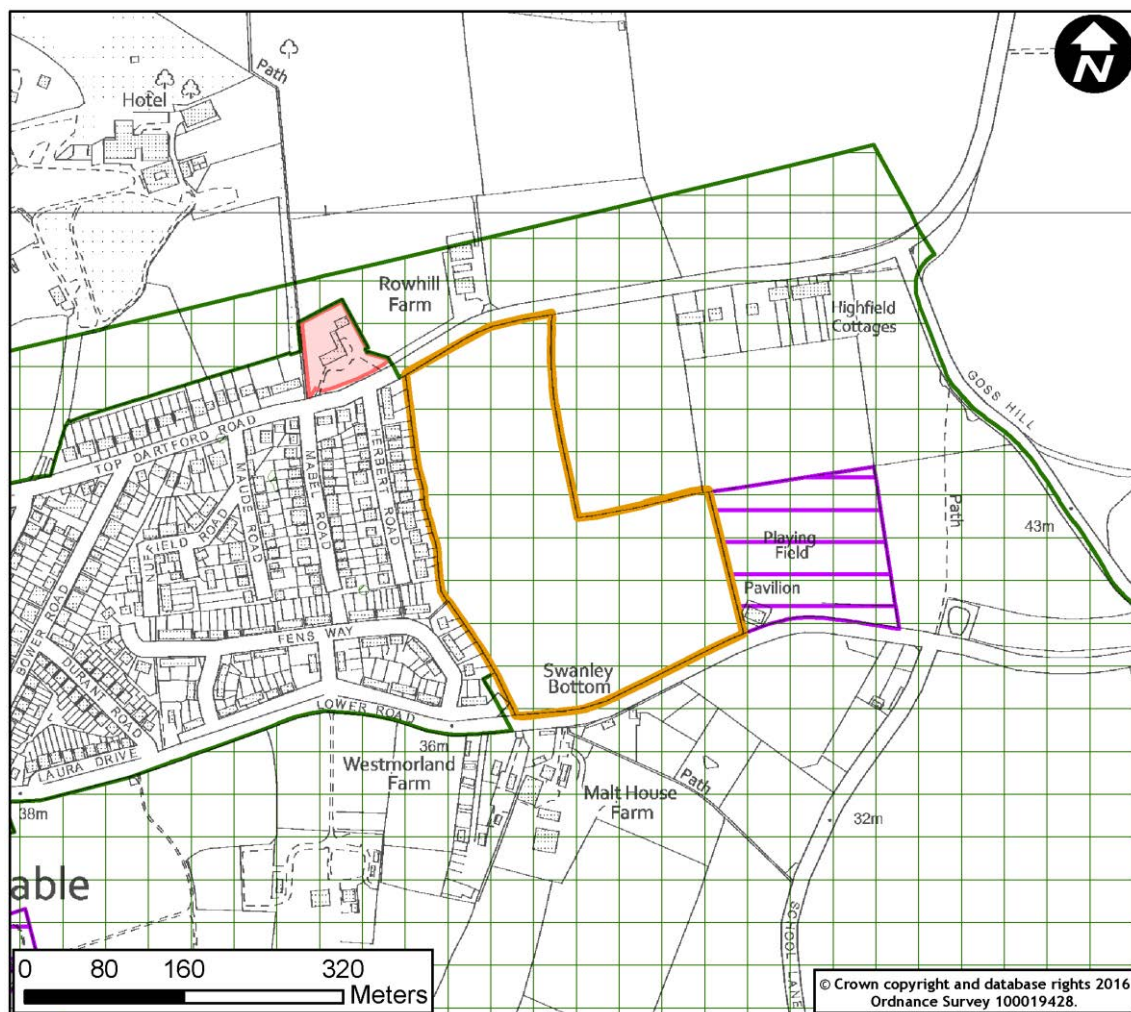


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|-----------------------|---|--------------------------------|-----------------------|
| <b>Site ref:</b>      | HO169   | <b>Gross area (ha):</b>        | 22.80                 |
| <b>Site address:</b>  | Land west of Parkfield (wider), Hartley             | <b>Developable area (ha):</b>  | N/A                   |
| <b>Ward:</b>          | Hartley & Hodsohl Street / Fawkham & West Kingsdown | <b>Submitted for:</b>          | 250 residential units |
| <b>Site location:</b> | Edge of settlement                                  | <b>Suitable density range:</b> | 30-40 DPH             |



|                          |  |                           |   |
|--------------------------|--|---------------------------|---|
| <b>Site description:</b> | The site comprises a large parcel of land west of Hartley containing an agricultural field used for arable crop production. Bounded by residential development to the east, Fawkham Road to the west, Castle Hill to the south and woodland to the north. The site is relatively flat to the east but slopes down towards Fawkham Road.  |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Hartley urban confines. There is an existing access onto Parkfield which could be utilised. An additional access would also be required to serve more than 50 units and could be taken from Fawkham Road. The presence of ancient woodland adjacent to the site would require protection and a buffer between the woodland and any future development. The western part of the site is very open and has an attractive landscape character as it forms the valley side. Overall the site is considered unsuitable for this scale of development given its sensitive landscape and encroachment into the countryside. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |   |
| <b>Conclusion:</b>       | Unsuitable   | <b>Approximate yield:</b> | 0 |

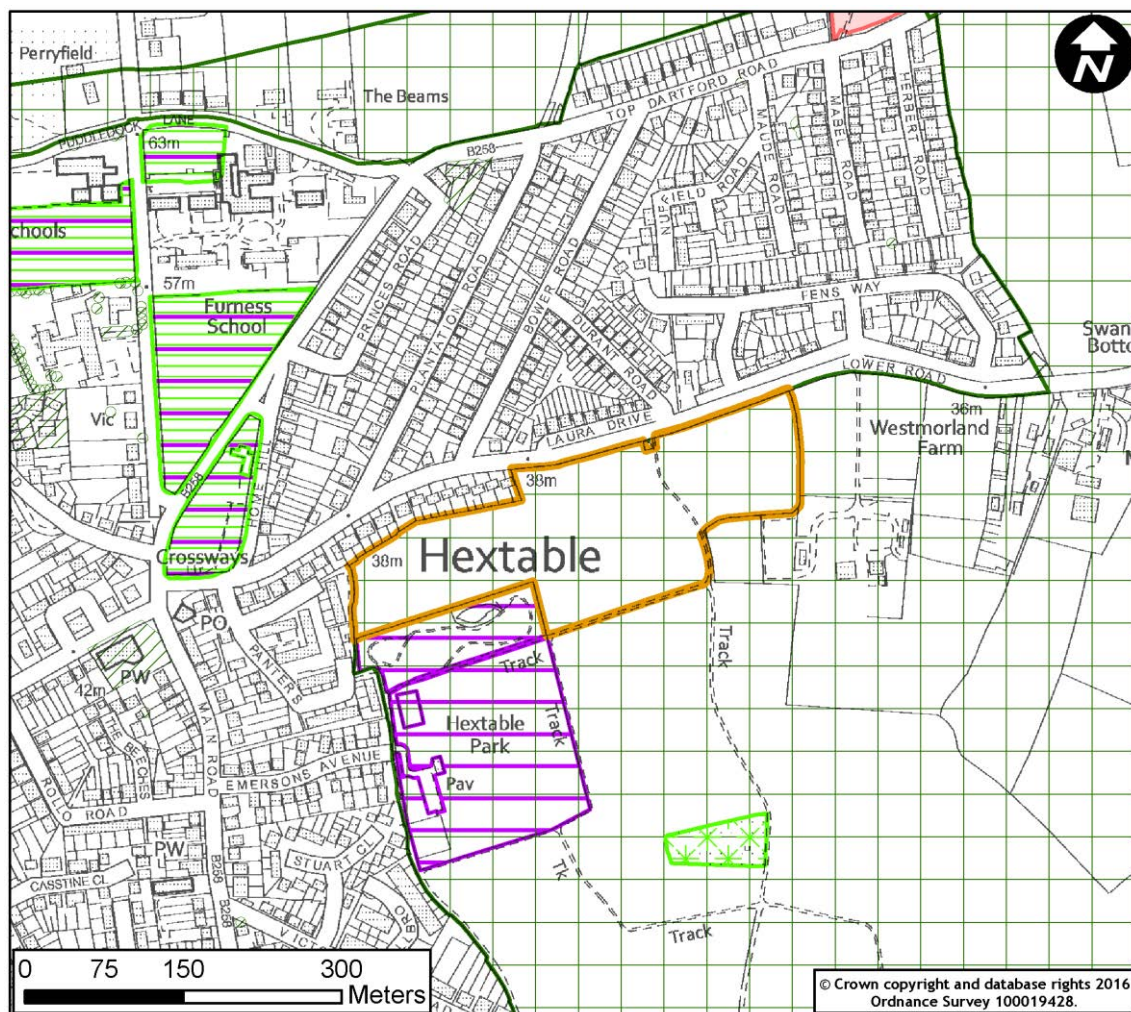
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|-----------------------|---------------------------------|--------------------------------|-----------------------|
| <b>Site ref:</b>      | H023                            | <b>Gross area (ha):</b>        | 7.57                  |
| <b>Site address:</b>  | Fens Farm, Lower Road, Hextable | <b>Developable area (ha):</b>  | 7.57                  |
| <b>Ward:</b>          | Hextable                        | <b>Submitted for:</b>          | 189 residential units |
| <b>Site location:</b> | Edge of settlement              | <b>Suitable density range:</b> | 30-40 DPH             |



|                          |  |                           |                           |
|--------------------------|--|---------------------------|---------------------------|
| <b>Site description:</b> | The site comprises a parcel of land east of Hextable containing an agricultural field used for arable crop production. Bounded by residential development to the west, Lower Road to the south, Top Dartford Road to the north, and playing fields and open countryside to the east. The site slopes gently downwards from north to south.   |                           |                           |
| <b>Suitability:</b>      | The site is located adjacent to Hextable urban confines. A new access onto Lower Road would be required. An additional access would also be required to serve more than 50 units. There are views of the site from Top Dartford Road, however with some strong planting the site is considered to be well contained within the landscape. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                           |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 5-10.  |                           |                           |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                           |
| <b>Conclusion:</b>       | Developable  | <b>Approximate yield:</b> | 227-302 residential units |

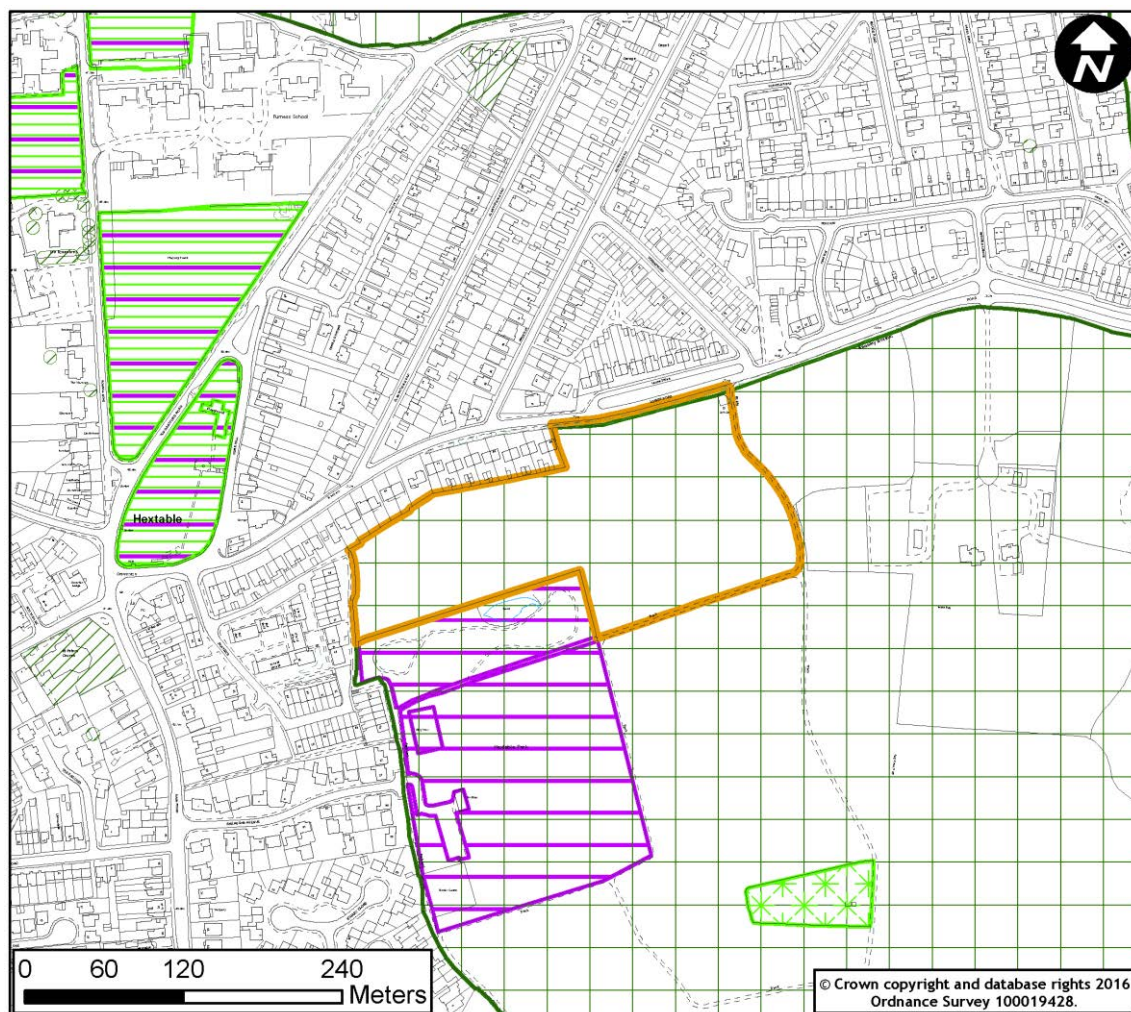


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|-----------------------|--|--------------------------------|-----------------------|
| <b>Site ref:</b>      | HO55                                       | <b>Gross area (ha):</b>        | 4.96                  |
| <b>Site address:</b>  | Land south of Lower Road (wider), Hextable | <b>Developable area (ha):</b>  | 4.96                  |
| <b>Ward:</b>          | Hextable                                   | <b>Submitted for:</b>          | 120 residential units |
| <b>Site location:</b> | Edge of settlement                         | <b>Suitable density range:</b> | 30-40 DPH             |



|                          |  |                           |                           |
|--------------------------|--|---------------------------|---------------------------|
| <b>Site description:</b> | The site comprises a parcel of land east of Hextable containing an agricultural field used for arable crop production. Bounded by Lower Road and residential development to the north, residential development to the west, Hextable Park and open countryside to the south and a farm to the east. The site is elevated above road level.   |                           |                           |
| <b>Suitability:</b>      | The site is located adjacent to Hextable urban confines. A new access onto Lower Road would be required. An additional access would also be required to serve more than 50 units. Given the close proximity to existing residential units along Lower Road there are some concerns over amenity impacts which could be addressed through high quality design. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                           |
| <b>Availability:</b>     | The site has been submitted by the landowner and is considered to be available in years 5-10.  |                           |                           |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                           |
| <b>Conclusion:</b>       | Developable  | <b>Approximate yield:</b> | 148-198 residential units |

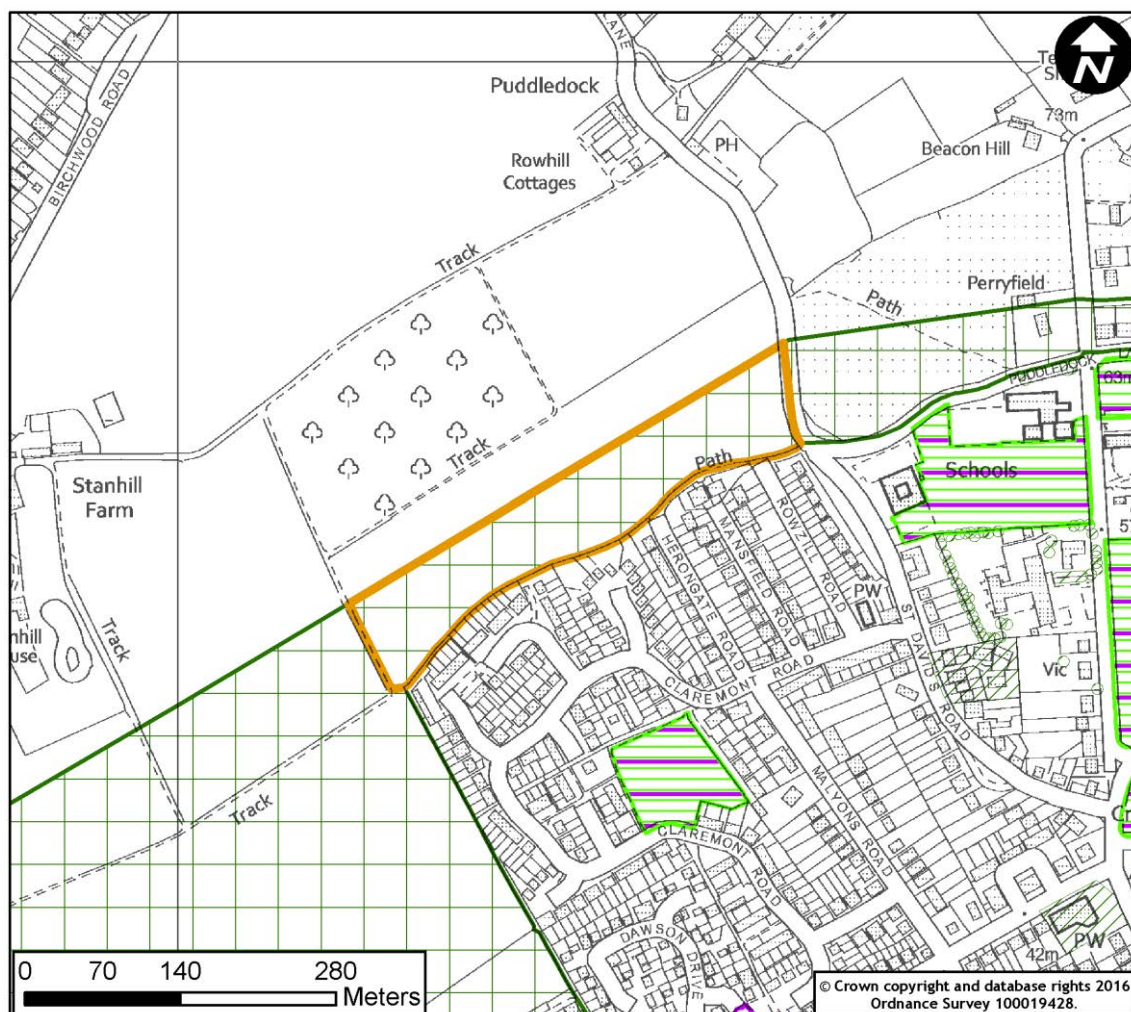
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|-----------------------|------------------------------------|--------------------------------|----------------------|
| <b>Site ref:</b>      | H074                               | <b>Gross area (ha):</b>        | 3.74                 |
| <b>Site address:</b>  | Land south of Lower Road, Hextable | <b>Developable area (ha):</b>  | 3.74                 |
| <b>Ward:</b>          | Hextable                           | <b>Submitted for:</b>          | 60 residential units |
| <b>Site location:</b> | Edge of settlement                 | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |  |                           |   |
|--------------------------|--|---------------------------|---|
| <b>Site description:</b> | The site comprises a parcel of land east of Hextable containing part of an agricultural field used for arable crop production. Bounded by Lower Road and residential development to the north, residential development to the west, Hextable Park to the south and open countryside to the east. The site is elevated above road level.  |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Hextable urban confines. A new access onto Lower Road would be required. An additional access would also be required to serve more than 50 units. Given the close proximity to existing residential units along Lower Road there are some concerns over amenity impacts which could be addressed through high quality design. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |   |
| <b>Availability:</b>     | The site has been submitted by a developer and is considered to be available in years 1-5.   |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |   |
| <b>Conclusion:</b>       | Deliverable  | <b>Approximate yield:</b> | 112-149 residential units (already included in wider site H055) |

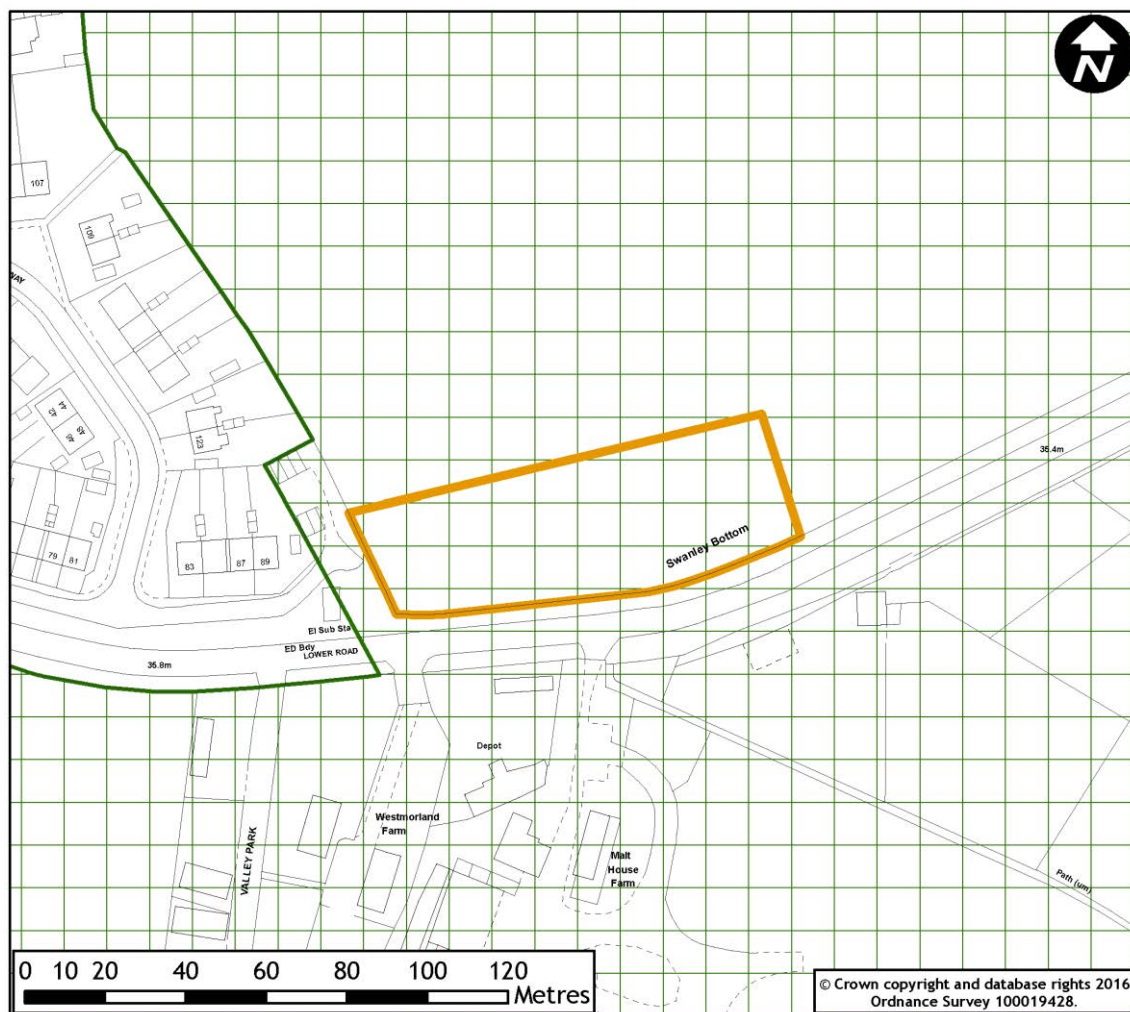


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|-----------------------|---|--------------------------------|----------------------|
| <b>Site ref:</b>      | HO139   | <b>Gross area (ha):</b>        | 3.14                 |
| <b>Site address:</b>  | Land at the corner of Puddledock Lane and St David's Road, Hextable | <b>Developable area (ha):</b>  | N/A                  |
| <b>Ward:</b>          | Hextable  | <b>Submitted for:</b>          | 95 residential units |
| <b>Site location:</b> | Edge of settlement  | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |  |                           |   |
|--------------------------|--|---------------------------|---|
| <b>Site description:</b> | The site comprises a parcel of land north of Hextable containing part of an agricultural field used for arable crop production. Bounded by Puddledock Lane to the east, residential development to the south, and open countryside to the north and west. The topography is very flat.   |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Hextable urban confines. A new access onto Puddledock Lane would be required however there are safety concerns due to the tight bend. An additional access would also be required to serve more than 50 units and it is not possible to see how this could be achieved without third party involvement. Overall the site is considered unsuitable for this scale of development given the access issues. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 5-10.  |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |   |
| <b>Conclusion:</b>       | Unsuitable   | <b>Approximate yield:</b> | 0 |

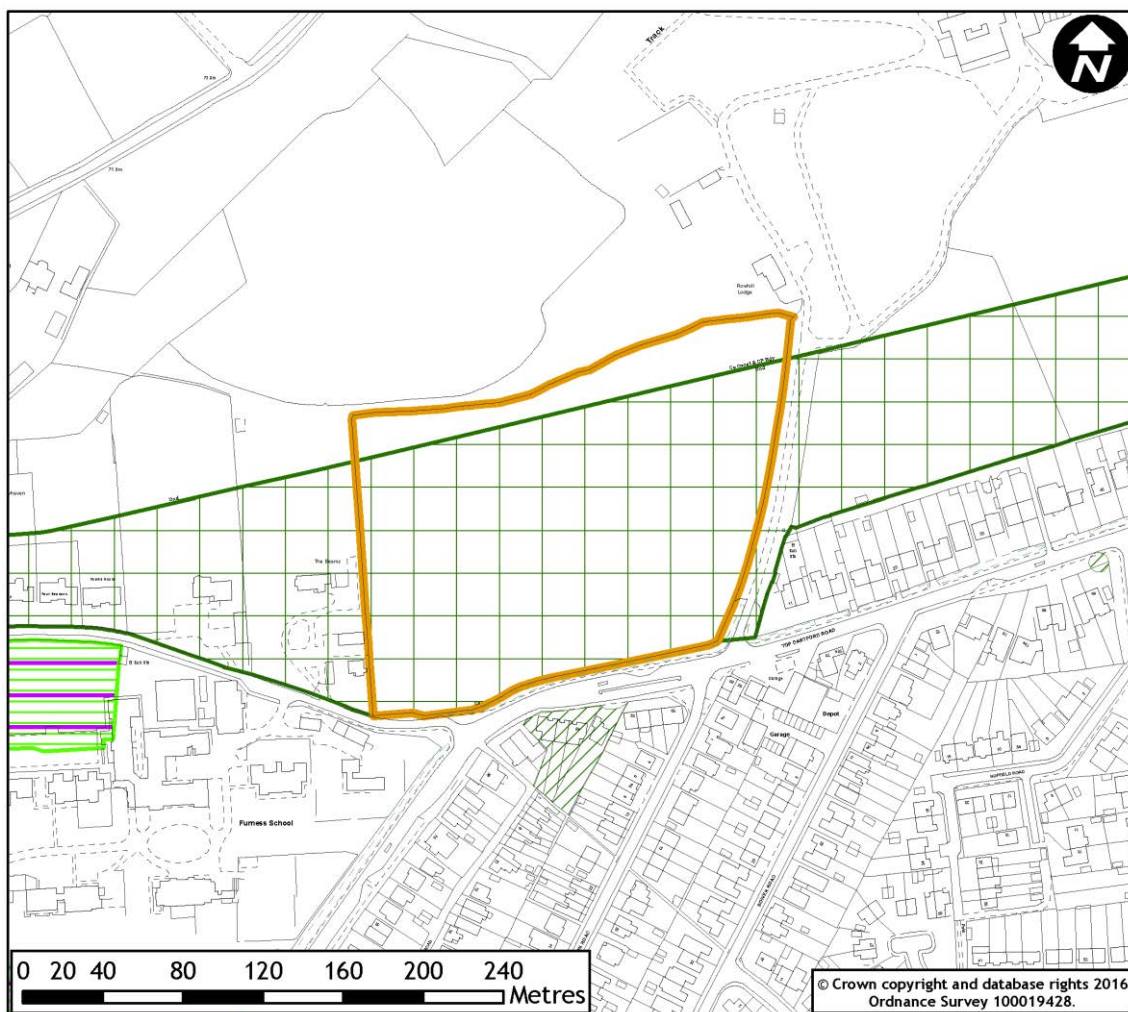
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| <b>Site ref:</b>      | HO242                                 | <b>Gross area (ha):</b>        | 0.34                   |
| <b>Site address:</b>  | Land north of Lower Road,<br>Hextable | <b>Developable area (ha):</b>  | 0.34                   |
| <b>Ward:</b>          | Hextable                              | <b>Submitted for:</b>          | 1 residential dwelling |
| <b>Site location:</b> | Edge of settlement                    | <b>Suitable density range:</b> | 30-40 DPH              |



|                          |   |                           |   |
|--------------------------|---|---------------------------|---|
| <b>Site description:</b> | The site comprises a small parcel of land east of Hextable containing part of an agricultural field used for arable crop production. Bounded by residential development to the west, Lower Road to the south, and open countryside to the north and east. The site lies at the foot of a slope.   |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Hextable urban confines. A new access onto Lower Road would be required. There are views of the site from Top Dartford Road, however with some strong planting the site is considered to be well contained within the landscape. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner and is considered to be available in years 1-5.  |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |   |
| <b>Conclusion:</b>       | Deliverable   | <b>Approximate yield:</b> | 10-13 residential units (already included in wider site HO23) |



|                       |   |                                |               |
|-----------------------|---|--------------------------------|---------------|
| <b>Site ref:</b>      | H0243                                     | <b>Gross area (ha):</b>        | 3.07          |
| <b>Site address:</b>  | Land north of Top Dartford Road, Hextable | <b>Developable area (ha):</b>  | 1.20          |
| <b>Ward:</b>          | Hextable                                  | <b>Submitted for:</b>          | Not specified |
| <b>Site location:</b> | Edge of settlement                        | <b>Suitable density range:</b> | 30-40 DPH     |

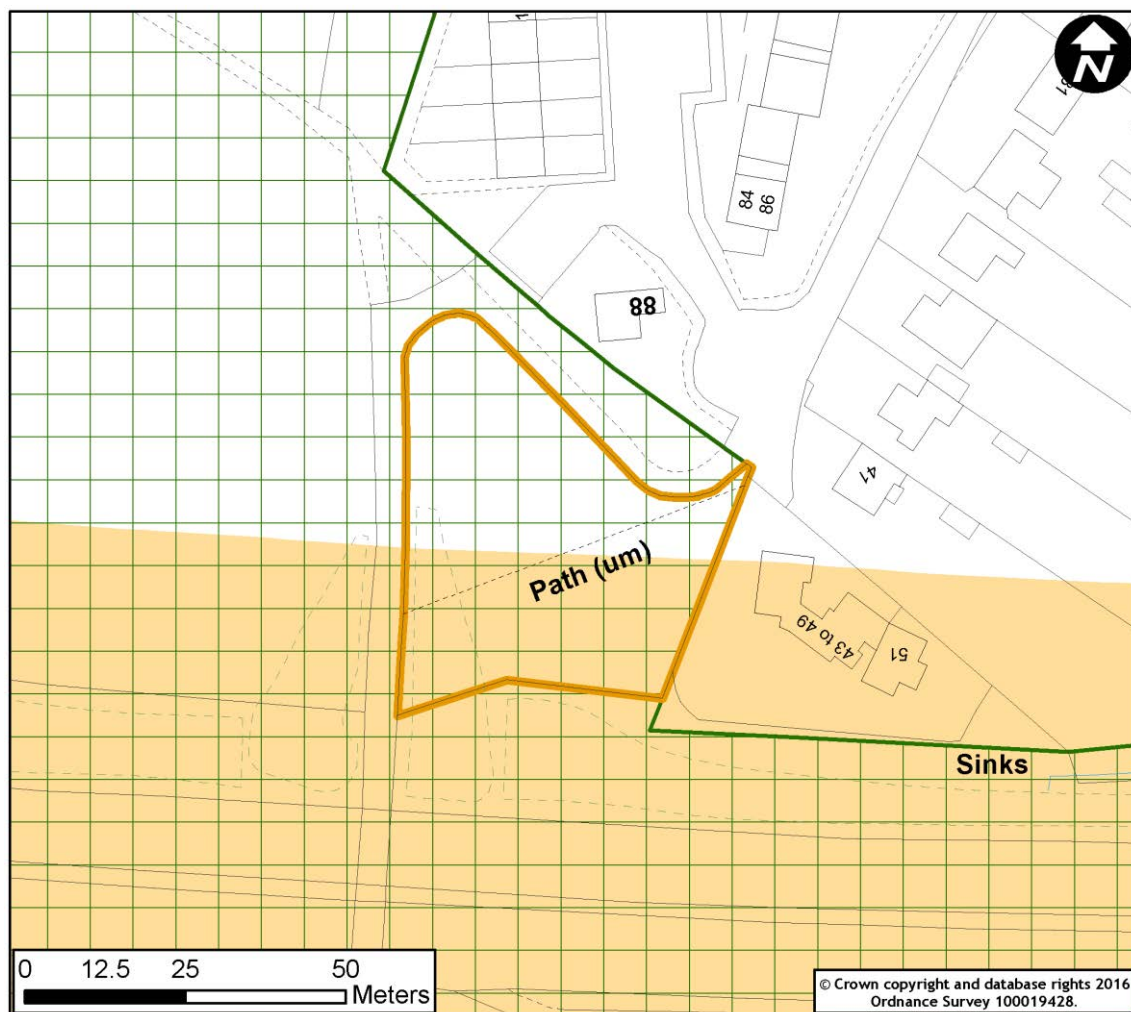


|                          |  |                           |                         |
|--------------------------|--|---------------------------|-------------------------|
| <b>Site description:</b> | The site comprises a parcel of scrubland north of Hextable. Bounded by Top Dartford Road to the south, residential development to the east and west, and woodland to the north. The site is elevated above road level.   |                           |                         |
| <b>Suitability:</b>      | The site is located adjacent to Hextable urban confines. A new access onto Top Dartford Road would be required. To avoid encroachment into the countryside it is considered that development along the frontage of Top Dartford Road could be suitable, given the adjacent uses. Overall the southern portion of the site fronting Top Dartford Road is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                         |
| <b>Availability:</b>     | The site has been submitted by the landowner and is considered to be available in years 1-5.   |                           |                         |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                         |
| <b>Conclusion:</b>       | Deliverable  | <b>Approximate yield:</b> | 36-48 residential units |



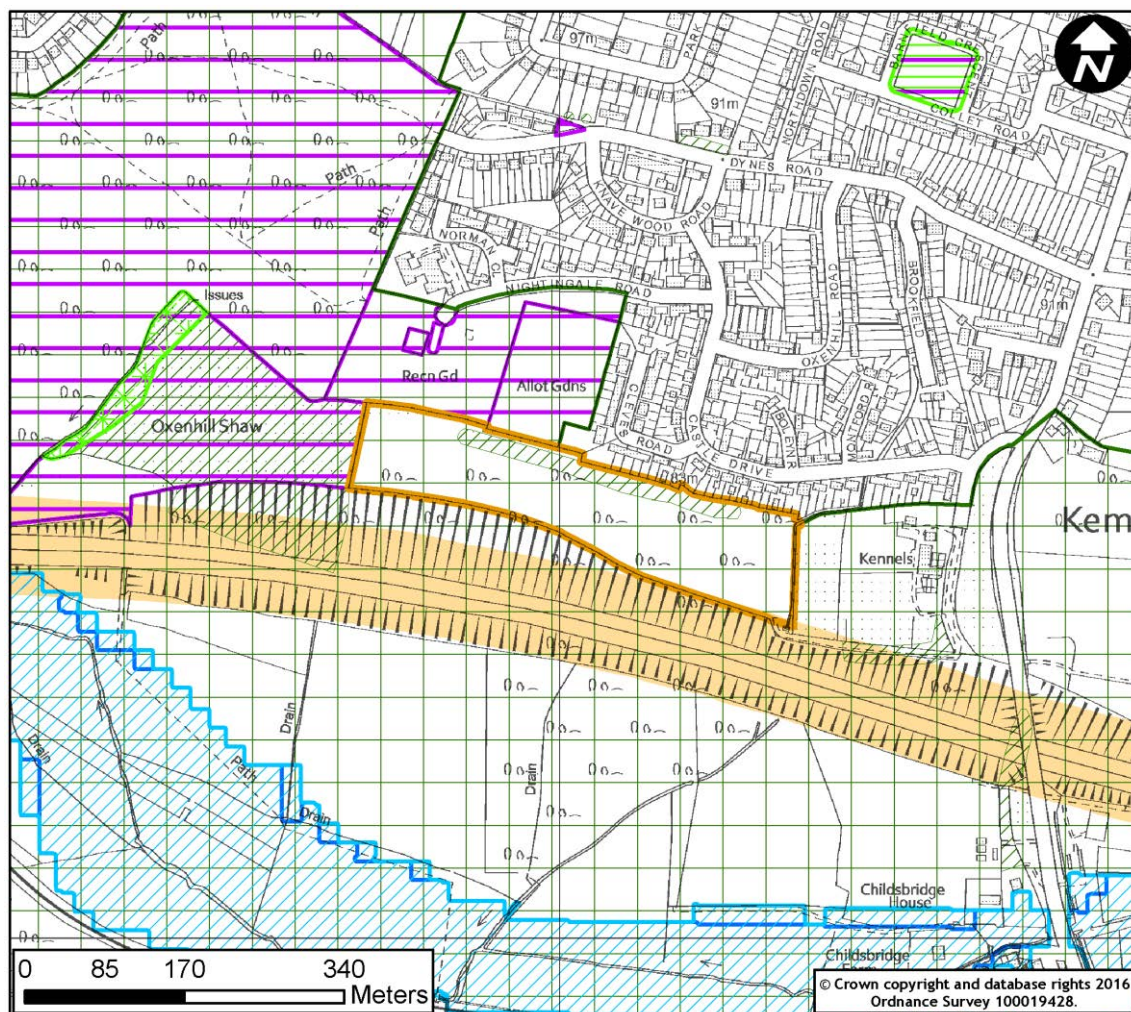


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|-----------------------|-------------------------------------|--------------------------------|----------------------|
| <b>Site ref:</b>      | HO107                               | <b>Gross area (ha):</b>        | 0.21                 |
| <b>Site address:</b>  | Land south of Park Lane,<br>Kemsing | <b>Developable area (ha):</b>  | 0.21                 |
| <b>Ward:</b>          | Kemsing                             | <b>Submitted for:</b>          | 12 residential units |
| <b>Site location:</b> | Edge of settlement                  | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |  |                           |                       |
|--------------------------|--|---------------------------|-----------------------|
| <b>Site description:</b> | The site comprises a parcel of land containing an area of scrubland. Bounded by Park Lane and residential development to the north and east, the M26 motorway to the south and open countryside to the west. A tree buffer lines the southern boundary of the site.  |                           |                       |
| <b>Suitability:</b>      | The site is located adjacent to Kemsing urban confines. The existing access onto Park Lane could be utilised if improved. Concerns are raised with regard to the air quality and potential noise issues given the close proximity of the M26. Overall the site is considered able to accommodate development, subject to meeting the relevant noise and air quality standards, however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                       |
| <b>Availability:</b>     | The site has been submitted by the landowner and is considered to be available in years 1-5.   |                           |                       |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                       |
| <b>Conclusion:</b>       | Deliverable  | <b>Approximate yield:</b> | 6-8 residential units |

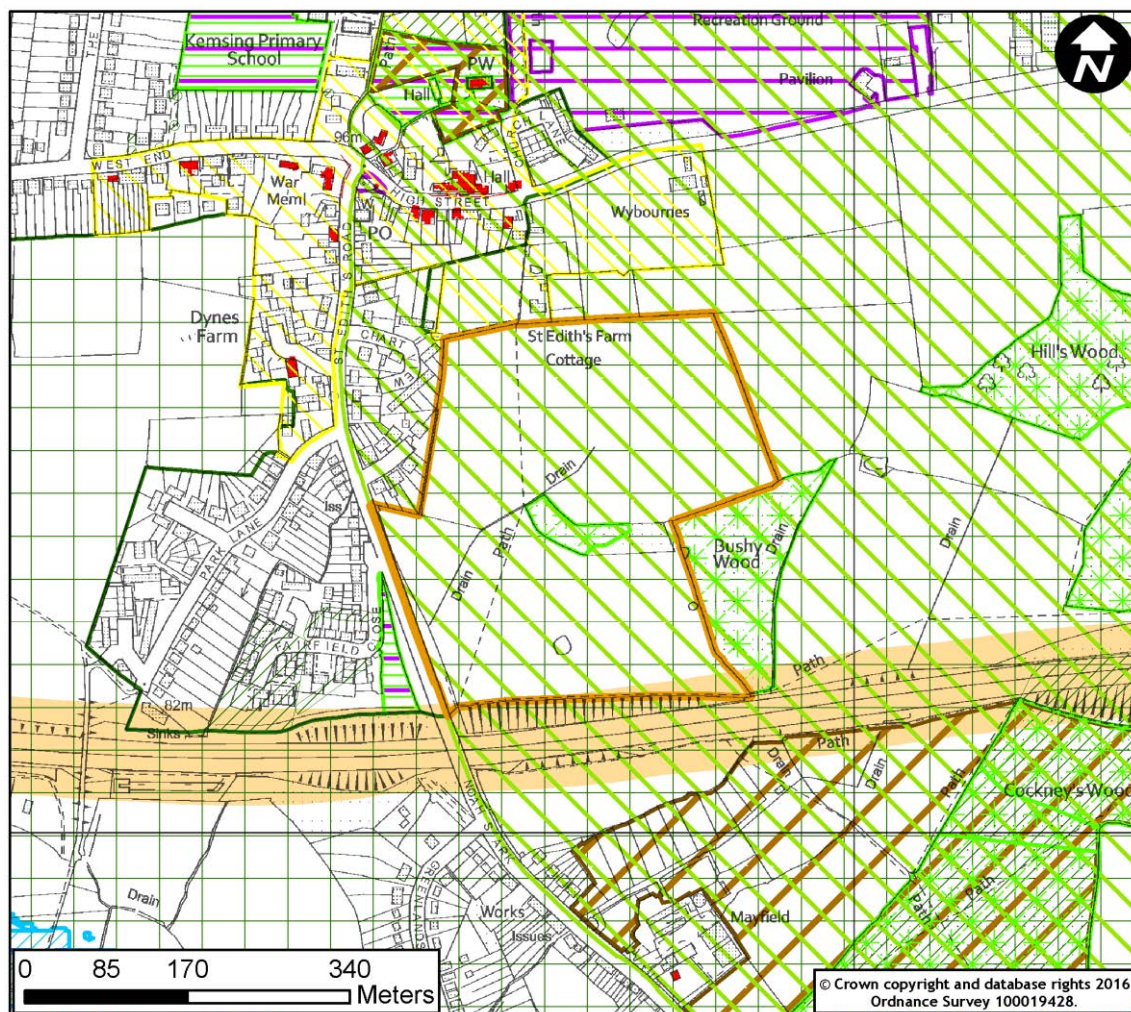
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| <b>Site ref:</b>      | HO112  | <b>Gross area (ha):</b>        | 4.59                  |
| <b>Site address:</b>  | Land south of Cleves Road and the Recreation Ground, Kemsing | <b>Developable area (ha):</b>  | N/A                   |
| <b>Ward:</b>          | Kemsing  | <b>Submitted for:</b>          | 100 residential units |
| <b>Site location:</b> | Edge of settlement   | <b>Suitable density range:</b> | 30-40 DPH             |



|                          |   |                           |   |
|--------------------------|---|---------------------------|---|
| <b>Site description:</b> | The site comprises a large area of woodland. Bounded by residential development and the recreation ground to the north, kennels to the east and woodland to the south and west.   |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Kemsing urban confines. A new access onto Cleves Road or Castle Drive would be required however it is difficult to see how this would be achieved without third party involvement. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered unsuitable for this scale of development given the ecological value of the woodland and the access constraints. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner and is considered to be available in years 1-5.  |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |   |
| <b>Conclusion:</b>       | Unsuitable  | <b>Approximate yield:</b> | 0 |



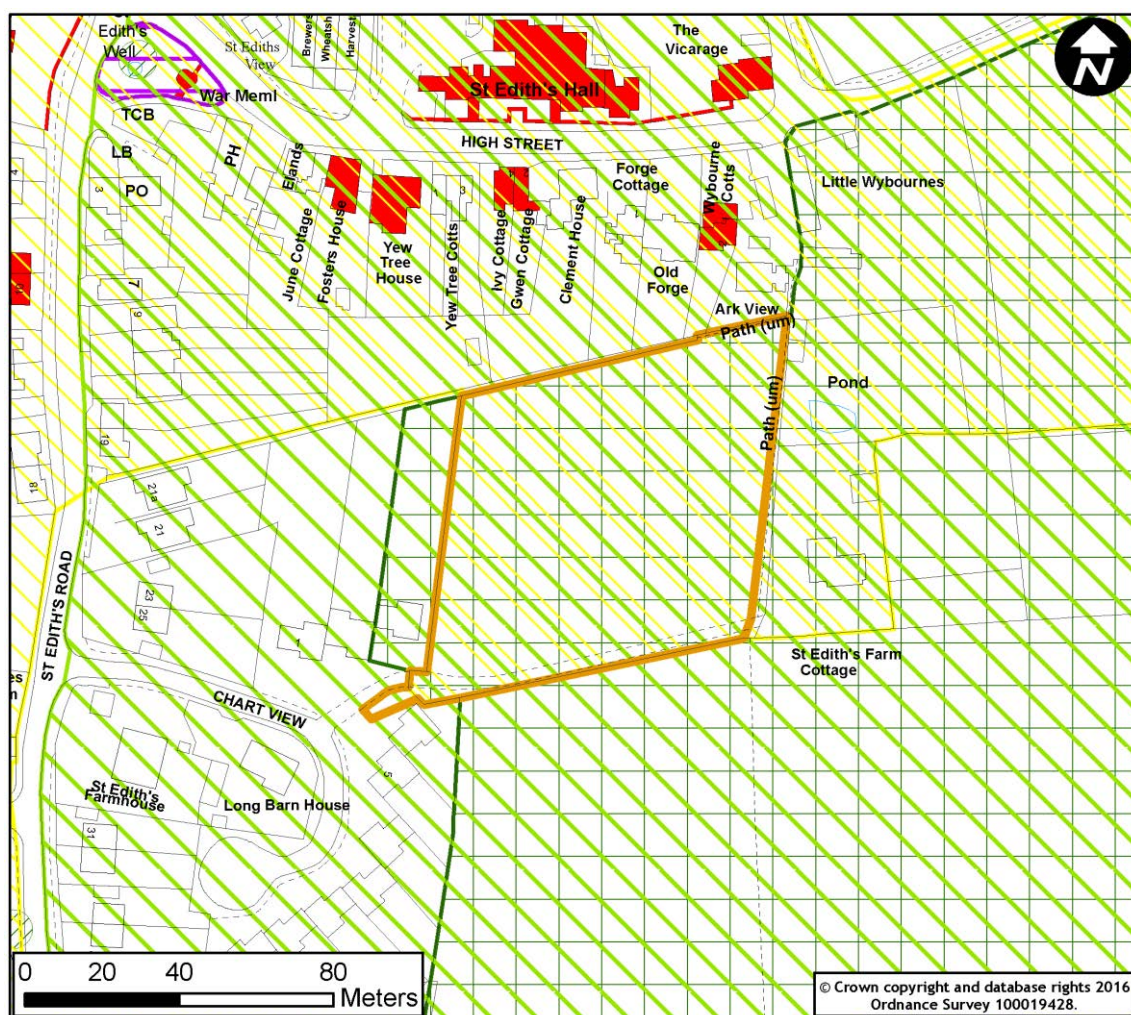
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|-----------------------|--|--------------------------------|----------------------|
| <b>Site ref:</b>      | HO176  | <b>Gross area (ha):</b>        | 12.62                |
| <b>Site address:</b>  | Land east of St Edith's Road and north of the M26, Kemsing | <b>Developable area (ha):</b>  | N/A                  |
| <b>Ward:</b>          | Kemsing  | <b>Submitted for:</b>          | 50 residential units |
| <b>Site location:</b> | Edge of settlement   | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |  |                           |   |
|--------------------------|--|---------------------------|---|
| <b>Site description:</b> | The site comprises a large parcel of land containing agricultural land used for grazing. Bounded by St Edith's Road and residential development to the west, the M26 motorway to the south, and woodland and open countryside to the east and north. The topography of the site is very flat.  |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Kemsing urban confines. A new access onto St Edith's Road would be required. The site lies within the AONB and forms part of an open landscape. It is considered that development of this site would not conserve or enhance the AONB. The presence of ancient woodland would require protection and a buffer between the woodland and any future development. Overall the site is considered unsuitable for this scale of development given the impact on the AONB and encroachment into the countryside. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 5-10.  |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |   |
| <b>Conclusion:</b>       | Unsuitable   | <b>Approximate yield:</b> | 0 |



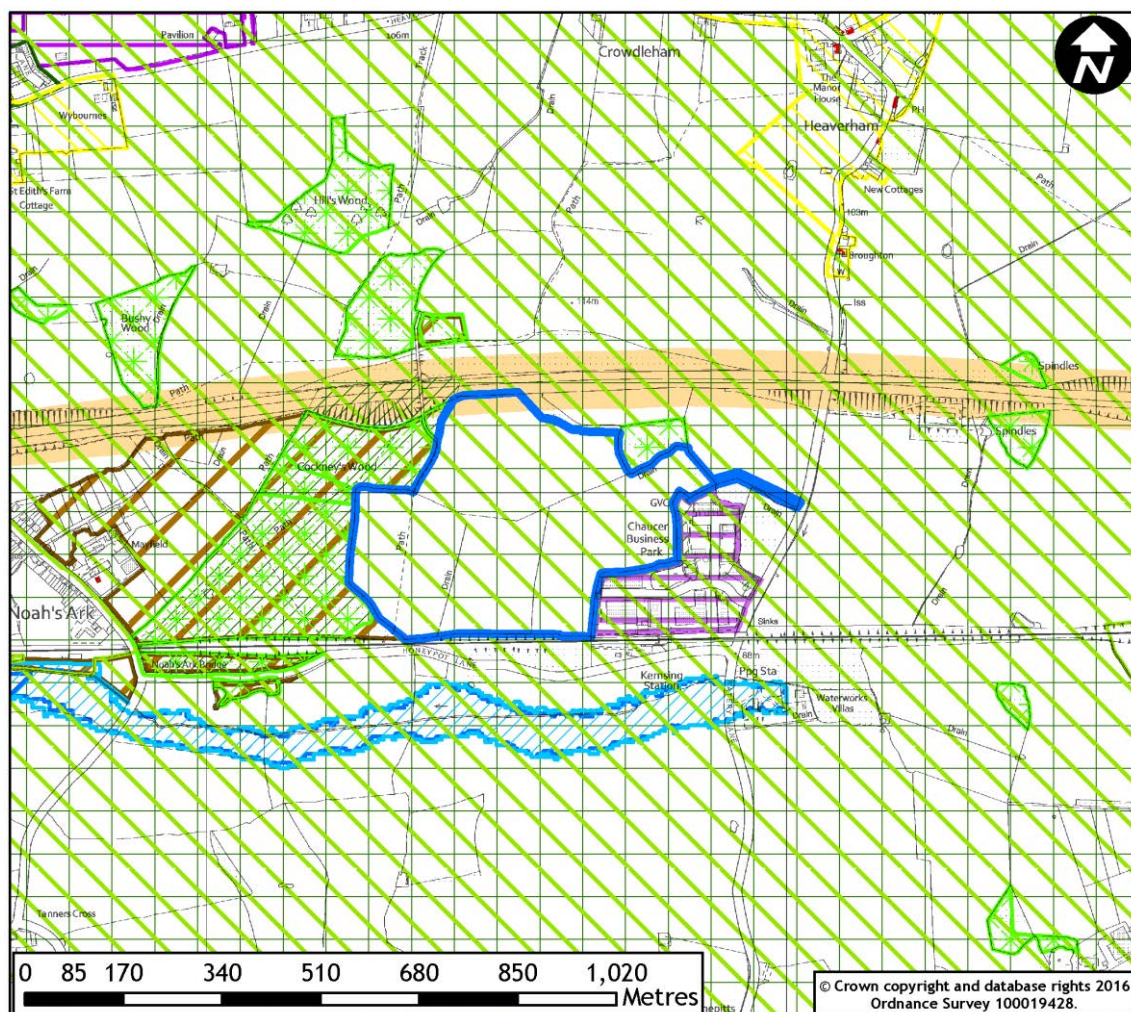
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|----------------|--|-------------------------|----------------------|
| Site ref:      | HO211                                  | Gross area (ha):        | 0.68                 |
| Site address:  | Land north east of Chart View, Kemsing | Developable area (ha):  | N/A                  |
| Ward:          | Kemsing                                | Submitted for:          | 10 residential units |
| Site location: | Edge of settlement                     | Suitable density range: | 30-40 DPH            |



|                   |   |                    |   |
|-------------------|---|--------------------|---|
| Site description: | The site comprises a parcel of land containing an area of scrubland. Bounded by residential development to the west, north and east, and open countryside to the south. The topography of the site is flat.   |                    |   |
| Suitability:      | The site is located adjacent to Kemsing urban confines. The existing access onto Chart View could be utilised if improved. The site lies within the AONB but is considered to be well contained within the landscape. The site also lies within the conservation area and is adjacent to a number of listed buildings. Concerns are raised over any impact a development would have. Overall the site is considered unsuitable for development given the impact on the conservation area. |                    |   |
| Availability:     | The site has been submitted by a developer and is considered to be available in years 1-5.  |                    |   |
| Achievability:    | No constraints that could render the site financially unviable are identified at this time.   |                    |   |
| Conclusion:       | Unsuitable  | Approximate yield: | 0 |



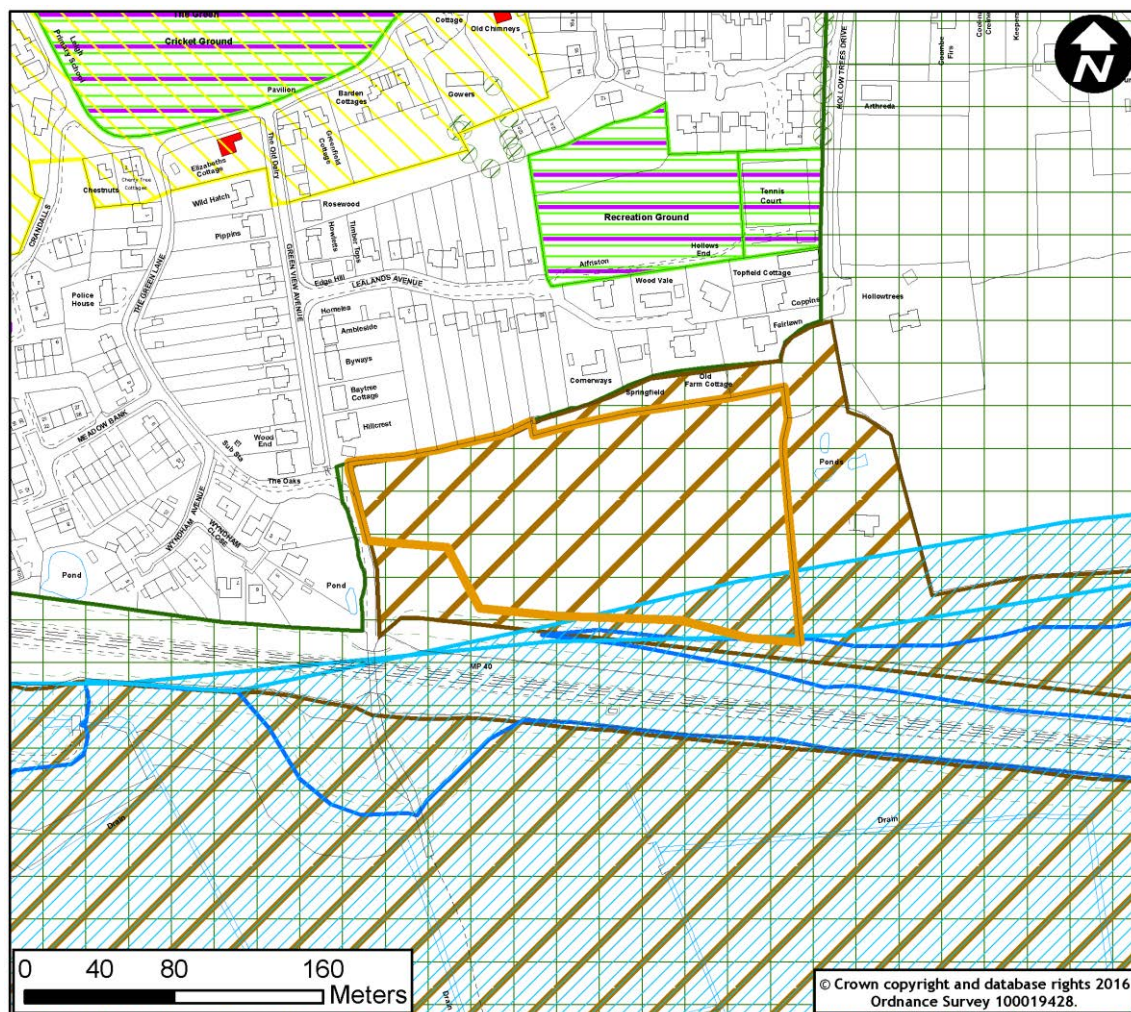
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| <b>Site ref:</b>      | EM10   | <b>Gross area (ha):</b>        | 17.37                           |
| <b>Site address:</b>  | Land west of Chaucer Industrial Park, Honeypot Lane, Kemsing | <b>Developable area (ha):</b>  | 1.60                            |
| <b>Ward:</b>          | Kemsing  | <b>Submitted for:</b>          | 35,000sqm employment floorspace |
| <b>Site location:</b> | Rural area   | <b>Suitable density range:</b> | N/A                             |



|                          |  |                           |                  |
|--------------------------|--|---------------------------|------------------|
| <b>Site description:</b> | The site comprises a large parcel of land containing agricultural fields. Bounded by Honeypot Lane and an industrial park to the east, railway line to the south, the M26 motorway to the north, and woodland to the west.   |                           |                  |
| <b>Suitability:</b>      | The site is isolated and not connected to a settlement. A new access onto Watery Lane could be made, or the existing access through the industrial park could be utilised. The site is very open and lies within the AONB, and the presence of ancient woodland would require protection and a buffer between the woodland and any future development. There is scope for the existing industrial park to expand. Overall it is considered that a small portion of the eastern part of the site is able to accommodate employment development however it is located within the Green Belt so this designation would need to change in order for it to be developed |                           |                  |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 5-10.  |                           |                  |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                  |
| <b>Conclusion:</b>       | Developable  | <b>Approximate yield:</b> | B1-B8 floorspace |



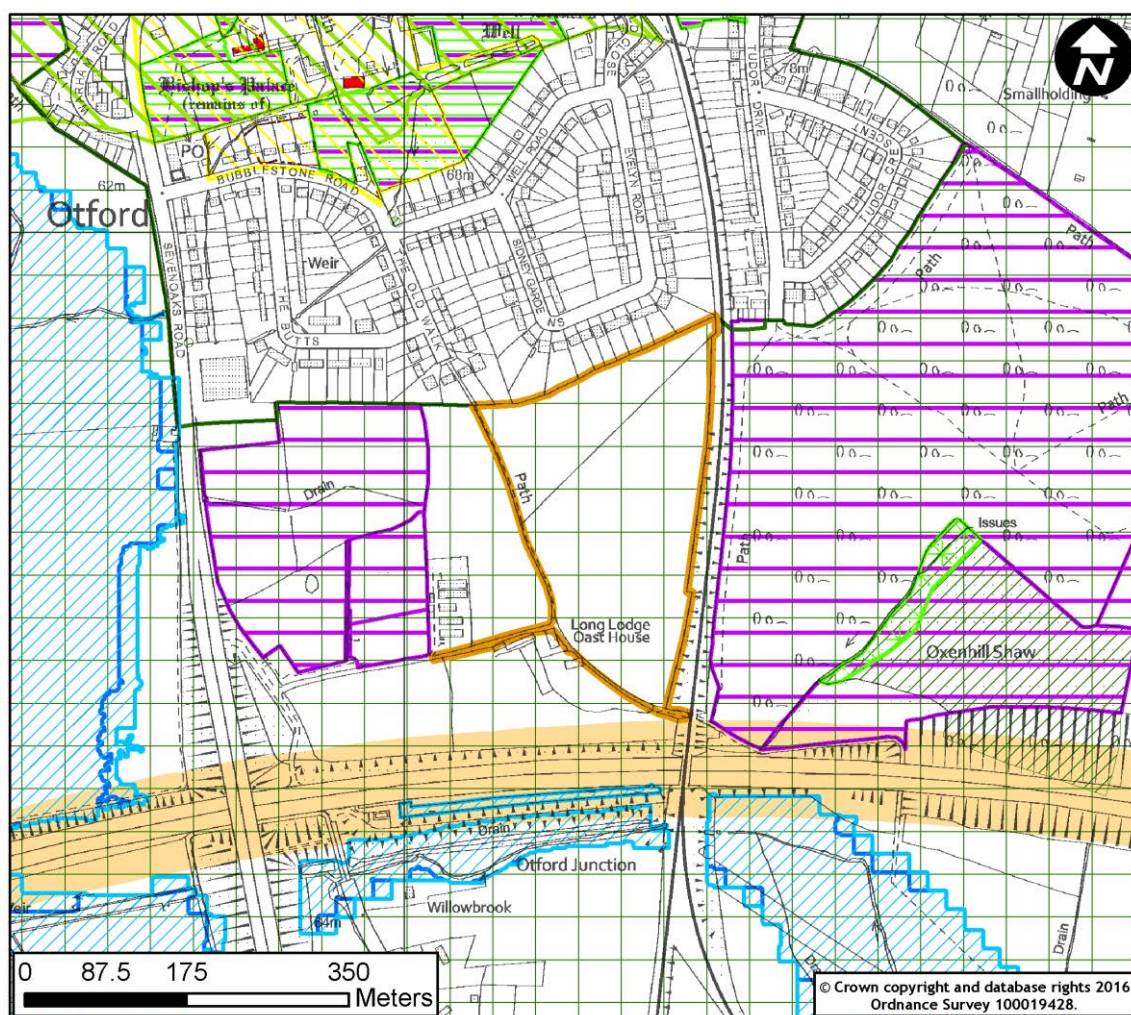
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|----------------|-------------------------------------|-------------------------|----------------------|
| Site ref:      | HO59                                | Gross area (ha):        | 2.22                 |
| Site address:  | Land at Green View Avenue,<br>Leigh | Developable area (ha):  | N/A                  |
| Ward:          | Leigh & Chiddingstone Causeway      | Submitted for:          | 35 residential units |
| Site location: | Edge of settlement                  | Suitable density range: | 30-40 DPH            |



|                   |  |                    |   |
|-------------------|--|--------------------|---|
| Site description: | The site comprises a parcel of land containing an agricultural field. Bounded by residential development to the north and west, railway line to the south, and open countryside to the east. The topography of the site is flat and mature trees line the eastern boundary.  |                    |   |
| Suitability:      | The site is located adjacent to Leigh urban confines. A new access onto Green View Avenue would be required. The site forms part of a designated Local Wildlife Site which provides an important habitat for wildlife. Development of this site is not supported, subject to Kent Wildlife Trust re-surveying the site. Any development proposal would be subject to an ecological survey. The site lies partly within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. Overall the site is considered unsuitable for development given the designation of the site as a Local Wildlife Site. |                    |   |
| Availability:     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                    |   |
| Achievability:    | No constraints that could render the site financially unviable are identified at this time.  |                    |   |
| Conclusion:       | Unsuitable   | Approximate yield: | 0 |



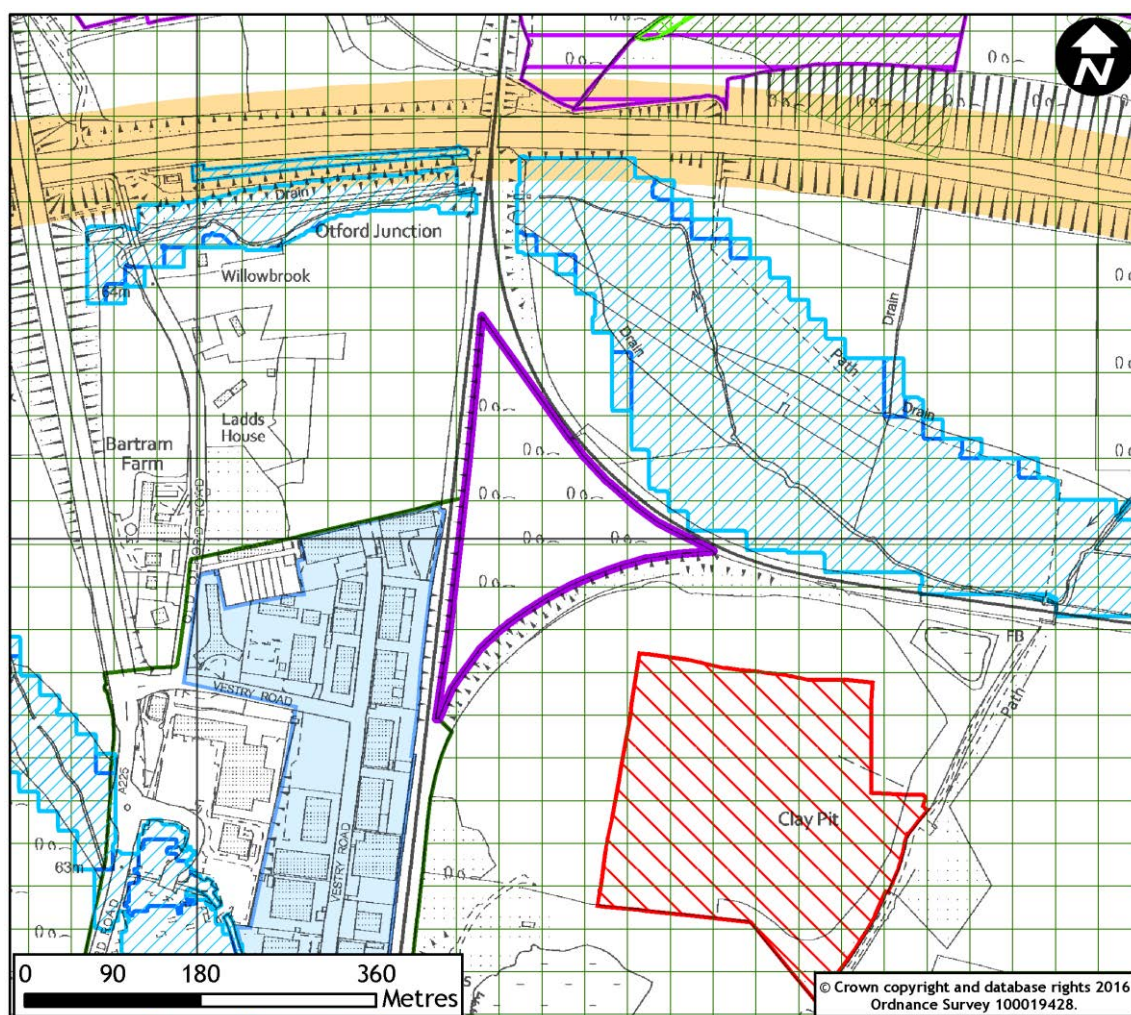
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|----------------|--|-------------------------|----------------------|
| Site ref:      | HO160  | Gross area (ha):        | 6.53                 |
| Site address:  | Land east of Sevenoaks Road and north of the M26, Otford | Developable area (ha):  | N/A                  |
| Ward:          | Otford & Shoreham  | Submitted for:          | 90 residential units |
| Site location: | Edge of settlement                                       | Suitable density range: | 30-40 DPH            |



|                   |  |                    |   |
|-------------------|--|--------------------|---|
| Site description: | The site comprises a parcel of land south of Otford containing an agricultural field used for grazing, and access track. Bounded by residential development to the north, railway line to the east, M26 motorway to the south and open countryside to the west. The topography is very flat.   |                    |   |
| Suitability:      | The site is located adjacent to Otford urban confines. There is existing access onto Sevenoaks Road however this is a narrow rural track and not considered suitable for this scale of development. An additional access would also be required to serve more than 50 units and it is not possible to see how this could be achieved without third party involvement. The site is visible from the Kent Downs scarp and any impact on the AONB would need to be assessed. Overall the site is considered unsuitable for development given the access issues and encroachment into the countryside. |                    |   |
| Availability:     | The site has been submitted by the landowner's agent and is considered to be available in years 5-10.  |                    |   |
| Achievability:    | No constraints that could render the site financially unviable are identified at this time.  |                    |   |
| Conclusion:       | Unsuitable   | Approximate yield: | 0 |



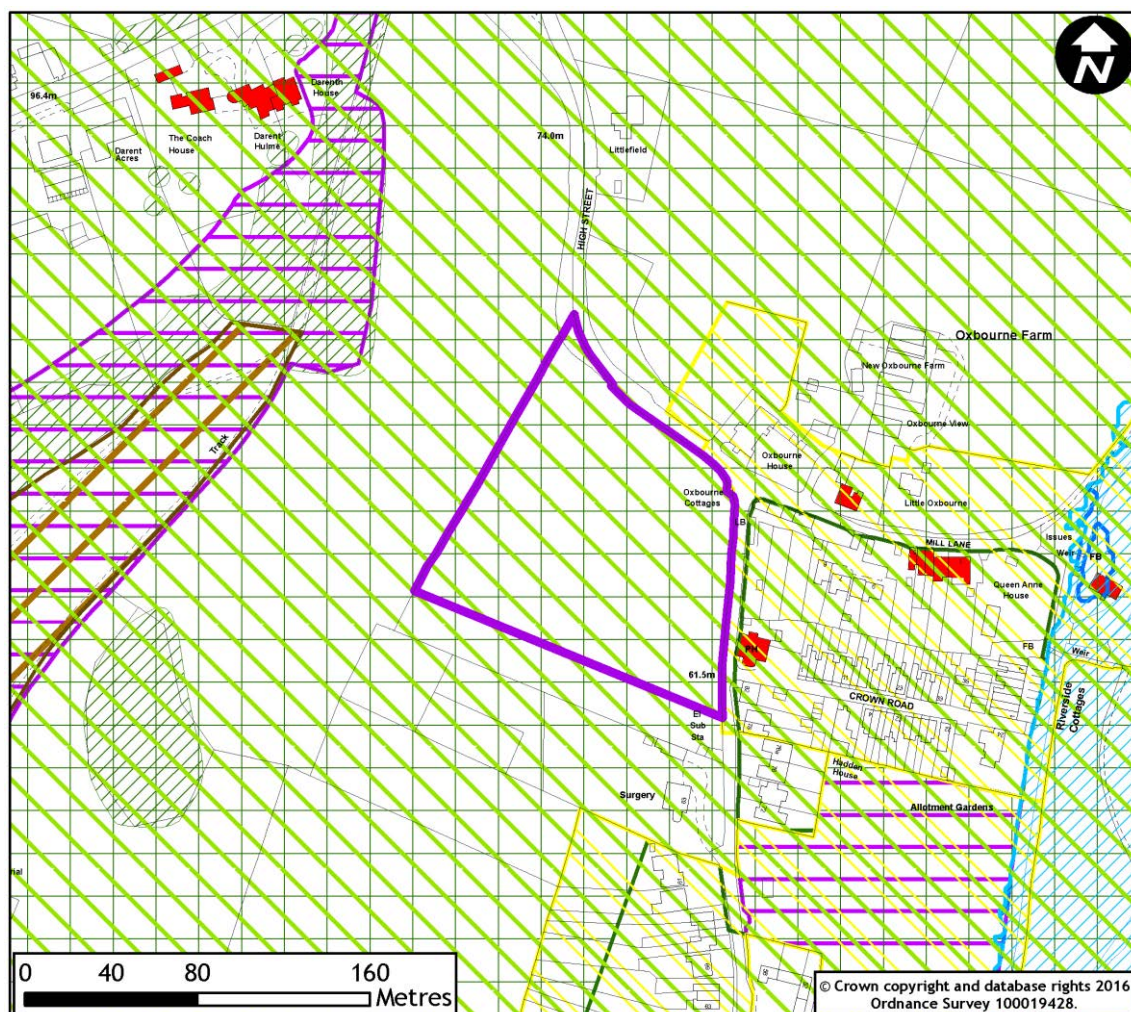
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|-----------------------|---|--------------------------------|---------------|
| <b>Site ref:</b>      | MX8   | <b>Gross area (ha):</b>        | 3.73          |
| <b>Site address:</b>  | Land at the railway junction, Sevenoaks Road, Sevenoaks | <b>Developable area (ha):</b>  | N/A           |
| <b>Ward:</b>          | Otford & Shoreham                                       | <b>Submitted for:</b>          | Not specified |
| <b>Site location:</b> | Edge of settlement                                      | <b>Suitable density range:</b> | 30-40 DPH     |



|                          |   |                           |   |
|--------------------------|---|---------------------------|---|
| <b>Site description:</b> | The site comprises a triangular parcel of land containing unmanaged woodland. Bounded by railway lines on all three sides.  |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Sevenoaks urban confines. The site has no vehicular access and there is no obvious opportunity to create one without third party involvement. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the site is considered unsuitable for development given the access constraints. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner and is considered to be available in years 5-10.   |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |   |
| <b>Conclusion:</b>       | Unsuitable  | <b>Approximate yield:</b> | 0 |



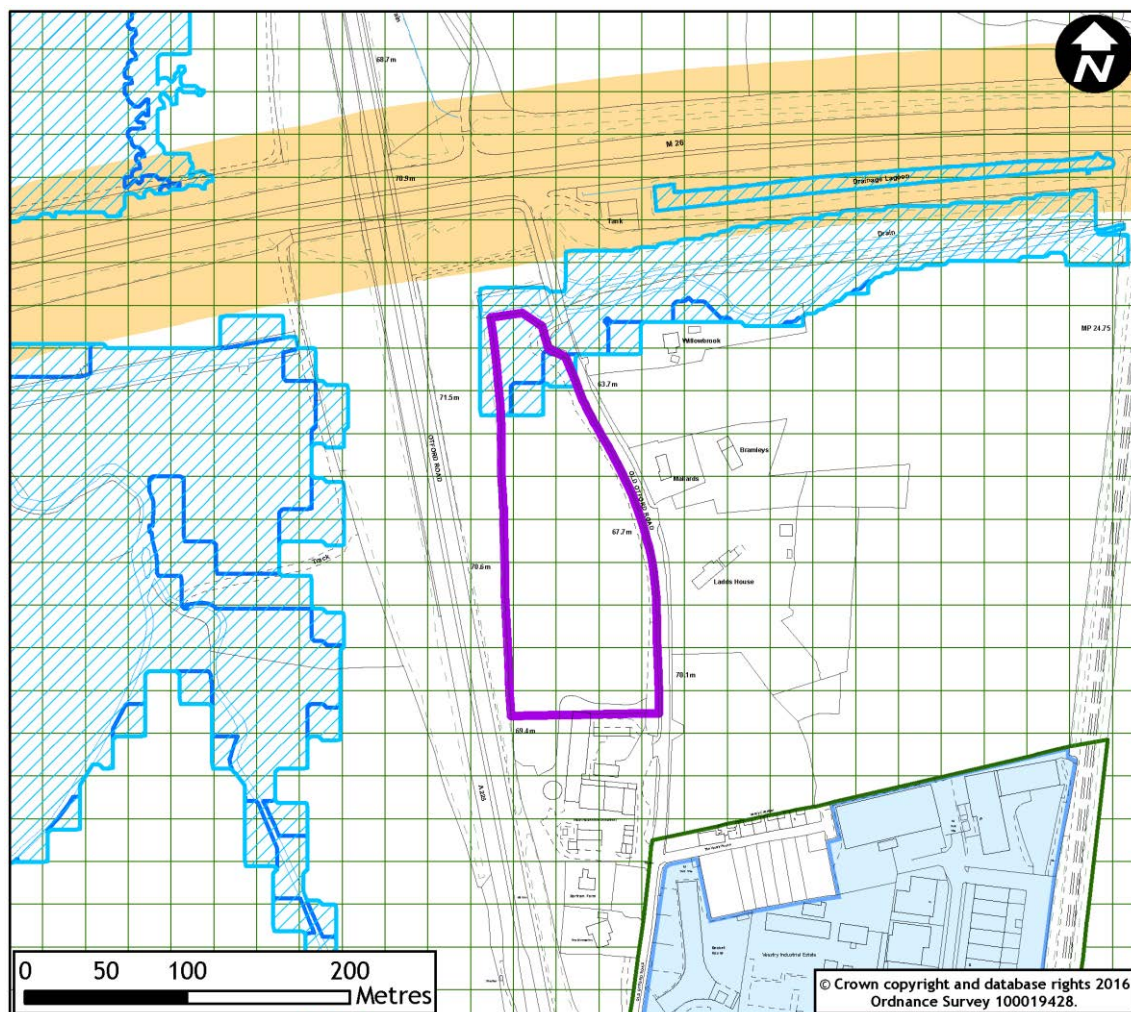
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| <b>Site ref:</b>      | MX13                               | <b>Gross area (ha):</b>        | 1.49                                      |
| <b>Site address:</b>  | Land west of High Street, Shoreham | <b>Developable area (ha):</b>  | N/A                                       |
| <b>Ward:</b>          | Otford & Shoreham                  | <b>Submitted for:</b>          | 5 residential units<br>5 commercial units |
| <b>Site location:</b> | Edge of settlement                 | <b>Suitable density range:</b> | 30-40 DPH                                 |



|                          |   |                           |   |
|--------------------------|---|---------------------------|---|
| <b>Site description:</b> | The site comprises a parcel of land containing an agricultural field used for grazing. Bounded by High Street to the east and north, and open countryside to the west and south. The site slopes steeply upwards from east to west.   |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Shoreham urban confines. A new access onto High Street would be required. The site is very open and visible due to the topography, and sits within the AONB. It is considered that development of this site would not conserve or enhance the AONB. Further, concerns are raised over any impact development would have on the setting of the adjacent listed building and conservation area. Overall the site is considered unsuitable for development given the impact on the AONB and on the adjacent heritage assets. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner and is considered to be available in years 1-5.  |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |   |
| <b>Conclusion:</b>       | Unsuitable  | <b>Approximate yield:</b> | 0 |



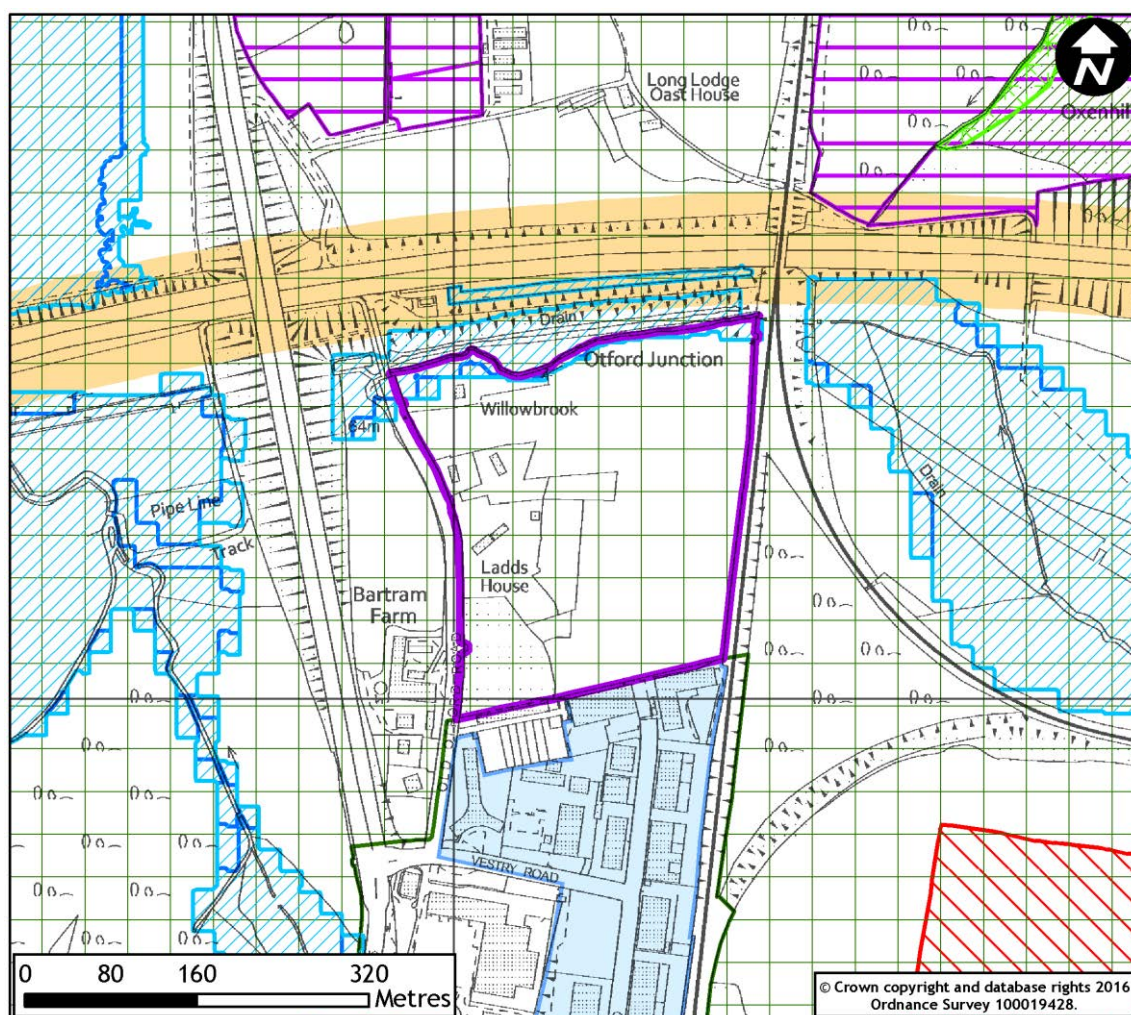
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| <b>Site ref:</b>      | MX16   | <b>Gross area (ha):</b>        | 1.81          |
| <b>Site address:</b>  | Land north of Bartram Farm, Old Otford Road, Sevenoaks | <b>Developable area (ha):</b>  | 1.60          |
| <b>Ward:</b>          | Otford & Shoreham                                      | <b>Submitted for:</b>          | Not specified |
| <b>Site location:</b> | Edge of settlement                                     | <b>Suitable density range:</b> | 30-40 DPH     |



|                          |   |                           |                  |
|--------------------------|---|---------------------------|------------------|
| <b>Site description:</b> | The site comprises a parcel of land containing an area of grassland. Bounded by Old Otford Road to the east, redundant farm buildings to the south, Otford Road to the west, and the M26 motorway to the north. Mature trees line the northern and western boundaries of the site.  |                           |                  |
| <b>Suitability:</b>      | The site is located adjacent to Sevenoaks urban confines when considered alongside site EM6. There is existing access onto Old Otford Road through site EM6 which could be utilised if improved, or a new access could be made onto Old Otford Road. The northern tip of the site lies within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. Overall the site is considered able to accommodate development, and is most suited to employment development given the adjacent uses, however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                  |
| <b>Availability:</b>     | The site has been submitted by a developer (with the landowner's consent) and is considered to be available in years 1-5.   |                           |                  |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |                  |
| <b>Conclusion:</b>       | Deliverable   | <b>Approximate yield:</b> | B1-B8 floorspace |



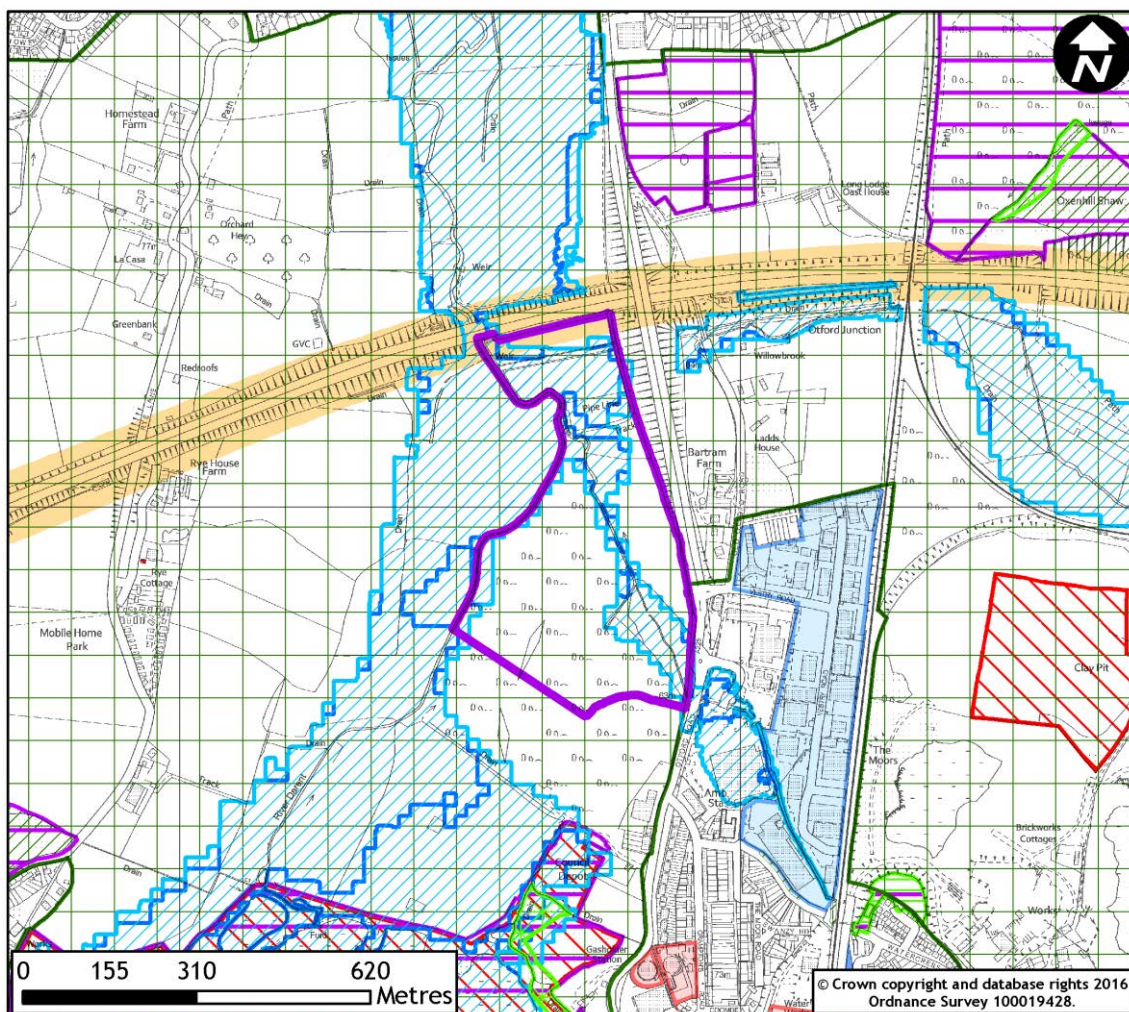
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|-----------------------|--|--------------------------------|---------------|
| <b>Site ref:</b>      | MX18   | <b>Gross area (ha):</b>        | 8.87          |
| <b>Site address:</b>  | Land north of Vestry Industrial Estate, Vestry Road, Sevenoaks | <b>Developable area (ha):</b>  | 8.87          |
| <b>Ward:</b>          | Otford & Shoreham  | <b>Submitted for:</b>          | Not specified |
| <b>Site location:</b> | Edge of settlement   | <b>Suitable density range:</b> | 30-40 DPH     |



|                          |  |                           |                  |
|--------------------------|--|---------------------------|------------------|
| <b>Site description:</b> | The site comprises a parcel of land containing four residential dwellings and their gardens and a large area of scrubland and grassland. Bounded by Old Otford Road to the west, Vestry Road Industrial Estate to the south, railway line to the east and M26 motorway to the north. Mature trees line the boundaries of the site.   |                           |                  |
| <b>Suitability:</b>      | The site is located adjacent to Sevenoaks urban confines. A new access onto Old Otford Road would be required, and/or through the Vestry Road Industrial Estate to the south. The northern tip of the site lies within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. Overall the site is considered able to accommodate development, and is most suited to employment development given the adjacent uses, however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                  |
| <b>Availability:</b>     | The site has been submitted by a developer (with the landowner's consent) and is considered to be available in years 1-5.  |                           |                  |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                  |
| <b>Conclusion:</b>       | Deliverable  | <b>Approximate yield:</b> | B1-B8 floorspace |



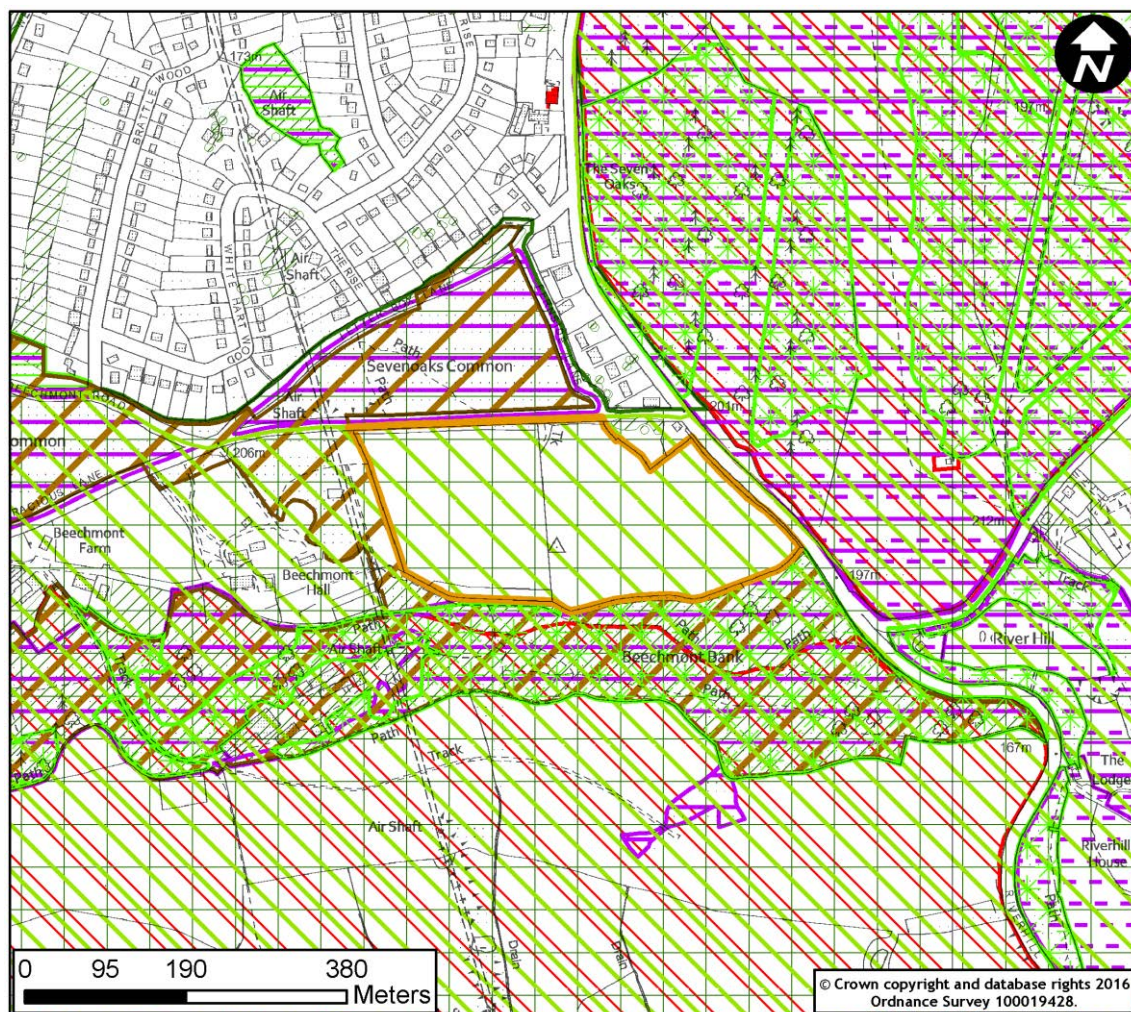
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| <b>Site ref:</b>      | MX19                                    | <b>Gross area (ha):</b>        | 18.26         |
| <b>Site address:</b>  | Land west of Old Otford Road, Sevenoaks | <b>Developable area (ha):</b>  | N/A           |
| <b>Ward:</b>          | Otford & Shoreham                       | <b>Submitted for:</b>          | Not specified |
| <b>Site location:</b> | Edge of settlement                      | <b>Suitable density range:</b> | 30-40 DPH     |



|                          |   |                           |   |
|--------------------------|---|---------------------------|---|
| <b>Site description:</b> | The site comprises a parcel of land containing agricultural fields with a stream running through. Bounded by Otford Road to the east, the M26 motorway to the north, and open countryside to the west and south. The site slopes gently downwards from east to west.  |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Sevenoaks urban confines. A new access onto Otford Road would be required. The site is very open and visible due to the topography. Approximately 50% of the site lies within flood zones 2 and 3. Any development proposal would be subject to a flood risk assessment. Overall the site is considered unsuitable for development given the high risk of flooding and encroachment into the countryside. |                           |   |
| <b>Availability:</b>     | The site has been submitted by a developer (with the landowner's consent) and is considered to be available in years 1-5.   |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |   |
| <b>Conclusion:</b>       | Unsuitable  | <b>Approximate yield:</b> | 0 |



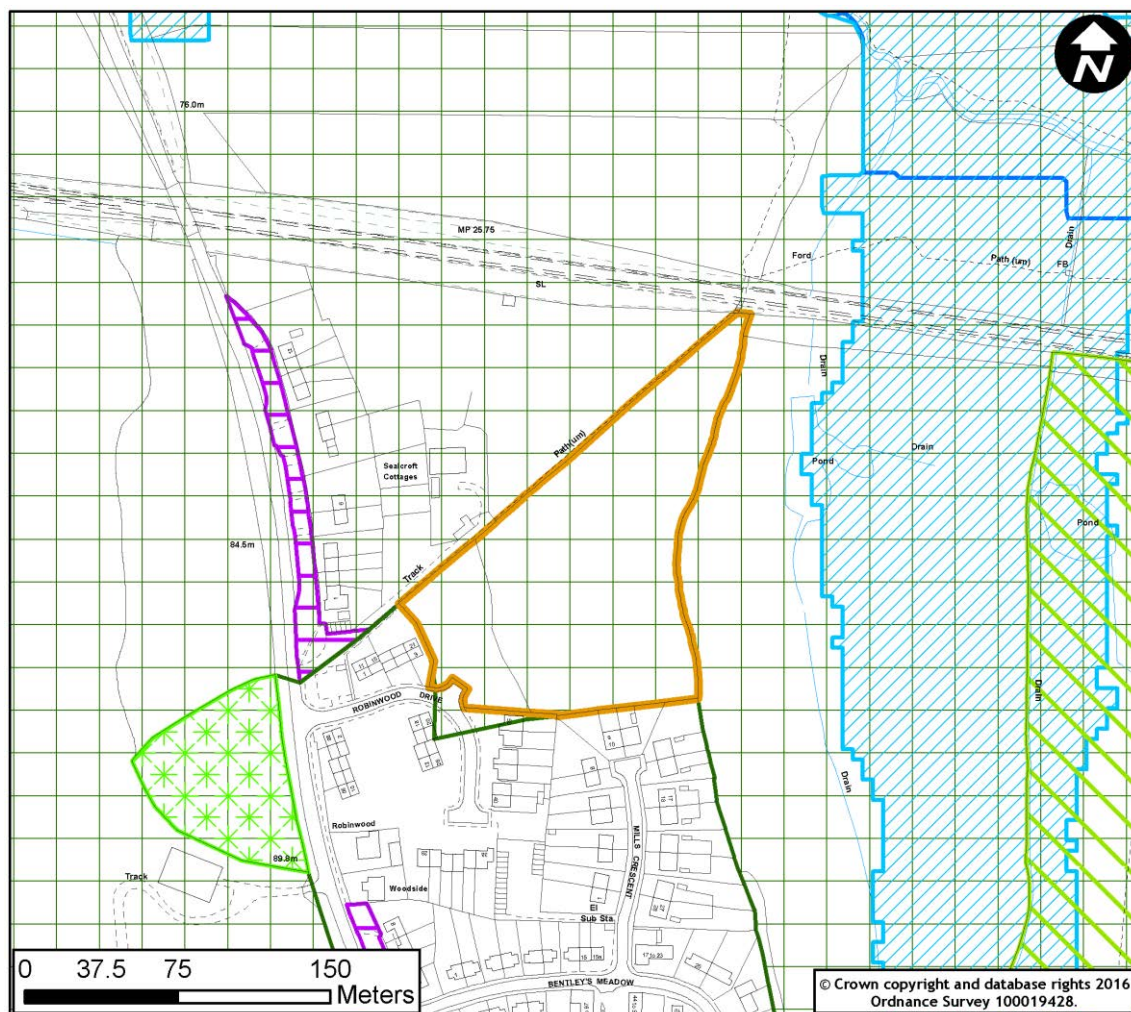
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| <b>Site ref:</b>      | HO93  | <b>Gross area (ha):</b>        | 8.53                  |
| <b>Site address:</b>  | Land at the corner of River Hill and Gracious Lane, Sevenoaks | <b>Developable area (ha):</b>  | N/A                   |
| <b>Ward:</b>          | Seal & Weald  | <b>Submitted for:</b>          | 320 residential units |
| <b>Site location:</b> | Edge of settlement  | <b>Suitable density range:</b> | 30-40 DPH             |



|                          |   |                           |   |
|--------------------------|---|---------------------------|---|
| <b>Site description:</b> | The site comprises a large parcel of land containing two agricultural fields. Bounded by Gracious Lane to the north, River Hill to the east, and woodland to the south and west. Mature trees line the boundary of the site, which is elevated above road level and slopes gently upwards from east to west.  |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Sevenoaks urban confines. A new access onto Gracious Lane would be required as well as an additional access to serve more than 50 units. The site lies within the AONB and it is considered that development of this site would not conserve or enhance the AONB. The site also lies adjacent to a SSSI, ancient woodland and a local wildlife site. Concerns are raised over any impact a development would have on these designations. Overall the site is considered unsuitable for development given the impact on the AONB and SSSI and encroachment into the countryside. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.  |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |   |
| <b>Conclusion:</b>       | Unsuitable  | <b>Approximate yield:</b> | 0 |



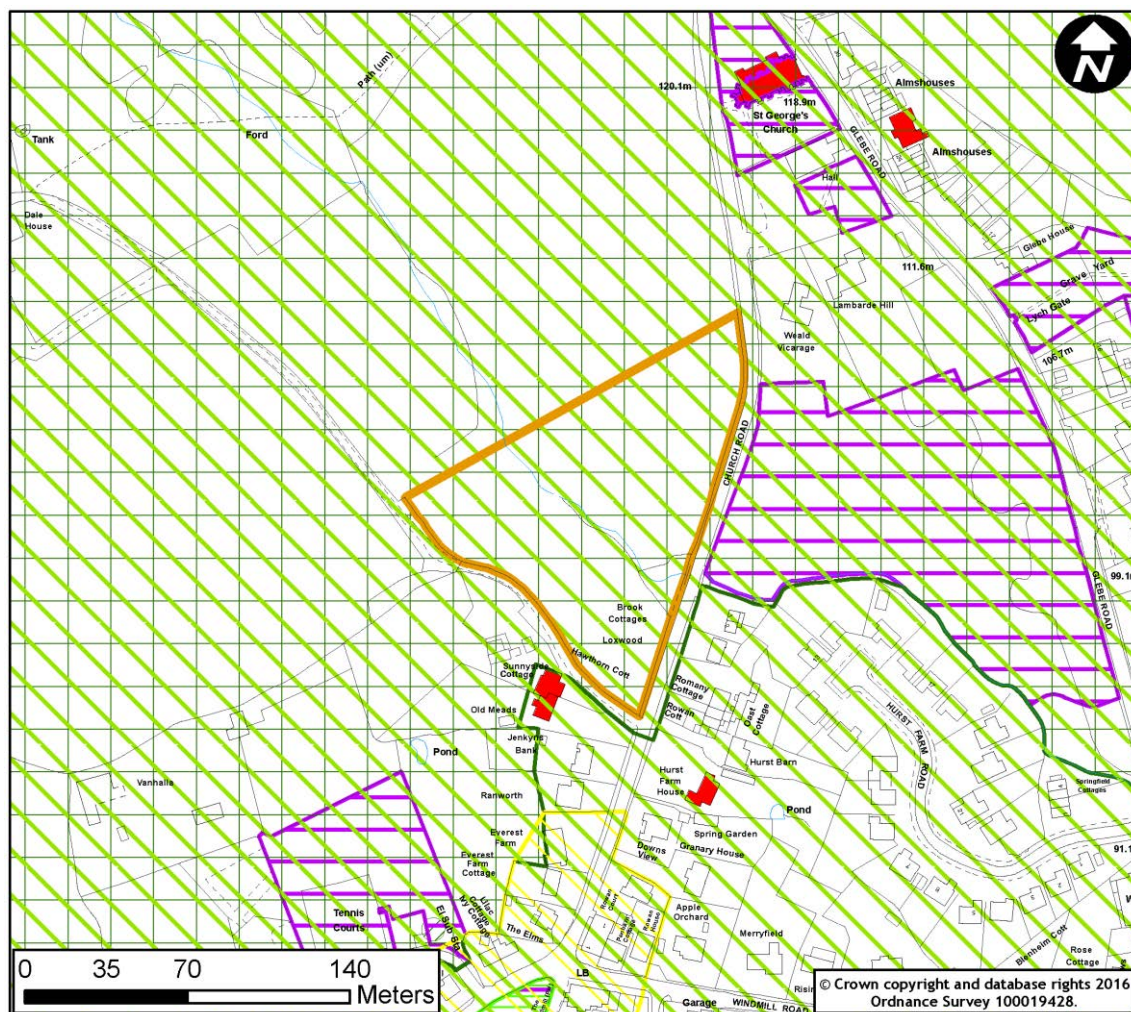
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| <b>Site ref:</b>      | HO103                                    | <b>Gross area (ha):</b>        | 1.64                 |
| <b>Site address:</b>  | Land north east of Robinwood Drive, Seal | <b>Developable area (ha):</b>  | 1.64                 |
| <b>Ward:</b>          | Seal & Weald                             | <b>Submitted for:</b>          | 29 residential units |
| <b>Site location:</b> | Edge of settlement                       | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |  |                           |                         |
|--------------------------|--|---------------------------|-------------------------|
| <b>Site description:</b> | The site comprises a parcel of land north of Seal containing an area of grassland. Bounded by Robinwood Drive and residential development to the south and west, railway line to the north and open countryside to the east. The site slopes gently downwards from south to north.   |                           |                         |
| <b>Suitability:</b>      | The site is located adjacent to Seal urban confines. The existing access onto Robinwood Drive could be utilised if improved. It is considered that the site is well contained within the landscape and as such, does not impact on the setting of the AONB. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                         |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |                         |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                         |
| <b>Conclusion:</b>       | Deliverable  | <b>Approximate yield:</b> | 49-65 residential units |



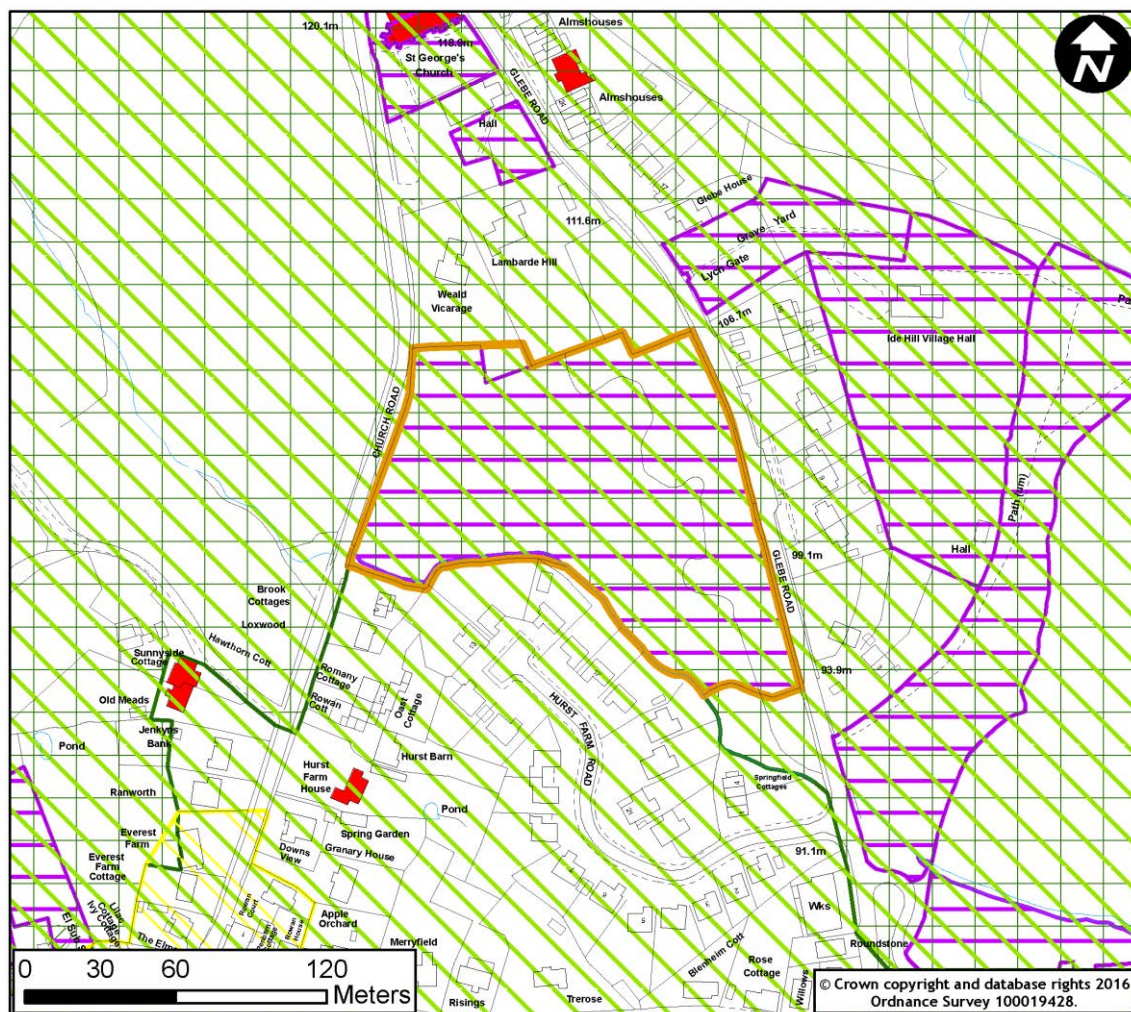
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| <b>Site ref:</b>      | HO137  | <b>Gross area (ha):</b>        | 1.17                 |
| <b>Site address:</b>  | Land west of Church Road,<br>Sevenoaks Weald | <b>Developable area (ha):</b>  | N/A                  |
| <b>Ward:</b>          | Seal & Weald                                 | <b>Submitted for:</b>          | 23 residential units |
| <b>Site location:</b> | Edge of settlement                           | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |  |                           |   |
|--------------------------|--|---------------------------|---|
| <b>Site description:</b> | The site comprises a parcel of land containing part of an agricultural field. Bounded by Church Road to the east, residential development to the south and open countryside to the west and north. The site is undulating.   |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Sevenoaks Weald urban confines. A new access onto Church Road would be required. The site lies within the AONB and forms part of an attractive open landscape, therefore it is considered that development of this site would not conserve or enhance the AONB and would have a detrimental impact on the landscape. The site also lies adjacent to a listed building and concerns are raised over any impact a development would have. Overall the site is considered unsuitable for this type of development given the impact on the AONB and encroachment into the countryside. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |   |
| <b>Conclusion:</b>       | Unsuitable   | <b>Approximate yield:</b> | 0 |



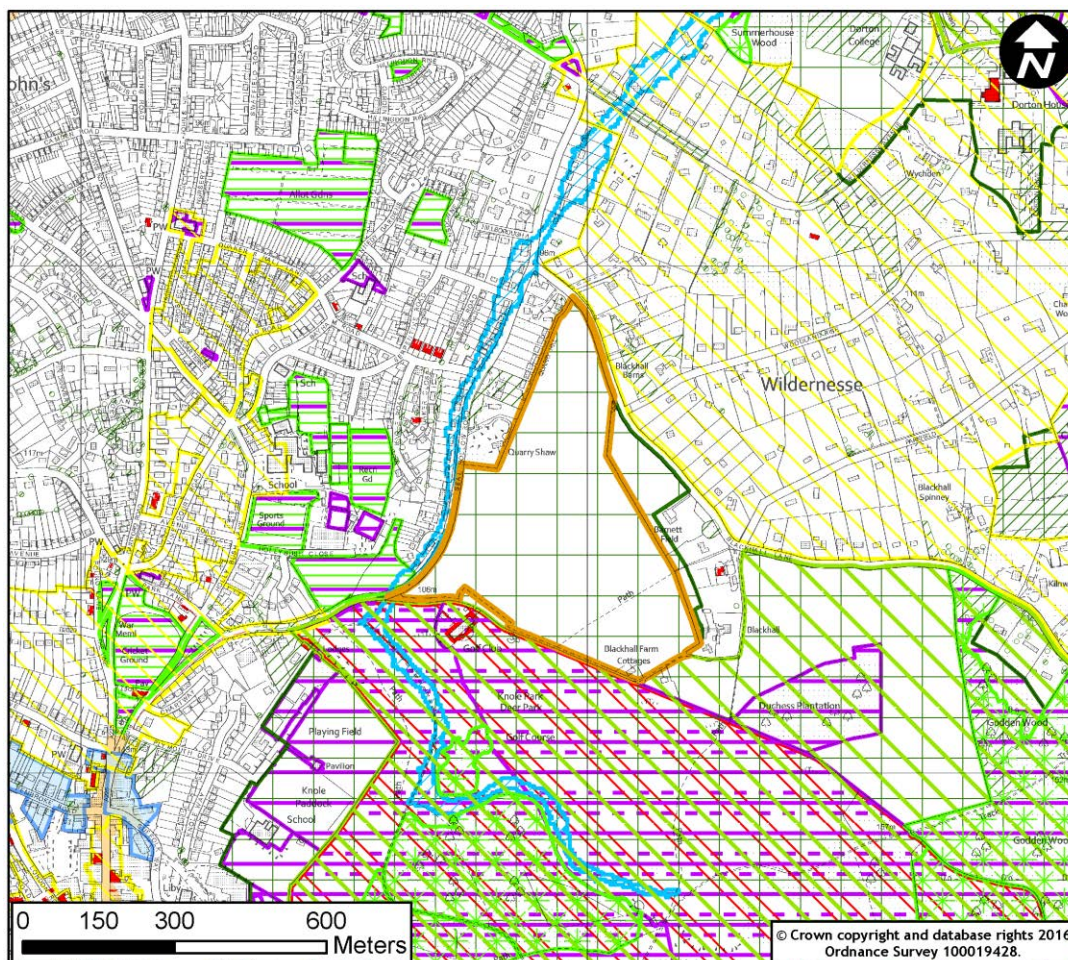
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| Site ref:      | HO220  | Gross area (ha):        | 1.54                 |
| Site address:  | Land between Church Road and Glebe Road, Sevenoaks Weald | Developable area (ha):  | N/A                  |
| Ward:          | Seal & Weald   | Submitted for:          | 20 residential units |
| Site location: | Edge of settlement                                       | Suitable density range: | 30-40 DPH            |



|                   |   |                    |   |
|-------------------|---|--------------------|---|
| Site description: | The site comprises a parcel of grassland containing an area of amenity greenspace. Bounded by Church Road to the west, Glebe Road to the east and residential development to the south and north. The site slopes upwards from south to north and mature trees line the eastern boundary.   |                    |   |
| Suitability:      | The site is located adjacent to Sevenoaks Weald urban confines. A new access onto Church Road would be required. The site lies within the AONB but is considered to be well contained within the landscape. The site is identified in the Open Spaces Study as amenity greenspace which forms an important part of the green infrastructure network. The loss of this use is not supported and would need to be clearly demonstrated. Overall the site is considered unsuitable for this type of development given the unacceptable loss of amenity greenspace. |                    |   |
| Availability:     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.  |                    |   |
| Achievability:    | No constraints that could render the site financially unviable are identified at this time.   |                    |   |
| Conclusion:       | Unsuitable  | Approximate yield: | 0 |



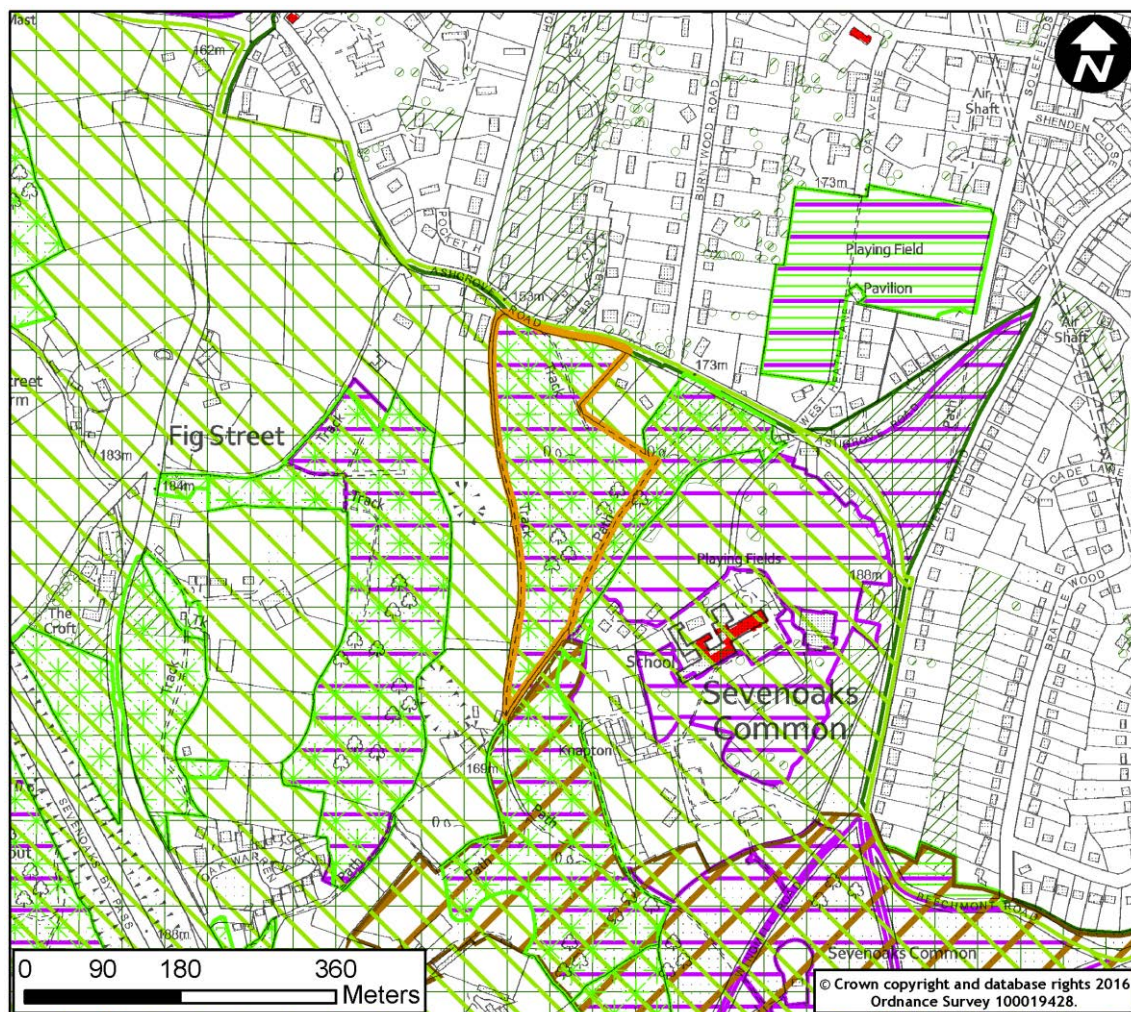
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| <b>Site ref:</b>      | HO101  | <b>Gross area (ha):</b>        | 19.65                 |
| <b>Site address:</b>  | Land between Blackhall Lane and Quarry Hill, Sevenoaks | <b>Developable area (ha):</b>  | 5.00                  |
| <b>Ward:</b>          | Sevenoaks Eastern                                      | <b>Submitted for:</b>          | 250 residential units |
| <b>Site location:</b> | Edge of settlement                                     | <b>Suitable density range:</b> | 30-40 DPH             |



|                          |  |                           |                           |
|--------------------------|--|---------------------------|---------------------------|
| <b>Site description:</b> | The site comprises a large parcel of land between Seal Hollow Road and Blackhall Lane containing an agricultural field. Bounded by Quarry Hill, Seal Hollow Road and residential development to the west, Blackhall Lane and residential development to the north and east, and golf course to the south. Mature trees and hedges line the boundary with Blackhall Lane. The site is relatively flat and elevated above road level.  |                           |                           |
| <b>Suitability:</b>      | The site is located adjacent to Sevenoaks urban confines. A new access onto either Seal Hollow Road or Blackhall Lane would be required as well as an additional access to serve more than 50 units. The site lies adjacent to the AONB but is considered to be well contained within the landscape. The site lies adjacent to a SSSI which provides an important habitat for wildlife. Any development proposal would be subject to the satisfaction of Natural England. Concerns are raised over any impact a development would have on the adjacent conservation area. Overall the northern portion of the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                           |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |                           |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                           |
| <b>Conclusion:</b>       | Deliverable  | <b>Approximate yield:</b> | 150-200 residential units |



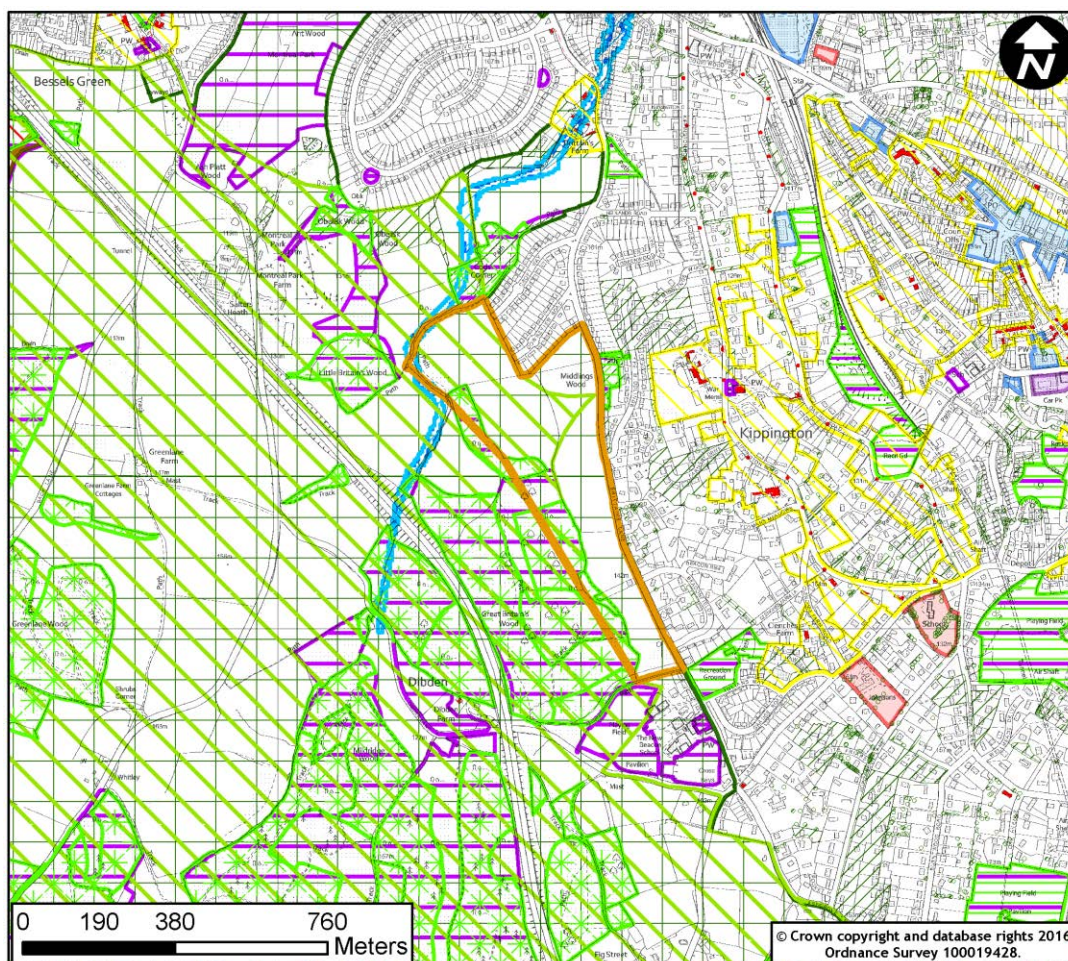
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| <b>Site ref:</b>      | HO117  | <b>Gross area (ha):</b>        | 4.37                |
| <b>Site address:</b>  | Land east of Ashgrove Farm, Ashgrove Road, Sevenoaks | <b>Developable area (ha):</b>  | N/A                 |
| <b>Ward:</b>          | Sevenoaks Kippington                                 | <b>Submitted for:</b>          | 6 residential units |
| <b>Site location:</b> | Edge of settlement                                   | <b>Suitable density range:</b> | 30-40 DPH           |



|                          |  |                           |   |
|--------------------------|--|---------------------------|---|
| <b>Site description:</b> | The site comprises a large area of woodland. Bounded by Ashgrove Road to the north, school to the east, woodland to the south and open countryside to the west.  |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Sevenoaks urban confines. A new access onto Ashgrove Road would be required. The site lies within the AONB and it is considered that development of this site would not conserve or enhance the AONB. The woodland is designated ancient woodland and provides an important habitat for wildlife and should be protected. Overall the site is considered unsuitable for development given the ecological value of the woodland and impact on the AONB. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner and is considered to be available in years 1-5.   |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |   |
| <b>Conclusion:</b>       | Unsuitable   | <b>Approximate yield:</b> | 0 |



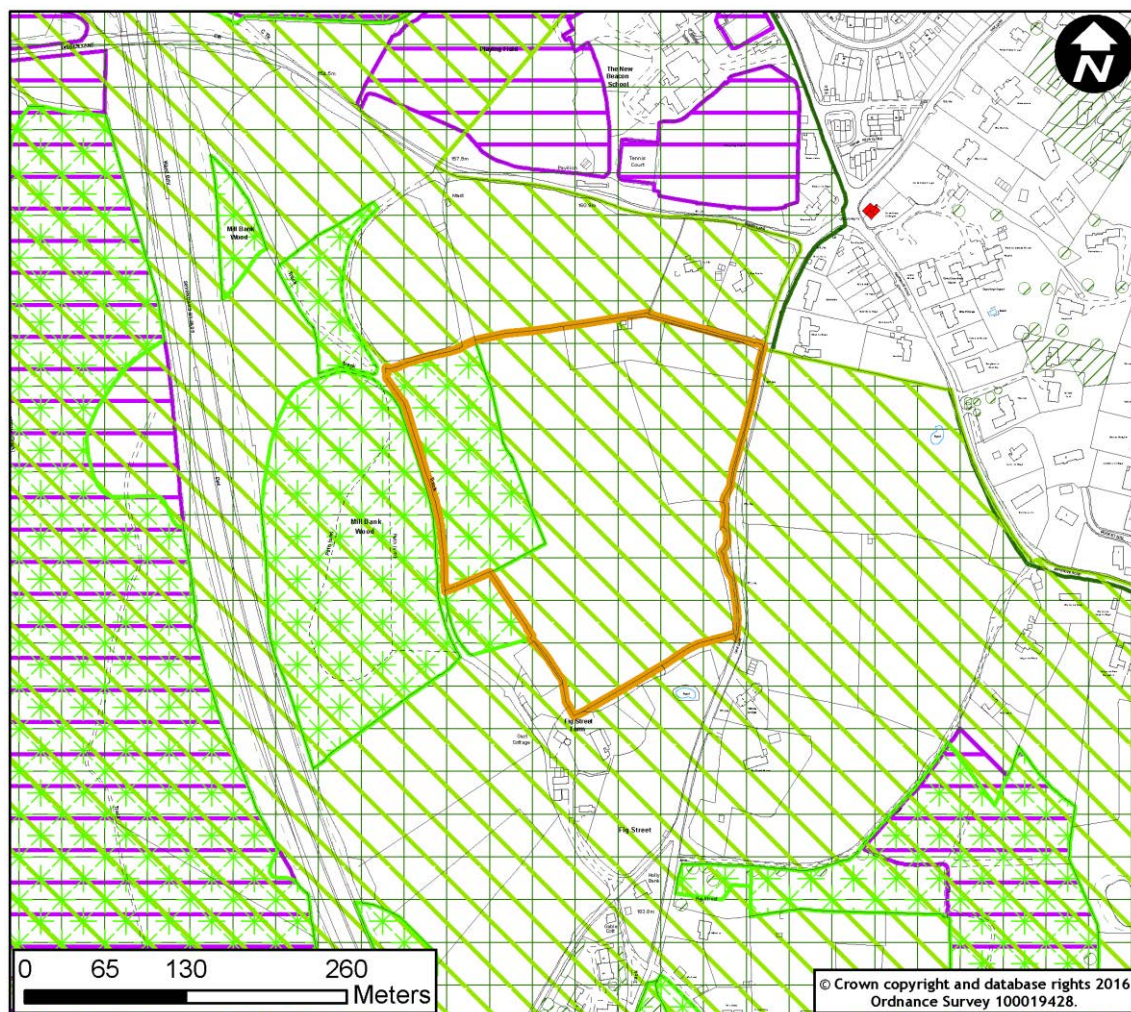
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| <b>Site ref:</b>      | HO120   | <b>Gross area (ha):</b>        | 21.10                 |
| <b>Site address:</b>  | Land west of Brittain's Lane, Sevenoaks         | <b>Developable area (ha):</b>  | 4.40                  |
| <b>Ward:</b>          | Sevenoaks Kippington / Dunton Green & Riverhead | <b>Submitted for:</b>          | 275 residential units |
| <b>Site location:</b> | Edge of settlement                              | <b>Suitable density range:</b> | 30-40 DPH             |



|                          |  |                           |                           |
|--------------------------|--|---------------------------|---------------------------|
| <b>Site description:</b> | The site comprises a large parcel of land west of Brittain's Lane containing a number of agricultural fields used for arable crop production, and a single residential dwelling. Bounded by Brittain's Lane and residential development to the east, residential development to the north and south, and woodland to the west. The site slopes gently upwards from south to north and enjoys a significant amount of road frontage.  |                           |                           |
| <b>Suitability:</b>      | The site is located adjacent to Sevenoaks urban confines. A new access onto Brittain's Lane, Downsview Road or Croft Way would be required as well as an additional access to serve more than 50 units. The northern part of the site lies within the AONB but is considered to be well contained within the landscape. Ancient woodland encroaches onto the western boundary of the site and this area would require protection and a suitable buffer. Overall the northern tip of the site accessed from Downsview Road or Croft Way is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                           |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |                           |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                           |
| <b>Conclusion:</b>       | Deliverable  | <b>Approximate yield:</b> | 132-176 residential units |



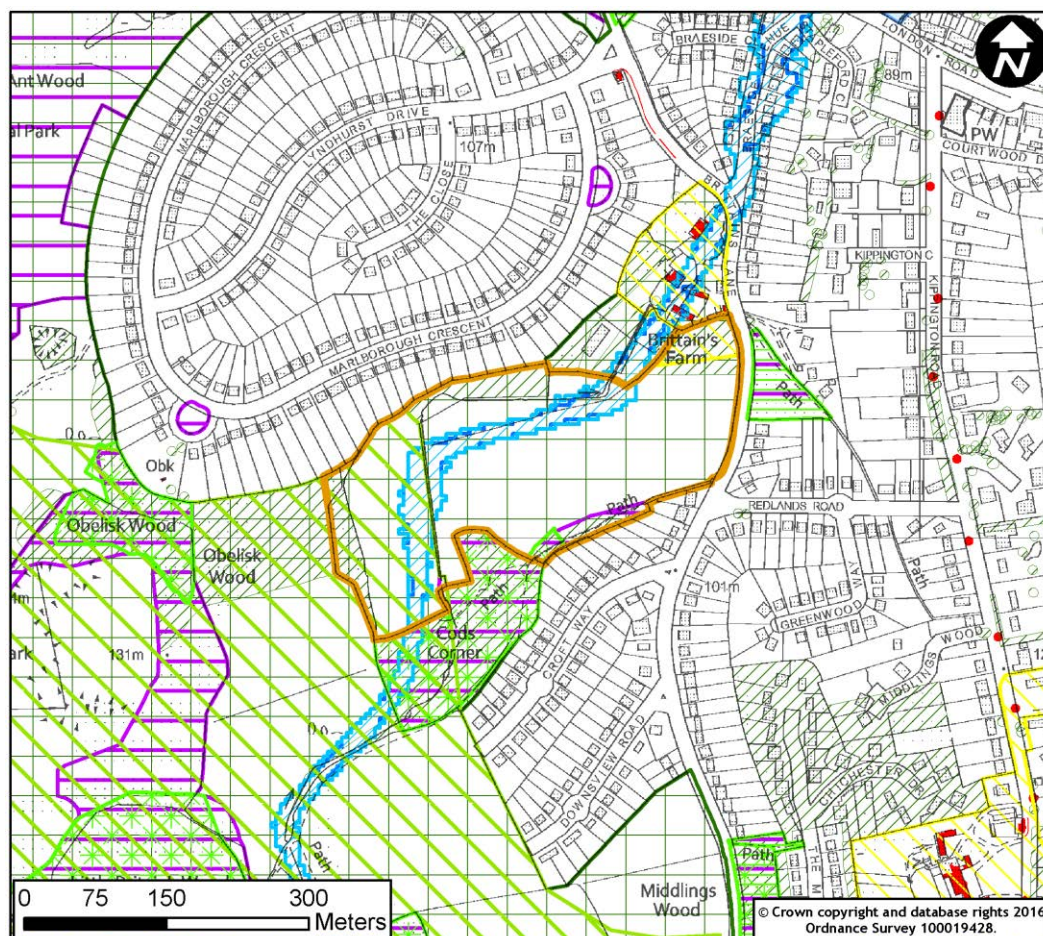
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| <b>Site ref:</b>      | HO140   | <b>Gross area (ha):</b>        | 6.44                 |
| <b>Site address:</b>  | Land south of Five Wents, Oak Lane, Sevenoaks | <b>Developable area (ha):</b>  | N/A                  |
| <b>Ward:</b>          | Sevenoaks Kippington                          | <b>Submitted for:</b>          | 64 residential units |
| <b>Site location:</b> | Edge of settlement                            | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |  |                           |   |
|--------------------------|--|---------------------------|---|
| <b>Site description:</b> | The site comprises a parcel of land west of Oak Lane containing an agricultural field used for grazing and an area of woodland. Bounded by Oak Lane to the east, residential development and open countryside to the north, and woodland to the west and south. Established hedgerows line the eastern boundary of the site.   |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Sevenoaks urban confines. A new access onto Oak Lane would be required however this is a narrow rural road and not considered suitable for this scale of development. An additional access would also be required to serve more than 50 units. The site lies within the AONB and it is considered that development of this site would not conserve or enhance the AONB. The site is not well-related to the existing settlement pattern. The presence of ancient woodland in the western part of the site would require protection and a suitable buffer. Overall the site is considered unsuitable for development given the impact on the AONB, the capacity of the highway network and encroachment into the countryside. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |   |
| <b>Conclusion:</b>       | Unsuitable   | <b>Approximate yield:</b> | 0 |



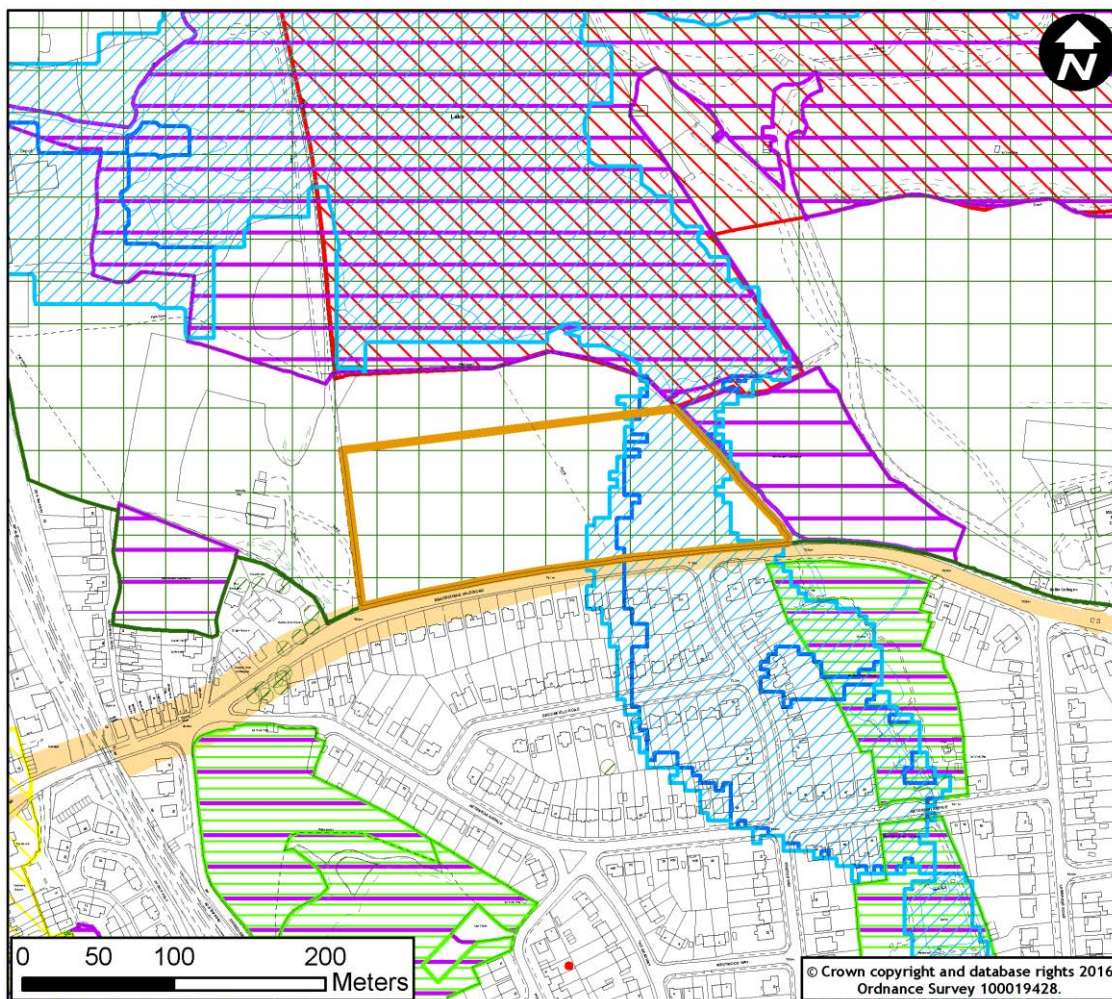
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| <b>Site ref:</b>      | HO177  | <b>Gross area (ha):</b>            | 7.72                  |
| <b>Site address:</b>  | Land south of Brittain's Farm,<br>Brittain's Lane, Sevenoaks | <b>Developable area (ha):</b>      | N/A                   |
| <b>Ward:</b>          | Sevenoaks Kippington / Dunton<br>Green & Riverhead           | <b>Submitted for:</b>              | 110 residential units |
| <b>Site location:</b> | Edge of settlement   | <b>Suitable density<br/>range:</b> | 30-40 DPH             |



|                          |   |                           |   |
|--------------------------|---|---------------------------|---|
| <b>Site description:</b> | The site comprises a parcel of land west of Brittain's Lane containing an agricultural field and a small wooden barn/shed. Bounded by Brittain's Lane and residential development to the east, residential development to the north and south, and open countryside to the west. The topography of the site undulates and mature trees and hedges line the boundaries.  |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Sevenoaks urban confines. A new access onto Brittain's Lane would be required as well as an additional access to serve more than 50 units. The western part of the site lies within the AONB but is considered to be well contained within the landscape. Ancient woodland lies adjacent to the southern boundary of the site and this area would require protection and a suitable buffer. A small part of the site lies within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. The northern tip of the site lies within the conservation area and concerns are raised over any impact a development would have here, and on the adjacent listed buildings. Overall the site is considered unsuitable for development given the above constraints and impact on the character of the area. |                           |   |
| <b>Availability:</b>     | The site has been submitted by a developer and is considered to be available in years 5-10.   |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |   |
| <b>Conclusion:</b>       | Unsuitable  | <b>Approximate yield:</b> | 0 |



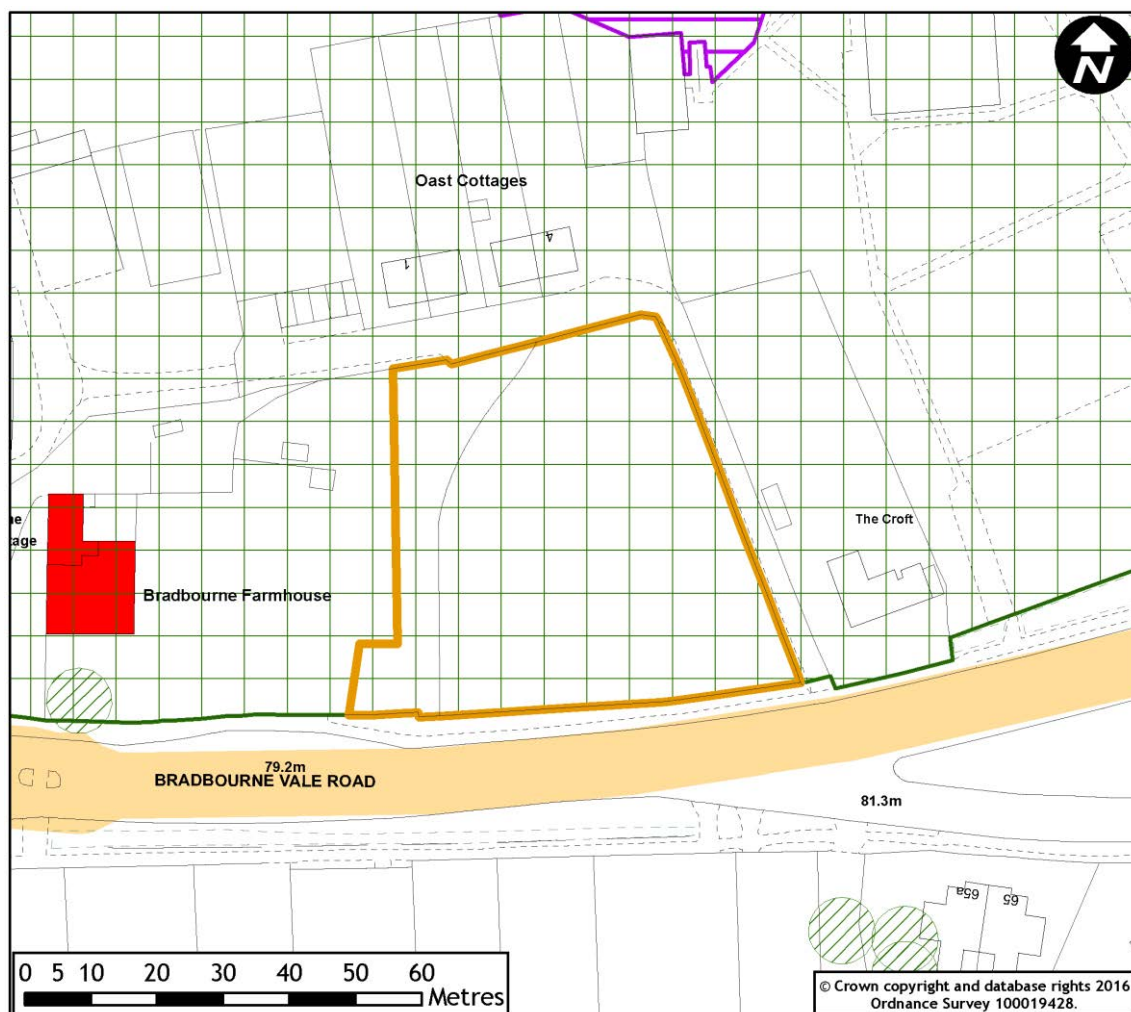
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| <b>Site ref:</b>      | HO203  | <b>Gross area (ha):</b>        | 2.46                 |
| <b>Site address:</b>  | Land west of the allotments,<br>Bradbourne Vale Road,<br>Sevenoaks | <b>Developable area (ha):</b>  | 1.55                 |
| <b>Ward:</b>          | Sevenoaks Northern   | <b>Submitted for:</b>          | 60 residential units |
| <b>Site location:</b> | Edge of settlement   | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |  |                           |                         |
|--------------------------|--|---------------------------|-------------------------|
| <b>Site description:</b> | The site comprises a parcel of land north of Bradbourne Vale Road forming part of an agricultural field used for grazing. Bounded by Bradbourne Vale Road and residential development to the south, allotments to the east, residential development to the west and Sevenoaks Wildfowl Reserve to the north. The site is very flat and established hedgerows line the southern boundary.   |                           |                         |
| <b>Suitability:</b>      | The site is located adjacent to Sevenoaks urban confines. A new access onto Bradbourne Vale Road would be required. Part of the site lies within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. The site lies adjacent to a SSSI which provides an important habitat for wildlife. Any development proposal would be subject to the satisfaction of Natural England. Overall the western portion of the site is considered able to accommodate development, subject to there being no impact on the SSSI, however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                         |
| <b>Availability:</b>     | The site has been submitted by the landowner and is considered to be available in years 1-5.   |                           |                         |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                         |
| <b>Conclusion:</b>       | Deliverable  | <b>Approximate yield:</b> | 46-62 residential units |

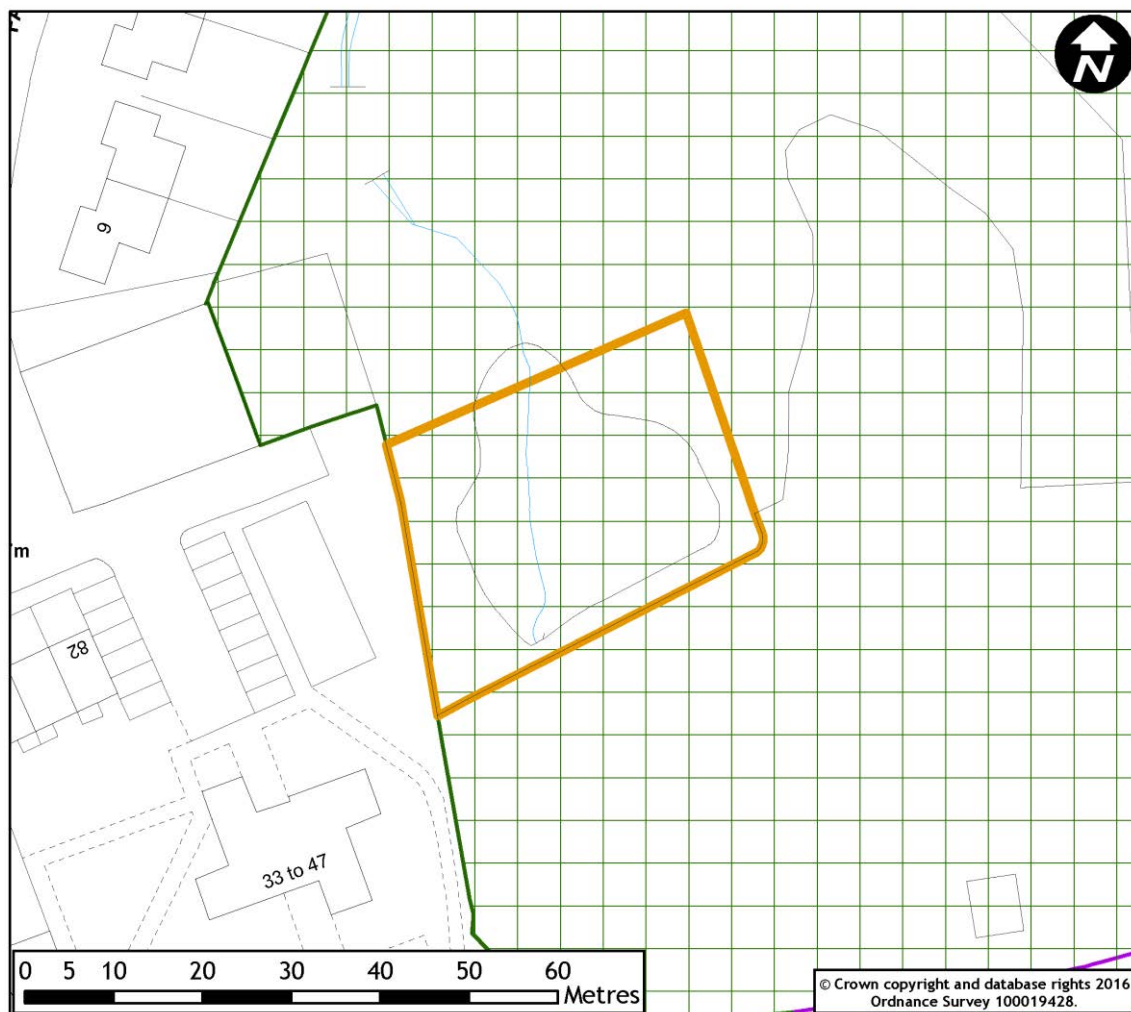


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|-----------------------|---|--------------------------------|---------------------|
| <b>Site ref:</b>      | HO259   | <b>Gross area (ha):</b>        | 0.29                |
| <b>Site address:</b>  | Land west of The Croft,<br>Bradbourne Vale Road,<br>Sevenoaks | <b>Developable area (ha):</b>  | 0.29                |
| <b>Ward:</b>          | Sevenoaks Northern  | <b>Submitted for:</b>          | 4 residential units |
| <b>Site location:</b> | Edge of settlement  | <b>Suitable density range:</b> | 30-40 DPH           |



|                          |   |                           |                        |
|--------------------------|---|---------------------------|------------------------|
| <b>Site description:</b> | The site comprises a parcel of land north of Bradbourne Vale Road containing scrubland. Bounded by Bradbourne Vale Road to the south, and residential development to the north, east and west. The site is flat and mature trees line the boundaries.   |                           |                        |
| <b>Suitability:</b>      | The site is located adjacent to Sevenoaks urban confines. A new access onto Bradbourne Vale Road would be required. Concerns are raised over any impact a development would have on the setting of the adjacent listed building. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                        |
| <b>Availability:</b>     | The site has been submitted by the landowner and is considered to be available in years 1-5.  |                           |                        |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |                        |
| <b>Conclusion:</b>       | Deliverable   | <b>Approximate yield:</b> | 8-11 residential units |

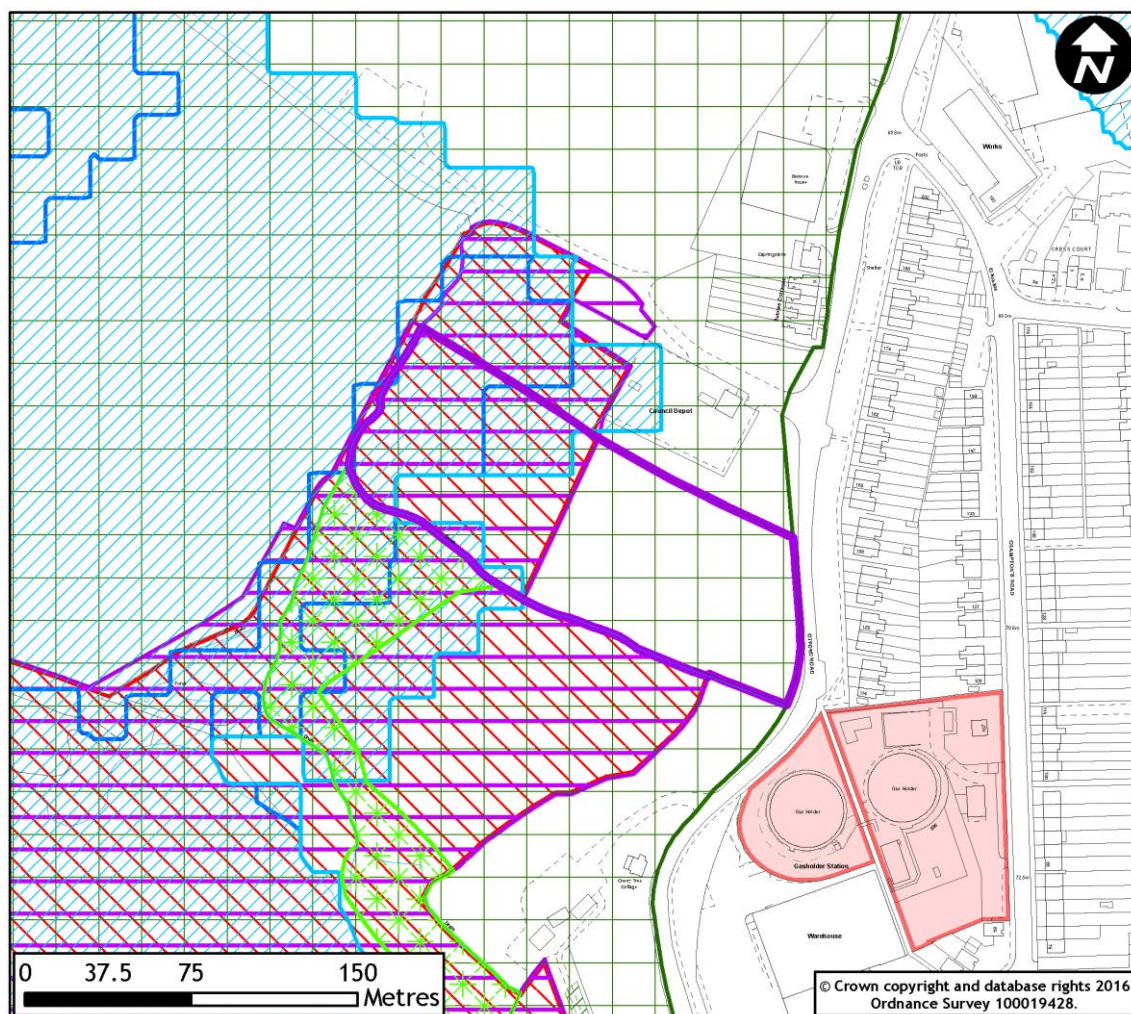
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| <b>Site ref:</b>      | H0267                                  | <b>Gross area (ha):</b>        | 0.11                |
| <b>Site address:</b>  | Land east of Greatness Lane, Sevenoaks | <b>Developable area (ha):</b>  | 0.11                |
| <b>Ward:</b>          | Sevenoaks Northern                     | <b>Submitted for:</b>          | 5 residential units |
| <b>Site location:</b> | Edge of settlement                     | <b>Suitable density range:</b> | 30-40 DPH           |



|                          |  |                           |                       |
|--------------------------|--|---------------------------|-----------------------|
| <b>Site description:</b> | The site comprises a parcel of land east of Greatness Lane containing an area of scrubland. Bounded by residential development and garages to the west, woodland to the north, and playing fields to the east and south. The site contains some mature trees.                                      |                           |                       |
| <b>Suitability:</b>      | The site is located adjacent to Sevenoaks urban confines. A new access onto Greatness Lane would be required. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                       |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |                       |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                       |
| <b>Conclusion:</b>       | Deliverable  | <b>Approximate yield:</b> | 3-4 residential units |



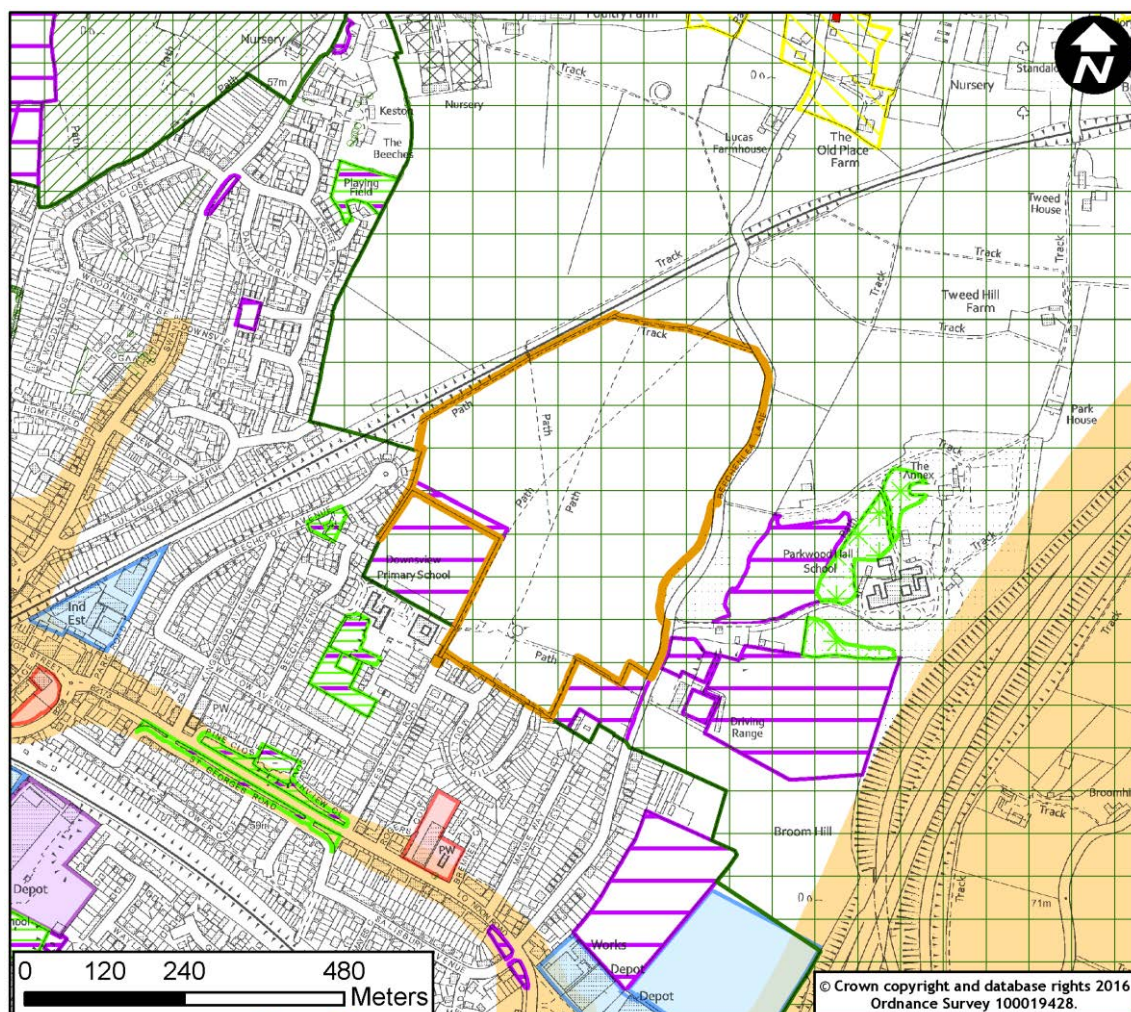
|                |  |                         |               |
|----------------|--|-------------------------|---------------|
| Site ref:      | MX20   | Gross area (ha):        | 1.62          |
| Site address:  | Land south of former Park & Ride, Otford Road, Sevenoaks | Developable area (ha):  | 0.80          |
| Ward:          | Sevenoaks Northern                                       | Submitted for:          | Not specified |
| Site location: | Edge of settlement                                       | Suitable density range: | 30-40 DPH     |



|                   |  |                    |                  |
|-------------------|--|--------------------|------------------|
| Site description: | The site comprises a rectangular piece of land containing grassland in the east and woodland in the west. Bounded by Otford Road to the east, depot to the north, woodland to the south and open countryside to the west.  |                    |                  |
| Suitability:      | The site is located adjacent to Sevenoaks urban confines. A new access onto Otford Road would be required. Part of the site lies within a SSSI which provides an important habitat for wildlife. The woodland should be protected and any development proposal would be subject to the satisfaction of Natural England. The site also lies partly within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. Overall the eastern part of the site is considered able to accommodate employment development, subject to the satisfaction of Natural England that the SSSI can be appropriately safeguarded, however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                    |                  |
| Availability:     | The site has been submitted by a developer (with the landowner's consent) and is considered to be available in years 1-5.  |                    |                  |
| Achievability:    | No constraints that could render the site financially unviable are identified at this time.  |                    |                  |
| Conclusion:       | Deliverable  | Approximate yield: | B1-B8 floorspace |



|                       |  |                                |                       |
|-----------------------|--|--------------------------------|-----------------------|
| <b>Site ref:</b>      | HO188  | <b>Gross area (ha):</b>        | 19.77                 |
| <b>Site address:</b>  | Land between Beechenlea Lane and the railway line, Swanley | <b>Developable area (ha):</b>  | 19.77                 |
| <b>Ward:</b>          | Swanley Christchurch & Swanley Village                     | <b>Submitted for:</b>          | 400 residential units |
| <b>Site location:</b> | Edge of settlement   | <b>Suitable density range:</b> | 30-40 DPH             |

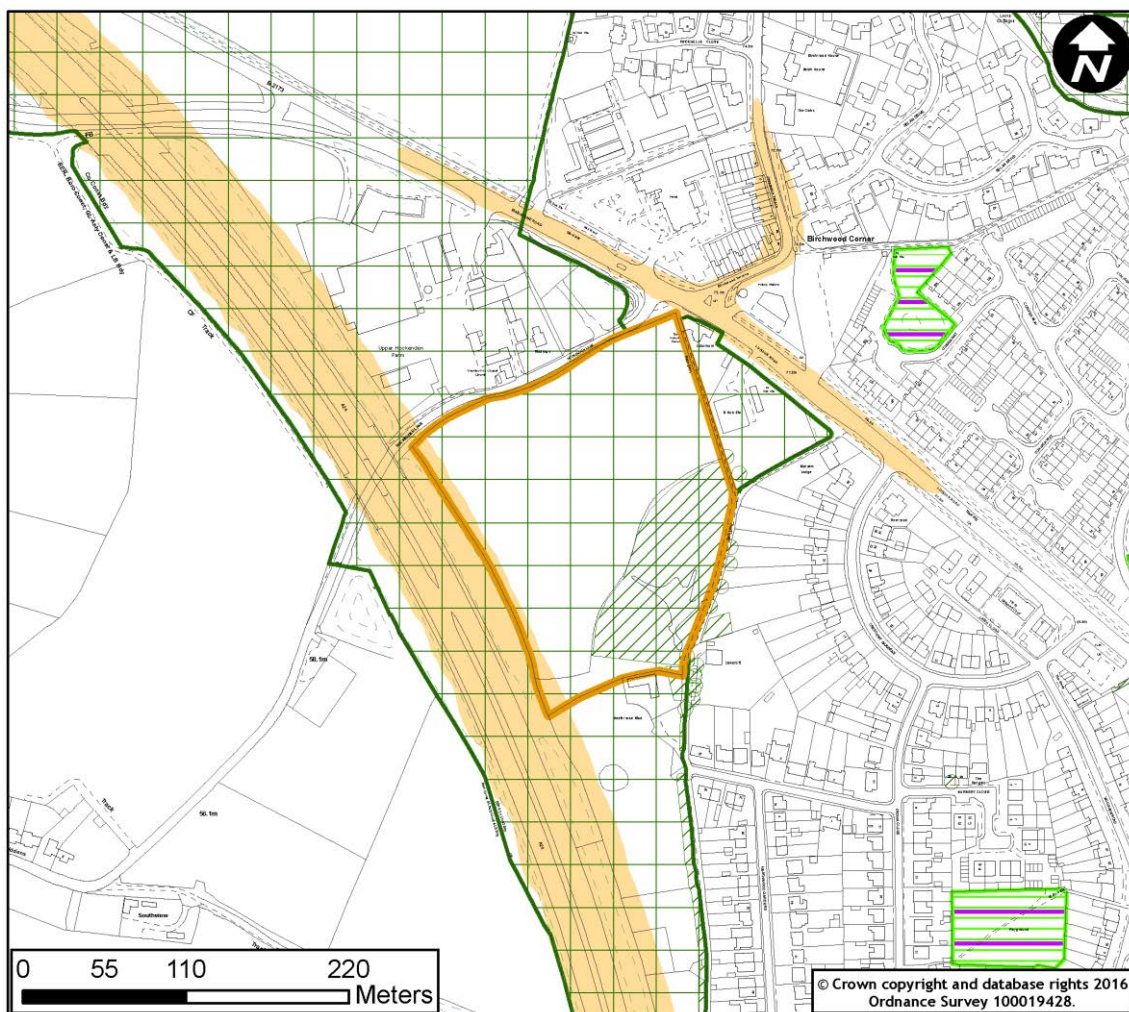


|                          |  |                           |                           |
|--------------------------|--|---------------------------|---------------------------|
| <b>Site description:</b> | The site comprises a large parcel of land containing an agricultural field used for arable crop production and a small area of grassland. Bounded by Beechenlea Lane to the east, residential development to the south, and railway line and open countryside to the west and north. The site slopes gently downwards from south to north.   |                           |                           |
| <b>Suitability:</b>      | The site is located adjacent to Swanley urban confines. A new access onto Beechenlea Lane would be required as well as an additional access to serve more than 50 units. Secondary access could be made onto West View Road and Moultain Hill. The site represents a natural extension to the settlement. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                           |
| <b>Availability:</b>     | The site has been submitted by the landowner and is considered to be available in years 1-5.   |                           |                           |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                           |
| <b>Conclusion:</b>       | Deliverable and developable  | <b>Approximate yield:</b> | 593-790 residential units |





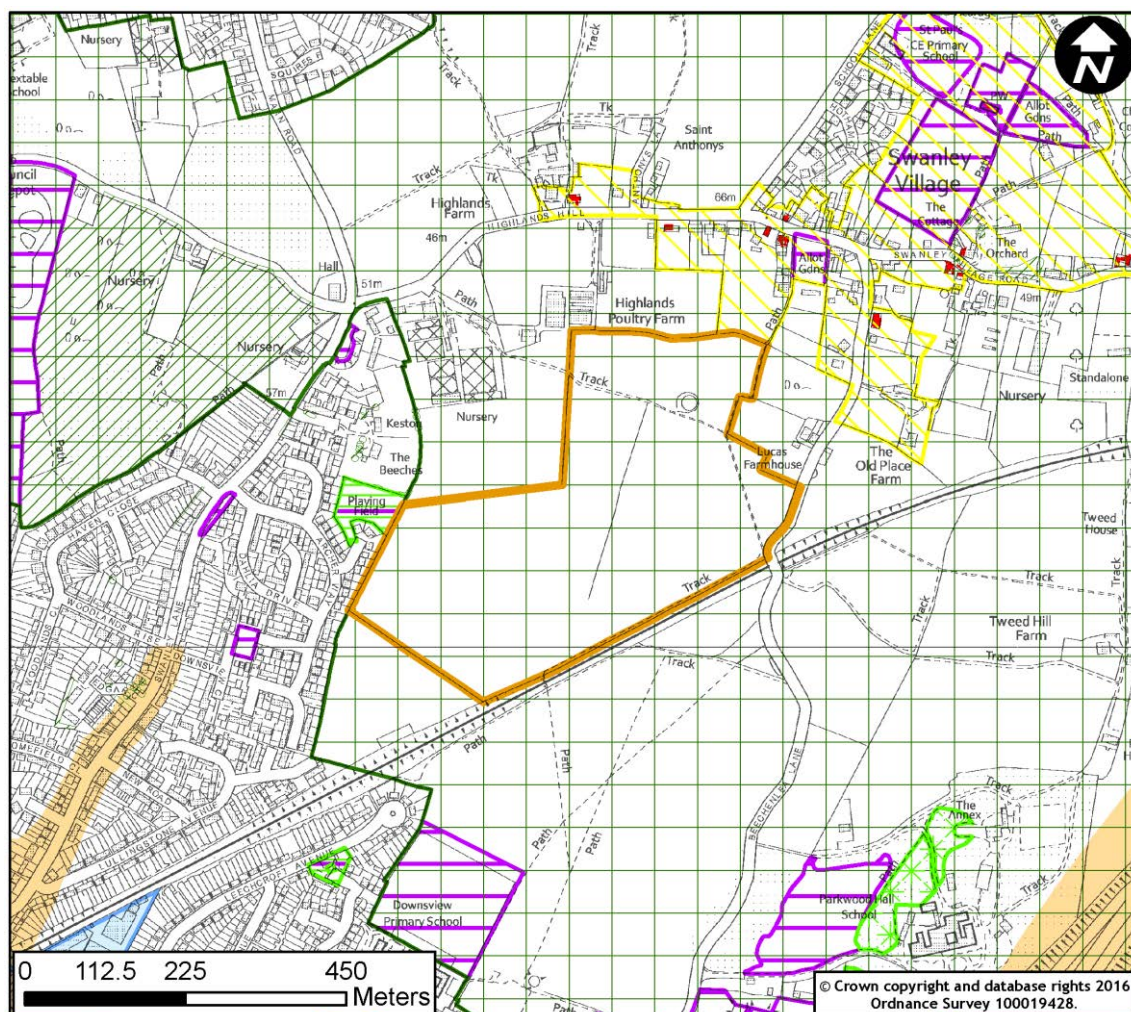
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| <b>Site ref:</b>      | HO88                                  | <b>Gross area (ha):</b>        | 3.48                  |
| <b>Site address:</b>  | Land south of Hockenden Lane, Swanley | <b>Developable area (ha):</b>  | 1.85                  |
| <b>Ward:</b>          | Swanley St Mary's                     | <b>Submitted for:</b>          | 169 residential units |
| <b>Site location:</b> | Edge of settlement                    | <b>Suitable density range:</b> | 30-40 DPH             |



|                          |   |                           |                         |
|--------------------------|---|---------------------------|-------------------------|
| <b>Site description:</b> | The site comprises a parcel of land containing an agricultural field used for arable crop production, and area of woodland to the south. Bounded by Hockenden Lane to the north, A20 to the west, residential development to the east, and woodland to the south. Mature trees line the boundary with the A20.  |                           |                         |
| <b>Suitability:</b>      | The site is located adjacent to Swanley urban confines. A new access onto Hockenden Lane would be required as well as an additional access to serve more than 50 units. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. Overall the northern half of the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                         |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.  |                           |                         |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |                         |
| <b>Conclusion:</b>       | Deliverable   | <b>Approximate yield:</b> | 55-74 residential units |

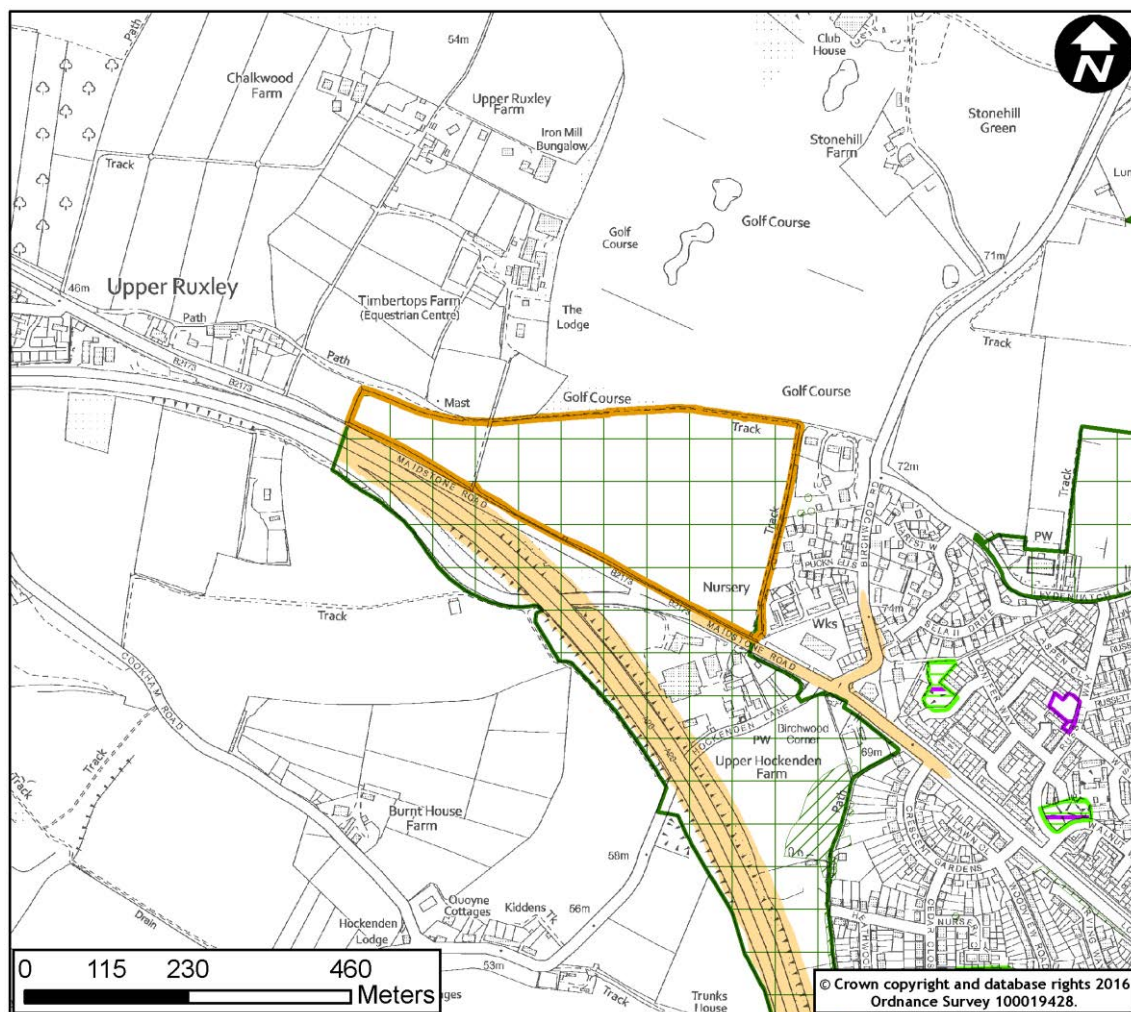


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|-----------------------|--|--------------------------------|-----------------------|
| <b>Site ref:</b>      | HO84   | <b>Gross area (ha):</b>        | 17.45                 |
| <b>Site address:</b>  | Land between Archer Way and the railway line, Swanley      | <b>Developable area (ha):</b>  | N/A                   |
| <b>Ward:</b>          | Swanley White Oak / Swanley Christchurch & Swanley Village | <b>Submitted for:</b>          | 359 residential units |
| <b>Site location:</b> | Edge of settlement   | <b>Suitable density range:</b> | 30-40 DPH             |



|                          |   |                           |   |
|--------------------------|---|---------------------------|---|
| <b>Site description:</b> | The site comprises a large parcel of land containing an agricultural field used for arable crop production. Bounded by Archer Way to the west, railway line to the south, Beechenlea Lane to the east, and open countryside to the north. Mature trees line the boundary with the railway line.   |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Swanley urban confines. A new access onto Beechenlea Lane would be required as well as an additional access to serve more than 50 units. It is considered that development of this site would encroach heavily into the open countryside and risk Swanley and Swanley Village merging, causing an unacceptable impact on the character of Swanley Village. Overall the site is considered unsuitable for development given the encroachment into the countryside and risk of settlements merging. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.  |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |   |
| <b>Conclusion:</b>       | Unsuitable  | <b>Approximate yield:</b> | 0 |

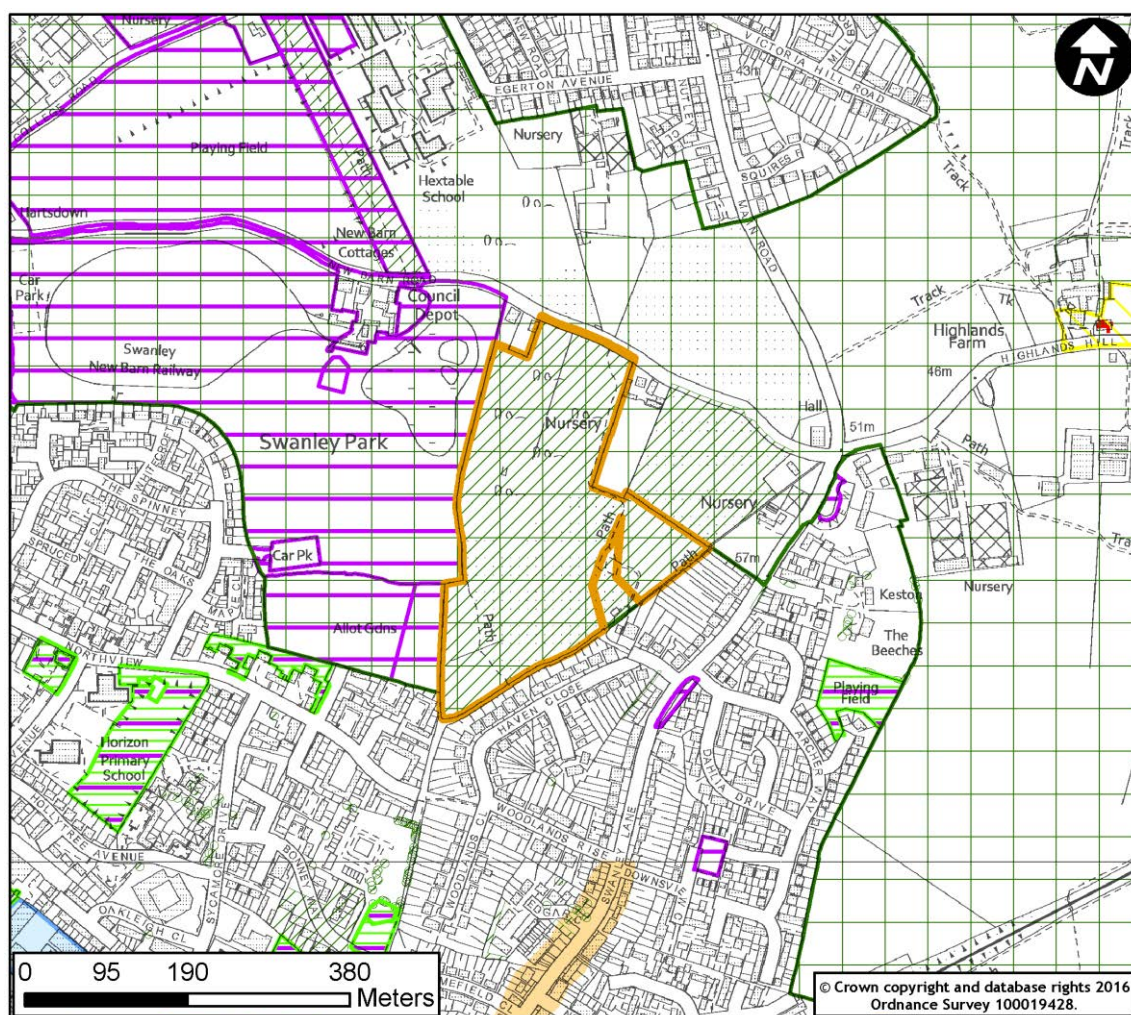
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|-----------------------|---------------------------------------|--------------------------------|-----------------------|
| <b>Site ref:</b>      | HO89                                  | <b>Gross area (ha):</b>        | 10.64                 |
| <b>Site address:</b>  | Land north of Maidstone Road, Swanley | <b>Developable area (ha):</b>  | 4.70                  |
| <b>Ward:</b>          | Swanley White Oak                     | <b>Submitted for:</b>          | 117 residential units |
| <b>Site location:</b> | Edge of settlement                    | <b>Suitable density range:</b> | 30-40 DPH             |



|                          |  |                           |                           |
|--------------------------|--|---------------------------|---------------------------|
| <b>Site description:</b> | The site comprises a large parcel of land containing an agricultural field and small area of scrubland in the south eastern corner. Bounded by Maidstone Road to the south, residential development to the east, golf course to the north and open countryside to the west. The site slopes gently upwards from south to north.  |                           |                           |
| <b>Suitability:</b>      | The site is located adjacent to Swanley urban confines. A new access onto Maidstone Road would be required as well as an additional access to serve more than 50 units. Overall the eastern half of the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                           |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.   |                           |                           |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                           |
| <b>Conclusion:</b>       | Deliverable  | <b>Approximate yield:</b> | 141-188 residential units |

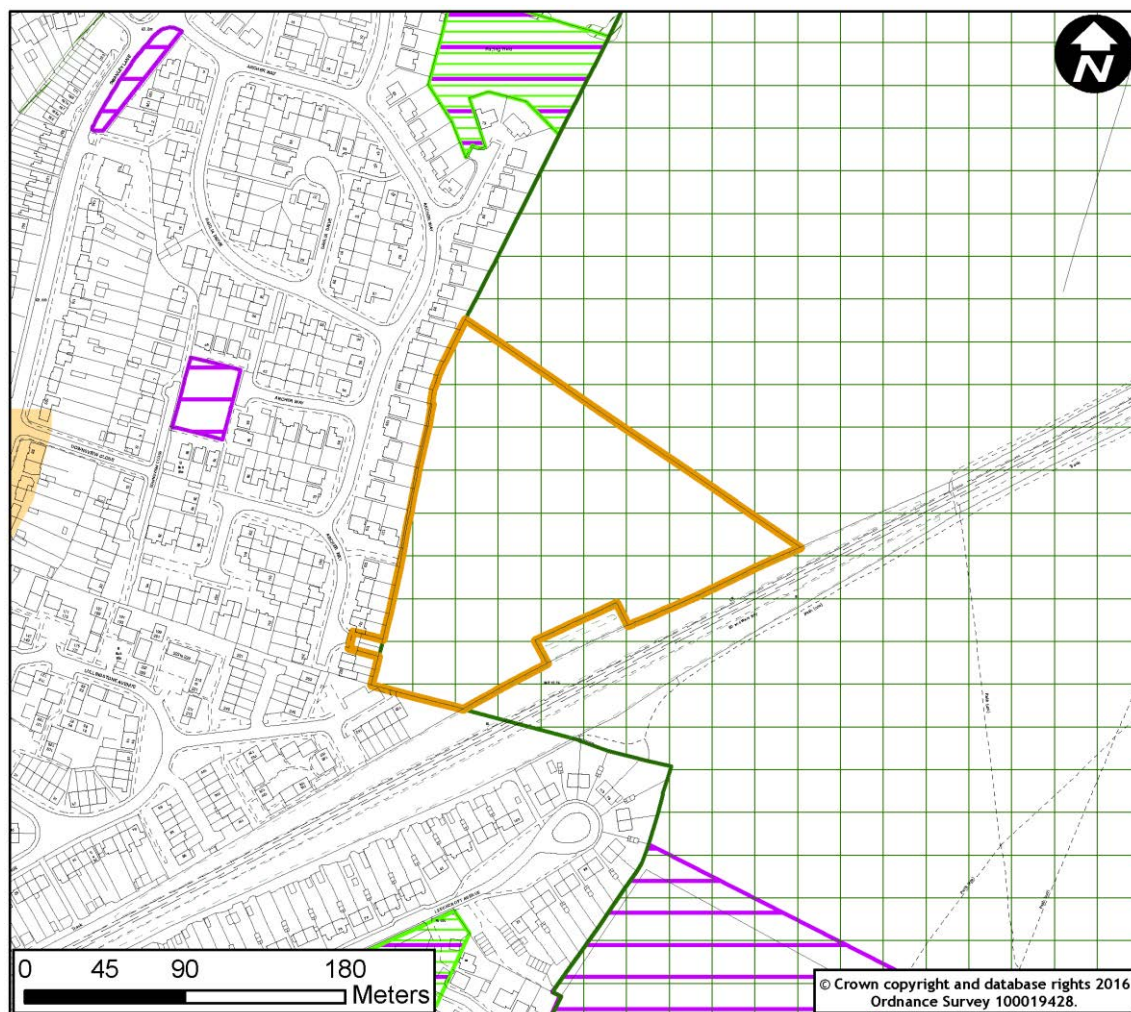


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|-----------------------|---|--------------------------------|---------------|
| <b>Site ref:</b>      | HO141   | <b>Gross area (ha):</b>        | 7.59          |
| <b>Site address:</b>  | Land east of Swanley Park, New Barn Road, Swanley | <b>Developable area (ha):</b>  | N/A           |
| <b>Ward:</b>          | Swanley White Oak                                 | <b>Submitted for:</b>          | Not specified |
| <b>Site location:</b> | Edge of settlement                                | <b>Suitable density range:</b> | 30-40 DPH     |



|                          |   |                           |   |
|--------------------------|---|---------------------------|---|
| <b>Site description:</b> | The site comprises a large area of woodland. Bounded by New Barn Road to the north, residential development to the east and south, and Swanley Park to the west.  |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Swanley urban confines. A new access onto New Barn Road would be required however this is a narrow rural lane and not considered suitable for this scale of development. The woodland provides an important habitat for wildlife and should be protected. Any development proposal would be subject to an ecological survey. It is also considered that development of this site would risk Swanley and Hextable merging. Overall the site is considered unsuitable for development given the ecological value of the woodland. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 1-5.  |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |   |
| <b>Conclusion:</b>       | Unsuitable  | <b>Approximate yield:</b> | 0 |

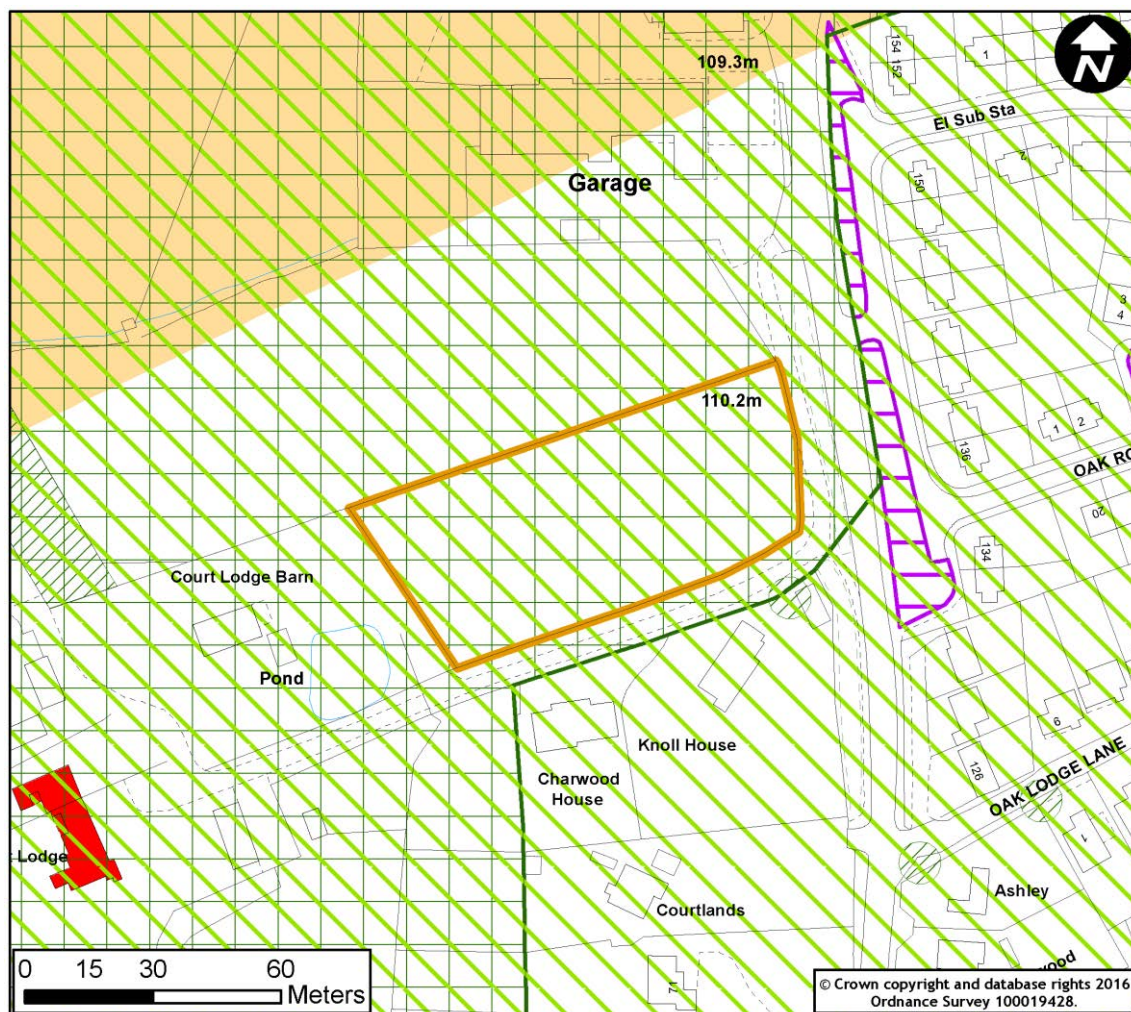
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| <b>Site ref:</b>      | HO213                                     | <b>Gross area (ha):</b>        | 2.61                 |
| <b>Site address:</b>  | Land east of Lullingstone Avenue, Swanley | <b>Developable area (ha):</b>  | 2.61                 |
| <b>Ward:</b>          | Swanley White Oak                         | <b>Submitted for:</b>          | 93 residential units |
| <b>Site location:</b> | Edge of settlement                        | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |   |                           |                          |
|--------------------------|---|---------------------------|--------------------------|
| <b>Site description:</b> | The site comprises a parcel of land containing an agricultural field used for grazing. Bounded by Archer Way to the west, railway line to the south, and open countryside to the north and east. Mature trees line the boundary with the railway line.  |                           |                          |
| <b>Suitability:</b>      | The site is located adjacent to Swanley urban confines. A new access onto Archer Way would be required as well as an additional access to serve more than 50 units. The site represents a natural extension to the settlement. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                          |
| <b>Availability:</b>     | The site has been submitted by the landowner and is considered to be available in years 1-5.  |                           |                          |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |                          |
| <b>Conclusion:</b>       | Deliverable   | <b>Approximate yield:</b> | 78-104 residential units |



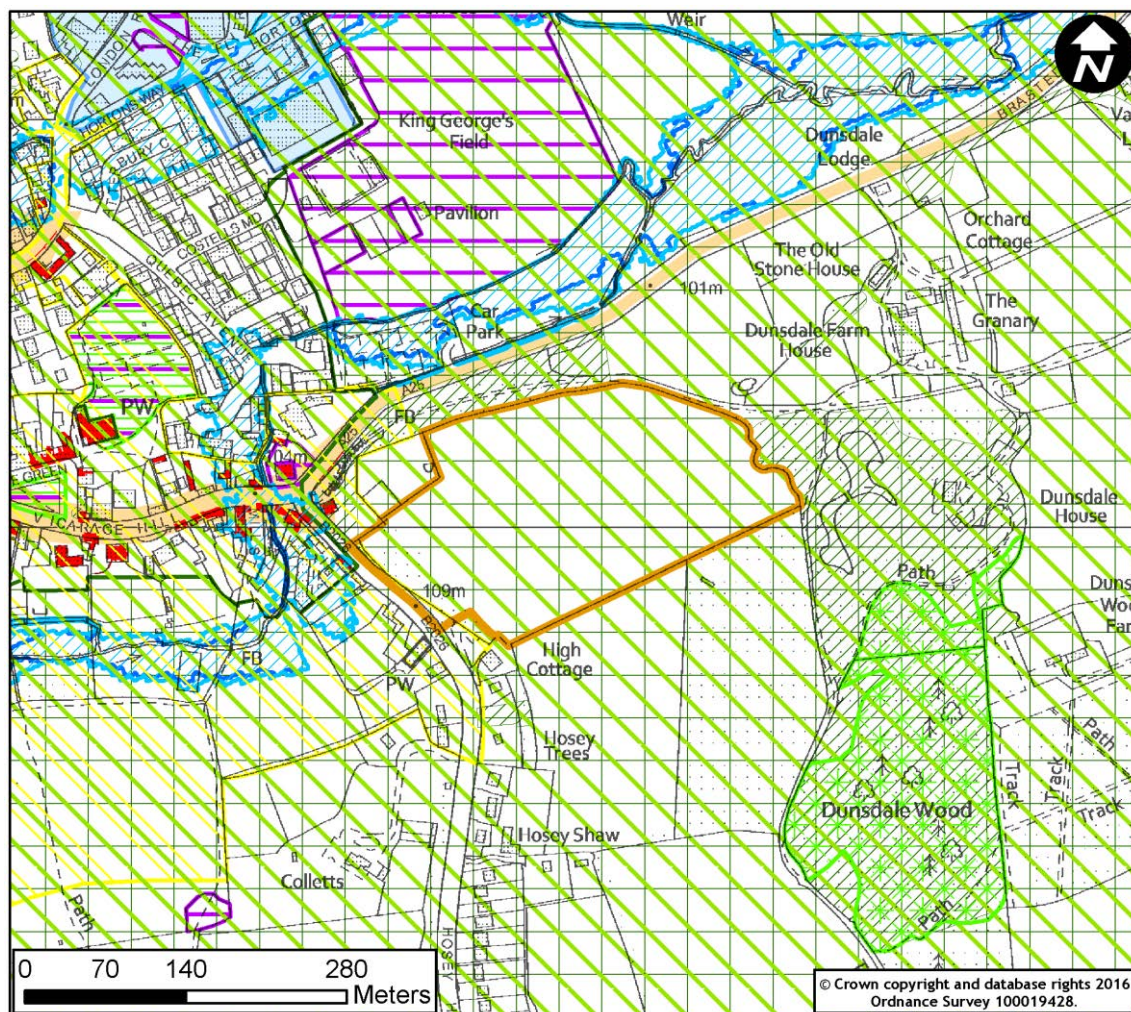
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| <b>Site ref:</b>      | HO36  | <b>Gross area (ha):</b>        | 0.42                |
| <b>Site address:</b>  | Land east of Court Lodge Barn, London Road, Westerham | <b>Developable area (ha):</b>  | 0.42                |
| <b>Ward:</b>          | Westerham & Crockham Hill                             | <b>Submitted for:</b>          | 6 residential units |
| <b>Site location:</b> | Edge of settlement                                    | <b>Suitable density range:</b> | 30-40 DPH           |



|                          |  |                           |                         |
|--------------------------|--|---------------------------|-------------------------|
| <b>Site description:</b> | The site comprises a parcel of land containing a paddock used for grazing horses. Bounded by London Road to the east, residential development to the south and west, and Westerham Garage to the north. Mature trees line the southern boundary of the site.   |                           |                         |
| <b>Suitability:</b>      | The site is located adjacent to Westerham urban confines. A new access onto London Road would be required. The site lies within the AONB but is considered to be well contained within the landscape. Given the small scale nature of the site and its close proximity to existing residential units there are some concerns over amenity impacts which could be addressed through high quality design. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                         |
| <b>Availability:</b>     | The site has been submitted by the landowner and is considered to be available in years 1-5.   |                           |                         |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                         |
| <b>Conclusion:</b>       | Deliverable  | <b>Approximate yield:</b> | 12-16 residential units |



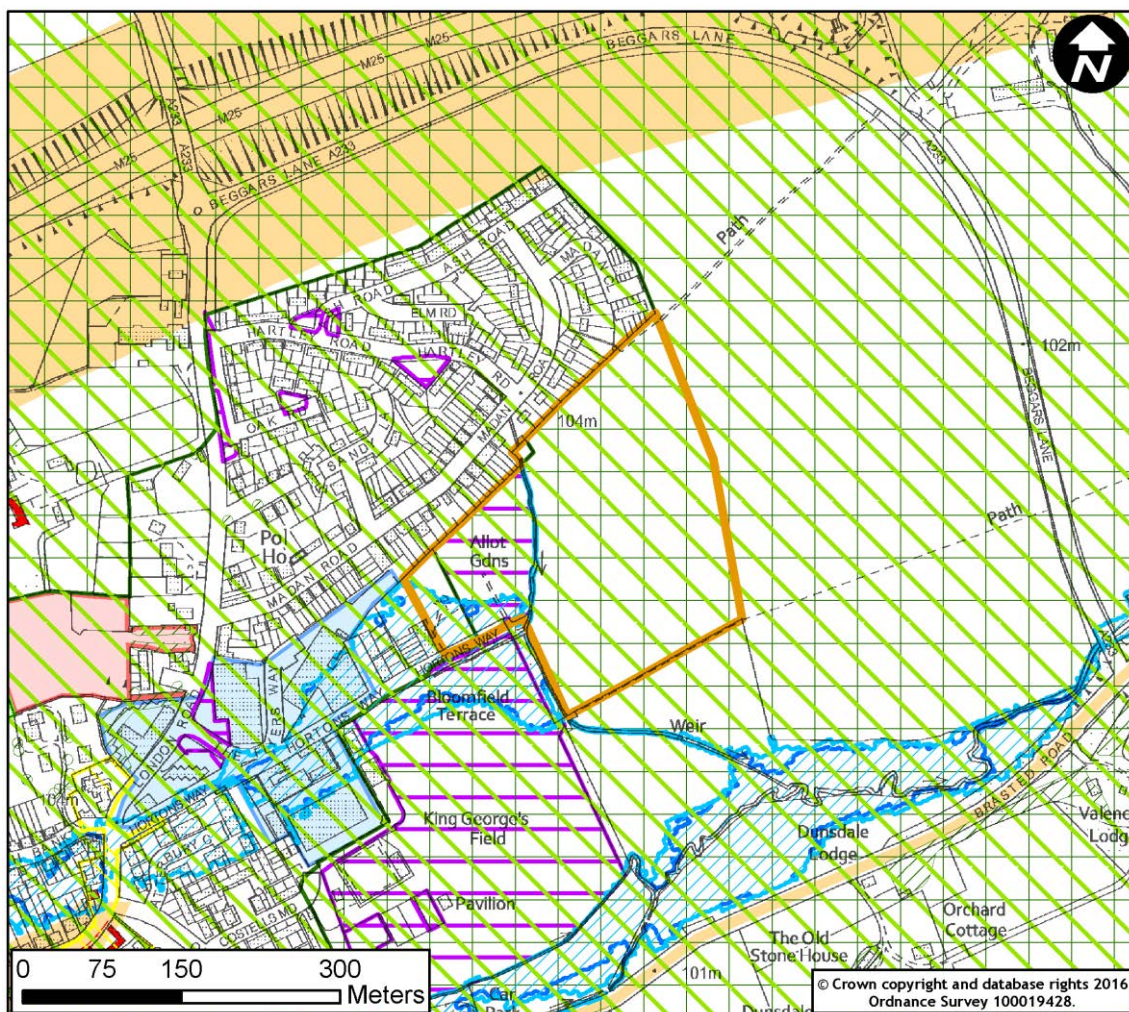
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|-----------------------|---------------------------------------|--------------------------------|----------------------|
| <b>Site ref:</b>      | HO37 / MX3                            | <b>Gross area (ha):</b>        | 5.30                 |
| <b>Site address:</b>  | Land east of Hosey Hill,<br>Westerham | <b>Developable area (ha):</b>  | N/A                  |
| <b>Ward:</b>          | Westerham & Crockham Hill             | <b>Submitted for:</b>          | 50 residential units |
| <b>Site location:</b> | Edge of settlement                    | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |  |                           |   |
|--------------------------|--|---------------------------|---|
| <b>Site description:</b> | The site comprises a parcel of land containing an agricultural field used for grazing. Bounded by Hosey Hill to the west, the A25 to the north, woodland to the east and open countryside to the south. Mature trees line the boundaries of the site which is elevated above road level.   |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Westerham urban confines. A new access onto Hosey Hill would be required. The site lies within the AONB but is considered to be well contained within the landscape. Concerns are raised over any impact a development would have on the setting of the adjacent conservation area and listed buildings, including the Grade I listed Quebec House. Overall the site is considered unsuitable for development given its prominent and elevated position and encroachment into the countryside. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner's agent and is considered to be available in years 5-10.  |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |   |
| <b>Conclusion:</b>       | Unsuitable   | <b>Approximate yield:</b> | 0 |



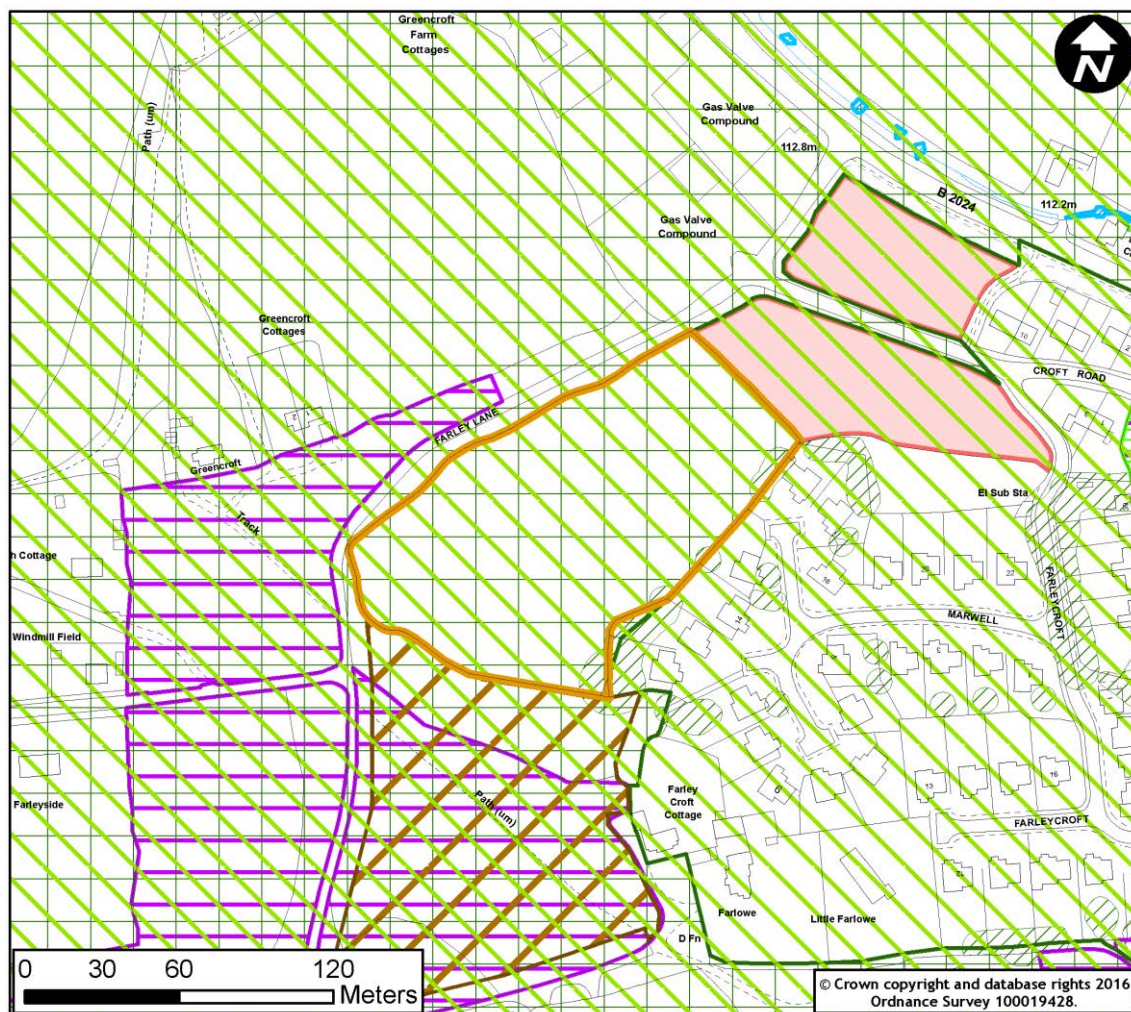
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|-----------------------|--|--------------------------------|-----------------------|
| <b>Site ref:</b>      | HO233                                  | <b>Gross area (ha):</b>        | 6.41                  |
| <b>Site address:</b>  | Land south of Madan Road,<br>Westerham | <b>Developable area (ha):</b>  | N/A                   |
| <b>Ward:</b>          | Westerham & Crockham Hill              | <b>Submitted for:</b>          | 200 residential units |
| <b>Site location:</b> | Edge of settlement                     | <b>Suitable density range:</b> | 30-40 DPH             |



|                          |   |                           |   |
|--------------------------|---|---------------------------|---|
| <b>Site description:</b> | The site comprises a parcel of land containing an agricultural field and allotments. Bounded by residential development to the north, employment development to the west, and open countryside to the south and east.   |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Westerham urban confines. A new access would be required but it is difficult to see how this could be safely achieved without third party involvement. The site is very open and lies within the AONB. It is considered that development of this site would not conserve or enhance the AONB. The allotments form an important part of the green infrastructure network and the loss of this use is not supported and would need to be clearly demonstrated. Part of the site lies within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. Overall the site is considered unsuitable for development given the impact on the AONB and access issues. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner and is considered to be available in years 5-10.   |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |   |
| <b>Conclusion:</b>       | Unsuitable  | <b>Approximate yield:</b> | 0 |



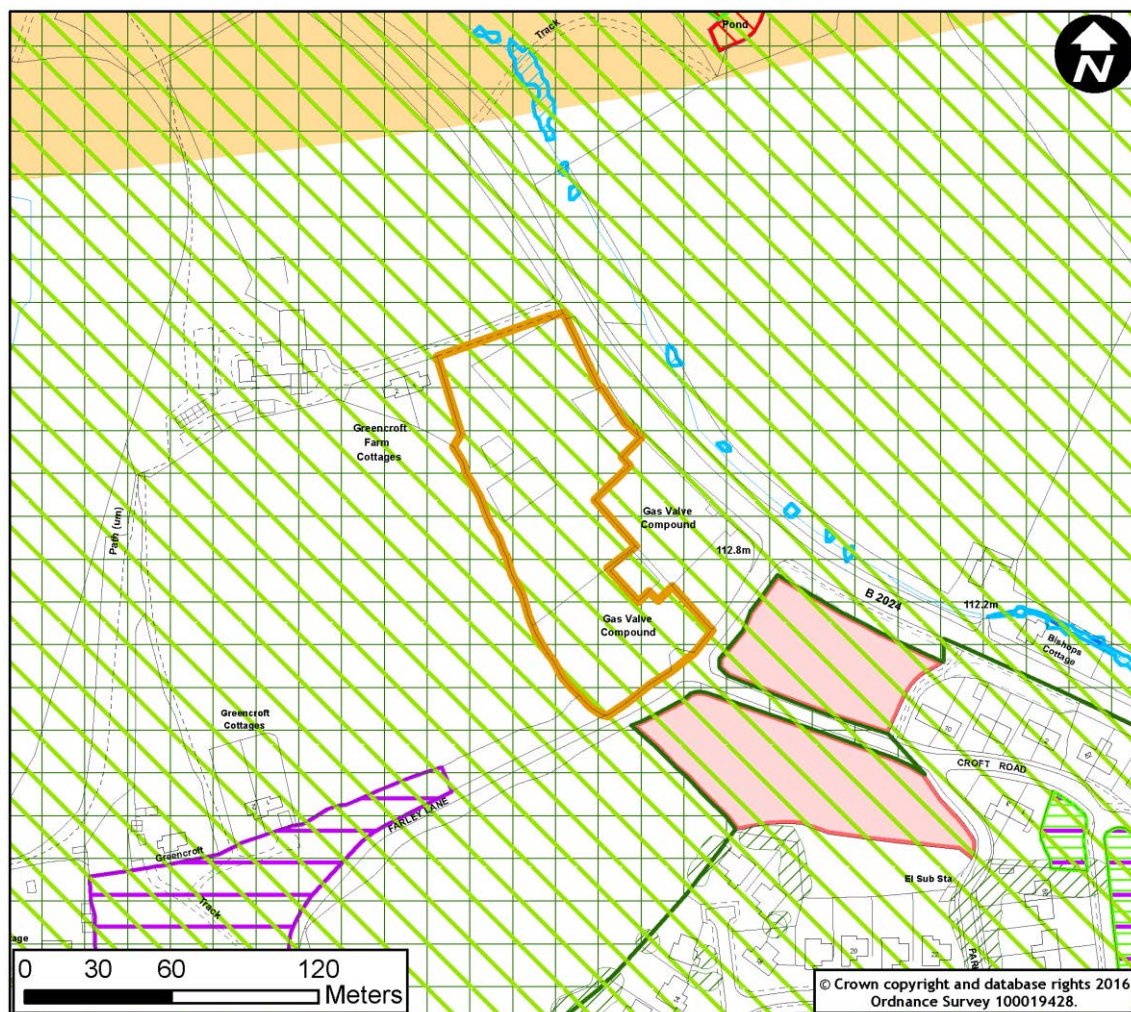
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|-----------------------|---|--------------------------------|----------------------|
| <b>Site ref:</b>      | H0234                                   | <b>Gross area (ha):</b>        | 1.35                 |
| <b>Site address:</b>  | Land south of Farley Lane,<br>Westerham | <b>Developable area (ha):</b>  | 1.35                 |
| <b>Ward:</b>          | Westerham & Crockham Hill               | <b>Submitted for:</b>          | 20 residential units |
| <b>Site location:</b> | Edge of settlement                      | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |  |                           |                         |
|--------------------------|--|---------------------------|-------------------------|
| <b>Site description:</b> | The site comprises a parcel of land containing an agricultural field. Bounded by Farley Lane to the north and west, residential development to the east and woodland to the south. Mature trees line the boundaries of the site.   |                           |                         |
| <b>Suitability:</b>      | The site is located adjacent to Westerham urban confines. A new access onto Farley Lane would be required. The site lies within the AONB but is considered to be well contained within the landscape. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                         |
| <b>Availability:</b>     | The site has been submitted by the landowner and is considered to be available in years 5-10.  |                           |                         |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                         |
| <b>Conclusion:</b>       | Developable  | <b>Approximate yield:</b> | 40-54 residential units |



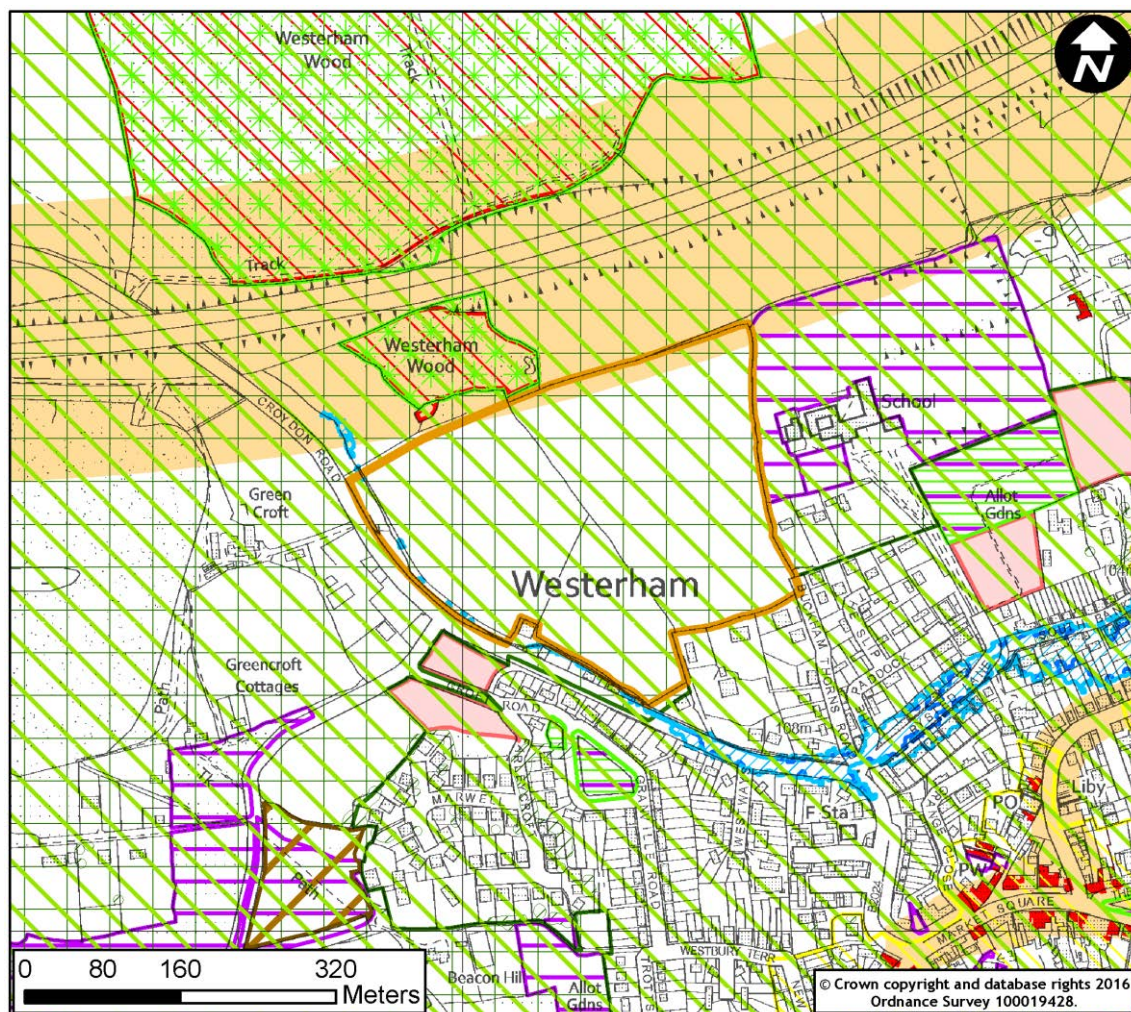
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|-----------------------|---|--------------------------------|----------------------|
| <b>Site ref:</b>      | HO235                                   | <b>Gross area (ha):</b>        | 0.86                 |
| <b>Site address:</b>  | Land north of Farley Lane,<br>Westerham | <b>Developable area (ha):</b>  | 0.86                 |
| <b>Ward:</b>          | Westerham & Crockham Hill               | <b>Submitted for:</b>          | 15 residential units |
| <b>Site location:</b> | Edge of settlement                      | <b>Suitable density range:</b> | 30-40 DPH            |



|                          |  |                           |                         |
|--------------------------|--|---------------------------|-------------------------|
| <b>Site description:</b> | The site comprises a parcel of land containing an agricultural field. Bounded by Croydon Road and gas compound to the east, Farley Lane to the south, and open countryside to the west and north. Farley Lane to the north and west, residential development to the east and woodland to the south. Mature trees line the eastern and southern boundaries.   |                           |                         |
| <b>Suitability:</b>      | The site is located adjacent to Westerham urban confines. A new access onto Farley Lane or Croydon Road would be required. The site lies within the AONB but is considered to be well contained within the landscape. Overall the site is considered able to accommodate development however it is located within the Green Belt so this designation would need to change in order for it to be developed. |                           |                         |
| <b>Availability:</b>     | The site has been submitted by the landowner and is considered to be available in years 5-10.  |                           |                         |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.  |                           |                         |
| <b>Conclusion:</b>       | Developable  | <b>Approximate yield:</b> | 25-34 residential units |



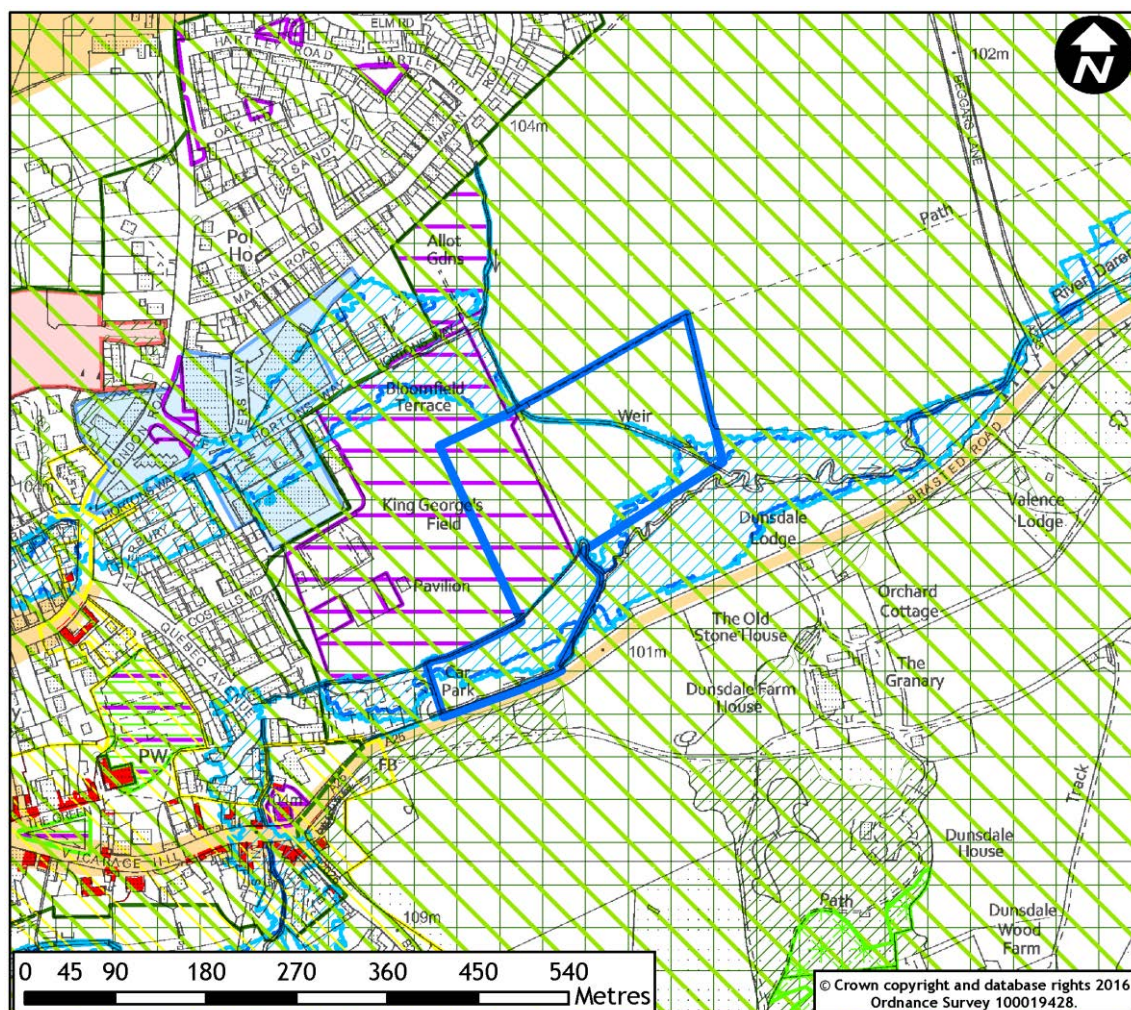
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|-----------------------|--------------------------------------|--------------------------------|-----------------------|
| <b>Site ref:</b>      | HO236                                | <b>Gross area (ha):</b>        | 10.42                 |
| <b>Site address:</b>  | Land east of Croydon Road, Westerham | <b>Developable area (ha):</b>  | N/A                   |
| <b>Ward:</b>          | Westerham & Crockham Hill            | <b>Submitted for:</b>          | 350 residential units |
| <b>Site location:</b> | Edge of settlement                   | <b>Suitable density range:</b> | 30-40 DPH             |



|                          |   |                           |   |
|--------------------------|---|---------------------------|---|
| <b>Site description:</b> | The site comprises a parcel of land containing three agricultural fields. Bounded by Croydon Road to the west, residential development to the south, school to the east, and woodland and open countryside to the north. The site slopes gently downwards from north to south.  |                           |   |
| <b>Suitability:</b>      | The site is located adjacent to Westerham urban confines. A new access onto Croydon Road would be required as well as an additional access to serve more than 50 units. The site is very open and lies within the AONB. It is considered that development of this site would not conserve or enhance the AONB. The site lies adjacent to a SSSI which provides an important habitat for wildlife. Any development proposal would be subject to the satisfaction of Natural England. Overall the site is considered unsuitable for development given the impact on the AONB. |                           |   |
| <b>Availability:</b>     | The site has been submitted by the landowner and is considered to be available in years 5-10.   |                           |   |
| <b>Achievability:</b>    | No constraints that could render the site financially unviable are identified at this time.   |                           |   |
| <b>Conclusion:</b>       | Unsuitable  | <b>Approximate yield:</b> | 0 |



|                |  |                         |                |
|----------------|--|-------------------------|----------------|
| Site ref:      | EM14   | Gross area (ha):        | 5.22           |
| Site address:  | Land north of the A25 and east of King George's Field, Westerham | Developable area (ha):  | N/A            |
| Ward:          | Westerham & Crockham Hill  | Submitted for:          | Primary school |
| Site location: | Edge of settlement   | Suitable density range: | N/A            |



|                   |  |                    |   |
|-------------------|--|--------------------|---|
| Site description: | The site comprises an undeveloped parcel of land containing agricultural fields and part of King George's playing field. Bounded by the A25 to the south, car park and playing field to the west, and open countryside to the north and east.  |                    |   |
| Suitability:      | The site is located adjacent to Westerham urban confines when considered alongside site H0233. A new access onto the A25 would be required. The site lies partly within flood zones 2 and 3 and any development proposal would be subject to a flood risk assessment. The western part of the site is identified in the Open Spaces Study as an outdoor sports facility which forms an important part of the green infrastructure network. The loss of this use is not supported and would need to be clearly demonstrated. The site is very open and lies within the AONB. It is considered that development of this site would not conserve or enhance the AONB. Overall the site is considered unsuitable for development given the impact on the AONB, loss of playing fields and encroachment into the countryside. |                    |   |
| Availability:     | The site has been submitted by the landowner and is considered to be available in years 5-10.  |                    |   |
| Achievability:    | No constraints that could render the site financially unviable are identified at this time.  |                    |   |
| Conclusion:       | Unsuitable   | Approximate yield: | 0 |