

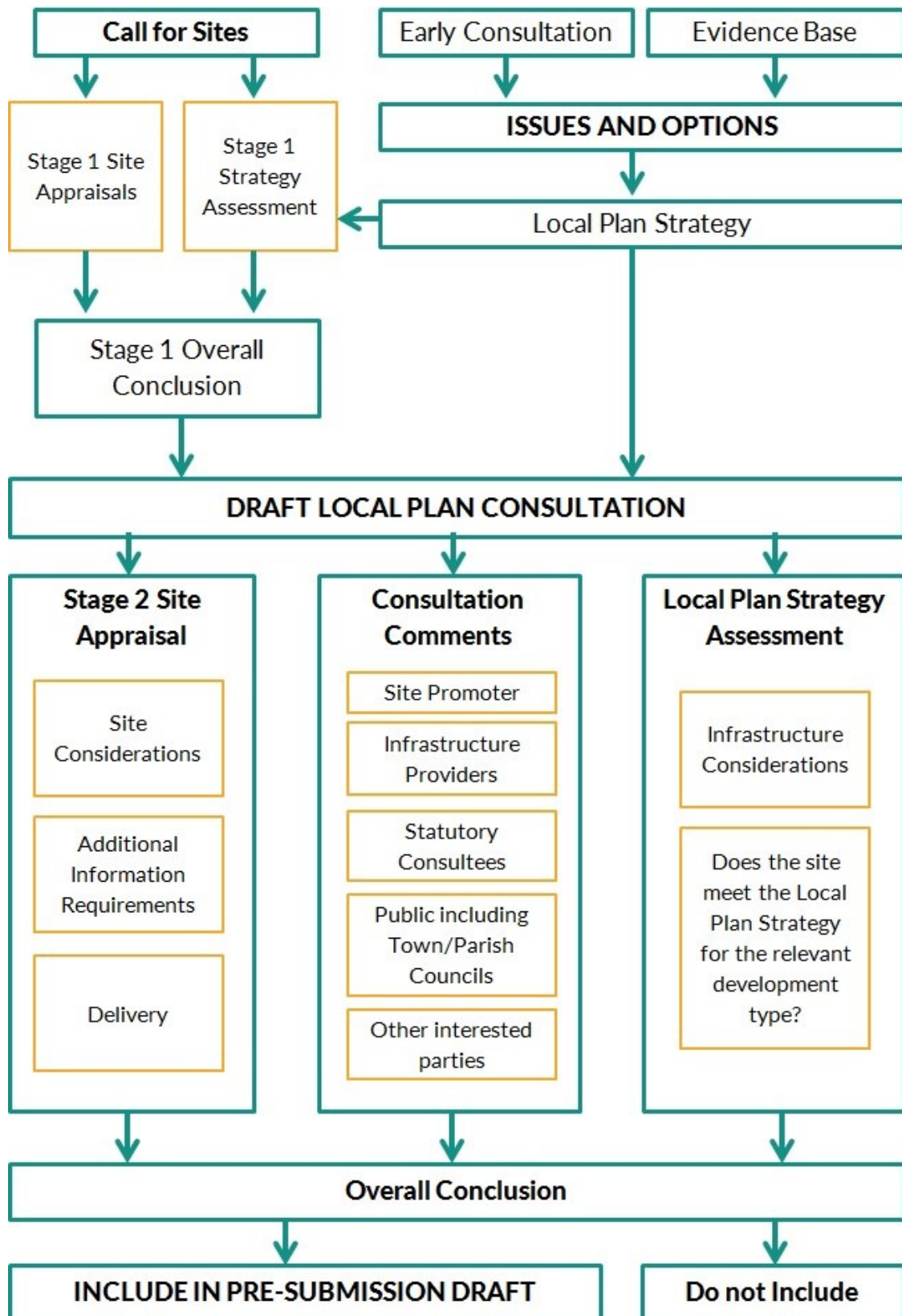
Local Plan Site Appraisals – November 2018

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1. Site Appraisal Methodology

All sites submitted for development were subject to a thorough appraisal following the process set out below.

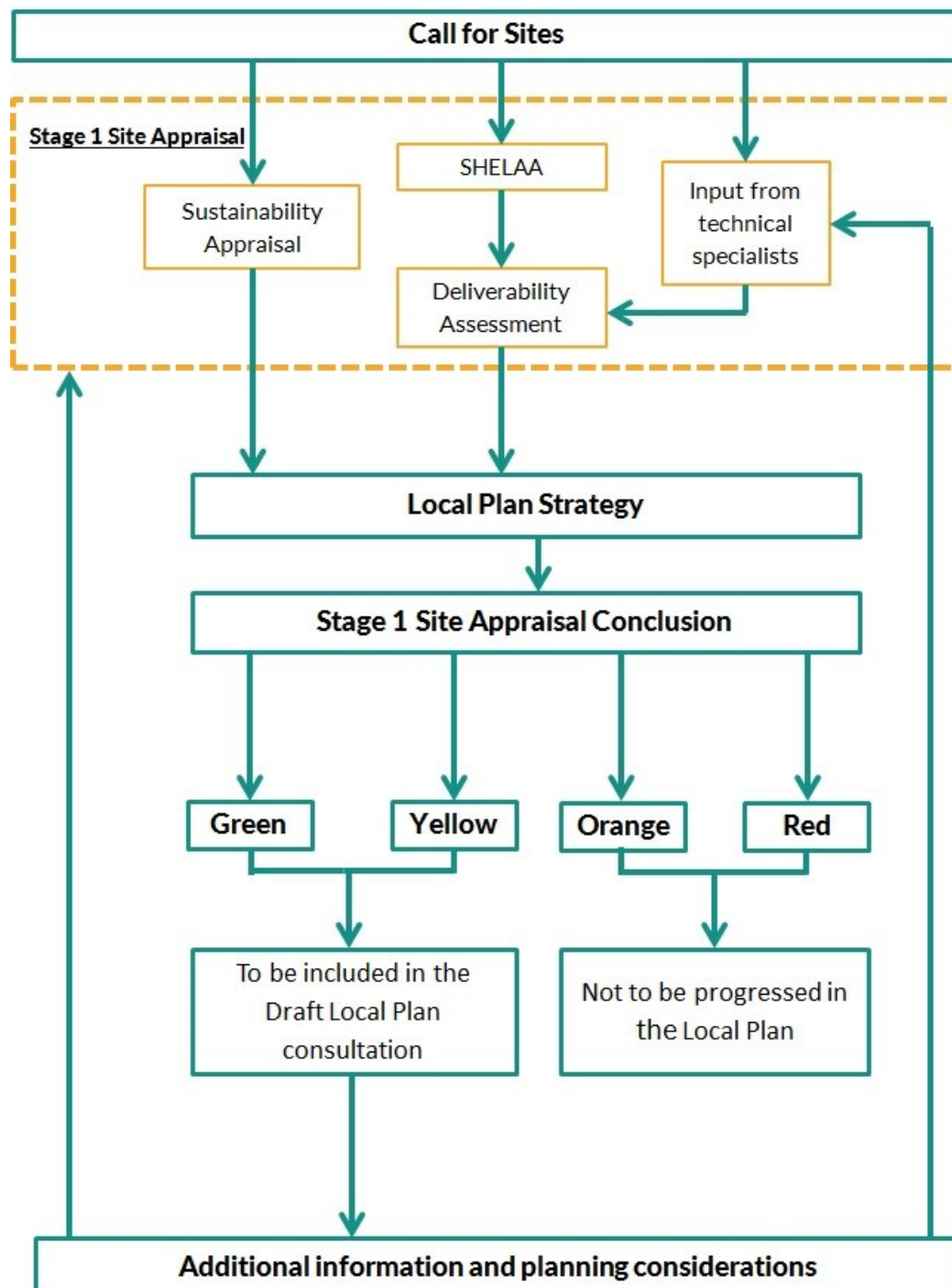


Stage 1 Site Appraisal

All available sites submitted in the “call for sites” were subject to a stage 1 site appraisal. For sites submitted up to October 2017 this appraisal was used to identify which sites would be subject to the draft Local Plan consultation in summer 2018.

Sites submitted since October 2017 have also been subject to a stage 1 appraisal and those considered potentially suitable at the end of the stage 1 appraisal have been subject to the stage 2 appraisal.

The stage 1 appraisals were undertaken as follows:



Call for sites

The call for sites ran from October 2015 to October 2018. Landowners and developers were invited to put forward sites for all types of development including for housing, employment, retail, gypsy and traveller pitches and mixed use.

Sustainability Appraisal (SA)

All sites submitted to the District Council for consideration are subject to a Sustainability Appraisal (SA) in accordance with the Strategic Environment Assessment Directive. The SA assesses sites irrespective of local policy or strategy and with a focus on the potential environmental, social and economic impact of development on the site. The findings of the SA led to the following actions within the site appraisal:

- Substantially negative impacts on sustainability were noted in the stage 1 appraisal as “Key Messages from the SA”.
- Site boundaries were amended to exclude protected areas or where the constraints are unlikely to be overcome e.g. Ancient Woodland, SSSI, Flood Zones. The sites were then subject to a further SA on the reduced site area and continued in the site appraisal process.
- The SA identified where input from technical specialists or technical surveys may be needed e.g. the Environment Agency or Natural England.
- The SA findings resulted in additional design guidance or where additional information was required for any proposed allocations.

Details of the SA process can be found in section 2 and the findings will be included within each site appraisal.

Strategic Housing and Economic Land Availability Assessment (SHELAA)

The SHELAA is a technical assessment of the amount of land that is available and suitable to meet the District’s housing and employment needs. It is an important evidence base document that informs plan-making, but it does not determine whether a site should be allocated for development in the future, nor does it influence the likelihood of gaining planning permission on a particular site.

The SHELAA was initially published in July 2017 and updated in July 2018. It includes assessments of the following sources of supply:

- Sites submitted for all types of development through the ‘call for sites’ process between October 2015 and October 2017;
- Sites already allocated in the Allocations and Development Management Plan (ADMP) that were yet to come forward;
- In addition the empty properties register, refused/withdrawn planning applications, and 2008/09 SHLAA sites were also interrogated.

Sites were assessed for their suitability, availability and achievability. Full details of the methodology used and process followed are set out in the SHELAA 2018 document and associated appendices.

The SHELAA is an iterative process and a further update is planned for publication in December 2018 to accompany the Regulation 19 pre-submission version of the Local Plan.

This update will include assessments of new sites submitted between November 2017 and September 2018, and any updates to the assessments set out in the previous update of the SHELAA where additional information has been submitted.

Site Deliverability Assessment

Whilst the SHELAA and Sustainability Appraisal provide details on the suitability and sustainability of sites, they do not consider any policy constraints or site specific information that could be material considerations. The introduction of a deliverability assessment for all sites allowed the consideration of such data, including drawing out suitable brownfield sites and greenfield sites in the Green Belt where social and community infrastructure is proposed. Essentially, the deliverability assessment introduced a policy-on approach. This was particularly important given the significant constraints that exist within the District (93% Green Belt and 60% AONB).

The deliverability assessments considered the following issues:

- Whether an existing use would be lost;
- Any access requirements;
- For sites within the Green Belt, whether the Green Belt in that location is performing well and if there are any boundary issues;
- Any viability issues;
- Whether new social and community infrastructure is proposed;
- Whether any input from technical specialists is required; and
- Any other site specific considerations.

On completion of this information, sites were given a **deliverability conclusion**, based on the following rules:

- Green:
 - Sites within existing settlements where there are no deliverability issues.
 - Greenfield sites in the Green Belt where they lie within a weakly performing Green Belt parcel and propose social and community infrastructure.
 - Previously developed and locally defined brownfield sites in the Green Belt where they lie within a weakly performing Green Belt parcel and propose social and community infrastructure.
- Yellow:
 - Sites within existing settlements where there are minor deliverability issues.
 - Sites where an existing use would be lost e.g. employment, community, open space.
 - Previously developed sites in the Green Belt where there are no deliverability issues (and where relevant, the exclusion of any greenfield land).
 - Greenfield sites in the Green Belt where they lie within a moderate or strong performing Green Belt parcel and propose social and community infrastructure.
 - Previously developed and locally defined brownfield sites in the Green Belt where they lie within a moderate/strong performing Green Belt parcel and propose social and community infrastructure.

- Orange:
 - Locally defined brownfield sites in the Green Belt where there are no deliverability issues (and where relevant, the exclusion of any greenfield land).
 - Greenfield sites in the Green Belt where they lie within a weakly performing Green Belt parcel but propose no social and community infrastructure.
- Red:
 - Sites already allocated for a particular use e.g. employment, open space.
 - Sites located in a strategic gap.
 - Greenfield sites in the Green Belt where they lie within a moderate or strong performing Green Belt parcel and propose no social and community infrastructure.
 - Sites that are subject to constraints that are unlikely to be overcome.

Input from technical specialists

Some sites lie within or adjacent to designated, protected or sensitive areas where input from technical specialists has been sought to determine the potential impact of development. This includes but is not limited to:

Constraint/designation	Technical Specialist	When consulted
Area of Outstanding Natural Beauty	Kent Downs AONB Unit High Weald AONB Unit	During site appraisal process and draft Local Plan consultation
Flood zone	Environment Agency	During site appraisal process and draft Local Plan consultation
Surface Water runoff	Kent County Council	Draft Local Plan consultation
Source protection zones	Environment Agency	During site appraisal process and draft Local Plan consultation
Air Quality Management Area	Environmental Health	During site appraisal process and draft Local Plan consultation
Historic Landfill Sites	Environmental Health	During site appraisal process and draft Local Plan consultation
Heritage Assets including Conservation Area, locally register historic park and garden and listed buildings	Conservation Team Historic England	Following additional information received during the draft Local Plan consultation
Ancient Woodland	Natural England	Draft Local Plan consultation
Areas of High Biodiversity Value	Biodiversity Team fieldwork	During site appraisal process
Areas of Archaeological Potential	KCC Archaeology	Draft Local Plan consultation
Registered Parks and Gardens	Historic England	Draft Local Plan consultation
Scheduled Monument	Historic England	Draft Local Plan consultation
Sites of Special Scientific	Natural England	Draft Local Plan consultation

Interest		
Areas along the road network with specific traffic issues	KCC Highways	During site appraisal process and draft Local Plan consultation
Strategic Road Network e.g. M25	Highways England	Draft Local Plan consultation

Local Plan Strategy

A strategy has been produced for addressing:

- Housing Need
- Employment Need
- Gypsy and Traveller Accommodation Need
- Retail Need

The strategies are summarised in this document below however the full strategy explanation can be found in the relevant sections of the draft Local Plan.

Housing Strategy

The strategy for identifying land for new housing development is as follows:

- Maximising densities in existing settlements (non-green belt);
- Redeveloping sustainable brownfield sites in the Green Belt (PDL and locally defined brownfield); and
- Developing greenfield sites in the Green Belt only where there are convincing exceptional circumstances such as the inclusion of evidenced social and community infrastructure that benefits the existing community as well as the proposed.

Employment Strategy

The strategy for identifying new sustainable employment land is as follows:

- Sites close to the existing transport network, particularly the strategic road and rail network;
- Sites adjacent to or close to existing protected employment land; and
- Sites on the edge of existing settlements.

Gypsy and Traveller Accommodation Strategy

The strategy to identify locations for additional permanent pitches has been developed, subject to site sustainability and suitability, and has been endorsed by Local Members:

- Identifying existing temporary pitches that can be made permanent;
- Identifying additional permanent pitches on sites with existing pitches within the current site boundary to achieve a higher density; and
- Identifying additional permanent pitches on sites with existing pitches with small scale minor boundary amendments in consultation with Local Members.

Retail Strategy

The strategy for the retail need for the District focuses on:

- Redeveloping, regenerating and intensifying existing town centres;
- Allocating additional retail floorspace within suitable employment or mixed use allocations; and
- Providing additional retail floorspace on suitable brownfield land located close to transport hubs.

Stage 1 Site Appraisal Conclusion

Sites have been separated into appraisal categories according to the findings of the site appraisal and whether the sites accord with the relevant Local Plan Strategy. This conclusion takes into account:

- The SHELAA findings
- The Sustainability Appraisal findings
- The Deliverability Conclusion
- The relevant Local Plan Strategy

Rules have been developed to help the categorisation of sites, these are outlined below.

In addition to the “**Green, Yellow, Orange and Red**” categories some sites have been placed in the “**Blue**” category.

A site has been placed in the “**Blue**” category if:

- The site is too small to accommodate at least 5 housing units; or
- The site lies within the Green Belt and has been promoted for employment use and is currently in that use.

Sites in the “**Blue**” category can be developed under existing and/or proposed policy in the Local Plan.

Where a site located in the Green Belt contains a mix of greenfield and brownfield land, and no social or community infrastructure is proposed, the site area has been reduced to exclude the greenfield element of the site in order to accord with the strategy. An exception to this rule is where a site contains a dwelling and associated garden and the site lies adjacent to the built confines of a settlement.

In addition, sites within strategic gaps between Green Belt settlements with no social or community infrastructure proposed have been reduced to the previously developed land only.

How sites have been categorised for the stage 1 appraisal conclusion

A site has been placed in the “**Green**” category if it is consistent with the relevant Local Plan Strategy and if:

- There are no overriding constraints to restrict development;
- The development is unlikely to have an impact on any protected land, heritage assets;
- There are no site specific issues which are unlikely to be overcome e.g. access;
- The site is deliverable with no viability issues;
- The proposed loss of the existing use is acceptable.

A site has been placed in the “**Yellow**” category if it is consistent with the relevant Local Plan Strategy but more information is required to assess if:

- There are no overriding constraints to restrict development
- The development is unlikely to have an impact on any protected land, heritage assets;
- There are no site specific issues which are unlikely to be overcome e.g. access;
- The site is deliverable;
- The proposed infrastructure and/or community benefits relate to an evidenced local need;
- The proposed loss of the existing use has not yet been assessed.

A site has been placed in the “**Orange**” category if it is not consistent with the relevant Local Plan Strategy but doesn’t meet any of the “**Red**” criteria. This may be for one or more of the following reasons:

- The site is promoted for housing and is greenfield with no proposed infrastructure and/or community benefits to warrant exceptional circumstances in accordance with the strategy; and/or
- The site is promoted for housing and is part greenfield, part PDL/brownfield on the edge of a settlement where the PDL/brownfield element alone would result in a site not capable of accommodating at least 5 units and the site does not meet the criteria for greenfield exceptional circumstances.

A site has been placed in the “**Red**” category if one or more of the following applies:

1. The site lies within an area of land wholly or mostly designated as an “absolute constraint”:
 - Site of Special Scientific Interest
 - National or European designated site
 - Floodplain 3b
 - Scheduled Ancient Monument
 - Registered Park and Garden
 - Ancient Woodland
2. The site lies within an area of land wholly or mostly designated as:
 - Local Wildlife Site
 - Floodplain 3a
 - Local Nature Reserve
 - Historic Park and Garden in Kent (local designation)

3. The site is greenfield, does not lie adjacent to an existing settlement Green Belt boundary, is considered to be in an unsustainable or unsuitable location and is not consistent with the relevant Local Plan Strategy.
4. The site lies within the strategic gap between Green Belt settlements.
5. The site is cannot be developed due to impacts or restrictions unlikely to be overcome, including but not limited to:
 - Impact on the Area of Outstanding Natural Beauty
 - Inadequate access arrangements
 - Impact on air quality or impact of an AQMA
 - Loss of habitat and impact on biodiversity and wildlife
 - Existing allocations for a protected use
 - Sites with multiple constraints
 - Overdevelopment of site
 - Development will have a detrimental impact on local character

Stage 2 Site Appraisal

Following the Draft Local Plan consultation a further appraisal was undertaken of the sites included within the Draft Local Plan, and any additional sites submitted that meet the strategy. The most suitable sites that met the Local Plan Strategy have been included in the proposed submission draft of the Local Plan.

Site Considerations

A Red-Amber-Green rating system was devised to assess the main qualities of each site. This considered whether the site:

- Is within or adjoining an existing settlement;
- Is close to existing services, facilities and public transport;
- Is within a strongly, moderately or weakly performing parcel of Green Belt as identified by the Green Belt Assessment; and
- Has landscape constraints including Area of Outstanding Natural Beauty and any landscape sensitivity.

Consideration has also been given to the optimum density of potential development on each site, in order to make the most efficient use of land. This included the:

- Location;
- Existing built form;
- Access to services, facilities and public transport; and
- Efficient use of land.

The following matrix has been developed to guide optimum densities in the most suitable locations for the most appropriate types of development:

Location	Description	Density range	Types of development expected
Central / town centres	Sevenoaks Swanley Edenbridge	150 DPH +	Flats
Urban areas	Sevenoaks Swanley Edenbridge Westerham New Ash Green Otford Hartley	50 – 150 DPH	Flats Terraced Town houses Semi-detached Detached
Edge of urban areas	Sevenoaks Swanley Edenbridge Westerham New Ash Green Otford Hartley	40 – 60 DPH	Flats Terraced Town houses Semi-detached Detached
Other built up areas (villages)	West Kingsdown South Darenth Hextable Seal Brasted Kemsing Eynsford Crockenhill Halstead Leigh Farningham Sevenoaks Weald Sundridge Knockholt Shoreham Four Elms	40 – 60 DPH	Flats Terraced Semi-detached Detached
Edge of villages	West Kingsdown South Darenth Hextable Seal Brasted Kemsing Eynsford Crockenhill Halstead Leigh Farningham Sevenoaks Weald Sundridge Knockholt Shoreham Four Elms	30 – 60 DPH	Flats Terraced Semi-detached Detached

Rural locations (already developed sites)	Horton Kirby Ide Hill Penshurst Hever Fawkham Chiddingstone Chiddingstone Causeway Badgers Mount Cowden Underriver Crockham Hill Fordcombe Hodsoll Street Ash Stone Street Mark Beech Swanley Village Chiddingstone Hoath Toys Hill Well Hill Chevening Knatts Valley Bough Beech Bitchet Green Heaverham Godden Green Marsh Green Pratts Bottom		
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Additional Information Requirements

Sites that had been categorised as “Yellow” in the stage 1 site appraisals were included in the draft Local Plan consultation subject to additional information. The draft Local Plan set out what additional information was required so that a complete assessment of the site could be undertaken. Such additional information included:

- Information on the loss of the existing use;
- Assessment of the impact of the site on a heritage asset;
- Advice from technical specialists such as Highways England, Natural England or Environmental Health regarding a site specific issue; and
- Input from infrastructure providers including the local highways authority (KCC Highways), Clinical Commissioning Groups and education providers.

It is noted in the appraisal if the information was received and also whether the information provided was sufficient to demonstrate that the site could be taken forward as an allocation in the Local Plan.

Delivery

It is important to understand when a site can be delivered. The NPPF clearly sets out that the Local Plan should identify a supply of:

- a) Specific, deliverable sites for years 15 of the plan period; and
- b) Specific, developable sites or broad locations for growth, for years 6-1 and, where possible, for years 11-15 of the Plan.

Definitions of “deliverable” and “developable” can be found within the glossary of the NPPF. Each site has been categorised as “deliverable” or “developable” according to evidence of when the site can be delivered. Such evidence may include:

- When the site will become available – e.g. is there an existing use that is still active?
- Whether there are any physical or viability constraints that may cause issues for delivery such as contamination.
- Evidence of site progression such as the appointment of architects, housing developers, non-confidential pre-application discussions etc.
- Any barriers to delivery such as multiple landowners or legal tenants.

Further evidence and information may be requested from site promoters to demonstrate that a site is “deliverable”. In the absence of information, or where the appraisal has identified potential barriers to delivery, suitable sites have been considered as “developable”.

Draft Local Plan Consultation Comments

The majority of sites progressing to the Regulation 19 publication stage of the Local Plan were included in the Draft Local Plan consultation in Summer 2018.

The comments received during the consultation have been summarised and form part of the appraisal process.

Local Plan Strategy Assessment

Each site was assessed against the relevant Local Plan Strategy following any additional information submitted and any technical advice received.

Sites within the Green Belt were tested to determine whether the benefits of the development outweigh the harm to the Green Belt. Account was taken of:

- The history of the site and its current use;
- Green Belt strength according to the Green Belt Assessment;
- Whether the site is classed as previously developed land or has been developed; and
- Whether the proposal makes the best use of the land.

For the greenfield Green Belt sites proposing a mix of uses, the promoter was required to demonstrate that the infrastructure and community benefits proposed meets an existing evidenced need. Analysis has been undertaken within the appraisal to test the claims of the promoter.

Conclusions

For a site to be included in the Regulation 19 pre-submission version of the Local Plan it must have a positive outcome in both the site appraisal conclusion and the local plan strategy assessment.

2. Sustainability Appraisal for the Sevenoaks Local Plan: Site Assessment Criteria

Purpose of this note:

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

Step 1: Evaluation of absolute constraints

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

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

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

Step 2: Evaluation of non-absolute constraints

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

Table: Proposed criteria to evaluate at Step 2

Criteria	'RAG' rules	Commentary
Green Belt	R = Strong A = Moderate G = Weak	These are site scorings determined by the Green Belt Assessment, which has evaluated how each site performs against the role and function of Green Belt as set out in National Policy.
Areas of Outstanding Natural Beauty	R = Within AONB A = Within 5km of AONB G = Over 5km from AONB	This reflects the presence of the Kent Downs AONB across the centre of the district and the High Weald AONB in the south of the district.
Landscape sensitivity	R = Medium-High/High A = Medium G = Low/Low-Medium	These scorings are based on the conclusions of the Landscape Sensitivity Study where available and earlier evidence base work for areas outside the scope of the LSS.
Agricultural land quality	R = Grade 1 or 2 A = Grade 3 G = Grade 4/5 or urban	Recent land classification has not been undertaken in many parts of the district. As such the pre-1988 classification is the only means of consistently comparing sites. This does not however provide a distinction between Grade 3a (i.e. land classified as the 'best and most versatile') and Grade 3b land (i.e. land which is not classified as such). As such Grade 3 land has been assigned an 'amber' score.
SSSI Impact Risk Zones	R = Within an SSSI IRZ for all development A = Within an SSSI IRZ for the type and scale of development likely to be proposed G = Not within an SSSI IRZ	<p>Impact Risk Zones (IRZs) are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts. The IRZs also cover the interest features and sensitivities of European sites, which are underpinned by the SSSI designation and "Compensation Sites", which have been secured as compensation for impacts on Natura 2000/Ramsar sites.</p> <p>LPAs have a duty to consult Natural England before granting planning permission on any development that is in or likely to affect a SSSI. As such IRZs enable a consideration of whether a proposed development is likely to affect a SSSI and determine whether they will need to consult Natural England to seek advice on the nature of any potential SSSI impacts and how they might be avoided or mitigated.</p>
Proximity to a Local Wildlife Site	R = Includes or is adjacent A = <50m G = >50m	There are a number of LWS situated within the district. The RAG distances reflect this, along with the assumption that the sites are of less significance/ are less sensitive than nationally designated SSSIs.
Proximity to a BAP priority habitat	R = Includes or is adjacent A = <50m G = >50m	This seeks to flag if a development at a site could result in the loss of and therefore fragmentation of BAP priority habitats. It also helps to flag if there is the potential for disturbance to priority habitats within 50m of the site.

Criteria	'RAG' rules	Commentary
Ecological	R = Biodiversity High A = Biodiversity Medium G = Biodiversity Low	This builds on the Biodiversity Analysis work AECOM have recently completed for Sevenoaks and seeks to highlight sites which could have the greatest impact on biodiversity.
Proximity to a Conservation Area	R = Intersects or is adjacent A = <50m G = >50m	<p>It is appropriate to 'flag' as red where a site is within, intersects with or is adjacent to a Conservation Area. It is also appropriate to flag sites that might more widely impact on the setting of a Conservation Area and a 50m threshold has been assumed. It is recognised that distance in isolation is not a definitive guide to the likelihood or significance of effects on a heritage asset. It is also recognised that the historic environment encompasses more than just designated heritage assets.</p> <p>Whilst there is good potential to highlight where development in proximity to a heritage asset might impact negatively on that asset, or its setting, a limitation relates to the fact that it is unlikely to be possible to gather views from heritage specialists on sensitivity of assets / capacity to develop each of the sites. This is a notable limitation as potential for development to conflict with the setting of historic assets / local historic character can only really be considered on a case-by-case basis rather than through a distance based criteria. It will also sometimes be the case that development can enhance heritage assets.</p>
Proximity to a Registered Park or Garden	R = Is adjacent A = <50m G = >50m	As above.
Proximity to a Scheduled Monument	R = Is adjacent A = <50m G = >50m	As above.
Proximity to a listed building	R = Intersects or is adjacent A = <50m G = >50m	As above.
Proximity to an area of archaeological importance	A = Intersects or is adjacent G = Does not intersect and is not adjacent	It is assumed that any development within an area of archaeological importance is more likely to contain archaeology. This does not mean that sites outside these areas cannot contain archaeology and this would be investigated further through any planning applications.
AQMA	R = Within or adjacent to an AQMA A = Within 50m of an AQMA G = Further than 50m from an AQMA	Highlights which AQMA a site is within or closest to. For sites outside of an AQMA the straight line distance is shown. 50m has been assumed to represent AQMA buffer zones as these are not individually defined.

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

Step 3: Evaluation of opportunities

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

Table: Proposed criteria to evaluate at Step 3

Criteria	'RAG' rules	Commentary
Previously developed land	R = Greenfield site A = Mixture of greenfield and previously developed land A = Sevenoaks brownfield G = Previously developed land	Highlights whether the site is a previously developed or greenfield site as defined by the NPPF/NPPG .
Settlement hierarchy	R = Open countryside or adjoining Tier 5 settlements (hamlets) A = Adjoining Tier 4 settlements (villages) G = Adjoining Tier 1,2 or 3 settlements (four largest towns plus local services centres)	This set of criteria is based on the site's proximity to services and facilities. There is a presumption that the higher up the settlement hierarchy the location is, the broader range of amenities are available.
Proximity to a town or local centre	R = >800m A = 400-800m G = <400m	Highlights walking distance to town or local centres in the district. There is no clear guidance on distance thresholds and it is recognised that service centres will often be reached by car or public transport. The thresholds reflect the spread of the data.
Proximity to a school	R = >800m A = 400-800m G = <400m	Highlights walking distance to a school. Department for Transport guidance ¹ suggests 800m as a walkable distance to community facilities.
Proximity to a doctor or health centre	R = >800m A = 400-800m G = <400m	Highlights walking distance to a Doctor or Health Centre. Department for Transport guidance ² suggests 800m as a walkable distance to community facilities.
Proximity to a train station	A = >1,000m G = <1,000m	Highlights walking distance to a train station. Department for Transport guidance ³ does not suggest a walkable distance for a train station. An assumption of 1,000m is considered appropriate.

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

² Ibid.

³ Ibid.

Criteria	'RAG' rules	Commentary
Proximity to a bus stop	R = >400m G = <400m	Highlights walking distance to a bus stop. Department for Transport guidance ⁴ suggests 400m as a walkable distance to a bus stop.
Proximity to a public right of way (PRoW)	A = >50m G = <50m	Highlights the proximity of site options to PRoW. Where a PRoW falls within a site it is assumed that this can be retained or an alternative route provided to ensure that links are not severed. It is also assumed that the closer a development is to a PRoW the more likely there is for an opportunity to enhance.
Proximity to a cycle route	A = >50m G = <50m	Highlights the proximity of site options to a cycle route. Where a cycle route falls within a site it is assumed that this can be retained or an alternative route provided to ensure that links are not severed. It is also assumed that the closer a development is to a cycle route the more likely there is for an opportunity to enhance linkages.

⁴ Ibid.

3. Introduction to Site Appraisals

The site appraisals have been structured according to the relevant site appraisal conclusion category.

Each site appraisal consists of:

- A map showing the site boundary, relevant constraints and land designations;
- A Sustainability Appraisal
- A Stage 1 Site Appraisal - Site Deliverability Assessment and a Stage 1 Site Appraisal Conclusion.
- A Stage 2 Site Appraisal – Site Considerations, Additional Information Required and Delivery
- Summary of the Draft Local Plan Consultation Comments
- Local Plan Strategy Assessment

Sites have been listed by the lead reference number according to the most suitable use. Other relevant SHELAA reference numbers are listed in the Site Deliverability Assessment section of the appraisal.