



| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                             |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHELAA Reference                         | HO/21/00076                                                                                                                                                                                                                                                                                                 |
| Regulation 19 Reference                  | ST2-1                                                                                                                                                                                                                                                                                                       |
| Regulation 18 2025 Reference             | SEV10                                                                                                                                                                                                                                                                                                       |
| Site Area (Ha)                           | 0.08                                                                                                                                                                                                                                                                                                        |
| Developable Area (Ha)                    | 0.08                                                                                                                                                                                                                                                                                                        |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                                                                                  |
| Planning History                         | N/A                                                                                                                                                                                                                                                                                                         |
| Previous SHELAA Ref (2018)               | N/A                                                                                                                                                                                                                                                                                                         |
| Site Description                         | This is a brownfield site within the urban confines of Sevenoaks Urban Area. The site currently comprises one residential unit and associated land. The site is bound by residential development to the north, east and west, and green space to the south. The site has a potential access from Clare Way. |
| Site Type                                | New Build and Conversion                                                                                                                                                                                                                                                                                    |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                                                                                   |
| SHELAA Yield                             | 8 residential units                                                                                                                                                                                                                                                                                         |
| SHELAA Conclusion                        | Suitable and Deliverable                                                                                                                                                                                                                                                                                    |

| SHELAA STAGE 1                                         |                                                     |
|--------------------------------------------------------|-----------------------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – within urban confines of Sevenoaks Urban Area |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b>                  |

| SHELAA ASSESSMENT                          |                                                                                        |  |
|--------------------------------------------|----------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Within Sevenoaks Urban Area                                                            |  |
| Land Use (GF/PDL)                          | Previously Developed Land                                                              |  |
| Existing use                               | No                                                                                     |  |
| Existing allocation / designation          | No                                                                                     |  |
| Proposed use / designation                 | No                                                                                     |  |
| Green Belt                                 | Within Urban Confines                                                                  |  |
| Green Belt Stage 3                         | Not in the Green Belt                                                                  |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                  |  |
| National Landscapes                        | Not within National Landscapes                                                         |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                                |  |
| Agricultural Land Quality                  | Urban                                                                                  |  |
| Flood Risk                                 | Flood Zone 1                                                                           |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                      |  |
| SSSI Impact Zone                           | No specific risk                                                                       |  |
| Local Wildlife Site                        | Not within an LWS                                                                      |  |
| Local Nature Reserve                       | Not within an LNR                                                                      |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                            |  |
| Presence of Heritage Assets                | Within 200m of Knole Registered Park/Garden                                            |  |
| Contamination Issues                       | No specific risk                                                                       |  |
| Noise Pollution                            | No specific risk                                                                       |  |
| Air Quality                                | No specific risk                                                                       |  |
| Mineral Safeguarding Area                  | Not within Mineral Safeguarding Area                                                   |  |
| Site Access                                | Requires new access                                                                    |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought) |  |
| Settlement Classification                  | Within Sevenoaks Urban Area                                                            |  |
| Town and Local Centres                     | Within 2km of Sevenoaks – Town Centre                                                  |  |
| Train Station                              | Over 2km from a railway station                                                        |  |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 23    | 3     | 1   |

## SHELAA 2026 ASSESSMENT

## RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees     | <p><u>Natural England</u></p> <p>A response was received from Natural England, noting that the site is within urban confines and previously developed land, but highlighting that the site falls within walking distance of Knole Park SSSI. The response recommends an assessment of any potential adverse impacts on the SSSI such as recreational disturbance as a result of development will be required as part of any planning application.</p> <p><u>The Environment Agency</u></p> <p>A response from The Environment Agency highlights that the site lies within Flood Zone 1 and partially low surface water flood risk.</p>                                                                                                                                                                                                                                                       |
| Neighbouring Authorities | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Town and Parish Councils | <p><u>Sevenoaks Town Council</u></p> <p>A response was received from Sevenoaks Town Council, raising no objections to the site but highlighting the limited parking in the area, advising that any development must ensure sufficient off-road parking. The response also sets out a number of local infrastructure improvements aspirations, which will be considered through the Infrastructure Delivery Plan (IDP) as appropriate.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| General Response         | <p>Respondents note that Weald Road and Clare Way lack pavements, lighting and visibility, raising pedestrian safety concerns and that a new access point could worsen risks. The loss of Green Belt and greenfield land is linked to flood mitigation and ecosystems, with concerns of the potential increase in flood risk. Limited vehicular access at 9 Clare Way and narrow streets complicate construction deliveries, potentially requiring a new entrance that might reduce green space. Respondents point to stretched local infrastructure, public transport and healthcare services, limited parking and rising congestion affecting commute times and pollution. They urge off-street parking provision to prevent added on-street pressure. The proximity to Knole Park SSSI calls for impact assessment and mitigation to protect woodland habitats. Sustainable practices</p> |



|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | and collaboration with landowners and Natural England are recommended. HGV restrictions on narrow lanes are suggested.                                                                                                                                                                                                                                                                                                             |
| Key topics raised | <p>Prioritisation of previously developed land (brownfield use)</p> <p>Highway safety and pedestrian provision on Weald/Clare Way</p> <p>Green Belt/greenfield land loss and ecosystem services</p> <p>Construction access and new access point requirements</p> <p>Local infrastructure and public transport capacity</p> <p>Off-street parking provision and on-street parking pressure</p> <p>SSSI and biodiversity impacts</p> |

## SITE PROMOTER RESPONSE

### West Kent Housing Association

A response from the site promoter, West Kent Housing Association, confirms that the site remains available for residential development and that the information included in the SHELAA 2025 and Regulation 18 site allocation is accurate.

## SHELAA 2026 CONCLUSIONS

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable?                | This is a brownfield site situated within the urban confines of Sevenoaks Urban Area, which is classified as the Principal Town in the Settlement Hierarchy 2025, and therefore the site is considered to be within a sustainable location, close to key services and facilities. However, it is noted that the site lies over 2km from a railway station. It is considered that there is existing capacity on the surrounding transport network, however a new access may be required. The site does not lie within the Green Belt or National Landscapes and there are no other constraints which would make this site unsuitable. It is noted that the site lies within 200m of a Registered Park and Garden at Knole Park, which may need further consideration. Accordingly, due to the unconstrained nature of the site, it is considered suitable for development. |
| 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 at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Deliverable/Developable? | Deliverable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Overall Conclusion</b>       | Deliverable (Years 1-5)                                                                                                                                                                                                                                                                                                                                                                                   |
|                                 | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>SDC Comments</b>             | This is a brownfield site within the urban confines of Sevenoaks Urban Area, sustainably located close to services and facilities in Sevenoaks Town. The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has considered the location and constraints of the site and found the site to be capable of accommodating 8 residential units. |
| <b>Allocated for</b>            | 8 residential units                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Regulation 19 (2026) Ref</b> | <b>ST2-1</b>                                                                                                                                                                                                                                                                                                                                                                                              |

SE03  
Garages off Hillingdon Avenue, TN13 3RA



| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Settlement Capacity Reference            | SE03                                                                                                                                                                                                                                                                                                                 |
| Regulation 19 Reference                  | ST2-2                                                                                                                                                                                                                                                                                                                |
| Regulation 18 2025 Reference             | SEV6                                                                                                                                                                                                                                                                                                                 |
| Site Area (Ha)                           | 0.11                                                                                                                                                                                                                                                                                                                 |
| Developable Area (Ha)                    | 0.1                                                                                                                                                                                                                                                                                                                  |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                                                                                           |
| Site Description                         | This is a brownfield site within the urban confines of Sevenoaks Urban Area. The site comprises residential garages and a large area of hardstanding. The site is bound by residential to the east, south and west and North View Road to the north. There is an existing access to the site, off Hillingdon Avenue. |
| Site Type                                | New Build                                                                                                                                                                                                                                                                                                            |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                                                                                            |
| Estimated Capacity                       | 12 residential units                                                                                                                                                                                                                                                                                                 |
| Settlement Capacity Comments             | Potential to extend existing terrace and create new street frontage.                                                                                                                                                                                                                                                 |
| SHELAA Conclusion                        | Suitable and Deliverable                                                                                                                                                                                                                                                                                             |

| SHELAA STAGE 1                                         |                                                     |
|--------------------------------------------------------|-----------------------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – within urban confines of Sevenoaks Urban Area |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b>                  |

| SHELAA ASSESSMENT                          |                                                                                          |  |
|--------------------------------------------|------------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Completely within Sevenoaks                                                              |  |
| Land Use (GF/PDL)                          | Previously Developed Land                                                                |  |
| Existing use                               | Yes but not allocated                                                                    |  |
| Existing allocation / designation          | No                                                                                       |  |
| Proposed use / designation                 | No                                                                                       |  |
| Green Belt                                 | Within Urban Confines                                                                    |  |
| Green Belt Stage 3                         | Not in the Green Belt                                                                    |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                    |  |
| National Landscapes                        | Not within National Landscapes                                                           |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                                  |  |
| Agricultural Land Quality                  | Urban                                                                                    |  |
| Flood Risk                                 | Flood Zone 1                                                                             |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                        |  |
| SSSI Impact Zone                           | No specific risk                                                                         |  |
| Local Wildlife Site                        | Not within an LWS                                                                        |  |
| Local Nature Reserve                       | Not within an LNR                                                                        |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                              |  |
| Presence of Heritage Assets                | Within 100m of 4 locally listed assets                                                   |  |
| Contamination Issues                       | Requires Contaminated Land Assessment – former use and proximity to former landfill      |  |
| Noise Pollution                            | No specific risk                                                                         |  |
| Air Quality                                | Requires Air Quality Assessment – near to existing AQMA                                  |  |
| Mineral Safeguarding Area                  | 100% within Silica Sand - Construction Sandstone - Folkestone Formation                  |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)                 |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought)   |  |
| Settlement Classification                  | Within Sevenoaks Urban Area                                                              |  |
| Town and Local Centres                     | Within 800m of St Johns and within 2km of Seal (High Street) and Sevenoaks (Town Centre) |  |
| Train Station                              | Within 800m of Bat & Ball                                                                |  |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 22    | 5     | 0   |

## SHELAA 2026 ASSESSMENT

## RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees     | <p><u>Natural England</u></p> <p>A response was received from Natural England, noting that the site is within urban confines and previously developed land, but highlighting that the site falls within walking distance of Sevenoaks Gravel Pits SSSI and Wildlife Reserve. The response recommends an assessment of any potential adverse impacts on the SSSI such as recreational disturbance as a result of development will be required as part of any planning application.</p>                                                                                                                                                                                                                                                                                                                                                                       |
| Neighbouring Authorities | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Town and Parish Councils | <p><u>Sevenoaks Town Council</u></p> <p>A response was received from Sevenoaks Town Council, recording concern for the potential loss of parking to existing properties and the impact on the bungalows in North View Road. The response also sets out a number of local infrastructure improvements aspirations, which will be considered through the Infrastructure Delivery Plan (IDP) as appropriate.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| General Response         | <p>Respondents highlight congestion on Hillingdon Avenue, noting its narrow width, busy school traffic and limited local transport capacity, and propose a keep clear section to improve flow of traffic. Concerns about the loss of parking for existing properties prompt requests for equivalent off-street spaces to be provided for new dwellings. An assessment of recreational disturbance at the nearby SSSI and mitigation measures, in partnership with wildlife bodies, is urged. Prioritising urban and brownfield development over Green Belt land is recommended. Response requests include safe pedestrian crossings near Trinity School, Hospital Road and Millpond Close, a small playground by Hillingdon Avenue, open-space and woodland improvements, and clarification of multi-storey building impacts on neighbouring bungalows.</p> |

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Key issues raised | <p>Traffic congestion and local transport capacity</p> <p>Parking provision and displacement</p> <p>Biodiversity and SSSI recreational disturbance</p> <p>Land use balance – brownfield versus Green Belt pressure</p> <p>Open space improvement and access management</p> <p>Pedestrian crossings and highway safety</p> <p>Play provision and local facilities</p> <p>Building scale and neighbouring amenity</p> |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## SITE PROMOTER RESPONSE

### West Kent Housing Association

A response from the site promoter, West Kent Housing Association, confirms that the site remains available for residential development and that the information included in the SHELAA 2025 and Regulation 18 site allocation is accurate.

## SHELAA 2026 CONCLUSIONS

|              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable?    | <p>This is a brownfield site situated within the urban confines of Sevenoaks Urban Area, which is identified as the Principal Town in the Settlement Hierarchy 2025. Accordingly, this site is considered to be in a sustainable location, close to key services and facilities. The site is well located for public transport, being within 800m of Bat &amp; Ball Station. It is considered that there is existing capacity on the transport network, and the site benefits from an existing access off Hillingdon Avenue, which could be utilised. However, improvements may still be sought as part of this proposal. The site does not lie within the Green Belt or National Landscapes, although it is noted that the site lies in close proximity to an AQMA and is within a Mineral Safeguarding Area, both of which would need further consideration should a scheme come forwards on this site. Consultation with Environmental Health indicates that the site requires assessments for Contaminated Land and Air Quality to be undertaken on this site. Due to the unconstrained nature of this site, and giving further consideration to the AQMA and Mineral Safeguarding Area, this site is considered suitable for development.</p> |
| Availability | <p>The site has been confirmed as available by the site promoter and is considered to be available in years 1-5.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

|                          |                                                                              |
|--------------------------|------------------------------------------------------------------------------|
| Achievability            | No constraints that could render the site financially unviable at this time. |
| Deliverable/Developable? | Deliverable                                                                  |

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Conclusion       | Deliverable (Years 1-5)                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                          | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                  |
| SDC Comments             | This is a brownfield site within the urban confines of Sevenoaks Urban Area, sustainably located close to services and facilities in Sevenoaks Town and public transport options. The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has considered the location and constraints of the site and found the site to be capable of accommodating 12 residential units. |
| Allocated for            | 12 residential units                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Regulation 19 (2026) Ref | <b>ST2-2</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |



HO/21/00273  
Land to the rear of Bowerwood House, 15 St Botolph's Rd, Sevenoaks



| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHELAA Reference                         | HO/21/00273                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Regulation 19 Reference                  | ST2-3                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Regulation 18 2025 Reference             | SEV3                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Site Area (Ha)                           | 0.19                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Developable Area (Ha)                    | 0.19                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Brownfield / Greenfield                  | Greenfield                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Planning History                         | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Previous SHELAA Ref (2018)               | HO385                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Site Description                         | This is a greenfield site within the urban confines of Sevenoaks Urban Area. The site comprises a parcel of land to the rear of 13 and 15 St Botolphs Road, used as a residential garden. The site is bound by mature trees leading onto St Botolphs Road, to the south, residential units to the west and north, and a green area consisting of Tree Preservation Order protected mature trees to the east. There is an existing access, in the form of an existing driveway. |
| Site Type                                | New Build                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| SHELAA Yield                             | 12 residential units                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| SHELAA Conclusion                        | Suitable and Deliverable                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| SHELAA STAGE 1                                         |                                                     |
|--------------------------------------------------------|-----------------------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – Within urban confines of Sevenoaks Urban Area |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b>                  |

| SHELAA ASSESSMENT                          |                                                                                                                                                                                      |  |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Within Sevenoaks Urban Area                                                                                                                                                          |  |
| Land Use (GF/PDL)                          | Greenfield                                                                                                                                                                           |  |
| Existing use                               | No existing use                                                                                                                                                                      |  |
| Existing allocation / designation          | No                                                                                                                                                                                   |  |
| Proposed use / designation                 | No                                                                                                                                                                                   |  |
| Green Belt                                 | Within urban confines                                                                                                                                                                |  |
| Green Belt Stage 3                         | Not in the Green Belt                                                                                                                                                                |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                                                                                                                |  |
| National Landscapes                        | Not within National Landscapes                                                                                                                                                       |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                                                                                                                              |  |
| Agricultural Land Quality                  | Urban                                                                                                                                                                                |  |
| Flood Risk                                 | Flood Zone 1                                                                                                                                                                         |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                                                                                                                    |  |
| SSSI Impact Zone                           | No risk                                                                                                                                                                              |  |
| Local Wildlife Site                        | Not within a LWS                                                                                                                                                                     |  |
| Local Nature Reserve                       | Not within an LNR                                                                                                                                                                    |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                                                                                                                          |  |
| Presence of Heritage Assets                | Within 200m of Sevenoaks - Granville Road And Eardley Road and Sevenoaks - The Vine conservation areas;<br>Within 200m of 1 listed buildings;<br>Contains locally listed asset 10057 |  |
| Contamination Issues                       | No specific risk                                                                                                                                                                     |  |
| Noise Pollution                            | No specific risk                                                                                                                                                                     |  |
| Air Quality                                | No specific risk                                                                                                                                                                     |  |
| Mineral Safeguarding Area                  | Not within Mineral Safeguarding Area                                                                                                                                                 |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)                                                                                                             |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought)                                                                                               |  |
| Settlement Classification                  | Completely within Sevenoaks                                                                                                                                                          |  |
| Town and Local Centres                     | Within 800m of Sevenoaks – Town Centre, Tubs Hill and Sevenoaks Station<br>Within 2km of Riverhead and St Johns                                                                      |  |

|               |                                  |  |
|---------------|----------------------------------|--|
| Train Station | Within 800m of Sevenoaks Station |  |
|---------------|----------------------------------|--|

| GREEN | AMBER | RED |
|-------|-------|-----|
| 25    | 1     | 1   |

## SHELAA 2026 ASSESSMENT

## RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees     | No responses were received from Statutory Consultees.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Neighbouring Authorities | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Town and Parish Councils | <p><u>Sevenoaks Town Council</u></p> <p>A response was received from Sevenoaks Town Council raising concerns surrounding the proposed density and suggested that any proposal on this site should consider the location of the site, constraints and the surrounding area, adequate provision of car parking and the impact of daylight and sunlight, overlooking and residential amenity to existing residents to the west at St Botolphs Avenue.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| General Response         | <p>Respondents suggest that the site's proximity to the railway station and town centre justifies assessing capacity for 30 dwellings in the site allocation, whilst cautioning against densities that conflict with neighbouring plot character and site constraints. Responses set out that emerging designs should evaluate daylight, overshadowing and overlooking impacts on existing St Botolphs Avenue homes, ensuring adequate parking and highway mitigation, and respecting the eastern TPO protected woodland. Improved access via adjacent Harrison Institute land and a joint community and design advisory panel are advised to guide initial development briefs. Responses suggest that development proposals should deliver a mix of family and policy compliant affordable housing alongside biodiversity net gain (BNG), landscaping enhancements and off-site infrastructure secured through CIL and S106 planning obligations.</p> |
| Key topics raised        | <p>Housing density and site capacity allocation</p> <p>Heritage asset and demolition of Bowerwood House</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

|  |                                                                                                                                                                                                                                                                              |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Residential enmity impacts<br>Access, land ownership and site servicing<br>Design review and community panel<br>Planning obligations, affordable housing and environmental gain<br>Parking provision and local highway impacts<br>Tree protection and woodland/TPO retention |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## SITE PROMOTER RESPONSE

### Residential Development Projects LLP

A response from the site promoter confirms that the site remains available and that the landowners support the inclusion of this site in the Local Plan. The response confirms that the description and details in the SHELAA 2025 are accurate.

## SHELAA 2026 CONCLUSIONS

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable?                | This site is situated within the urban confines of Sevenoaks Urban Area, which is identified as the District's Principal Town in the Settlement Hierarchy 2025. It is therefore considered that the site is in a highly sustainable location, within walking distance of key services and facilities in Sevenoaks Town Centre, and within minutes' walk of Sevenoaks Train Station. The site benefits from an existing access in the form of a driveway off of St Botolphs Road, which could be utilised, however this is steep and so improvements may be required. There are no other constraints which would make the site unsuitable. Therefore, due to the unconstrained nature of the site and its highly sustainable location with Sevenoaks Urban Area, the site is considered suitable for development. |
| 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 at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Deliverable/Developable? | Deliverable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

|                    |                                                                                                                                                                                                                                                         |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Conclusion | Deliverable (Years 1-5)                                                                                                                                                                                                                                 |
|                    | <b>Include in Plan</b>                                                                                                                                                                                                                                  |
| SDC Comments       | This is a brownfield site within the urban confines of Sevenoaks Urban Area, sustainably located close to services and facilities in Sevenoaks Town and public transport options. The site is unconstrained in nature and is therefore considered to be |

|                          |                                                                                                                                                                                 |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          | suitable for development. The Development Brief has considered the location and constraints of the site and found the site to be capable of accommodating 12 residential units. |
| Allocated for            | 12 residential units                                                                                                                                                            |
| Regulation 19 (2026) Ref | <b>ST2-3</b>                                                                                                                                                                    |

HO/21/00059  
Abacus Furniture, Farm Road Garages Greatness Lane Flats, Mill Lane





| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHELAA Reference                         | HO/21/00059                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Regulation 19 Reference                  | ST2-4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Regulation 18 2025 Reference             | SEV2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Site Area (Ha)                           | 0.22                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Developable Area (Ha)                    | 0.22                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Planning History                         | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Previous SHELAA Ref (2018)               | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site Description                         | The site lies within the urban confines of Sevenoaks Urban Area and currently comprises an industrial unit on the northern parcel, and flats and associated garages on the southern parcel. An existing business, Abacus Furniture, is currently on site. The site is bound by residential and the transport network to the south, west and north and the woodland to the east, as well as the Sevenoaks Quarry site and residential. The current access is off of Mill Lane and Greatness Lane. |
| Site Type                                | New Build                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| SHELAA Yield                             | 11 residential units                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| SHELAA Conclusion                        | Suitable and Deliverable                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| SHELAA STAGE 1                                         |                                                     |
|--------------------------------------------------------|-----------------------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – within urban confines of Sevenoaks Urban Area |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b>                  |



| SHELAA ASSESSMENT                          |                                                                                        |  |
|--------------------------------------------|----------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Completely within Sevenoaks Urban Area                                                 |  |
| Land Use (GF/PDL)                          | Previously Developed Land                                                              |  |
| Existing use                               | Yes (although not allocated)                                                           |  |
| Existing allocation / designation          | No                                                                                     |  |
| Proposed use / designation                 | No                                                                                     |  |
| Green Belt                                 | Within Urban Confines                                                                  |  |
| Green Belt Stage 3                         | Not in the Green Belt                                                                  |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                  |  |
| National Landscapes                        | Not within National Landscapes                                                         |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                                |  |
| Agricultural Land Quality                  | Urban – 100%                                                                           |  |
| Flood Risk                                 | Partially within Flood Zones 2 and 3                                                   |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                      |  |
| SSSI Impact Zone                           | No risk                                                                                |  |
| Local Wildlife Site                        | Not within a LWS                                                                       |  |
| Local Nature Reserve                       | Not within an LNR                                                                      |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                            |  |
| Presence of Heritage Assets                | Within 100m of 1 locally listed asset                                                  |  |
| Contamination Issues                       | Contaminated Land Assessment (former commercial land use/ Former landfill)             |  |
| Noise Pollution                            | No specific risk                                                                       |  |
| Air Quality                                | No specific risk                                                                       |  |
| Mineral Safeguarding Area                  | 100% within Silica Sand - Construction Sandstone - Folkestone Formation                |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)               |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought) |  |
| Settlement Classification                  | Completely within Sevenoaks Urban Area                                                 |  |
| Town and Local Centres                     | Within 800m of St Johns,<br>Within 2km of Seal High Street                             |  |
| Train Station                              | Within 800m of Bat and Ball                                                            |  |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 22    | 4     | 1   |

## SHELAA 2026 ASSESSMENT

## RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees     | <p><u>The Environment Agency</u></p> <p>A response from The Environment Agency highlights that the site lies partially within Flood Zone 2 and Flood Zone 3 and there is historic flooding recorded on the site. The response highlights an opportunity to open up the culvert. Any development should investigate the feasibility of opening the simple culvert to reduce flood risk, improve the river connectivity and the ecological environment in this area. A Flood Risk Activity Permit (FRAP) will be required.</p>                                                                                                                                                                                                                                                                                                                                  |
| Neighbouring Authorities | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Town and Parish Councils | <p><u>Sevenoaks Town Council</u></p> <p>A response was received from Sevenoaks Town Council considering that the redevelopment of this site would improve the public realm, reduce antisocial behaviour and replace outdated, hard-to-maintain homes in the flats to the south. The response requests the retention, either within the site or elsewhere in Northern Sevenoaks ward, of Abacus Furniture.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| General Response         | <p>Respondents stress that any relocation of the Abacus Furniture project should remain within the Northern Sevenoaks ward, suggesting reprovision at the Otford Depot site, under equivalent management and access terms to maintain the Men's Shed operations. Responses suggest that the development brief would benefit from explicit reference to policies COM1 and EMP3 to ensure reprovision on an equally accessible basis or robust justification for any loss. Some feedback highlights opportunities to improve the public realm through housing renewal and antisocial behaviour reduction in the area, while others urge recognition of neighbourhood and highway improvement plans, as well as Town and Parish Councils in Section 106 governance. A broader assessment of cumulative impacts across northern Sevenoaks is recommended. The</p> |

|                   |                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | community value of the Abacus Furniture warehouse is noted for local employment and mental wellbeing, with brownfield redevelopment welcomed.                                                                                                                                                                                                                                                        |
| Key issues raised | <p>Relocation siting and reprovion options</p> <p>Continuity of management and access terms</p> <p>Community-facility reprovion (Men's Shed/Abacus services)</p> <p>Public realm, housing renewal and antisocial behaviour reduction</p> <p>Community infrastructure and S106 governance</p> <p>Cumulative impact and strategic context for northern Sevenoaks</p> <p>Employment land protection</p> |

## SITE PROMOTER RESPONSE

### West Kent Housing Association

A response has been received from West Kent Housing Association confirming that the site remains available for development and that they are supportive of the proposed allocation.

## SHELAA 2026 CONCLUSIONS

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable? | <p>The site is a brownfield site situated within the urban confines of Sevenoaks Urban Area, which is the Principal Town in the Settlement Hierarchy 2025, and therefore the site is considered to be in one of the most sustainable locations in the District, close to key services and facilities. There is currently an existing business on the site, in the form of Abacus Furniture, and consideration should be given to the reprovion / relocation of this use. The site benefits from existing access off Greatness Lane and Mill Lane, and the surrounding transport network is considered to have capacity. The site is former commercial land and landfill, and therefore a contaminated land assessment would be required. It is noted that the site is partially within Flood Zones 2 and 3, and the site promoter should note the comments from The Environment Agency which suggests investigating the feasibility of opening the simple culvert to reduce flood risk, improve river connectivity and the ecological environment. A Flood Risk Activity Permit (FRAP) will be required at planning application stage. There are no other constraints which would make the site unsuitable. Due to the unconstrained nature of the site, and its highly sustainable</p> |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                          |                                                                                                                     |
|--------------------------|---------------------------------------------------------------------------------------------------------------------|
|                          | location within the urban confines of the District principal town, the site is considered suitable for development. |
| 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 at this time.                                        |
| Deliverable/Developable? | Deliverable                                                                                                         |

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Conclusion       | Deliverable (Years 1-5)                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                          | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                           |
| SDC Comments             | The site is within the urban confines of Sevenoaks Urban Area and is considered to be in a sustainable location, close to key services and facilities as well as public transport options. The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has considered the location and constraints of the site and found the site to be capable of accommodating 11 residential units. |
| Allocated for            | 11 residential units                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Regulation 19 (2026) Ref | <b>ST2-4</b>                                                                                                                                                                                                                                                                                                                                                                                                                                     |

HO/21/00003  
Pinetops, 5 Crownfields, Sevenoaks



| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHELAA Reference                         | HO/21/00003                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Regulation 19 Reference                  | ST2-5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Regulation 18 2025 Reference             | SEV1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site Area (Ha)                           | 0.29                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Developable Area (Ha)                    | 0.29                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Planning History                         | Site in residential use. Previous proposed allocation in Proposed Submission Version Local Plan (2018).                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Previous SHELAA Ref (2018)               | HO5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site Description                         | The site lies within the urban confines of Sevenoaks Urban Area and comprises 2 existing houses on a large plot of land and residential gardens. The site has an existing access to the west of the site, off Crownfields. The site also benefits from pedestrian access on to Valley Drive, to the south. The site is bound by roads to the west and south, residential to the east and a nursing home to the northeast. The topography of the site falls steeply from north to south. Mature trees line the boundaries of the site. |
| Site Type                                | New Build                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| SHELAA Yield                             | 18 residential units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| SHELAA Conclusion                        | Suitable and Deliverable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| SHELAA STAGE 1                                         |                                                      |
|--------------------------------------------------------|------------------------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – within urban confines of Sevenoaks Urban Area. |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b>                   |

| SHELAA ASSESSMENT                          |                                                                                                                                                                                                                                     |  |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Completely within Sevenoaks                                                                                                                                                                                                         |  |
| Land Use (GF/PDL)                          | Mixed                                                                                                                                                                                                                               |  |
| Existing use                               | Yes, but will be reprovided                                                                                                                                                                                                         |  |
| Existing allocation / designation          | No                                                                                                                                                                                                                                  |  |
| Proposed use / designation                 | No                                                                                                                                                                                                                                  |  |
| Green Belt                                 | Within Urban Confines                                                                                                                                                                                                               |  |
| Green Belt Stage 3                         | Not in Green Belt                                                                                                                                                                                                                   |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                                                                                                                                                               |  |
| National Landscapes                        | Not within National Landscapes                                                                                                                                                                                                      |  |
| Landscape Sensitivity                      | Not within Landscapes Sensitivity Area                                                                                                                                                                                              |  |
| Agricultural Land Quality                  | Urban (100%)                                                                                                                                                                                                                        |  |
| Flood Risk                                 | Flood Zone 1                                                                                                                                                                                                                        |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                                                                                                                                                                   |  |
| SSSI Impact Zone                           | No risk                                                                                                                                                                                                                             |  |
| Local Wildlife Site                        | Not within an LWS                                                                                                                                                                                                                   |  |
| Local Nature Reserve                       | Not within a LNR                                                                                                                                                                                                                    |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                                                                                                                                                                         |  |
| Presence of Heritage Assets                | Within 200m of Sevenoaks - Granville Road and Eardley Road, Sevenoaks - High Street and Sevenoaks - Kippington and Oakhill Road conservation areas;<br>Within 200m of 5 listed buildings;<br>Within 100m of 3 locally listed assets |  |
| Contamination Issues                       | No specific risk                                                                                                                                                                                                                    |  |
| Noise Pollution                            | No specific risk                                                                                                                                                                                                                    |  |
| Air Quality                                | No specific risk                                                                                                                                                                                                                    |  |
| Mineral Safeguarding Area                  | None                                                                                                                                                                                                                                |  |
| Site Access                                | New/additional access required                                                                                                                                                                                                      |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought)                                                                                                                                              |  |
| Settlement Classification                  | Completely within Sevenoaks                                                                                                                                                                                                         |  |
| Town and Local Centres                     | Within 800m of Sevenoaks Town Centre,<br>Within 2km of St Johns, Tubs Hill and Sevenoaks Station                                                                                                                                    |  |

|               |                                 |  |
|---------------|---------------------------------|--|
| Train Station | Within 2km of Sevenoaks Station |  |
|---------------|---------------------------------|--|

| GREEN | AMBER | RED |
|-------|-------|-----|
| 22    | 5     | 0   |

## SHELAA 2026 ASSESSMENT

### RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees     | No responses were received from Statutory Consultees.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Neighbouring Authorities | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Town and Parish Councils | <p><u>Sevenoaks Town Council</u></p> <p>A response was received from Sevenoaks Town Council advising that any proposal on this site should consider housing density suitable to the location, site constraints and surrounding plots, the topography of and access to the site, flood mitigation caused by water run off and adequate provision of parking for new residents.</p>                                                                                                                                                                                                                                                                                                                                                                                    |
| General Response         | <p>Respondents highlight the need for effective surface water drainage and flood risk mitigation due to the site's steep topography and challenging access. They recommend housing density and unit numbers that reflect site constraints and surrounding character to prevent overdevelopment, and adequate parking arrangements to avoid impacts on existing residents of Pinetops and surrounding roads. Responses call for a combined community and design panel with local membership to develop the initial brief and oversee key design requirements throughout the planning process. Respondents highlight the potential loss of community facilities and informal gathering spaces, suggesting replacement amenities to preserve local quality of life.</p> |
| Key topics raised        | <p>Surface water drainage and flood risk mitigation</p> <p>Design review and community involvement</p> <p>Topography and site access</p> <p>Housing density and unit numbers</p> <p>Parking and highways impact</p> <p>Community facilities and amenity loss</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |



**SITE PROMOTER RESPONSE**

The site promoter for this site has confirmed that the site remains available for residential development and that the information included in the SHELAA 2025 and Regulation 18 site allocation is accurate.

**SHELAA 2026 CONCLUSIONS**

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable?                | The site is a brownfield site situated within the urban confines of Sevenoaks Urban Area and has existing access to the west of the site from Crownfields. The site is within close proximity of Sevenoaks Town Centre, which is the Principal Town for the District, as defined by the Settlement Hierarchy 2025, and is therefore in a sustainable location for key services and facilities, and public transport options. Namely, the site is located well for access to Sevenoaks Train Station, which provides services to London in approximately 25 minutes. The sloping topography would not be a constraint to development but would require further high-quality design at the Planning Application stage, to be informed by the Development Brief for this site. Due to the unconstrained nature of this site and its location within the urban confines of the District's principal town, the site is considered suitable for development. |
| 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 at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Deliverable/Developable? | Deliverable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Overall Conclusion</b>       | Deliverable (Years 1-5)                                                                                                                                                                                                                                                                                                                                                                                    |
|                                 | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>SDC Comments</b>             | This is a brownfield site within the urban confines of Sevenoaks Urban Area, sustainably located close to services and facilities in Sevenoaks Town. The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has considered the location and constraints of the site and found the site to be capable of accommodating 18 residential units. |
| <b>Allocated for</b>            | 18 residential units                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Regulation 19 (2026) Ref</b> | <b>ST2-5</b>                                                                                                                                                                                                                                                                                                                                                                                               |

HO/21/00287  
Land at Cramptons Road, Sevenoaks



| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHELAA Reference                         | HO/21/00287                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Regulation 19 Reference                  | ST2-6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Regulation 18 2025 Reference             | SEV5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Site Area (Ha)                           | 1.73                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Developable Area (Ha)                    | 1.73                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Planning History                         | ADMP Allocation – H1(b)                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Previous SHELAA Ref (2018)               | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Site Description                         | This is a brownfield site within the urban confines of Sevenoaks Urban Area. The site forms part of the wider South East Water operational site, but is no longer required for operational purposes. The site comprises of hardstanding and three residential properties. The site is bound by the South East Water site to the north, residential to the west, industrial units to the south and the railway line to the east. The site benefits from an existing access off Cramptons Road. |
| Site Type                                | New Build                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| SHELAA Yield                             | 143 residential units                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| SHELAA Conclusion                        | Suitable and Deliverable                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

| SHELAA STAGE 1                                         |                                    |
|--------------------------------------------------------|------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – within Sevenoaks Urban Area  |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b> |

| SHELAA ASSESSMENT                          |                                                                                        |  |
|--------------------------------------------|----------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Completely within Sevenoaks Urban Area                                                 |  |
| Land Use (GF/PDL)                          | Previously developed land                                                              |  |
| Existing use                               | Yes (but will be reprovided)                                                           |  |
| Existing allocation / designation          | ADMP H1(b): Cramptons Road, St Johns                                                   |  |
| Proposed use / designation                 | No                                                                                     |  |
| Green Belt                                 | Within Urban Confines                                                                  |  |
| Green Belt Stage 3                         | Not in Green Belt                                                                      |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                  |  |
| National Landscapes                        | Not within National Landscapes                                                         |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                                |  |
| Agricultural Land Quality                  | Urban – 100%                                                                           |  |
| Flood Risk                                 | Flood zone 1                                                                           |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                      |  |
| SSSI Impact Zone                           | No specific risk                                                                       |  |
| Local Wildlife Site                        | Not within a LWS                                                                       |  |
| Local Nature Reserve                       | Not within an LNR                                                                      |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                            |  |
| Presence of Heritage Assets                | Within 200m of 1 listed buildings                                                      |  |
| Contamination Issues                       | Contaminated Land Assessment (former land use)                                         |  |
| Noise Pollution                            | Noise Assessment (rail and local commercial activity)                                  |  |
| Air Quality                                | Air Quality Assessment (for site and impact on local AQMA)                             |  |
| Mineral Safeguarding Area                  | None                                                                                   |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)               |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought) |  |
| Settlement Classification                  | Within Sevenoaks Urban Area                                                            |  |
| Town and Local Centres                     | Within 800m of St Johns                                                                |  |
| Train Station                              | Within 800m of Bat and Ball                                                            |  |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 22    | 4     | 1   |

## SHELAA 2026 ASSESSMENT

## RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees     | <p><u>Natural England</u></p> <p>A response was received from Natural England, noting that the site is within urban confines and previously developed land, but highlighting that the site falls within walking distance of Sevenoaks Gravel Pits SSSI and Wildlife Reserve. The response recommends an assessment of any potential adverse impacts on the SSSI such as recreational disturbance as a result of development will be required as part of any planning application.</p>                                                                                                                                                                                                |
| Neighbouring Authorities | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Town and Parish Councils | <p><u>Sevenoaks Town Council</u></p> <p>A response was received from Sevenoaks Town Council, highlighting that the site is identified in the Sevenoaks Town Neighbourhood Plan for residential use, and noting the highly sustainable nature of the site in terms of access to services and facilities, as well as public transport links. The response reiterates aspirations that the site should include public green and play space, which is mirrored in the emerging Development Brief work. The response also sets out a number of local infrastructure improvements aspirations, which will be considered through the Infrastructure Delivery Plan (IDP) as appropriate.</p> |
| General Response         | <p>Respondents highlight that allocating 50 homes at Cramptons Road Waterworks could worsen peak time congestion around the Bat &amp; Ball junction and local roads without significant upgrades, and that wastewater, school places and healthcare services may lack capacity unless addressed through planning conditions. Responses urge provision of public green and play spaces on site to reduce flood risk, and request site layouts that respect the existing landscape character and neighbouring amenity. Suggestions include new pedestrian and cycle links to Bat &amp; Ball station, potential M26 junction improvements and</p>                                       |

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | strict safeguards for water supply infrastructure. Calls for ecological impact assessments on the nearby SSSI, consistency between housing numbers and policy documents, and a cumulative impact review reflect wider concerns about environmental constraints, transport mitigation and soundness.                                                                                                                     |
| Key topics raised | <p>Highways capacity and vehicular impacts</p> <p>Infrastructure and community services capacity</p> <p>Open space, play provision and flood/green infrastructure</p> <p>Design, scale and landscape character</p> <p>Active travel and pedestrian/cycle connectivity</p> <p>Water supply and contamination risk</p> <p>Ecology and SSSI recreational disturbance</p> <p>Housing quantum and allocation consistency</p> |

## SITE PROMOTER RESPONSE

### DHA Planning on behalf of South East Water

A response was received from DHA Planning on behalf of South East Water (the landowner), reiterating support for this proposed allocation. The response sets out that the site continues to be promoted and the land remains within the single ownership of Southeast Water, therefore remaining entirely available. It is confirmed that the site currently contains three residential properties, however these would be removed as part of the redevelopment of the site. The response highlights the difference in quantum between the site allocation and the emerging Development Brief and requests that these are brought in line, should the site move forwards.

## SHELAA 2026 CONCLUSIONS

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable? | <p>This is a brownfield site situated within the urban confines of Sevenoaks Urban Area, which is identified as the District's Principal Town through the settlement hierarchy 2025.</p> <p>Therefore, the site is considered to be in a highly sustainable location, close to existing key services and facilities and a short distance from Bat and Ball Train Station. The site is within ADMP allocation H1(b) – which is a housing allocation which has not yet been delivered and therefore the reallocation of this site for housing is welcomed. Additional work regarding surface water flooding may required as part of any future planning application.</p> <p>There is an existing access to the site off Cramptons Road, which could be utilised. There are no other constraints that would make this site unsuitable. Therefore, due to the highly sustainable</p> |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



|                          |                                                                                              |
|--------------------------|----------------------------------------------------------------------------------------------|
|                          | location and its unconstrained nature, the site is considered suitable for development.      |
| 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 at this time.                 |
| Deliverable/Developable? | Deliverable                                                                                  |

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Conclusion       | Deliverable (Years 1-5)                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                          | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                      |
| SDC Comments             | This is a previously developed land site within the urban confines of Sevenoaks Urban Area, sustainably located close to services and facilities in Sevenoaks Town and public transport options. The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has considered the location and constraints and found the site to be capable of accommodating 143 residential units. |
| Allocated for            | 143 residential units                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Regulation 19 (2026) Ref | <b>ST2-6</b>                                                                                                                                                                                                                                                                                                                                                                                                                                |

MX/21/00039  
109-119 St Johns Hill, Sevenoaks





| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHELAA Reference                         | MX/21/00039                                                                                                                                                                                                                                                                                                                                                                                               |
| Regulation 19 Reference                  | ST2-7                                                                                                                                                                                                                                                                                                                                                                                                     |
| Regulation 18 2025 Reference             | SEV15                                                                                                                                                                                                                                                                                                                                                                                                     |
| Site Area (Ha)                           | 0.11                                                                                                                                                                                                                                                                                                                                                                                                      |
| Developable Area (Ha)                    | 0.11                                                                                                                                                                                                                                                                                                                                                                                                      |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                                                                                                                                                                                |
| Planning History                         | N/A                                                                                                                                                                                                                                                                                                                                                                                                       |
| Previous SHELAA Ref (2018)               | N/A                                                                                                                                                                                                                                                                                                                                                                                                       |
| Site Description                         | This is a brownfield site which lies within the urban confines of Sevenoaks Urban Area, comprising two storey residential buildings in retail, office and residential use, and associated hardstanding to the rear. The site is bound by a community hall to the north, St Johns Hill (A225) to the east, residential to the south and a car park to the west. The site does not have an existing access. |
| Site Type                                | New Build and Conversion                                                                                                                                                                                                                                                                                                                                                                                  |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                                                                                                                                                                                 |
| SHELAA Yield                             | 12 residential units                                                                                                                                                                                                                                                                                                                                                                                      |
| SHELAA Conclusion                        | Suitable and Deliverable                                                                                                                                                                                                                                                                                                                                                                                  |

| SHELAA STAGE 1                                         |                                                     |
|--------------------------------------------------------|-----------------------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – within urban confines of Sevenoaks Urban Area |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b>                  |

| SHELAA ASSESSMENT                          |                                                                                                                                |  |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Within Sevenoaks Urban Area                                                                                                    |  |
| Land Use (GF/PDL)                          | Previously Developed Land                                                                                                      |  |
| Existing use                               | Yes, but not allocated                                                                                                         |  |
| Existing allocation / designation          | Town and Local Centre – St Johns                                                                                               |  |
| Proposed use / designation                 | No                                                                                                                             |  |
| Green Belt                                 | Within Urban Confines                                                                                                          |  |
| Green Belt Stage 3                         | Not in the Green Belt                                                                                                          |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                                                          |  |
| National Landscapes                        | Not within National Landscapes                                                                                                 |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                                                                        |  |
| Agricultural Land Quality                  | Urban                                                                                                                          |  |
| Flood Risk                                 | Flood Zone 1                                                                                                                   |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                                                              |  |
| SSSI Impact Zone                           | No specific risk                                                                                                               |  |
| Local Wildlife Site                        | Not within an LWS                                                                                                              |  |
| Local Nature Reserve                       | Not within an LNR                                                                                                              |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                                                                    |  |
| Presence of Heritage Assets                | Within 200m of Listed Building<br>Within 100m of 4 Locally Listed Assets                                                       |  |
| Contamination Issues                       | No specific risk                                                                                                               |  |
| Noise Pollution                            | Noise assessment – traffic noise                                                                                               |  |
| Air Quality                                | No specific risk                                                                                                               |  |
| Mineral Safeguarding Area                  | Not within Mineral Safeguarding Area                                                                                           |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)                                                       |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought)                                         |  |
| Settlement Classification                  | Within Sevenoaks Urban Area                                                                                                    |  |
| Town and Local Centres                     | Within 800m of St Johns<br>Within 2km of Riverhead, Seal (High Street), Sevenoaks Town Centre, Tubs Hill and Sevenoaks Station |  |
| Train Station                              | Within 800m of Bat and Ball<br>Within 2km of Sevenoaks                                                                         |  |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 23    | 3     | 1   |

## SHELAA 2026 ASSESSMENT

## RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees     | <p><u>Natural England</u></p> <p>A response was received from Natural England, noting that the site is within urban confines and previously developed land, but highlighting that the site falls within walking distance of Sevenoaks Gravel Pits SSSI and Wildlife Reserve. The response recommends an assessment of any potential adverse impacts on the SSSI such as recreational disturbance as a result of development will be required as part of any planning application.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Neighbouring Authorities | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Town and Parish Councils | <p><u>Sevenoaks Town Council</u></p> <p>A response was received from Sevenoaks Town Council, highlighting support for the proposed site allocation and noting that it lies within the St Johns Masterplan area. The response suggests that SEV8 and SEV15 should be considered together. The response also sets out a number of local infrastructure improvements aspirations, which will be considered through the Infrastructure Delivery Plan (IDP) as appropriate.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| General Response         | <p>Respondents propose securing a 20mph speed limit extension on Mount Harry Road, Hitchen Hatch Lane, St Botolphs Road, St John's Hill/Dartford Road and Seal Hollow Road via design measures or Section 106 obligations, alongside a zebra crossing to the east of the Bat &amp; Ball junction in order to link Bradbourne Vale Road to the site. They recommend tree planting in line with the draft St John's Hill masterplan, utilising two car parks to free land for additional housing, commercial units and public space and provision of dedicated cultural event space. Respondents suggest that sites SEV8 and SEV15 should be planned together for coherent design and infrastructure, and call for ecology mitigation measures, cumulative impact assessments for the adjoining SSSI and partnership working with Kent Wildlife Trust and Natural England. Suggestions include brownfield mixed-use</p> |

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | redevelopment at a reasonably high housing density under Policy ST1 with viability testing, establishing a design review panel, under the Sevenoaks Town Neighbourhood Plan for schemes over ten units, and early creation of a community advisory panel to guide the process.                                                                                                                                                           |
| Key issues raised | <p>Highway safety and walking/cycling connectivity</p> <p>Public realm, cultural space and landscaping</p> <p>Masterplan alignment and site coherence</p> <p>Ecology and SSSI impacts and mitigation</p> <p>Car park rationalisation and land use optimisation</p> <p>Planning obligations and funding mechanisms (S106)</p> <p>Brownfield mixed-use redevelopment and housing density</p> <p>Design quality and review of proposals</p> |

## SITE PROMOTER RESPONSE

### DHA Planning on behalf of St Johns Capital (the landowner)

A response was received from DHA Planning on behalf of St Johns Capital (the landowner), confirming support for the proposed site allocation and availability. The site reaffirms the mixed-use proposal of residential and replacement retail.

## SHELAA 2026 CONCLUSIONS

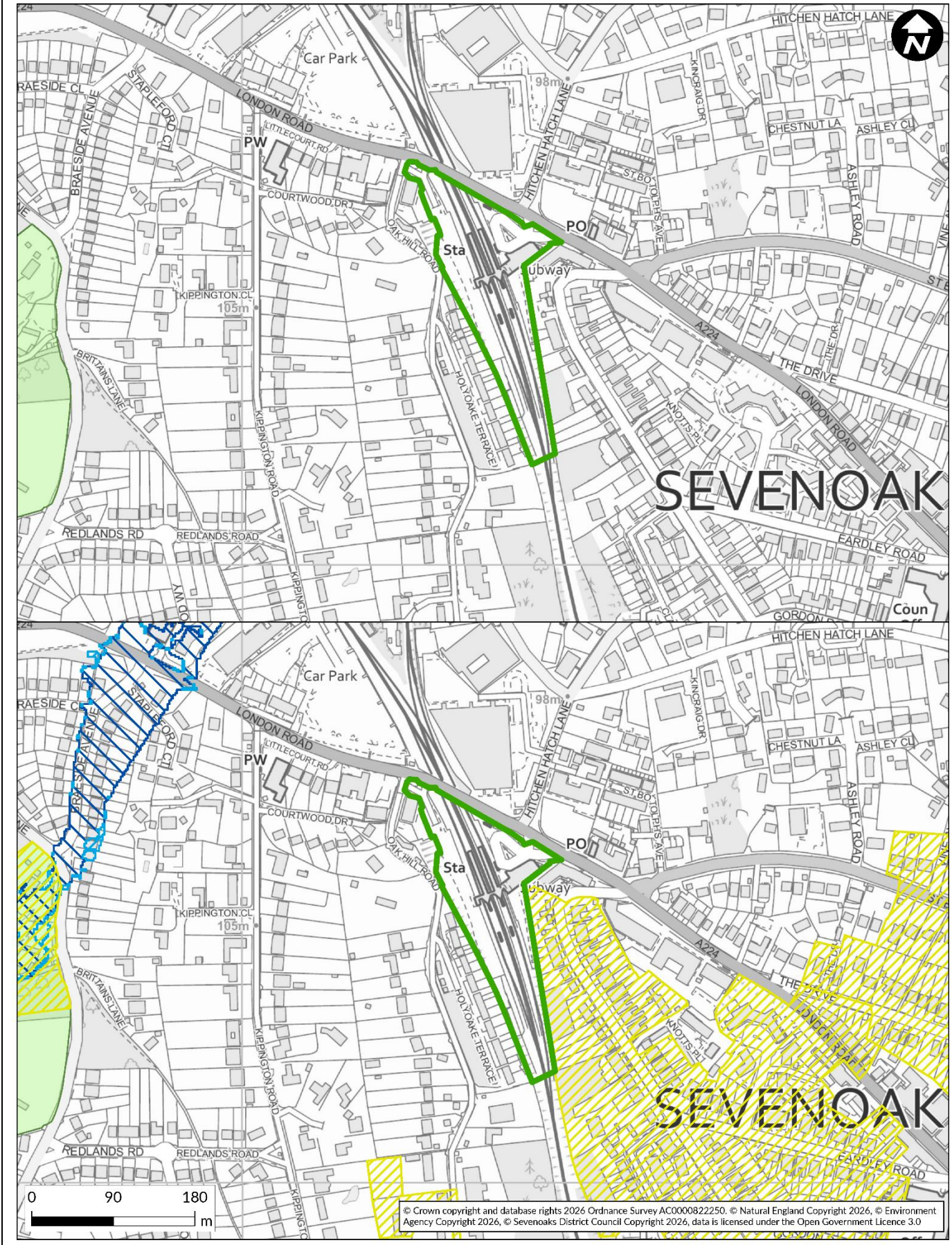
|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable? | <p>This is a brownfield site situated within the urban confines of Sevenoaks Urban Area, which is identified as the Principal Town in the Settlement Hierarchy 2025. Accordingly, the site is considered to be in sustainable location, close to key services and facilities. The site is well located for public transport, being within walking distance of Bat and Ball Station and 2km of Sevenoaks Station. It is considered that there is existing capacity on the transport network, however the site does not currently benefit from an existing access. The site does not lie within the Green Belt or National Landscapes, although it is noted that the site lies partially within an AQMA. Further work may be required in respect of surface water flooding as part of any future planning application. The Development Brief has considered the site capacity of this site and the information submitted by the site promoter, and has concluded that a reduction in capacity is necessary in the form of a one storey reduction to the east of the site, along St Johns Hill, to remain in keeping with local building</p> |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                          |                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          | heights and character. A noise assessment would be required for this site due to traffic noise from St Johns Hill. The site also lies within the ADMP Town and Local Centre allocation at St Johns – and it is therefore expected that town centre uses should be retained as part of this proposal. Provided town centre uses are retained, this site is considered suitable for development. |
| 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 at this time.                                                                                                                                                                                                                                                                                                                   |
| Deliverable/Developable? | Deliverable                                                                                                                                                                                                                                                                                                                                                                                    |

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Conclusion       | Deliverable (Years 1-5)                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                          | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| SDC Comments             | This is a brownfield site within the urban confines of Sevenoaks Urban Area, sustainably located close to services and facilities in Sevenoaks Town and public transport options (namely Bat and Ball Station). The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has considered the location and constraints of the site and found the site to be capable of accommodating 12 residential units and retail use. |
| Allocated for            | 12 residential units                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Regulation 19 (2026) Ref | <b>ST2-7</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |



MX/26/00002  
Sevenoaks Station, London Road



| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHELAA Reference                         | MX/26/00002                                                                                                                                                                                                                                                                                                                                                                |
| Regulation 19 Reference                  | ST2-8                                                                                                                                                                                                                                                                                                                                                                      |
| Regulation 18 2025 Reference             | part SEV12                                                                                                                                                                                                                                                                                                                                                                 |
| Site Area (Ha)                           | 2.14                                                                                                                                                                                                                                                                                                                                                                       |
| Developable Area (Ha)                    | 2.14                                                                                                                                                                                                                                                                                                                                                                       |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                                                                                                                                                 |
| Planning History                         | None                                                                                                                                                                                                                                                                                                                                                                       |
| Previous SHELAA Ref (2018)               | N/A                                                                                                                                                                                                                                                                                                                                                                        |
| Site Description                         | This is a brownfield site located within the urban confines of Sevenoaks Urban Area. The site comprises Sevenoaks Railway Station, forecourt and car park and is bound by residential to the east and west, and London Road to the north. The railway line runs from north to south though the southern parcel. The site benefits from existing access off of London Road. |
| Site Type                                | New Build                                                                                                                                                                                                                                                                                                                                                                  |
| When will this development be delivered? | Years 6-10                                                                                                                                                                                                                                                                                                                                                                 |
| SHELAA Yield                             | 196 residential units                                                                                                                                                                                                                                                                                                                                                      |
| SHELAA Conclusion                        | Suitable and Developable                                                                                                                                                                                                                                                                                                                                                   |

| SHELAA STAGE 1                                         |                                    |
|--------------------------------------------------------|------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – Within Sevenoaks Urban Area  |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b> |

| SHELAA ASSESSMENT                          |                                                                                                                                                                                                 |  |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Within Sevenoaks Urban Area                                                                                                                                                                     |  |
| Land Use (GF/PDL)                          | Previously developed land                                                                                                                                                                       |  |
| Existing use                               | Yes, but will be reprovided                                                                                                                                                                     |  |
| Existing allocation / designation          | No                                                                                                                                                                                              |  |
| Proposed use / designation                 | No                                                                                                                                                                                              |  |
| Green Belt                                 | Within Urban Confines                                                                                                                                                                           |  |
| Green Belt Stage 3                         | Not within Green Belt                                                                                                                                                                           |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                                                                                                                           |  |
| National Landscapes                        | Not within National Landscapes                                                                                                                                                                  |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                                                                                                                                         |  |
| Agricultural Land Quality                  | Urban – 100%                                                                                                                                                                                    |  |
| Flood Risk                                 | Flood zone 1                                                                                                                                                                                    |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                                                                                                                               |  |
| SSSI Impact Zone                           | Requires consultation                                                                                                                                                                           |  |
| Local Wildlife Site                        | Not within a LWS                                                                                                                                                                                |  |
| Local Nature Reserve                       | Not within an LNR                                                                                                                                                                               |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                                                                                                                                     |  |
| Presence of Heritage Assets                | 0.09% within Sevenoaks - Granville Road and Eardley Road Conservation Area<br>Contains listed building gas lamp standard by path to Sevenoaks Station<br>Within 100m of 6 locally listed assets |  |
| Contamination Issues                       | Contaminated Land Assessment (former land use)                                                                                                                                                  |  |
| Noise Pollution                            | Noise Assessment (commercial and rail)                                                                                                                                                          |  |
| Air Quality                                | No specific risk                                                                                                                                                                                |  |
| Mineral Safeguarding Area                  | 3.73% within River Terrace Deposits                                                                                                                                                             |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)                                                                                                                        |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought)                                                                                                          |  |
| Settlement Classification                  | Completely within Sevenoaks Urban Area                                                                                                                                                          |  |
| Town and Local Centres                     | Within 800m of Sevenoaks – Town Centre, Tubs Hill and Sevenoaks Station.<br>Within 2km of Riverhead and St Johns                                                                                |  |



|               |                                                        |  |
|---------------|--------------------------------------------------------|--|
| Train Station | Within 800m of Sevenoaks<br>Within 2km of Bat and Ball |  |
|---------------|--------------------------------------------------------|--|

|       |       |     |
|-------|-------|-----|
| GREEN | AMBER | RED |
| 22    | 5     | 0   |

## SHELAA 2026 ASSESSMENT

## RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees     | <u>National Highways</u><br>A response from National Highways acknowledges the development proposals for this site and the proximity of the site to the strategic road network.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Neighbouring Authorities | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Town and Parish Councils | <u>Sevenoaks Town Council</u><br>A response from Sevenoaks Town Council welcomes the strategic redevelopment of this site to create a new gateway to the town. The response makes note of the Sevenoaks Neighbourhood Plan and Sevenoaks Town Masterplan references to this site. The response makes specific comments on the Development Brief, specifically surrounding building heights and the character of the town, transport and traffic flow (including pedestrian flow) and comments regarding the Community and Design Review panels.                                                                                                                                                                                                                                                                                                                            |
| General Response         | Respondents highlight that transport network capacity at Sevenoaks Station requires retention or enhancement of parking and access, to prevent congestion on London Road and surrounding streets, and to support rail use. Respondents see limited bus services and the lack of a park-and-ride as inadequate alternatives, risking overspill parking in residential areas. Infrastructure and service capacity for rail, healthcare, schools, drainage and sewage is seen as insufficient without confirmed mitigation, and high build costs could threaten scheme viability. Concerns over building height and massing stress the need to respect Sevenoaks' historic character, favouring mid-rise blocks over taller towers. Environmental and amenity impacts such as air and noise pollution, overshadowing and loss of green space are thought to be underassessed. |

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | Debate amongst respondents on housing density and mix highlights the need for affordable units and balanced mixed-use development. Gaps in transport modelling, environmental assessments and viability appraisals are cited as key barriers to delivery.                                                                                                                                                                                  |
| Key issues raised | <p>Transport network capacity and access arrangements</p> <p>Infrastructure, services and delivery mechanisms</p> <p>Station car parking provision</p> <p>Station operational functionality and public realm</p> <p>Height, massing, townscape and heritage setting</p> <p>Environmental and residential amenity impacts</p> <p>Housing density, mix, affordability and use balance</p> <p>Evidence base, viability and deliverability</p> |

## SITE PROMOTER RESPONSE

### Iceni Projects on behalf of Innova Partnership

A response from the site promoter confirms support for the proposed allocation, highlighting the need for high quality housing, public realm enhancements, rationalised car parking and other supporting uses, as well as enhancing the arrival into Sevenoaks. The vision set out in the draft Development Brief for this site is also welcomed and supported by the site promoter. The response notes that this one of the most accessible locations in Sevenoaks District and highlights potential for optimising the capacity of the site, in line with the highly sustainable and relatively unconstrained nature of this site.

## SHELAA 2026 CONCLUSIONS

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable? | <p>This is a brownfield site within the urban confines of Sevenoaks Urban Area, which is identified as the Principal Town in the District's Settlement Hierarchy 2025. The site is considered to be in a highly sustainable location, notwithstanding its proximity to public transport at Sevenoaks Train Station, just a short walk away from key services and facilities in Sevenoaks Town Centre. The sites proximity to the railway line requires contaminated land and noise assessments to be considered. It is noted that the site sits partly within a mineral safeguarding area and within close proximity to heritage assets, including being partially within a Conservation Area, and these will need further consideration. Further work is required regarding surface water flooding as part of any future planning application. There are no other constraints which would make this site unsuitable and therefore,</p> |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                          |                                                                                                                                                       |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          | unconstrained nature and highly sustainable location within the District's Principal Town boundary, this site is considered suitable for development. |
| Availability             | The site has been submitted by the landowner and is considered to be available in years 6-10.                                                         |
| Achievability            | No constraints that could render the site financially unviable at this time.                                                                          |
| Deliverable/Developable? | Developable                                                                                                                                           |

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Conclusion       | Developable (Years 6-10)                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                          | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                         |
| SDC Comments             | This is a brownfield site within the urban confines of Sevenoaks Urban Area, sustainably located close to services and facilities in Sevenoaks Town, including Sevenoaks Train Station. The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has considered the location and constraints of the site and found the site to be capable of accommodating 196 residential units. |
| Allocated for            | 196 residential units                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Regulation 19 (2026) Ref | <b>ST2-8</b>                                                                                                                                                                                                                                                                                                                                                                                                                                   |

MX/26/00001  
Station Car Park, Morewood Close, Sevenoaks



| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                       |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHELAA Reference                         | MX/26/00001                                                                                                                                                                                                                                                                                           |
| Regulation 19 Reference                  | ST2-9                                                                                                                                                                                                                                                                                                 |
| Regulation 18 2025 Reference             | part SEV12                                                                                                                                                                                                                                                                                            |
| Site Area (Ha)                           | 1.54                                                                                                                                                                                                                                                                                                  |
| Developable Area (Ha)                    | 1.54                                                                                                                                                                                                                                                                                                  |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                                                                            |
| Planning History                         | None                                                                                                                                                                                                                                                                                                  |
| Previous SHELAA Ref (2018)               | N/A                                                                                                                                                                                                                                                                                                   |
| Site Description                         | This is a brownfield site located within the urban confines of Sevenoaks Urban Area. The site comprises the train station car park and is bound by residential to the west, the railway line to the north and London Road to the south. The site benefits from an existing access off Morewood Close. |
| Site Type                                | New Build                                                                                                                                                                                                                                                                                             |
| When will this development be delivered? | Years 6-10                                                                                                                                                                                                                                                                                            |
| SHELAA Yield                             | 224 residential units                                                                                                                                                                                                                                                                                 |
| SHELAA Conclusion                        | Suitable and Developable                                                                                                                                                                                                                                                                              |

| SHELAA STAGE 1                                         |                                    |
|--------------------------------------------------------|------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – Within Sevenoaks Urban Area  |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b> |

| SHELAA ASSESSMENT                          |                                                                                                                                                             |  |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Within Sevenoaks Urban Area                                                                                                                                 |  |
| Land Use (GF/PDL)                          | Previously developed land                                                                                                                                   |  |
| Existing use                               | Yes, but will be reprovided                                                                                                                                 |  |
| Existing allocation / designation          | 2.63% within ADMP EMP1(h)                                                                                                                                   |  |
| Proposed use / designation                 | No                                                                                                                                                          |  |
| Green Belt                                 | Within Urban Confines                                                                                                                                       |  |
| Green Belt Stage 3                         | Not within Green Belt                                                                                                                                       |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                                                                                       |  |
| National Landscapes                        | Not within National Landscapes                                                                                                                              |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                                                                                                     |  |
| Agricultural Land Quality                  | Urban – 100%                                                                                                                                                |  |
| Flood Risk                                 | Flood zone 1                                                                                                                                                |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                                                                                           |  |
| SSSI Impact Zone                           | Requires consultation                                                                                                                                       |  |
| Local Wildlife Site                        | Not within a LWS                                                                                                                                            |  |
| Local Nature Reserve                       | Not within an LNR                                                                                                                                           |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                                                                                                 |  |
| Presence of Heritage Assets                | Within 200m of Sevenoaks - Granville Road and Eardley Road Conservation Area<br>Within 200m of 4 listed buildings<br>Within 100m of 4 locally listed assets |  |
| Contamination Issues                       | Contaminated Land Assessment (former land use)                                                                                                              |  |
| Noise Pollution                            | Noise Assessment (commercial and rail)                                                                                                                      |  |
| Air Quality                                | No specific risk                                                                                                                                            |  |
| Mineral Safeguarding Area                  | 8.94% within River Terrace Deposits                                                                                                                         |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)                                                                                    |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought)                                                                      |  |
| Settlement Classification                  | Completely within Sevenoaks Urban Area                                                                                                                      |  |
| Town and Local Centres                     | Within 800m of Tubs Hill and Sevenoaks Station<br>Within 2km of Riverhead, Sevenoaks Town Centre and St Johns                                               |  |



|               |                                                        |  |
|---------------|--------------------------------------------------------|--|
| Train Station | Within 800m of Sevenoaks<br>Within 2km of Bat and Ball |  |
|---------------|--------------------------------------------------------|--|

| GREEN | AMBER | RED |
|-------|-------|-----|
| 21    | 6     | 0   |

## SHELAA 2026 ASSESSMENT

## RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees     | <u>National Highways</u><br>A response from National Highways acknowledges the development proposals for this site and the proximity of the site to the strategic road network.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Neighbouring Authorities | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Town and Parish Councils | <u>Sevenoaks Town Council</u><br>A response from Sevenoaks Town Council welcomes the strategic redevelopment of this site to create a new gateway to the town. The response makes note of the Sevenoaks Neighbourhood Plan and Sevenoaks Town Masterplan references to this site. The response makes specific comments on the Development Brief, specifically surrounding building heights and the character of the town, transport and traffic flow (including pedestrian flow) and comments regarding the Community and Design Review panels.                                                                                                                                                                                                                                                                                                                            |
| General Response         | Respondents highlight that transport network capacity at Sevenoaks Station requires retention or enhancement of parking and access, to prevent congestion on London Road and surrounding streets, and to support rail use. Respondents see limited bus services and the lack of a park-and-ride as inadequate alternatives, risking overspill parking in residential areas. Infrastructure and service capacity for rail, healthcare, schools, drainage and sewage is seen as insufficient without confirmed mitigation, and high build costs could threaten scheme viability. Concerns over building height and massing stress the need to respect Sevenoaks' historic character, favouring mid-rise blocks over taller towers. Environmental and amenity impacts such as air and noise pollution, overshadowing and loss of green space are thought to be underassessed. |



|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | Debate amongst respondents on housing density and mix highlights the need for affordable units and balanced mixed-use development. Gaps in transport modelling, environmental assessments and viability appraisals are cited as key barriers to delivery.                                                                                                                                                                                  |
| Key issues raised | <p>Transport network capacity and access arrangements</p> <p>Infrastructure, services and delivery mechanisms</p> <p>Station car parking provision</p> <p>Station operational functionality and public realm</p> <p>Height, massing, townscape and heritage setting</p> <p>Environmental and residential amenity impacts</p> <p>Housing density, mix, affordability and use balance</p> <p>Evidence base, viability and deliverability</p> |

## SITE PROMOTER RESPONSE

### Iceni Projects on behalf of Innova Partnership

A response from the site promoter confirms support for the proposed allocation, highlighting the need for high quality housing, public realm enhancements, rationalised car parking and other supporting uses, as well as enhancing the arrival into Sevenoaks. The vision set out in the draft Development Brief for this site is also welcomed and supported by the site promoter. The response notes that this one of the most accessible locations in Sevenoaks District and highlights potential for optimising the capacity of the site, in line with the highly sustainable and relatively unconstrained nature of this site.

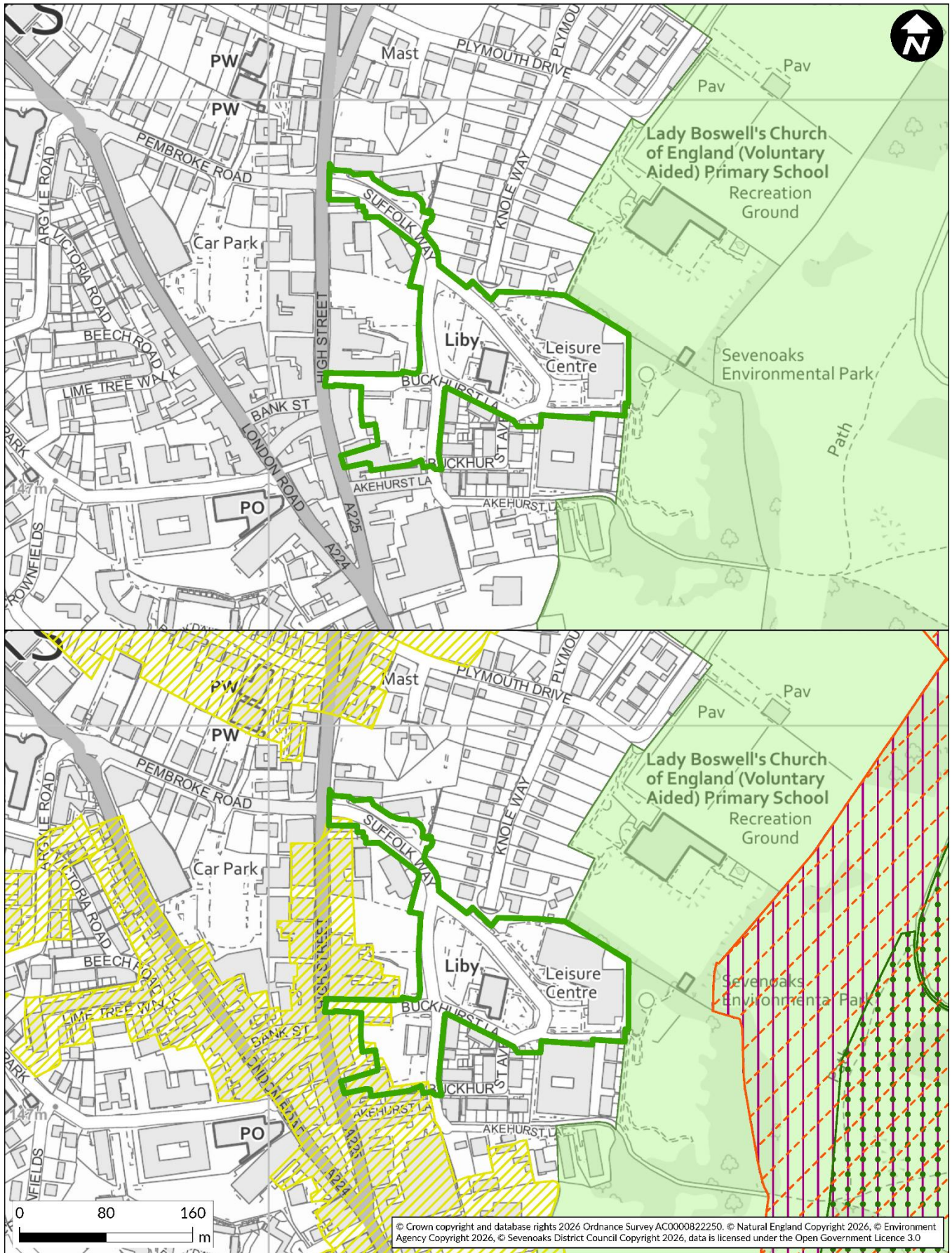
## SHELAA 2026 CONCLUSIONS

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable? | <p>This is a brownfield site within the urban confines of Sevenoaks Urban Area, which is identified as the Principal Town in the District's Settlement Hierarchy 2025. The site is considered to be in a highly sustainable location, notwithstanding its proximity to public transport at Sevenoaks Train Station, just a short walk away from key services and facilities in Sevenoaks Town Centre. The sites proximity to the railway line requires contaminated land and noise assessments to be considered. It is noted that the site sits partly within a mineral safeguarding area and within close proximity to heritage assets, which will need further consideration. Further work is required regarding surface water flooding as part of any future planning application. There are no other constraints which would make this site unsuitable and therefore, unconstrained nature and highly sustainable location</p> |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                          |                                                                                                  |
|--------------------------|--------------------------------------------------------------------------------------------------|
|                          | within the District's Principal Town boundary, this site is considered suitable for development. |
| Availability             | The site has been submitted by the landowner and is considered to be available in years 6-10.    |
| Achievability            | No constraints that could render the site financially unviable at this time.                     |
| Deliverable/Developable? | Developable                                                                                      |

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Conclusion       | Developable (Years 6-10)                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                          | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                         |
| SDC Comments             | This is a brownfield site within the urban confines of Sevenoaks Urban Area, sustainably located close to services and facilities in Sevenoaks Town, including Sevenoaks Train Station. The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has considered the location and constraints of the site and found the site to be capable of accommodating 224 residential units. |
| Allocated for            | 224 residential units                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Regulation 19 (2026) Ref | <b>ST2-9</b>                                                                                                                                                                                                                                                                                                                                                                                                                                   |

MX/21/00049  
Land east of High Street, Sevenoaks



| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHELAA Reference                         | MX/21/00049                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Regulation 19 Reference                  | ST2-10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Regulation 18 2025 Reference             | SEV13                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Site Area (Ha)                           | 3.05                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Developable Area (Ha)                    | 3.05                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Planning History                         | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Previous SHELAA Ref (2018)               | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site Description                         | This is a brownfield site within the urban confines of Sevenoaks Urban Area. The site is within Sevenoaks Town Centre. The site comprises of a bus station, café, library, leisure centre and 3x car parks. The site is bound to the north by residential, retail and Land Boswell's Church of England Primary School, to the east by Knole Park, to the south by a multi-storey car park and residential use, and to the west by Sevenoaks Town Centre uses. The site has an existing highways network and benefits from existing access. |
| Site Type                                | New Build                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| When will this development be delivered? | Years 6-10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| SHELAA Yield                             | 250 residential units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| SHELAA Conclusion                        | Suitable and Developable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| SHELAA STAGE 1                                         |                                                     |
|--------------------------------------------------------|-----------------------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – within urban confines of Sevenoaks Urban Area |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b>                  |



| SHELAA ASSESSMENT                          |                                                                                                                                                                                        |  |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Within Sevenoaks Urban Area                                                                                                                                                            |  |
| Land Use (GF/PDL)                          | Previously Developed Land                                                                                                                                                              |  |
| Existing use                               | Yes, but will be reprovided                                                                                                                                                            |  |
| Existing allocation / designation          | 9.1% ADMP EMP1(f): High Street, Sevenoaks<br>96.21% within TLC Sevenoaks – Town Centre                                                                                                 |  |
| Proposed use / designation                 | No                                                                                                                                                                                     |  |
| Green Belt                                 | Within Urban Confines                                                                                                                                                                  |  |
| Green Belt Stage 3                         | Not in the Green Belt                                                                                                                                                                  |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                                                                                                                  |  |
| National Landscapes                        | 5.43% within 100m buffer of Kent Downs National Landscapes                                                                                                                             |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                                                                                                                                |  |
| Agricultural Land Quality                  | Urban and other                                                                                                                                                                        |  |
| Flood Risk                                 | Flood Zone 1                                                                                                                                                                           |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                                                                                                                      |  |
| SSSI Impact Zone                           | Requires consultation                                                                                                                                                                  |  |
| Local Wildlife Site                        | Not within a LWS                                                                                                                                                                       |  |
| Local Nature Reserve                       | Not within an LNR                                                                                                                                                                      |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                                                                                                                            |  |
| Presence of Heritage Assets                | 13.07% within Sevenoaks - High Street conservation area;<br>Within 200m of 42 listed buildings;<br>Within 200m of KNOLE registered park/garden;<br>Contains locally listed asset 10412 |  |
| Contamination Issues                       | Contaminated Land Assessment (former land use and made ground)                                                                                                                         |  |
| Noise Pollution                            | Noise Assessment (commercial)                                                                                                                                                          |  |
| Air Quality                                | No specific risk                                                                                                                                                                       |  |
| Mineral Safeguarding Area                  | Partially within Mineral Safeguarding Area 12.42%                                                                                                                                      |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)                                                                                                               |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought)                                                                                                 |  |
| Settlement Classification                  | Within Sevenoaks Urban Area                                                                                                                                                            |  |

|                        |                                                                                                   |  |
|------------------------|---------------------------------------------------------------------------------------------------|--|
| Town and Local Centres | Within 800m of Sevenoaks – Town Centre<br>Within 2km of St Johns, Tubs Hill and Sevenoaks Station |  |
| Train Station          | Within 2km of Sevenoaks Station                                                                   |  |

|       |       |     |
|-------|-------|-----|
| GREEN | AMBER | RED |
| 19    | 7     | 1   |

## SHELAA 2026 ASSESSMENT

## RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees      | <u>Natural England</u><br>Natural England notes that the site is within the boundaries of Sevenoaks Town, utilising urban and previously developed land. Their response highlights that the site falls within walking distance of the Knole Park SSSI and as such an assessment of any potential adverse impacts on the SSSI is required as part of any planning application.                                                                                                                                                    |
| Neighbouring Authorities  | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Town and Parish Councils  | <u>Sevenoaks Town Council</u><br>A response was received from Sevenoaks Town Council, raising no objections to the proposed site allocation but highlighting specific requests in relation to Design Review and Community Review panels, as well as linking the proposal to the Sevenoaks Town Neighbourhood Plan and draft Town Centre masterplan. The response also sets out a number of local infrastructure improvement aspirations, which will be considered through the Infrastructure Delivery Plan (IDP) as appropriate. |
| Other Consultation Bodies | <u>National Trust</u><br>A response from the National Trust supports the proposed allocation of this site, highlighting that the site lies within the setting of Knole Park and providing specific comment on the emerging Development Brief for the site.<br><br><u>CPRE Kent</u>                                                                                                                                                                                                                                               |

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | A response from CPRE Kent objects to any potential loss of the library and leisure centre, unless at equivalent replacements are guaranteed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| General Response  | <p>Respondents raised concerns about transport and pedestrian safety around the site, citing increased traffic volumes, near misses, lack of footpaths and limited visibility, and proposing new footpaths, crossings, HGV restrictions and enhanced bus links. They stressed the need to preserve the Wildernesse Conservation Area and Knole Park setting by maintaining the Green Belt buffer, safeguarding key views and avoiding high-density development that could appear visually intrusive. Responses questioned the redesignation of Green Belt land to grey belt for its potential to encourage incremental sprawl, although it should be noted that this is not relevant to SEV13 due to it being within urban confines. Concerns were voiced about the loss of town centre parking undermining accessibility and commercial vitality without viable alternatives. Risks to ecological corridors and biodiversity net gain were highlighted given nearby habitats for protected species. Calls were made for retention or replacement of community facilities, including the library, leisure centre and new public spaces, alongside contributions towards schools, healthcare and public realm improvements. Finally, respondents sought clearer planning procedures, early community engagement and alignment with the Sevenoaks Town Neighbourhood Plan.</p> |
| Key issues raised | <p>Transport, highways and pedestrian safety<br/> Heritage and historic setting<br/> Density, massing and neighbourhood character<br/> Green Belt redesignation and planning precedent<br/> Town centre parking and access<br/> Biodiversity and ecological corridors<br/> Community facilities and cultural/leisure provision<br/> Infrastructure capacity (education, healthcare and utilities)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

## SITE PROMOTER RESPONSE

### Sevenoaks District Council

The site is being promoted by Sevenoaks District Council as the landowner. A response has been received from the Council's Property team confirming that the site continues to be actively promoted for development and that the proposed allocation in the Local Plan is supported. The response notes that KCC, as part landowner, has decided not to include its library site as part of the wider redevelopment opportunity. The library will therefore be retained in its existing form,



and SDC will continue to promote the redevelopment of the remainder of the site. The response notes that the site boundary may need to be revised, dependent on whether KCC wish for the library to be excluded from the mixed-use allocation. Additionally, the developable area will need to be reviewed in light of the exclusion of the library site. In terms of phasing, the Council envisage a planning application on the site being submitted in 2027 and subject to achieving planning consent, construction commencing in 2028, to complete in 2032.

## SHELAA 2026 CONCLUSIONS

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable?                | This is a brownfield site within the urban confines of Sevenoaks Urban Area, which is identified as the District's Principal Town in the Settlement Hierarchy 2025. The site is therefore considered to be in a highly sustainable location, close to existing key services and facilities within the Town Centre, as well as access to public transport including Sevenoaks Train Station. Consultation with Environmental Health highlights that contaminated land, noise and air quality assessments would be required for this development. The site benefits from multiple existing accesses which could be utilised, and the surrounding road network is considered to have capacity. The site submission proposes the reprovision of the existing leisure and community uses in this location, which is supported given the sites location within both an adopted employment allocation, and a designated town and local centre through the Allocations and Development Management Plan (ADMP). There are no other constraints which would make the site unsuitable and therefore, due to the sites highly sustainable location, within the urban confines and town centre of the District's Principal Town, the site is considered suitable for development. |
| Availability             | The site has been submitted by the landowner and is considered to be available in years 1-5. The Library Site is owned by KCC, which requires further consideration.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Achievability            | No constraints that could render the site financially unviable at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Deliverable/Developable? | Developable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

|                    |                                                                                                                                                                                                                                                                                                                                 |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Conclusion | Developable (Years 6-10)                                                                                                                                                                                                                                                                                                        |
|                    | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                          |
| SDC Comments       | This is a brownfield site within the urban confines of Sevenoaks Urban Area, sustainably located in Sevenoaks Town Centre, close to key services and facilities and well placed for public transport. The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has |

|                          |                                                                                                                              |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------|
|                          | considered the location and constraints of the site and found the site to be capable of accommodating 250 residential units. |
| Allocated for            | 250 residential units                                                                                                        |
| Regulation 19 (2026) Ref | <b>ST2-10</b>                                                                                                                |

MX/26/00011  
160 London Road, Sevenoaks



| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHELAA Reference                         | MX/26/00011                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Regulation 19 Reference                  | ST2-11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Regulation 18 2025 Reference             | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site Area (Ha)                           | 1.74                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Developable Area (Ha)                    | 1.74                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Planning History                         | Site included in ADMP Employment allocation EMP1(c) – British Telecom, London Road, Sevenoaks<br>Planning permission for 116 residential units – granted on appeal (21/02502/PAC)                                                                                                                                                                                                                                                                                                                                                                           |
| Previous SHELAA Ref (2018)               | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site Description                         | This is a brownfield site located within the urban confines of Sevenoaks Urban Area at 160 London Road, Sevenoaks. The site comprises a three-storey building in employment use, car parking and associated land. The site is bound by a public car park to the north, Bradbourne Park Road and Hitchen Hatch Lane to the east, London Road and Sevenoaks Station to the south and the railway line to the west. The site benefits from an existing vehicular access from Hitchen Hatch Lane and pedestrian access from London Road and Hitchen Hatch Lane. |
| Site Type                                | New build                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| SHELAA Yield                             | 300 residential unit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| SHELAA Conclusion                        | Suitable and Developable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| SHELAA STAGE 1                                         |                                    |
|--------------------------------------------------------|------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – with Sevenoaks Urban Area    |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b> |

| SHELAA ASSESSMENT                          |                                                                                                                                                             |  |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Within Sevenoaks Urban Area urban confines                                                                                                                  |  |
| Land Use (GF/PDL)                          | Previously Developed Land                                                                                                                                   |  |
| Existing use                               | Yes – employment use                                                                                                                                        |  |
| Existing allocation / designation          | Yes – ADMP EMP1(c)                                                                                                                                          |  |
| Proposed use / designation                 | No                                                                                                                                                          |  |
| Green Belt                                 | Within urban confines                                                                                                                                       |  |
| Green Belt Stage 3                         | Not in the Green Belt                                                                                                                                       |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                                                                                       |  |
| National Landscapes                        | Not within National Landscapes                                                                                                                              |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                                                                                                     |  |
| Agricultural Land Quality                  | Urban                                                                                                                                                       |  |
| Flood Risk                                 | Flood Zone 1                                                                                                                                                |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                                                                                           |  |
| SSSI Impact Zone                           | No specific risk                                                                                                                                            |  |
| Local Wildlife Site                        | Not within an LWS                                                                                                                                           |  |
| Local Nature Reserve                       | Not within an LNR                                                                                                                                           |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                                                                                                 |  |
| Presence of Heritage Assets                | Within 200m of Sevenoaks – Granville Road and Eardley Road Conservation Area<br>Within 200m of 4 Listed Buildings<br>Within 100m of 4 locally listed assets |  |
| Contamination Issues                       | Contaminated Land Assessment (former land use)                                                                                                              |  |
| Noise Pollution                            | Noise Assessment (commercial and rail)                                                                                                                      |  |
| Air Quality                                | No specific risk                                                                                                                                            |  |
| Mineral Safeguarding Area                  | Not within Mineral Safeguarding Area                                                                                                                        |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)                                                                                    |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought)                                                                      |  |
| Settlement Classification                  | With Sevenoaks Urban Area                                                                                                                                   |  |
| Town and Local Centres                     | Within 800m of Sevenoaks – Town Centre, Tubs Hill and Sevenoaks Station<br>Within 2km of Riverhead and St Johns                                             |  |

|               |                                                        |  |
|---------------|--------------------------------------------------------|--|
| Train Station | Within 800m of Sevenoaks<br>Within 2km of Bat and Ball |  |
|---------------|--------------------------------------------------------|--|

| GREEN | AMBER | RED |
|-------|-------|-----|
| 22    | 3     | 2   |

## SHELAA 2026 ASSESSMENT

### RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                           |                                                                                                                                                   |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees      | This site was submitted in response to the Regulation 18 consultation in Autumn 2025 and as such has not yet been subject to public consultation. |
| Neighbouring Authorities  |                                                                                                                                                   |
| Town and Parish Councils  |                                                                                                                                                   |
| Other Consultation Bodies |                                                                                                                                                   |
| General Response          |                                                                                                                                                   |
| Key issues raised         |                                                                                                                                                   |

### SITE PROMOTER RESPONSE

#### R20 Advisory Ltd on behalf of the landowner

A response received from R20 Advisory Ltd submits this site at 160 London Road, Sevenoaks for consideration in the SHELAA process for potential allocation in the new Local Plan for Sevenoaks District. The response highlights that the landowner seeks an allocation for residential-led mixed-use redevelopment. A capacity study undertaken indicates potential for 384-455 homes alongside approximately 4,200 sqm of commercial floorspace. The response acknowledges that the site benefits from an existing prior approval for 116 apartments and supports the decision, through this approval, not to proceed with the existing employment allocation on the site. The response notes recent changes to national planning policy, including emerging policy around well-connected stations, as justification for the submission of this proposal.

### SHELAA 2026 CONCLUSIONS

|           |                                                                                                                                                                                                                                                                                                                                                                               |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable? | This is a brownfield site situated within the urban confines of Sevenoaks Urban Area, which is identified as the District's Principal Town through the Settlement Hierarchy 2025. Therefore, this site is considered to be in a highly sustainable location, close to key services and facilities as well as being adjacent to Sevenoaks Train Station. The site does form an |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          | existing employment allocation, EMP1(c), although it is noted that the site already benefits from a prior approval for 116 residential units, and this is considered to supersede the adopted employment allocation. There is an existing access to the site off Hitchen Hatch Lane, which could be utilised. It is noted that the site lies within 200m of a Conservation Area and 4 listed buildings and within 100m of 4 locally listed assets. Due to the sites proximity to the railway line, the site would require a noise and contaminated land assessment as part of any planning application. There are no other constraints which would make this site unsuitable. Therefore, due to the highly sustainable location and its unconstrained nature, the site is considered suitable for development. |
| 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 at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Deliverable/Developable? | Developable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Conclusion       | Developable (Years 6-10)                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                          | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| SDC Comments             | This is a previously development land site, within the urban confines of Sevenoaks Urban Area. The site is in a highly sustainable location, close to key services and facilities and directly adjacent to Sevenoaks Station. The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has considered the location and constraints and found the site to be capable of accommodating 300 residential units. |
| Allocated for            | 300 residential units                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Regulation 19 (2026) Ref | <b>ST2-11</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                            |



SsM04  
Gulf Petrol Station off London Road, BR8 7HB



| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Settlement Capacity Reference            | SsM04                                                                                                                                                                                                                                                                                                                                  |
| Regulation 19 Reference                  | ST2-13                                                                                                                                                                                                                                                                                                                                 |
| Regulation 18 2025 Reference             | SWAN4                                                                                                                                                                                                                                                                                                                                  |
| Site Area (Ha)                           | 0.1                                                                                                                                                                                                                                                                                                                                    |
| Developable Area (Ha)                    | 0.1                                                                                                                                                                                                                                                                                                                                    |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                                                                                                             |
| Site Description                         | This is a brownfield site within the urban confines of Swanley. The site comprises a petrol station and associated hardstanding. The site is bound by Crescent Gardens to the north, London Road to the east and residential to the south and west. There are two existing accesses to the site, off Crescent Gardens and London Road. |
| Site Type                                | New Build                                                                                                                                                                                                                                                                                                                              |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                                                                                                              |
| Estimated Capacity                       | 10 residential units                                                                                                                                                                                                                                                                                                                   |
| Settlement Capacity Comments             | The future need of petrol stations is unknown due to changes in the way cars are fuelled and therefore this site could become available in the longer term.                                                                                                                                                                            |
| SHELAA Conclusion                        | Suitable and Deliverable                                                                                                                                                                                                                                                                                                               |

| SHELAA STAGE 1                                         |                                        |
|--------------------------------------------------------|----------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – within urban confines of Swanley |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b>     |

| SHELAA ASSESSMENT                          |                                                                                        |  |
|--------------------------------------------|----------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Completely within Swanley                                                              |  |
| Land Use (GF/PDL)                          | Previously Developed Land                                                              |  |
| Existing use                               | Yes but not allocated                                                                  |  |
| Existing allocation / designation          | No                                                                                     |  |
| Proposed use / designation                 | No                                                                                     |  |
| Green Belt                                 | Within Urban Confines                                                                  |  |
| Green Belt Stage 3                         | Not in the Green Belt                                                                  |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                  |  |
| National Landscapes                        | Not within National Landscapes                                                         |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                                |  |
| Agricultural Land Quality                  | Urban                                                                                  |  |
| Flood Risk                                 | Flood Zone 1                                                                           |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                      |  |
| SSSI Impact Zone                           | No specific risk                                                                       |  |
| Local Wildlife Site                        | Not within an LWS                                                                      |  |
| Local Nature Reserve                       | Not within an LNR                                                                      |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                            |  |
| Presence of Heritage Assets                | None                                                                                   |  |
| Contamination Issues                       | Requires Contaminated Land Assessment – former and current use                         |  |
| Noise Pollution                            | Requires Noise Assessment – traffic noise                                              |  |
| Air Quality                                | Requires Air Quality Assessment – proximity to AQMA                                    |  |
| Mineral Safeguarding Area                  | None                                                                                   |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)               |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought) |  |
| Settlement Classification                  | Within Swanley                                                                         |  |
| Town and Local Centres                     | Within 2km of Hextable (Upper Main Road), Swanley (Town Centre)                        |  |
| Train Station                              | Within 2km of Swanley                                                                  |  |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 22    | 4     | 1   |

## SHELAA 2026 ASSESSMENT

## RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees     | No responses were received from Statutory Consultees.                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Neighbouring Authorities | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                              |
| Town and Parish Councils | <u>Swanley Town Council</u><br>A response from Swanley Town Council opposed residential development on this site due to it currently being in retail use, providing local employment, encouraging the sites retention as economic land.                                                                                                                                                                                                                                |
| General Response         | The site serves as a key retail and petrol facility providing food retail and local employment, and respondents called for its retention as economic land under council policy. Brownfield constraints and fast-moving traffic on the A20 were highlighted as access challenges for housing. Future use for electric vehicle chargers was suggested, and highway safety risks were cautioned. Concerns were raised about a lack of consultation with nearby residents. |
| Key issues raised        | Local retail and community amenity provision<br>Safeguarding of economic/retail land<br>Employment provision<br>Brownfield redevelopment constraints for residential use<br>Electric vehicle charging potential<br>Highway safety and access                                                                                                                                                                                                                           |

## SITE PROMOTER RESPONSE

No response received from site promoter

**SHELAA 2026 CONCLUSIONS**

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable?                | This is a brownfield site situated within the urban confines of Swanley, which is identified as a Town in the Settlement Hierarchy 2025. Accordingly, this site is considered to be in a sustainable location, close to key services and facilities. The site is well located for public transport, being within 2km of Swanley Station. It is considered that there is existing capacity on the transport network, and there are two existing accesses off Crescent Gardens and London Road, which could be utilised. However, improvements may still be sought as part of this proposal. Consultation with Environmental Health indicates that the site requires assessments for Contaminated Land, Noise and Air Quality to be undertaken on this site. The site does not lie within the Green Belt or National Landscapes, and there are no other constraints which would make this site unsuitable. Therefore, due to the unconstrained nature of the site, it is considered suitable for development. |
| Availability             | This site has been identified through the Settlement Capacity Study and landowner permission has been sought to confirm the sites inclusion in the Local Plan process.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Achievability            | No constraints that could render the site financially unviable at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Deliverable/Developable? | Deliverable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Overall Conclusion</b>       | Deliverable (Years 1-5)                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                 | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>SDC Comments</b>             | This is a brownfield site within the urban confines of Swanley, sustainably located close to services and facilities in Swanley and Hextable, including public transport options at Swanley station. The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has considered the location and constraints of the site and found the site to be suitable of accommodating 10 residential units. |
| <b>Allocated for</b>            | 10 residential units                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Regulation 19 (2026) Ref</b> | <b>ST2-13</b>                                                                                                                                                                                                                                                                                                                                                                                                                                               |

SWO19  
Garages north of Conifer Way, BR8 7UF



| SITE DETAILS                             |                                                                                                                                                                                                                                                                                |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHELAA Reference                         | SWO19                                                                                                                                                                                                                                                                          |
| Regulation 19 Reference                  | ST2-14                                                                                                                                                                                                                                                                         |
| Regulation 18 2025 Reference             | SWAN8                                                                                                                                                                                                                                                                          |
| Site Area (Ha)                           | 0.1                                                                                                                                                                                                                                                                            |
| Developable Area (Ha)                    | 0.1                                                                                                                                                                                                                                                                            |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                                                     |
| Site Description                         | This is a brownfield site within the urban confines of Swanley. The site comprises residential garages and associated hardstanding. The site is bound by residential development on all sides, as well as benefitting from an existing access to the west, off of Conifer Way. |
| Site Type                                | New Build                                                                                                                                                                                                                                                                      |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                                                      |
| Estimated Capacity                       | 10 residential units                                                                                                                                                                                                                                                           |
| Settlement Capacity Comments             | Potential to create new Mews development.                                                                                                                                                                                                                                      |
| SHELAA Conclusion                        | Suitable and Deliverable                                                                                                                                                                                                                                                       |

| SHELAA STAGE 1                                         |                                        |
|--------------------------------------------------------|----------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – within urban confines of Swanley |
| Stage 1 Conclusion                                     | <b>PROGRESS TO FULL ASSESSMENT</b>     |



| SHELAA ASSESSMENT                          |                                                                                        |  |
|--------------------------------------------|----------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Completely within Swanley                                                              |  |
| Land Use (GF/PDL)                          | Previously Developed Land                                                              |  |
| Existing use                               | Yes, but not allocated                                                                 |  |
| Existing allocation / designation          | No                                                                                     |  |
| Proposed use / designation                 | No                                                                                     |  |
| Green Belt                                 | Within urban confines                                                                  |  |
| Green Belt Stage 3                         | Not in the Green Belt                                                                  |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                  |  |
| National Landscapes                        | Not within National Landscapes                                                         |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                                |  |
| Agricultural Land Quality                  | Urban                                                                                  |  |
| Flood Risk                                 | Flood Zone 1                                                                           |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                      |  |
| SSSI Impact Zone                           | No specific risk                                                                       |  |
| Local Wildlife Site                        | Not within an LWS                                                                      |  |
| Local Nature Reserve                       | Not within an LNR                                                                      |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                            |  |
| Presence of Heritage Assets                | None                                                                                   |  |
| Contamination Issues                       | Requires Contaminated Land Assessment – former use                                     |  |
| Noise Pollution                            | No specific risk                                                                       |  |
| Air Quality                                | Requires Air Quality Assessment – impact on nearby AQMA                                |  |
| Mineral Safeguarding Area                  | None                                                                                   |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)               |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought) |  |
| Settlement Classification                  | Completely within Swanley                                                              |  |
| Town and Local Centres                     | Within 2km of Hextable (Upper Main Road), Swanley (Town Centre)                        |  |
| Train Station                              | Within 2km of Swanley                                                                  |  |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 22    | 5     | 0   |

## SHELAA 2026 ASSESSMENT

## RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees     | No responses were received from Statutory Consultees.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Neighbouring Authorities | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Town and Parish Councils | <u>Swanley Town Council</u><br>A response from Swanley Town Council highlights concerns about proposals for garage redevelopment and the impact on local roads. The response encourages any development to ensure suitable parking for new and existing homes.                                                                                                                                                                                                                                                                                                                 |
| General Response         | Respondents consistently stressed that development at Site SWAN8 should demonstrably provide on-site parking matching or exceeding current garage capacity and meet Kent standards to prevent displacement onto neighbouring streets. Failure to replace existing spaces risks additional pressure on local roads, where on-street capacity is already limited. Proposals need clear, enforceable mitigation measures to ensure adequate spaces for both new and existing households. Assurance of sufficient on-site parking was deemed a prerequisite for any redevelopment. |
| Key issues raised        | Site allocation suitability for housing<br>On-street parking displacement and local road impact<br>Parking standards compliance<br>Demonstrable on-site parking provision<br>Existing baseline parking scarcity<br>Replacement of existing garage parking capacity                                                                                                                                                                                                                                                                                                             |

## SITE PROMOTER RESPONSE

### West Kent Housing Association

A response from the site promoter, West Kent Housing Association, confirms that the site remains available for residential development and that the information included in the SHELAA 2025 and Regulation 18 site allocation is accurate.

## SHELAA 2026 CONCLUSIONS

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable?                | This is a brownfield site within the urban confines of Swanley, which is identified as a Town in the Settlement Hierarchy 2025. Accordingly, this site is considered to be in a sustainable location, close to key services and facilities. The site is located well for public transport, being within 2km of Swanley station. It is considered that there is existing capacity on the transport network and there is an existing access to the site, off of Conifer Way, which could be utilised. However, improvements may still be sought as part of the scheme. Consultation with Environmental Health indicates that the site requires assessments for Contaminated Land and Air Quality to be undertaken on this site. The site does not lie within the Green Belt or the National Landscapes, and there are no other constraints which would make this site unsuitable for development. Accordingly, due to the unconstrained nature of this site, it is considered suitable for development. |
| Availability             | The site has been confirmed as available by the site promoter and is considered to be available in years 1-5.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Achievability            | No constraints that could render the site financially unviable at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Deliverable/Developable? | Deliverable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Conclusion       | Deliverable (Years 1-5)                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                          | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| SDC Comments             | This is a brownfield site within the urban confines of Swanley, sustainably located close to services and facilities in Swanley Town and Hextable, as well as public transport options (Swanley Station). The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has considered the location and constraints of the site and found the site to be capable of accommodating 10 residential units. |
| Allocated for            | 10 residential units                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Regulation 19 (2026) Ref | <b>ST2-14</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

SWO15  
Garages south of Alder Way, BR8 7SX



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| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Settlement Capacity Reference            | SW015                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Regulation 19 Reference                  | ST2-15                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Regulation 18 2025 Reference             | SWAN7                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Site Area (Ha)                           | 0.06                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Developable Area (Ha)                    | 0.1                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Site Description                         | This is a partially brownfield site within the urban confines of Swanley. The site comprises residential garages and associated hardstanding, as well as a small area of scrubland around the boundaries of the site. The site is bound by residential development to the east, south and west and Alder Way to the north. There is an existing access to the site, off of Alder Way and two public footpaths run along the eastern and western boundary of the site. |
| Site Type                                | New Build                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Estimated Capacity                       | 8 residential units                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Settlement Capacity Comments             | Potential to continue existing terrace form.                                                                                                                                                                                                                                                                                                                                                                                                                          |
| SHELAA Conclusion                        | Suitable and Deliverable                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| SHELAA STAGE 1                                         |                                        |
|--------------------------------------------------------|----------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – within urban confines of Swanley |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b>     |

| SHELAA ASSESSMENT                          |                                                                                        |  |
|--------------------------------------------|----------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Completely within Swanley                                                              |  |
| Land Use (GF/PDL)                          | Partially Previously Developed Land                                                    |  |
| Existing use                               | Yes, but not allocated                                                                 |  |
| Existing allocation / designation          | No                                                                                     |  |
| Proposed use / designation                 | No                                                                                     |  |
| Green Belt                                 | Within urban confines                                                                  |  |
| Green Belt Stage 3                         | Not in the Green Belt                                                                  |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                  |  |
| National Landscapes                        | Not within National Landscapes                                                         |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                                |  |
| Agricultural Land Quality                  | Urban                                                                                  |  |
| Flood Risk                                 | Flood Zone 1                                                                           |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                      |  |
| SSSI Impact Zone                           | No specific risk                                                                       |  |
| Local Wildlife Site                        | Not within an LWS                                                                      |  |
| Local Nature Reserve                       | Not within an LNR                                                                      |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                            |  |
| Presence of Heritage Assets                | Proximity to Non Designated Heritage Asset – Swanley Park                              |  |
| Contamination Issues                       | Requires Contaminated Land Assessment – former use                                     |  |
| Noise Pollution                            | No specific risk                                                                       |  |
| Air Quality                                | Requires Air Quality Assessment – impact on nearby AQMA                                |  |
| Mineral Safeguarding Area                  | None                                                                                   |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)               |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought) |  |
| Settlement Classification                  | Completely within Swanley                                                              |  |
| Town and Local Centres                     | Within 2km of Hextable (Upper Main Road), Swanley (Town Centre)                        |  |
| Train Station                              | Within 2km of Swanley                                                                  |  |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 20    | 7     | 0   |

## SHELAA 2026 ASSESSMENT

## RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees     | No responses were received from Statutory Consultees.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Neighbouring Authorities | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Town and Parish Councils | <u>Swanley Town Council</u><br>A response from Swanley Town Council highlights concerns about proposals for garage redevelopment and the impact on local roads. The response encourages any development to ensure suitable parking for new and existing homes.                                                                                                                                                                                                                                                                                                                                                             |
| General Response         | Respondents highlight that redevelopment of the garage court south of Alder Way could remove existing parking spaces and introduce new households, intensifying on-street parking pressure, displacing vehicles onto adjacent streets and straining local roads. Adequate off-street parking provision must replace lost spaces and meet Kent parking guidelines as a pre-condition for planning approval. Evidence of low current garage occupancy may be required to justify development. Traffic conditions in Swanley are seen as poor, with parking shortages potentially undermining the delivery of local benefits. |
| Key issues raised        | Site suitability as brownfield infill in a residential area<br>On-street parking pressure and displacement<br>Off-street parking provision and replacement<br>Compliance with Kent parking guidelines and standards<br>Highway safety and traffic generation<br>Garage usage and occupancy evidence                                                                                                                                                                                                                                                                                                                        |



## SITE PROMOTER RESPONSE

### West Kent Housing Association

A response from the site promoter, West Kent Housing Association, confirms that the site remains available for residential development and that the information included in the SHELAA 2025 and Regulation 18 site allocation is accurate.

## SHELAA 2026 CONCLUSIONS

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable?                | This is a partially brownfield site within the urban confines of Swanley, which is identified as a Town in the Settlement Hierarchy 2025. Accordingly, this site is considered to be in a sustainable location, close to key services and facilities. The site is located well for public transport, being within 2km of Swanley station. It is considered that there is existing capacity on the transport network and there is an existing access to the site, off of Alder Way, which could be utilised. However, improvements may still be sought as part of the scheme. Consultation with Environmental Health indicates that the site requires assessments for Contaminated Land and Air Quality to be undertaken on this site. The site does not lie within the Green Belt or the National Landscapes, and there are no other constraints which would make this site unsuitable for development. Accordingly, due to the unconstrained nature of this site, it is considered suitable for development. |
| Availability             | The site has been confirmed as available by the site promoter and is considered to be available in years 1-5.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Achievability            | No constraints that could render the site financially unviable at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Deliverable/Developable? | Deliverable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Conclusion       | Deliverable (Years 1-5)                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                          | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| SDC Comments             | This is a brownfield site within the urban confines of Swanley, sustainably located close to services and facilities in Swanley Town and Hextable, as well as public transport options (Swanley Station). The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has considered the location and constraints of the site and found the site to be capable of accommodating 8 residential units. |
| Allocated for            | 8 residential units                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Regulation 19 (2026) Ref | <b>ST2-15</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

HO/21/00092  
Garages, Conifer Way, Swanley, BR8 7UE



| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHELAA Reference                         | HO/21/00092                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Regulation 19 Reference                  | ST2-16                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Regulation 18 2025 Reference             | SWAN1                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Site Area (Ha)                           | 0.19                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Developable Area (Ha)                    | 0.19                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Planning History                         | No planning history – residential garages                                                                                                                                                                                                                                                                                                                                                                                                             |
| Previous SHELAA Ref (2018)               | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site Description                         | The site comprises 2 parcels of wholly brownfield land, which have been used for garaging in relation to the adjacent dwellings. They are both within the urban confines of Swanley and surrounded by residential development and small areas of scrub/woodland, one of which is a designated open space. Both parcels have existing access through Conifer Way and London Road, which runs somewhat centrally through Swanley, is close to the site. |
| Site Type                                | New Build                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| SHELAA Yield                             | 10 residential units                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| SHELAA Conclusion                        | Suitable and Deliverable                                                                                                                                                                                                                                                                                                                                                                                                                              |

| SHELAA STAGE 1                                         |                                        |
|--------------------------------------------------------|----------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – within urban confines of Swanley |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b>     |

| SHELAA ASSESSMENT                          |                                                                                        |  |
|--------------------------------------------|----------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Completely within Swanley                                                              |  |
| Land Use (GF/PDL)                          | Previously Developed Land                                                              |  |
| Existing use                               | Yes (although not allocated)                                                           |  |
| Existing allocation / designation          | No                                                                                     |  |
| Proposed use / designation                 | No                                                                                     |  |
| Green Belt                                 | Within Urban Confines                                                                  |  |
| Green Belt Stage 3                         | Not in the Green Belt                                                                  |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                  |  |
| National Landscapes                        | Not within National Landscapes                                                         |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                                |  |
| Agricultural Land Quality                  | Urban - 100.0%                                                                         |  |
| Flood Risk                                 | Flood Zone 1                                                                           |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                      |  |
| SSSI Impact Zone                           | No risk                                                                                |  |
| Local Wildlife Site                        | Not within a LWS                                                                       |  |
| Local Nature Reserve                       | Not within an LNR                                                                      |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                            |  |
| Presence of Heritage Assets                | Not in vicinity of heritage assets                                                     |  |
| Contamination Issues                       | Contaminated Land Assessment (former use)                                              |  |
| Noise Pollution                            | No specific risk                                                                       |  |
| Air Quality                                | No specific risk                                                                       |  |
| Mineral Safeguarding Area                  | None                                                                                   |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)               |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought) |  |
| Settlement Classification                  | Completely within Swanley                                                              |  |
| Town and Local Centres                     | Within 2km of Hextable, Upper Main Road and Swanley - Town Centre                      |  |
| Train Station                              | Within 2km of Swanley Station                                                          |  |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 23    | 4     | 0   |

## SHELAA 2026 ASSESSMENT

### RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees     | No responses were received from Statutory Consultees.                                                                                                                                                                                                                                                                                                                                                                     |
| Neighbouring Authorities | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                 |
| Town and Parish Councils | <u>Swanley Town Council</u><br>A response from Swanley Town Council highlights concerns about proposals for garage redevelopment and the impact on local roads. The response encourages any development to ensure suitable parking for new and existing homes.                                                                                                                                                            |
| General Response         | Respondents highlight that the proposed allocation fails to secure replacement off-street parking for new dwellings and existing garage users, risking increased on-street parking pressure and note that adequate off-street replacement parking is essential. They point out that housing should proceed only if existing garages are proven disused. Additional comments note limited parking availability in Swanley. |
| Key topics raised        | Allocation suitability and policy conformity<br>Demonstrable planning benefits and mitigation<br>On-street parking displacement<br>Replacement off-street parking provision<br>Impact on current garage users<br>Evidence of existing garage use                                                                                                                                                                          |

### SITE PROMOTER RESPONSE

The site has been submitted by the landowner and is considered to be available in years 1-5.

### SHELAA 2026 CONCLUSIONS

|           |                                                                                                                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable? | The site is a wholly brownfield site, split into two parcels off of Conifer Way, situated within the urban confines of Swanley. The site is within the urban confines of Swanley, which is identified |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          | as a Town in the Settlement Hierarchy 2025, and is within close proximity of the town centre. The site is therefore considered to be in a sustainable location, close to existing key services and facilities. The site also benefits from existing access off of Conifer Way and there is considered to be capacity on the transport network. Swanley is classified as a Town in the Settlement Hierarchy 2025 and is therefore considered one of the most sustainable locations in the District. Due to the unconstrained nature of the site and its location within the urban confines of a top tier settlements, the site is considered suitable for development. |
| 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 at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Deliverable/Developable? | Deliverable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|                          |                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Conclusion       | Deliverable (Years 1-5)                                                                                                                                                                                                                                                                                                                                                |
|                          | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                 |
| SDC Comments             | This is a brownfield site within the urban confines of Swanley, sustainably located close to services and facilities. The site is unconstrained in nature and is therefore considered suitable for development. The Development Brief has considered the location and constraints of the site and found the site to be suitable of accommodating 10 residential units. |
| Allocated for            | 10 residential units                                                                                                                                                                                                                                                                                                                                                   |
| Regulation 19 (2026) Ref | <b>ST2-16</b>                                                                                                                                                                                                                                                                                                                                                          |



# SWO03 Garages off Russett Way, BR8 7TU





| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Settlement Capacity Reference            | SWO03                                                                                                                                                                                                                                                                                                            |
| Regulation 19 Reference                  | ST2-17                                                                                                                                                                                                                                                                                                           |
| Regulation 18 2025 Reference             | SWAN6                                                                                                                                                                                                                                                                                                            |
| Site Area (Ha)                           | 0.15                                                                                                                                                                                                                                                                                                             |
| Developable Area (Ha)                    | 0.1                                                                                                                                                                                                                                                                                                              |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                                                                                       |
| Site Description                         | This is a partially brownfield site within the urban confines of Swanley. The site comprises residential garages and associated hardstanding. The site is bound by residential development to the east and west, and Russett Way to the north and south. The site benefits from two accesses off of Russett Way. |
| Site Type                                | New Build                                                                                                                                                                                                                                                                                                        |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                                                                                        |
| Estimated Capacity                       | 16 residential units                                                                                                                                                                                                                                                                                             |
| Settlement Capacity Comments             | Good access and potential to create new street front.                                                                                                                                                                                                                                                            |
| SHELAA Conclusion                        | Suitable and Deliverable                                                                                                                                                                                                                                                                                         |

| SHELAA STAGE 1                                         |                                        |
|--------------------------------------------------------|----------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – within urban confines of Swanley |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b>     |

| SHELAA STAGE 2 ASSESSMENT                  |                                                                                        |  |
|--------------------------------------------|----------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Completely within Swanley                                                              |  |
| Land Use (GF/PDL)                          | Previously Developed Land                                                              |  |
| Existing use                               | Yes, but not allocated                                                                 |  |
| Existing allocation / designation          | No                                                                                     |  |
| Proposed use / designation                 | No                                                                                     |  |
| Green Belt                                 | Within Urban Confines                                                                  |  |
| Green Belt Stage 3                         | Not in the Green Belt                                                                  |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                  |  |
| National Landscapes                        | Not within National Landscapes                                                         |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                                |  |
| Agricultural Land Quality                  | Urban                                                                                  |  |
| Flood Risk                                 | Flood Zone 1                                                                           |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                      |  |
| SSSI Impact Zone                           | No specific risk                                                                       |  |
| Local Wildlife Site                        | Not within an LWS                                                                      |  |
| Local Nature Reserve                       | Not within an LNR                                                                      |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                            |  |
| Presence of Heritage Assets                | Proximity to Non Designated Heritage Asset – Swanley Park                              |  |
| Contamination Issues                       | Requires Contaminated Land Assessment – former and current use                         |  |
| Noise Pollution                            | No specific risk                                                                       |  |
| Air Quality                                | Requires Air Quality Assessment – impact on nearby AQMA                                |  |
| Mineral Safeguarding Area                  | None                                                                                   |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)               |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought) |  |
| Settlement Classification                  | Completely within Swanley                                                              |  |
| Town and Local Centres                     | Within 2km of Hextable (Upper Main Road), Swanley (Town Centre)                        |  |
| Train Station                              | Within 2km of Swanley                                                                  |  |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 21    | 6     | 0   |

## SHELAA 2026 ASSESSMENT

## RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees     | No responses were received from Statutory Consultees.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Neighbouring Authorities | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Town and Parish Councils | <u>Swanley Town Council</u><br>A response from Swanley Town Council highlights concerns about proposals for garage redevelopment and the impact on local roads. The response encourages any development to ensure suitable parking for new and existing homes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| General Response         | Respondents emphasise that on-site parking for new dwellings at Site SWAN6 must replace lost garage spaces to prevent vehicles displacing onto already constrained local roads. They call for sufficient off-street provision for both existing garage users and new residents, supported by evidence of current garage occupancy. Failure to replace existing parking is seen as risking increased competition for scarce street spaces.<br>Respondents note that Swanley has limited parking capacity and stress the need for demonstrable arrangements to accommodate displaced demand. Concerns are also raised that a dense layout in the garage courts could erode the site's open character without clear parking solutions. |
| Key issues raised        | On-site parking provision for new dwellings<br>Impact on on-street parking and local roads<br>Replacement of existing garage parking<br>Evidence of current garage usage/occupancy<br>Local (town-wide) parking capacity and cumulative pressure<br>Development density and site character in garage courts                                                                                                                                                                                                                                                                                                                                                                                                                         |

## SITE PROMOTER RESPONSE

West Kent Housing Association

A response from the site promoter, West Kent Housing Association, confirms that the site remains available for residential development and that the information included in the SHELAA 2025 and Regulation 18 site allocation is accurate.

**SHELAA 2026 CONCLUSIONS**

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable?                | This is a brownfield site within the urban confines of Swanley, which is identified as a Town in the Settlement Hierarchy 2025. Accordingly, this site is considered to be in a sustainable location, close to key services and facilities. The site is located well for public transport, being within 2km of Swanley Station. It is considered that there is existing capacity on the transport network and there are two existing accesses to the site, off Russett Way, which could be utilised. However, improvements may still be sought as part of the scheme. Consultation with Environmental Health indicates that the site requires assessments for Contaminated Land and Air Quality to be undertaken on this site. The site does not lie within the Green Belt or the National Landscapes, and there are no other constraints which would make this site unsuitable for development. Accordingly, due to the unconstrained nature of this site, it is considered suitable for development. |
| Availability             | The site has been confirmed as available by the site promoter and is considered to be available in years 1-5.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Achievability            | No constraints that could render the site financially unviable at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Deliverable/Developable? | Deliverable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Overall Conclusion</b>       | Deliverable (Years 1-5)                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                 | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>SDC Comments</b>             | This is a brownfield site within the urban confines of Swanley, sustainably located close to services and facilities in Swanley Town and Hextable, as well as public transport options (Swanley Station). The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has considered the location and constraints of the site and found the site to be capable of accommodating 16 residential units. |
| <b>Allocated for</b>            | 16 residential units                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Regulation 19 (2026) Ref</b> | <b>ST2-17</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

SsM06  
Whiteoak garage off London Road, BR8 7AQ



| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Settlement Capacity Reference            | SsM06                                                                                                                                                                                                                                                                                                                           |
| Regulation 19 Reference                  | ST2-18                                                                                                                                                                                                                                                                                                                          |
| Regulation 18 2025 Reference             | SWAN5                                                                                                                                                                                                                                                                                                                           |
| Site Area (Ha)                           | 0.17                                                                                                                                                                                                                                                                                                                            |
| Developable Area (Ha)                    | 0.2                                                                                                                                                                                                                                                                                                                             |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                                                                                                      |
| Site Description                         | This is a brownfield site within the urban confines on Swanley. The site comprises two commercial businesses and an area of hardstanding. The site is bound by London Road to the north, Oliver Road to the east, residential and commercial to the south and west. There is an existing entrance to the site, off London Road. |
| Site Type                                | New Build                                                                                                                                                                                                                                                                                                                       |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                                                                                                       |
| Estimated Capacity                       | 18 residential units                                                                                                                                                                                                                                                                                                            |
| Settlement Capacity Comments             | Site is in a suitable residential location. A reasonable prospect but moderate viability indicator as there is an existing use which may need relocation.                                                                                                                                                                       |
| SHELAA Conclusion                        | Suitable and Deliverable                                                                                                                                                                                                                                                                                                        |

| SHELAA STAGE 1                                         |                                        |
|--------------------------------------------------------|----------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – within urban confines of Swanley |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b>     |

| SHELAA ASSESSMENT                          |                                                                                        |  |
|--------------------------------------------|----------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Completely within Swanley                                                              |  |
| Land Use (GF/PDL)                          | Previously Developed Land                                                              |  |
| Existing use                               | Yes but not allocated                                                                  |  |
| Existing allocation / designation          | No                                                                                     |  |
| Proposed use / designation                 | No                                                                                     |  |
| Green Belt                                 | Within Urban Confines                                                                  |  |
| Green Belt Stage 3                         | Not in the Green Belt                                                                  |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                  |  |
| National Landscapes                        | Not within National Landscapes                                                         |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                                |  |
| Agricultural Land Quality                  | Urban                                                                                  |  |
| Flood Risk                                 | Flood Zone 1                                                                           |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                      |  |
| SSSI Impact Zone                           | No specific risk                                                                       |  |
| Local Wildlife Site                        | Not within an LWS                                                                      |  |
| Local Nature Reserve                       | Not within an LNR                                                                      |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                            |  |
| Presence of Heritage Assets                | None                                                                                   |  |
| Contamination Issues                       | Requires Contaminated Land Assessment - former and current use                         |  |
| Noise Pollution                            | Requires Noise Assessment – traffic and commercial activity                            |  |
| Air Quality                                | Requires Air Quality Assessment – proximity to AQMA                                    |  |
| Mineral Safeguarding Area                  | None                                                                                   |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)               |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought) |  |
| Settlement Classification                  | Within Swanley                                                                         |  |
| Town and Local Centres                     | Within 800m of Swanley (Town Centre) and within 2km of Swanley (Manse Parade)          |  |
| Train Station                              | Within 2km of Swanley                                                                  |  |



| GREEN | AMBER | RED |
|-------|-------|-----|
| 22    | 4     | 1   |

## SHELAA 2026 ASSESSMENT

## RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees     | No responses were received from Statutory Consultees.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Neighbouring Authorities | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Town and Parish Councils | <p><u>Swanley Town Council</u></p> <p>The site serves as a key retail and petrol facility providing food retail and local employment, and respondents called for its retention as economic land under council policy. Brownfield constraints and fast-moving traffic on the A20 were highlighted as access challenges for housing. Future use for electric vehicle chargers was suggested and highway safety risks were cautioned. Concerns were raised about a lack of consultation with nearby residents.</p>                                                                                                                                      |
| General Response         | <p>Respondents emphasise that Site SWAN5 delivers vital local employment and retail services and fear housing would risk these facilities; the site is noted as a much-used convenience centre in an area with few shops; a proportion of responses call for on-site parking to meet Kent guidelines; some note that additional dwellings could worsen A20 congestion; a few highlight that losing the garage and plumbers would deprive businesses of essential services and another sees potential for electric vehicle fast-charging infrastructure; further comments point to problematic parking and uncertainty over development benefits.</p> |
| Key issues raised        | <p>Employment and economic land designation</p> <p>Retail and convenience services</p> <p>On-site parking and parking standards compliance</p> <p>Highway traffic and access impacts</p> <p>Local trades and business-to-business services</p> <p>Suitability of former petrol station for residential redevelopment</p> <p>Electric vehicle charging and strategic infrastructure potential</p>                                                                                                                                                                                                                                                     |

## SITE PROMOTER RESPONSE

### Foreman Bros Properties

Correspondence from Foreman Bros Properties confirms that the site remains available for inclusion in the Local Plan.

## SHELAA 2026 CONCLUSIONS

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable?                | This is a brownfield site situated within the urban confines of Swanley, which is identified as a Town in the Settlement Hierarchy 2025. Accordingly, this site is considered to be in a sustainable location, close to key services and facilities. This site is also well located for public transport, being within 2km of Swanley Station. Further work may be required in respect of surface water flooding as part of any future planning application. It is considered that there is existing capacity on the transport network, and there is an existing access to the site, off London Road, which could be utilised. However, improvements may still be sought as part of this proposal. Consultation with Environmental Health indicates that the site requires assessments for Contaminated Land, Noise and Air Quality to be undertaken on this site. The site does not lie within the Green Belt or National Landscapes and there are no significant constraints which would make the site unsuitable. Therefore, due to the unconstrained nature of the site, it is considered suitable for development. |
| Availability             | The site has been confirmed as available by the site promoter and is considered to be available in years 1-5.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Achievability            | No constraints that could render the site financially unviable at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Deliverable/Developable? | Deliverable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Conclusion       | Deliverable (Years 1-5)                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                          | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                         |
| SDC Comments             | This is a brownfield site within the urban confines of Swanley, sustainably located close to services and facilities in Swanley, including public transport options at Swanley station. The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has considered the location and constraints of the site and found the site to be suitable of accommodating 18 residential units. |
| Allocated for            | 18 residential units                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Regulation 19 (2026) Ref | <b>ST2-18</b>                                                                                                                                                                                                                                                                                                                                                                                                                                  |

HO/25/00036  
Media House, Azalea Drive, Swanley



| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHELAA Reference                         | HO/25/00036                                                                                                                                                                                                                                                                                                                                                                                       |
| Regulation 19 Reference                  | ST2-19                                                                                                                                                                                                                                                                                                                                                                                            |
| Regulation 18 2025 Reference             | SWAN9                                                                                                                                                                                                                                                                                                                                                                                             |
| Site Area (Ha)                           | 0.38                                                                                                                                                                                                                                                                                                                                                                                              |
| Developable Area (Ha)                    | 0.38                                                                                                                                                                                                                                                                                                                                                                                              |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                                                                                                                                                                        |
| Planning History                         | N/A                                                                                                                                                                                                                                                                                                                                                                                               |
| Previous SHELAA Ref (2018)               | N/A                                                                                                                                                                                                                                                                                                                                                                                               |
| Site Description                         | This is a brownfield site within the urban confines of Swanley. The site currently comprises a three-storey office building, associated car park, three residential garages and associated hardstanding. The site is bound by the railway line to the north, residential development to the east and west and Azalea Drive to the south. The site benefits from existing access off Azalea Drive. |
| Site Type                                | New Build                                                                                                                                                                                                                                                                                                                                                                                         |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                                                                                                                                                                         |
| SHELAA Yield                             | 68 residential units                                                                                                                                                                                                                                                                                                                                                                              |
| SHELAA Conclusion                        | Suitable and Deliverable                                                                                                                                                                                                                                                                                                                                                                          |

| SHELAA STAGE 1                                         |                                        |
|--------------------------------------------------------|----------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – within urban confines of Swanley |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b>     |

| SHELAA ASSESSMENT                          |                                                                                                        |  |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Within Swanley                                                                                         |  |
| Land Use (GF/PDL)                          | Previously Developed Land                                                                              |  |
| Existing use                               | Yes                                                                                                    |  |
| Existing allocation / designation          | Yes – ADMP EMP1(p) – Media House, Swanley                                                              |  |
| Proposed use / designation                 | No proposed allocation/designation                                                                     |  |
| Green Belt                                 | Within Urban Confines                                                                                  |  |
| Green Belt Stage 3                         | Not in the Green Belt                                                                                  |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                                  |  |
| National Landscapes                        | Not within National Landscapes                                                                         |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                                                |  |
| Agricultural Land Quality                  | Urban                                                                                                  |  |
| Flood Risk                                 | Flood Zone 1                                                                                           |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                                      |  |
| SSSI Impact Zone                           | No specific risk                                                                                       |  |
| Local Wildlife Site                        | Not within an LWS                                                                                      |  |
| Local Nature Reserve                       | Not within an LNR                                                                                      |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                                            |  |
| Presence of Heritage Assets                | Not in vicinity of heritage assets                                                                     |  |
| Contamination Issues                       | Contaminated land assessment – former land use                                                         |  |
| Noise Pollution                            | Noise assessment – adjacent to railway line                                                            |  |
| Air Quality                                | No specific risk                                                                                       |  |
| Mineral Safeguarding Area                  | Not within Mineral Safeguarding Area                                                                   |  |
| Site Access                                | Existing access (Contributions towards improvements may still be sought)                               |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought)                 |  |
| Settlement Classification                  | Within Swanley                                                                                         |  |
| Town and Local Centres                     | Within 800m of Swanley – Town Centre<br>Within 2km of Crockenhill, Broadway and Swanley – Manse Parade |  |
| Train Station                              | Within 800m of Swanley                                                                                 |  |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 23    | 2     | 2   |

## SHELAA 2026 ASSESSMENT

## RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees      | No responses were received from Statutory Consultees.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Neighbouring Authorities  | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Town and Parish Councils  | <p><u>Swanley Town Council</u></p> <p>A response was received from Swanley Town Council, highlighting that there is no objection to the development in principle due to its brownfield status and sustainability adjacent to Swanley station. However, the response does oppose the Regulation 18 proposed capacity of 180 units due to its implications for height in Swanley. Reference is made to the Swanley Neighbourhood Plan policies and potential conflicts. The response calls for suitable parking provision for any new development.</p>                                                                                                                                                                                          |
| Other Consultation Bodies | <p><u>Kent SME Developers Network</u></p> <p>A response from Kent SME Developers Network discusses the proposed density of the site, highlighting that the proposed density is considered to be higher than what SME's operating in Kent would typically deliver.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| General Response          | <p>Respondents note that the 180-unit proposal on Azalea Drive would require a tower of around 14 storeys, far exceeding neighbourhood plan height and density limits and clashing with the area's two-storey character, while the proposed density would dwarf the guidance of 100–150 dwellings per hectare. They warn that traffic on narrow roads feeding from the M25 would intensify, on-site and on-street parking is insufficient, and gridlock risks could rise. Concerns are also raised over strains on schools, hospitals, general practices and other services, potential loss of habitats, heightened noise and air pollution, flood risk from inadequate drainage and a lack of scheme detail or clear community benefits.</p> |
| Key issues raised         | Townscape character and policy conformity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

|  |                                                                                                                                                                                                                                                                                                                                 |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>Density and unit yield</p> <p>Height, massing and skyline</p> <p>Highway access and traffic capacity</p> <p>Parking provision and on-street parking pressure</p> <p>Community infrastructure and service capacity</p> <p>Biodiversity and local environmental impacts</p> <p>Drainage, flood risk and utilities capacity</p> |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## SITE PROMOTER RESPONSE

### Lambert Smith Hampton

A response received from Lambert Smith Hampton as site promoter confirms that the site remains available for inclusion in the emerging Local Plan and is supported by the landowner. The response also confirms that the details included in the SHELAA 2025 are accurate.

## SHELAA 2026 CONCLUSIONS

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable? | <p>This is a brownfield site situated within the urban confines of Swanley, which is classified as a Town in the Settlement Hierarchy 2025, and therefore the site is considered to be within a sustainable location, close to key services and facilities. The site is also located sustainably for public transport, being within 800m of Swanley Train Station. It is noted that the site does lie within an adopted ADMP Employment allocation, however the Economic Needs Study (ENS) 2025 recommends the release of this site from employment use and therefore this is not considered to present an issue for the suitability of this site. It is considered that there is existing capacity on the surrounding transport network and the site benefits from existing access off Azalea Drive, however contributions towards improvements may still be sought. Contaminated land (due to former land use) and noise (due to proximity to railway line) assessments would be required for this site. Responses highlight concerns regarding the proposed density of the site and this has been explored further through Development Brief work, resulting in a significant reduction in proposed site capacity for this site. The site does not lie within the Green Belt or National Landscapes and there are no other constraints which would make this site unsuitable. Accordingly, due to the unconstrained nature of the site, it is considered suitable for development.</p> |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



|                          |                                                                                              |
|--------------------------|----------------------------------------------------------------------------------------------|
| 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 at this time.                 |
| Deliverable/Developable? | Deliverable                                                                                  |

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Conclusion       | Deliverable (Years 1-5)                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                          | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| SDC Comments             | This is a brownfield site within the urban confines of Swanley, sustainably located close to services and facilities in Swanley Town Centre and public transport options (namely adjacent Swanley Train Station). The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has considered the site location and constraints of this site and found the site to be capable of accommodating 68 residential units. |
| Allocated for            | 68 residential units                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Regulation 19 (2026) Ref | <b>ST2-19</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

ENE14  
Garage courts to the north of The Plat, TN8 5BJ



| SITE DETAILS                             |                                                                                                                                                                                                                                              |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHELAA Reference                         | ENE14                                                                                                                                                                                                                                        |
| Regulation 19 Reference                  | ST2-23                                                                                                                                                                                                                                       |
| Regulation 18 2025 Reference             | EDEN1                                                                                                                                                                                                                                        |
| Site Area (Ha)                           | 0.05                                                                                                                                                                                                                                         |
| Developable Area (Ha)                    | 0.1                                                                                                                                                                                                                                          |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                   |
| Site Description                         | This is a brownfield site situated within the urban confines of Edenbridge. The site comprises an area of hardstanding and garage courts. The site is bound by residential to the north, east and west, and highway 'The Plat' to the south. |
| Site Type                                | New Build                                                                                                                                                                                                                                    |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                    |
| Estimated Capacity                       | 6 residential dwellings                                                                                                                                                                                                                      |
| Settlement Capacity Comments             | General support for SDC to support the efficient use of its own assets.                                                                                                                                                                      |
| SHELAA Conclusion                        | Suitable and Deliverable                                                                                                                                                                                                                     |

| SHELAA STAGE 1                                         |                                           |
|--------------------------------------------------------|-------------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – within urban confines of Edenbridge |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b>        |

| SHELAA ASSESSMENT                          |                                                                                                            |  |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Completely within Edenbridge                                                                               |  |
| Land Use (GF/PDL)                          | Previously Developed Land                                                                                  |  |
| Existing use                               | Yes but not allocated                                                                                      |  |
| Existing allocation / designation          | No                                                                                                         |  |
| Proposed use / designation                 | No                                                                                                         |  |
| Green Belt                                 | Within Urban Confines                                                                                      |  |
| Green Belt Stage 3                         | Not in the Green Belt                                                                                      |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                                      |  |
| National Landscapes                        | Not within National Landscapes                                                                             |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                                                    |  |
| Agricultural Land Quality                  | Urban - Intersect Area: 1945.89m <sup>2</sup> 97.9%;<br>Grade 3 - Intersect Area: 41.74m <sup>2</sup> 2.1% |  |
| Flood Risk                                 | Flood Zone 1                                                                                               |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                                          |  |
| SSSI Impact Zone                           | No specific risk                                                                                           |  |
| Local Wildlife Site                        | Not within an LWS                                                                                          |  |
| Local Nature Reserve                       | Not within any LNR                                                                                         |  |
| Ancient Woodland                           | Not within any AW                                                                                          |  |
| Presence of Heritage Assets                | 100% within 200m of Edenbridge conservation area                                                           |  |
| Contamination Issues                       | Contaminated Land Assessment – former use and adjacent to landfill                                         |  |
| Noise Pollution                            | No specific risk                                                                                           |  |
| Air Quality                                | No specific risk                                                                                           |  |
| Mineral Safeguarding Area                  | 100% within River Terrace Deposits                                                                         |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)                                   |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought)                     |  |
| Settlement Classification                  | Within Edenbridge                                                                                          |  |
| Town and Local Centres                     | Within 800m of Edenbridge (Central Area), Edenbridge (Northern Fringe) and Edenbridge (Southern Fringe)    |  |
| Train Station                              | Within 800m of Edenbridge Town and 2km of Edenbridge                                                       |  |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 22    | 5     | 0   |

## SHELAA 2026 ASSESSMENT

## RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees     | <p><u>Natural England</u></p> <p>A response from Natural England highlights that the site falls within the setting of the High Weald National Landscape. Whilst noting that this is an urban allocation, the response suggests referring to advice on site allocations within National Landscapes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Neighbouring Authorities | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Town and Parish Councils | <p><u>Edenbridge Town Council</u></p> <p>A response from Edenbridge Town Council supports the principle of development on this site, subject to high-quality, context appropriate design, avoidance of overdevelopment, replacement parking provision and parking for new homes and surface water and flood-risk mitigation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| General Response         | <p>Respondents highlighted that narrow roads on The Plat and nearby streets could prevent safe vehicle access and manoeuvring. They warned that the back-land proposal may lead to high density, overlooking, parking stress and a loss of local character. Local schools, medical services, drainage, sewage and power infrastructure were seen as lacking capacity for new demands. Public transport was described as limited by infrequent trains, poor accessibility and reduced bus routes. The removal of 14 garage spaces was said to worsen on-street parking and hinder emergency access. Flood risk from clay soils, river levels and an ageing sewer system was noted. Concerns were raised about unknown contamination, the need for minerals safeguarding and inconsistent site area figures. Respondents also emphasised potential harm to protected species and biodiversity and the lack of detailed transport, design and contamination studies, land ownership clarity and delivery timetables.</p> |

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Key issues raised | <p>Highways access, manoeuvring and service vehicle circulation</p> <p>Design, density and neighbour amenity</p> <p>Social infrastructure and utilities capacity</p> <p>Parking provision and loss of garages</p> <p>Public transport accessibility and rail capacity</p> <p>Flood risk, drainage and wastewater capacity</p> <p>Site contamination, minerals safeguarding and land constraints</p> <p>Ecology, biodiversity and protected species</p> |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## SITE PROMOTER RESPONSE

### West Kent Housing Association

A response from the site promoter, West Kent Housing Association, confirms that the site remains available for residential development and that the information included in the SHELAA 2025 and Regulation 18 site allocation is accurate.

## SHELAA 2026 CONCLUSIONS

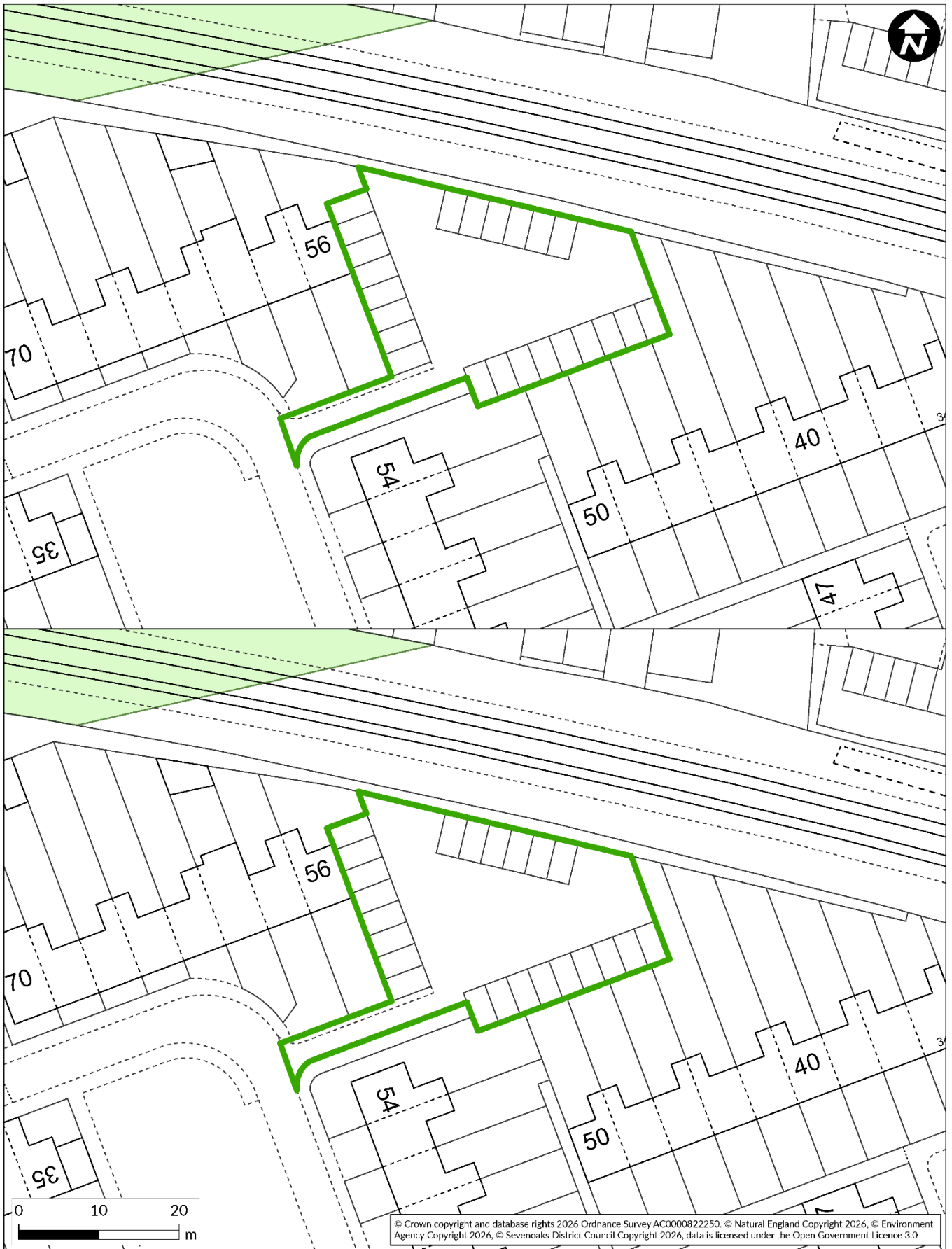
|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable? | <p>This is a brownfield site situated within the urban confines of Edenbridge, which is identified as a Town in the Settlement Hierarchy 2025. Accordingly, this site is considered to be in a sustainable location, close to key services and facilities. It is noted that this site is also in a sustainable location close to a railway station, Edenbridge Town, and is also within 2km of Edenbridge station. It is considered that there is existing capacity on the transport network and there is an existing access to the site. However, improvements may still be sought as part of this proposal. The site does not lie within the Green Belt or National Landscapes and there are no significant constraints which would make this site unsuitable, although it is noted that the site does lie fully within Edenbridge Conservation Area and a Mineral Safeguarding Area, which would need further consideration. Consultation responses highlighting concerns for the loss of parking provision are noted and any scheme should consider, where possible, the reprovision of parking in this location. Consultation responses also highlight flooding issues, particularly surface water flooding, which is also noted by the Council and Statutory Consultees and any scheme should provide appropriate flood risk and surface water mitigation measures at planning application stage. Consultation with Environmental Health indicates that the site requires assessments for</p> |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                          |                                                                                                                                                                 |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          | Contaminated Land to be undertaken on this site. Therefore, due to the relatively unconstrained nature of this site, it is considered suitable for development. |
| Availability             | The site has been confirmed as available by the site promoter and is considered to be available in years 1-5.                                                   |
| Achievability            | No constraints that could render the site financially unviable at this time.                                                                                    |
| Deliverable/Developable? | Deliverable                                                                                                                                                     |

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Conclusion       | Deliverable (Years 1-5)                                                                                                                                                                                                                                                                                                                                                                                                      |
|                          | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                       |
| SDC Comments             | This is a brownfield site within the urban confines of Edenbridge, sustainably located close to services and facilities in the town and public transport options. The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has considered the urban location and constraints of the site and found the site to be capable of accommodating 6 residential units. |
| Allocated for            | 6 residential units                                                                                                                                                                                                                                                                                                                                                                                                          |
| Regulation 19 (2026) Ref | <b>ST2-23</b>                                                                                                                                                                                                                                                                                                                                                                                                                |



HO/25/00021  
Land east of Cedar Drive, Edenbridge



| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHELAA Reference                         | HO/25/00021                                                                                                                                                                                                                                                                                                                 |
| Regulation 19 Reference                  | ST2-24                                                                                                                                                                                                                                                                                                                      |
| Regulation 18 2025 Reference             | EDEN3                                                                                                                                                                                                                                                                                                                       |
| Site Area (Ha)                           | 0.09                                                                                                                                                                                                                                                                                                                        |
| Developable Area (Ha)                    | 0.09                                                                                                                                                                                                                                                                                                                        |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                                                                                                  |
| Planning History                         | N/A                                                                                                                                                                                                                                                                                                                         |
| Previous SHELAA Ref (2018)               | N/A                                                                                                                                                                                                                                                                                                                         |
| Site Description                         | This is a brownfield site within the urban confines of Edenbridge. The site currently comprises residential garages and associated land. The site is bound by the railway line to the north and residential development and gardens to the east, south and west. The site benefits from an existing access off Cedar Drive. |
| Site Type                                | New Build                                                                                                                                                                                                                                                                                                                   |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                                                                                                   |
| SHELAA Yield                             | 5 residential units                                                                                                                                                                                                                                                                                                         |
| SHELAA Conclusion                        | Suitable and Deliverable                                                                                                                                                                                                                                                                                                    |

| SHELAA STAGE 1                                         |                                           |
|--------------------------------------------------------|-------------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – within urban confines of Edenbridge |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b>        |

| SHELAA ASSESSMENT                          |                                                                                                                      |  |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Completely within Edenbridge                                                                                         |  |
| Land Use (GF/PDL)                          | Previously Developed Land                                                                                            |  |
| Existing use                               | No                                                                                                                   |  |
| Existing allocation / designation          | No                                                                                                                   |  |
| Proposed use / designation                 | No                                                                                                                   |  |
| Green Belt                                 | Within Urban Confines                                                                                                |  |
| Green Belt Stage 3                         | Not in the Green Belt                                                                                                |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                                                |  |
| National Landscapes                        | Not within National Landscapes                                                                                       |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                                                              |  |
| Agricultural Land Quality                  | Urban – 84.73%<br>Grade 3 – 15.27%                                                                                   |  |
| Flood Risk                                 | Flood Zone 1                                                                                                         |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                                                    |  |
| SSSI Impact Zone                           | No specific risk                                                                                                     |  |
| Local Wildlife Site                        | Not within an LWS                                                                                                    |  |
| Local Nature Reserve                       | Not within an LNR                                                                                                    |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                                                          |  |
| Presence of Heritage Assets                | Not in vicinity of heritage assets                                                                                   |  |
| Contamination Issues                       | Contaminated land assessment – former land use                                                                       |  |
| Noise Pollution                            | Noise assessment – adjacent to railway                                                                               |  |
| Air Quality                                | No specific risk                                                                                                     |  |
| Mineral Safeguarding Area                  | Not within Mineral Safeguarding Area                                                                                 |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)                                             |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought)                               |  |
| Settlement Classification                  | Within Edenbridge                                                                                                    |  |
| Town and Local Centres                     | Within 800m of Edenbridge, Northern Fringe<br>Within 2km of Edenbridge, Central Area and Edenbridge, Southern Fringe |  |
| Train Station                              | Within 2km of Edenbridge and Edenbridge Town                                                                         |  |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 23    | 4     | 0   |

## SHELAA 2026 ASSESSMENT

## RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees     | <p><u>Natural England</u></p> <p>A response from Natural England highlights that the site falls within the setting of the High Weald National Landscape. Whilst noting that this is an urban allocation, the response suggests referring to advice on site allocations within National Landscapes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Neighbouring Authorities | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Town and Parish Councils | <p><u>Edenbridge Town Council</u></p> <p>A response received from Edenbridge Town Council supports the principle of development on this site, highlighting that a scheme should ensure high quality design, avoid overdevelopment and replace the lost garage par in addition to provision for the proposed new dwellings.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| General Response         | <p>Respondents raised concerns that highway access and local roads serving Site EDEN3 are narrow, congested and lack detailed technical evidence of capacity or safety improvements. They noted insufficient design testing to ensure new dwellings, parking, turning and noise buffers can be accommodated without overlooking or overdevelopment. The loss of garage spaces was said to risk increased on-street parking pressure and manoeuvring challenges. Local schools, health services and drainage systems were described as operating at or beyond capacity, while potential contamination, noise and remediation costs have not been assessed. The site's ecological value for protected species and its proximity to the railway line were also highlighted as factors requiring thorough technical and environmental evaluation.</p> |
| Key issues raised        | <p>Highway access and local road capacity</p> <p>Site design, amenity and neighbouring impacts</p> <p>Parking provision and garage loss</p> <p>Local infrastructure and utilities capacity</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|  |                                                                                                                                                |
|--|------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Contamination, abnormal costs and deliverability<br>Biodiversity and protected species<br>Railway proximity – noise, vibration and air quality |
|--|------------------------------------------------------------------------------------------------------------------------------------------------|

## SITE PROMOTER RESPONSE

### West Kent Housing Association

A response from West Kent Housing Association confirms that the site remains available for inclusion in the emerging Local Plan and that the details as set out in the SHELAA 2025 are accurate.

## SHELAA 2026 CONCLUSIONS

|               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable?     | This is a brownfield site situated within the urban confines of Edenbridge, which is classified as a Town in the Settlement Hierarchy 2025, and therefore the site is considered to be within a sustainable location, close to key services and facilities, as well as being within walking distance of both Edenbridge and Edenbridge Town stations. It is considered that there is existing capacity on the surrounding transport network and the site benefits from an existing access off Cedar Drive, however contributions towards improvements may still be sought. Both a contaminated land assessment (due to former land use) and noise assessment (due to proximity to the railway line) would be required for this site. The site does not lie within the Green Belt or National Landscapes and there are no other constraints which would make this site unsuitable. Further work may be required in respect of surface water flooding as part of any future planning application. It is noted that the site lies partially within Grade 3 Agricultural Land Quality, which may require further consideration. Consultation responses referring to the sensitive design and parking re-provision are noted and will be dealt with, where possible, through the Development Brief work. In addition, further infrastructure testing has taken place via the Infrastructure Delivery Plan and specific transport modelling and has not flagged any issues for this site which would make the site unsuitable for the proposed scheme. Accordingly, due to the unconstrained nature of the site, it is considered suitable for development. |
| 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 at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

|                          |             |
|--------------------------|-------------|
| Deliverable/Developable? | Deliverable |
|--------------------------|-------------|

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Conclusion       | Deliverable (Years 1-5)                                                                                                                                                                                                                                                                                                                                                                                           |
|                          | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                                                            |
| SDC Comments             | This site lies within the urban confines of Edenbridge, sustainably located close to services and facilities in the town and public transport options. The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has considered the urban location and constraints of the site and found the site to be capable of accommodating 5 residential units. |
| Allocated for            | 5 residential units                                                                                                                                                                                                                                                                                                                                                                                               |
| Regulation 19 (2026) Ref | <b>ST2-24</b>                                                                                                                                                                                                                                                                                                                                                                                                     |

HO/25/00018  
Land north of Springfield Road, Edenbridge





| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHELAA Reference                         | HO/25/00018                                                                                                                                                                                                                                                                                                                                                                                |
| Regulation 19 Reference                  | ST2-25                                                                                                                                                                                                                                                                                                                                                                                     |
| Regulation 18 2025 Reference             | EDEN4                                                                                                                                                                                                                                                                                                                                                                                      |
| Site Area (Ha)                           | 0.15                                                                                                                                                                                                                                                                                                                                                                                       |
| Developable Area (Ha)                    | 0.15                                                                                                                                                                                                                                                                                                                                                                                       |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                                                                                                                                                                 |
| Planning History                         | N/A                                                                                                                                                                                                                                                                                                                                                                                        |
| Previous SHELAA Ref (2018)               | N/A                                                                                                                                                                                                                                                                                                                                                                                        |
| Site Description                         | This is a brownfield site, made up of two parcels, situated within the urban confines of Edenbridge. Both parcels currently comprise residential garages and associated hardstanding, with existing access to both parcels from Springfield Road. Both parcels are bound by residential development to the east and west, Springfield Road to the south and open countryside to the north. |
| Site Type                                | New Build                                                                                                                                                                                                                                                                                                                                                                                  |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                                                                                                                                                                  |
| SHELAA Yield                             | 0 residential units                                                                                                                                                                                                                                                                                                                                                                        |
| SHELAA Conclusion                        | Suitable and Deliverable                                                                                                                                                                                                                                                                                                                                                                   |

| SHELAA STAGE 1                                         |                                           |
|--------------------------------------------------------|-------------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – within urban confines of Edenbridge |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b>        |

| SHELAA ASSESSMENT                          |                                                                                                     |  |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Completely within Edenbridge                                                                        |  |
| Land Use (GF/PDL)                          | Previously Developed Land                                                                           |  |
| Existing use                               | No                                                                                                  |  |
| Existing allocation / designation          | No                                                                                                  |  |
| Proposed use / designation                 | No                                                                                                  |  |
| Green Belt                                 | Within Urban Confines                                                                               |  |
| Green Belt Stage 3                         | Not in the Green Belt                                                                               |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                               |  |
| National Landscapes                        | Not within National Landscapes                                                                      |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                                             |  |
| Agricultural Land Quality                  | Grade 3                                                                                             |  |
| Flood Risk                                 | Flood Zone 1                                                                                        |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                                   |  |
| SSSI Impact Zone                           | No specific risk                                                                                    |  |
| Local Wildlife Site                        | Not within an LWS                                                                                   |  |
| Local Nature Reserve                       | Not within an LNR                                                                                   |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                                         |  |
| Presence of Heritage Assets                | Not in vicinity of heritage asset                                                                   |  |
| Contamination Issues                       | Contaminated land assessment – former land use                                                      |  |
| Noise Pollution                            | No specific risk                                                                                    |  |
| Air Quality                                | No specific risk                                                                                    |  |
| Mineral Safeguarding Area                  | Not within Mineral Safeguarding Area                                                                |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)                            |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought)              |  |
| Settlement Classification                  | Within Edenbridge                                                                                   |  |
| Town and Local Centres                     | Within 800m of Edenbridge, Central Area, Edenbridge, Northern Fringe and Edenbridge Southern Fringe |  |
| Train Station                              | Within 2km of Edenbridge and Edenbridge Town                                                        |  |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 24    | 3     | 0   |

## SHELAA 2026 ASSESSMENT

## RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees     | <p><u>Natural England</u></p> <p>A response from Natural England highlights that the site falls within the setting of the High Weald National Landscape. Whilst noting that this is an urban allocation, the response suggests referring to advice on site allocations within National Landscapes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Neighbouring Authorities | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Town and Parish Councils | <p><u>Edenbridge Town Council</u></p> <p>A response received from Edenbridge Town Council supports the principle of redevelopment on this site, highlighting that a scheme should provide replacement parking and additional parking for new residential units, provide high quality design and integration with potential neighbouring development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| General Response         | <p>Respondents raised concerns that narrow residential streets lack capacity for additional and construction traffic, increasing collision risk and air-quality impacts, and noted that the removal of 28 garages and off-street parking without impact assessments could obstruct pavements and emergency access. Insufficient design detail on dwelling layout, boundary treatments and planting risks overlooking, loss of semi-rural character and harm to protected species and natural drainage. Emergency, refuse and delivery vehicles may face blockages without swept-path analysis. Education, healthcare and water services were seen as already at capacity, and homes in or adjacent to the floodplain could increase flood risk. The absence of contaminated land assessments and binding construction plans also raised doubts about delivery.</p> |
| Key issues raised        | <p>Highway capacity and traffic safety</p> <p>Parking provision and garage loss</p> <p>Design, privacy and townscape/urban edge treatment</p> <p>Biodiversity, ecology and landscape setting</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

|  |                                                                                                                                                                               |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>Servicing, emergency and refuse access</p> <p>Education and healthcare capacity</p> <p>Water and wastewater infrastructure</p> <p>Flood risk and drainage/permeability</p> |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## SITE PROMOTER RESPONSE

### West Kent Housing Association

A response from West Kent Housing Association confirms that the site remains available for inclusion in the emerging Local Plan and that the details as set out in the SHELAA 2025 are accurate.

## SHELAA 2026 CONCLUSIONS

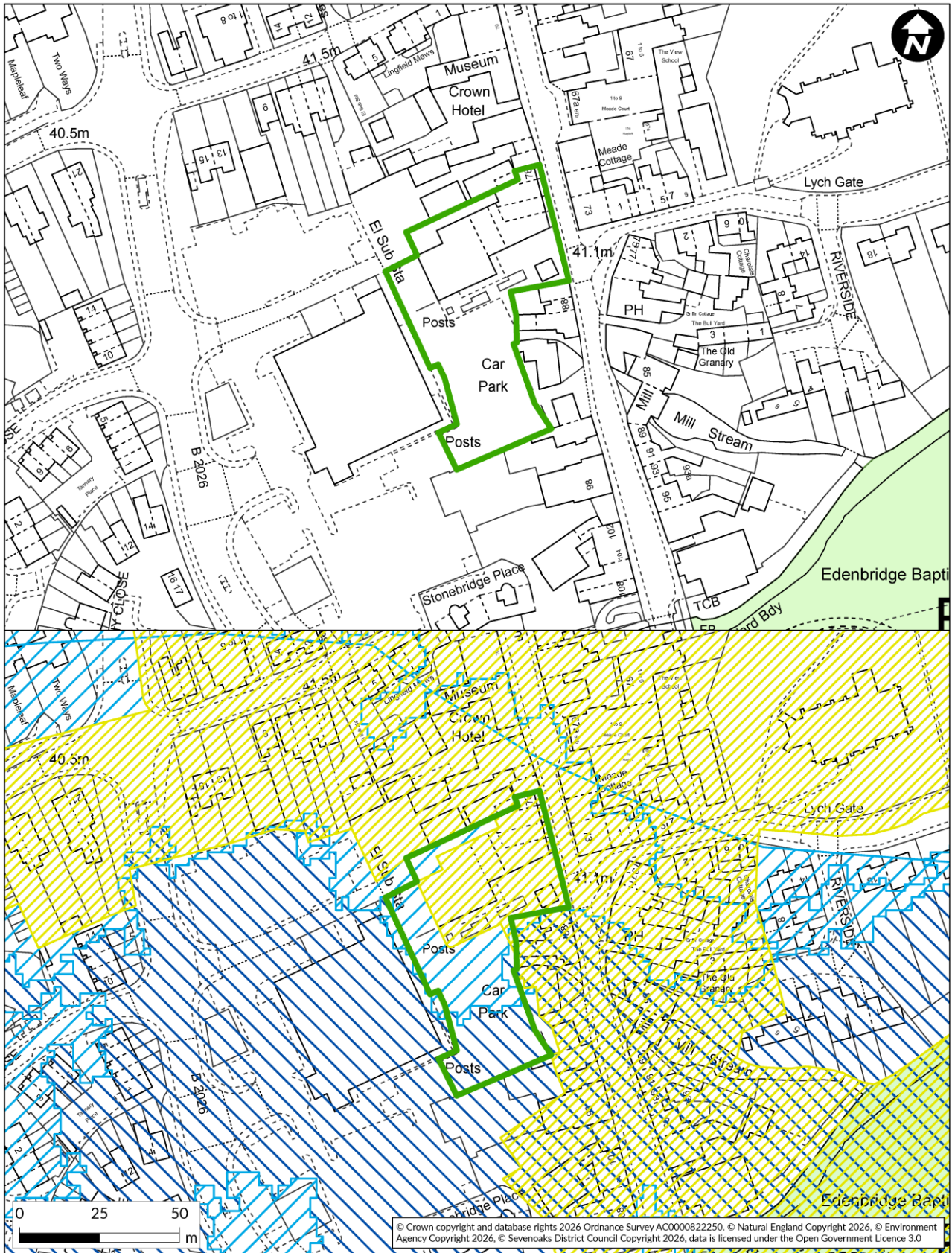
|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable? | <p>This is a greenfield site situated within the urban confines of Edenbridge, which is classified as a Town in the Settlement Hierarchy 2025, and therefore the site is considered to be within a sustainable location, close to key services and facilities and within walking distance of two railway stations. It is considered that there is existing capacity on the surrounding transport network and both parcels benefit from existing access off Springfield Road, although contributions towards improvements may still be sought. A contaminated land assessment would be required for this site due to the former land use. It is noted that further work will be required in respect of surface water flooding as part of any future planning application. The site does not lie within the Green Belt or National Landscapes and there are no other constraints which would make this site unsuitable. It is noted that the site lies within Grade 3 Agricultural land Quality, which may need further consideration. Accordingly, due to the unconstrained nature of the site, it is considered suitable for development. Consultation responses referring to the sensitive design, parking re-provision and integration with wider proposed development are noted and will be dealt with, where possible, through the Development Brief work. In addition, further infrastructure testing has taken place via the Infrastructure Delivery Plan and specific transport modelling and has not flagged any issues for this site which would make the site unsuitable for the proposed scheme. It is suggested that this site should be considered through the Development Brief work in conjunction with adjacent site proposals, and that the specific boundaries of this site should be considered as potential access</p> |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                          |                                                                                              |
|--------------------------|----------------------------------------------------------------------------------------------|
|                          | to the wider site. The proposed 8 residential units will be picked up within the wider site. |
| 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 at this time.                 |
| Deliverable/Developable? | Deliverable                                                                                  |

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Conclusion       | Deliverable (Years 1-5)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                          | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| SDC Comments             | This site lies within the urban confines of Edenbridge, sustainably located close to services and facilities in the town and public transport options. The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has considered the urban location and constraints of the site and found the site to be suitable. It should be noted that due to the sites location next to the wider site at Crouch House Road, it is considered that the site could provide access to the wider site and therefore whilst allocated in the Local Plan, the site is not expected to accommodate residential units itself. |
| Allocated for            | 0 residential units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Regulation 19 (2026) Ref | <b>ST2-25</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |



MX/21/00014  
78-80-82-84 the High Street and 1 - 2 Leathermarket, Edenbridge, Kent



| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHELAA Reference                         | MX/21/00014                                                                                                                                                                                                                                                                                                                                                                                                  |
| Regulation 19 Reference                  | ST2-26                                                                                                                                                                                                                                                                                                                                                                                                       |
| Regulation 18 2025 Reference             | EDEN6                                                                                                                                                                                                                                                                                                                                                                                                        |
| Site Area (Ha)                           | 0.29                                                                                                                                                                                                                                                                                                                                                                                                         |
| Developable Area (Ha)                    | 0.29                                                                                                                                                                                                                                                                                                                                                                                                         |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                                                                                                                                                                                   |
| Planning History                         | None                                                                                                                                                                                                                                                                                                                                                                                                         |
| Previous SHELAA Ref (2018)               | N/A                                                                                                                                                                                                                                                                                                                                                                                                          |
| Site Description                         | This is a brownfield site within the urban confines and town centre of Edenbridge. The site comprises a series of retail units, both in use and vacant, a car park and a pedestrian walkway between Waitrose and the High Street. The site is bound by the High Street to the east and retail and employment uses to the north, south and west. The site benefits from an existing access into the car park. |
| Site Type                                | New Build                                                                                                                                                                                                                                                                                                                                                                                                    |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                                                                                                                                                                                    |
| SHELAA Yield                             | 0 residential units                                                                                                                                                                                                                                                                                                                                                                                          |
| SHELAA Conclusion                        | Suitable and Developable                                                                                                                                                                                                                                                                                                                                                                                     |

| SHELAA STAGE 1                                         |                                           |
|--------------------------------------------------------|-------------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – within urban confines of Edenbridge |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b>        |



| SHELAA ASSESSMENT                          |                                                                                                     |  |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Within Edenbridge                                                                                   |  |
| Land Use (GF/PDL)                          | Previously Developed Land                                                                           |  |
| Existing use                               | Yes, but will be reprovided                                                                         |  |
| Existing allocation / designation          | Within Edenbridge Town and Local Centre                                                             |  |
| Proposed use / designation                 | No                                                                                                  |  |
| Green Belt                                 | Within Urban Confines                                                                               |  |
| Green Belt Stage 3                         | Not in the Green Belt                                                                               |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                               |  |
| National Landscapes                        | Not within National Landscapes                                                                      |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                                             |  |
| Agricultural Land Quality                  | Urban - 100.0%                                                                                      |  |
| Flood Risk                                 | Fully within Flood Zone 2 and partially within Flood Zone 3                                         |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                                   |  |
| SSSI Impact Zone                           | No risk                                                                                             |  |
| Local Wildlife Site                        | Not within a LWS                                                                                    |  |
| Local Nature Reserve                       | Not within an LNR                                                                                   |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                                         |  |
| Presence of Heritage Assets                | 43.93% within Edenbridge conservation area; Contains listed building Tanyard House                  |  |
| Contamination Issues                       | No specific risk                                                                                    |  |
| Noise Pollution                            | No specific risk                                                                                    |  |
| Air Quality                                | No specific risk                                                                                    |  |
| Mineral Safeguarding Area                  | None                                                                                                |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)                            |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought)              |  |
| Settlement Classification                  | Completely within Edenbridge                                                                        |  |
| Town and Local Centres                     | Within 800m of Edenbridge, Central Area , Edenbridge Northern Fringe and Edenbridge Southern Fringe |  |
| Train Station                              | Within 800m of Edenbridge Town Station<br>Within 2km of Edenbridge                                  |  |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 24    | 2     | 1   |

## SHELAA 2026 ASSESSMENT

## RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees     | <p><u>Natural England</u></p> <p>A response from Natural England highlights that the site falls within the setting of the High-Weald National Landscape, recognising that this is an urban allocation within the existing settlement boundary. The response recommends referring to advice on site allocations within National Landscape settings.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Neighbouring Authorities | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Town and Parish Councils | <p><u>Edenbridge Town Council</u></p> <p>A response from Edenbridge Town Council supports the redevelopment of this site provided that public parking is retained, the heritage setting within the town centre is respected and that the scheme aligns with emerging Policy EDN1. The response highlights the role this site plays as a cornerstone project for Edenbridge.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| General Response         | <p>Respondents stress the need for clear limits on height, massing and density to respect the conservation area and integrate mixed uses without harming the townscape, retention or re-provision of public and short-stay parking, and quantified transport and servicing strategies with safe pedestrian and cycle routes. They request detailed flood-risk assessments, sustainable drainage systems and utilities statements to address sewerage, water, electrical capacity and community infrastructure such as schools and healthcare. Biodiversity net gain, protected species safeguards and blue-green infrastructure should be integrated into the public realm. A robust delivery framework is required, including viability appraisal, infrastructure contributions, phasing and technical studies on heritage, transport, flood risk and residential amenity.</p> |
| Key issues raised        | <p>Heritage, townscape and built-form envelopes</p> <p>Transport, active travel and local highway capacity</p> <p>Utilities and wider infrastructure capacity</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

|  |                                                                                                                                                                                                                                                                                   |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Public car parking, servicing and short-stay access<br>Residential amenity, mixed-use compatibility and safety<br>Flood risk management and sustainable drainage<br>Biodiversity, habitats and blue-green infrastructure<br>Viability, legal constraints and delivery programming |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## SITE PROMOTER RESPONSE

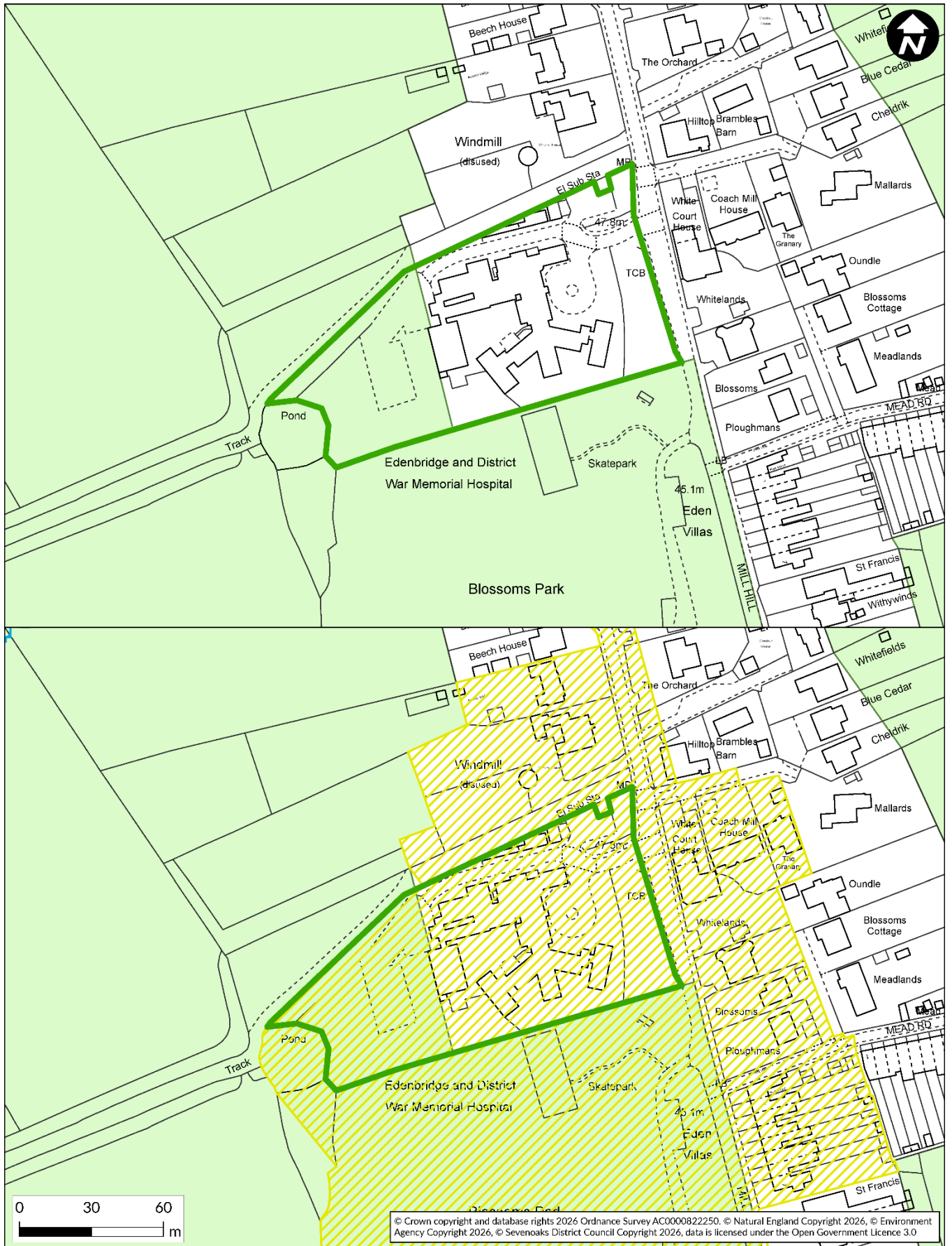
A response from the freehold landowners of the site confirms that the site boundaries are correct and the landowners support the inclusion of the site in the Local Plan. There are queries surrounding the ongoing lease of the site and it is noted that the freehold landowners have been in discussion with the Council's property team regarding a resolution.

## SHELAA 2026 CONCLUSIONS

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable?                | This is a brownfield site located within the urban confines of Edenbridge, which is identified as a town in the Settlement Hierarchy 2025. The site's location in Edenbridge Town Centre makes this a highly sustainable location, close to key services and facilities and with access to public transport, including two train stations. The site lies fully within Flood Zone 2, and partially within Edenbridge Conservation Area, which will require further consideration. The site benefits from an existing access into the car park which could be utilised. It is noted that the site lies fully within Flood Zone 2 and partially within Flood Zone 3. It is considered that further work is required regarding flood risk and surface water flooding in order to demonstrate that the site is suitable for development. For this reason, the site is allocated for 0 units until such time that this is demonstrated – but the principal of the regeneration of this site is supported by the Council. There are no other constraints which would make the site unsuitable. Therefore, due to the site's highly sustainable location in Edenbridge Town Centre, and its unconstrained nature, the site is considered suitable for development. |
| Availability             | The site has been submitted by the landowner and is considered to be available in years 6-10. The site promoter has identified a current 75 year lease on the site, which will need further exploration.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Achievability            | No constraints that could render the site financially unviable at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Deliverable/Developable? | Developable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Overall Conclusion</b>       | Developable (Years 6-10)                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                 | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>SDC Comments</b>             | This is a brownfield site within the urban confines of Edenbridge, sustainably located close to services and facilities in the town and public transport options. The site is unconstrained in nature and is therefore considered to be suitable for development. However, further work is required to demonstrate that the site is suitable in terms of flooding (fluvial and surface water) and therefore the site is allocated for 0 units. |
| <b>Allocated for</b>            | 0 residential units                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Regulation 19 (2026) Ref</b> | <b>ST2-26</b>                                                                                                                                                                                                                                                                                                                                                                                                                                  |

MX/21/00001  
Edenbridge War Memorial Hospital



| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHELAA Reference                         | MX/21/00001                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Regulation 19 Reference                  | ST2-27                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Regulation 18 2025 Reference             | EDEN5                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site Area (Ha)                           | 1.06                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Developable Area (Ha)                    | 1.06                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Brownfield / Greenfield                  | Partially brownfield                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Planning History                         | None                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Previous SHELAA Ref (2018)               | HO364                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site Description                         | This is a partially brownfield site which lies partially within the urban confines of Edenbridge. The Edenbridge & District War Memorial Hospital occupies this site, which comprises hospital buildings, car parking and an area of grassland. The site is bound by Mill Hill to the east, residential development to the north, a recreation ground to the south and open countryside to the west. The site benefits from an existing access off Mill Hill. |
| Site Type                                | Conversion                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| SHELAA Yield                             | 44 residential units                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| SHELAA Conclusion                        | Suitable and Deliverable                                                                                                                                                                                                                                                                                                                                                                                                                                      |

| SHELAA STAGE 1                                         |                                                               |
|--------------------------------------------------------|---------------------------------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – within and adjacent to the urban confines of Edenbridge |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b>                            |

| SHELAA ASSESSMENT                          |                                                                                                                          |  |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | 69.74% within Edenbridge                                                                                                 |  |
| Land Use (GF/PDL)                          | Previously Developed Land                                                                                                |  |
| Existing use                               | Yes (although not allocated)                                                                                             |  |
| Existing allocation / designation          | No                                                                                                                       |  |
| Proposed use / designation                 | No                                                                                                                       |  |
| Green Belt                                 | 30.05% within Green Belt                                                                                                 |  |
| Green Belt Stage 3                         | Grey Belt (69.95% not in Green Belt)                                                                                     |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                                                    |  |
| National Landscapes                        | Not within National Landscapes                                                                                           |  |
| Landscape Sensitivity                      | Medium – 30.26%                                                                                                          |  |
| Agricultural Land Quality                  | Grade 3 – 44.48%                                                                                                         |  |
| Flood Risk                                 | Flood zone 1                                                                                                             |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                                                        |  |
| SSSI Impact Zone                           | No risk                                                                                                                  |  |
| Local Wildlife Site                        | 8.33% within 15m buffer of River Eden                                                                                    |  |
| Local Nature Reserve                       | Not within an LNR                                                                                                        |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                                                              |  |
| Presence of Heritage Assets                | Within Edenbridge conservation area;<br>Within 200m of 4 listed buildings                                                |  |
| Contamination Issues                       | Contaminated Land Assessment (former use)                                                                                |  |
| Noise Pollution                            | Noise Assessment (commercial)                                                                                            |  |
| Air Quality                                | No specific risk                                                                                                         |  |
| Mineral Safeguarding Area                  | None                                                                                                                     |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)                                                 |  |
| Network Capacity                           | Capacity on transport network<br>(contributions towards improvements may still be sought)                                |  |
| Settlement Classification                  | 69.95% within Edenbridge                                                                                                 |  |
| Town and Local Centres                     | Within 800m of Edenbridge – Central area,<br>Edenbridge – Southern Fringe.<br>Within 2km of Edenbridge – Northern Fringe |  |
| Train Station                              | Within 2km of Edenbridge Town                                                                                            |  |



| GREEN | AMBER | RED |
|-------|-------|-----|
| 18.5  | 8.5   | 0   |

## SHELAA 2026 ASSESSMENT

## RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees     | <p><u>Natural England</u></p> <p>A response from Natural England highlights that the site falls within the setting of the High Weald National Landscape. Whilst noting that this is an urban allocation, the response suggests referring to advice on site allocations within National Landscapes. The response also highlights that the allocation contains Priority Habitats Inventory – Deciduous Woodland and that it should have regard for paragraph 192b of the NPPF and emerging Policy BW2. Additionally, the site contains a Public Right of Way and any proposal should protect and enhance the existing PRoW network, having regard for paragraph 105 of the NPPF and emerging Policy T2.</p> |
| Neighbouring Authorities | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Town and Parish Councils | <p><u>Edenbridge Town Council</u></p> <p>A response received from Edenbridge Town Council supports the principle of development on this site, highlighting that a scheme should protect the conservation area, maintain and enhance the Green Belt boundary, adopt lower and contextually appropriate densities, secure drainage improvements, improve pedestrian and highways safety and safeguard the war memorial. The response also highlights aspirations for public parking provision for Blossoms Park.</p>                                                                                                                                                                                        |
| General Response         | <p>Respondents highlight concerns over highways, access and pedestrian safety around EDEN5, calling for off-road links, safe crossings, footway connections, parking reconfiguration and traffic assessments with road upgrades. Capacity limits in foul and surface water systems, high groundwater, flood zones 2 and 3 and an absence of site-specific SuDS measures risk drainage failures and flooding, while electrical substation capacity and local health and education services lack planned improvements to accommodate growth. The War Memorial Hospital's heritage value is noted as a non-designated asset, with calls for structural</p>                                                   |

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | <p>surveys, heritage-led appraisals and retention of key features and memorial slabs. Biodiversity concerns focus on protecting trees, hedgerows, the on-site pond and wildlife corridors in line with NPPF policies, with tree preservation orders, arboricultural assessments and net gain measures recommended. Proposed densities and Green Belt impacts are seen as excessive and insensitive to the conservation area, with a request for lower densities, options testing and permanent boundary definitions. Contamination, abnormal costs and ground conditions from the institutional use and flood risk require detailed assessments and remediation strategies to ensure viability. The brief's lack of clear definitions for community floorspace, memorial functions, delivery mechanisms and timescales is viewed as undermining confidence in the site's ability to deliver high-quality housing, community facilities and long-term memorial management. Greater clarity on policy links, technical requirements and infrastructure contributions is sought before progressing allocation.</p> |
| Key topics raised | <p>Highways, access and pedestrian safety<br/> Utilities, sewage and local infrastructure capacity<br/> Flood risk, drainage and SuDS<br/> Heritage and War Memorial retention<br/> Trees, biodiversity and habitat protection<br/> Density, scale, conservation area and Green Belt<br/> Contamination, ground conditions and viability<br/> Community floorspace and long term management</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

## SITE PROMOTER RESPONSE

### NHS Property Services

A response received from NHS Property Services welcomes the inclusion of this site as a proposed allocation for development. The response highlights requests that the allocation be amended to highlight that the number of units are indicative and that site capacity should be derived from and determined by a design-led process, taking account of other relevant policies in the emerging Local Plan.

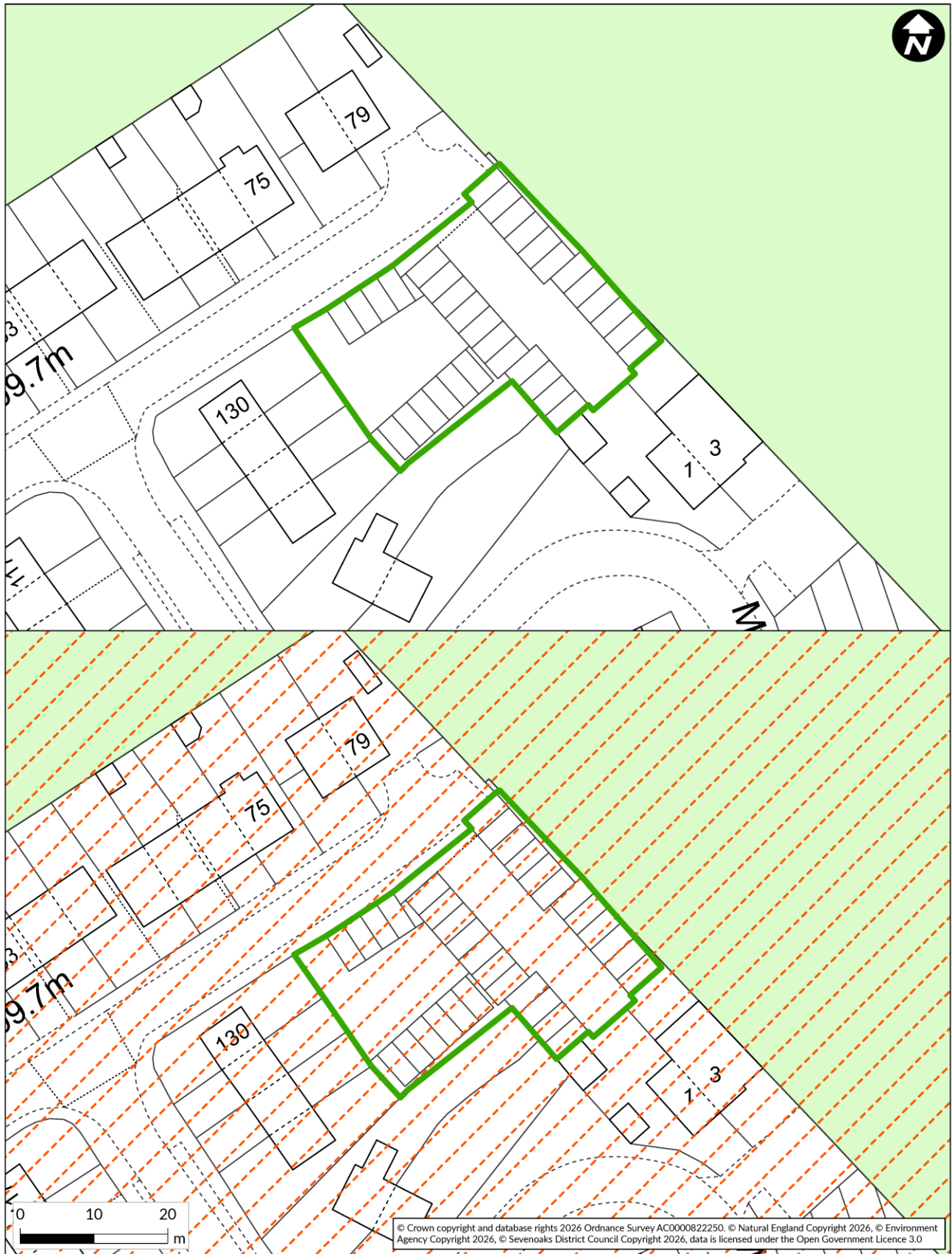
## SHELAA 2026 CONCLUSIONS

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable?                | <p>This is a partially brownfield site which lies partially within the urban confines of Edenbridge, and partially in the Green Belt. Edenbridge is identified as a Town in the Settlement Hierarchy 2025 and therefore the site is considered to be in a sustainable location, close to key services and facilities as well as two train stations. The site currently comprises the Edenbridge &amp; District War Memorial Hospital, although healthcare facilities are to be reprovided at the new health hub on Four Elms Road. An element of the site, to the west of the parcel, is within the Green Belt, and is not recommended for release through the Stage 2 Green Belt Assessment. The site benefits from an existing access off Mill Hill which could be utilised. Consultation responses referring to the conservation area, sensitive design and parking re-provision are noted and will be dealt with, where possible, through the Development Brief work. The response from the site promoter is noted, however it is highlighted that a Development Brief was published alongside both Regulation 18 consultations in 2023 and 2025, which tested the site capacity against emerging policies within the Local Plan. In addition, further infrastructure testing has taken place via the Infrastructure Delivery Plan and specific transport modelling and has not flagged any issues for this site which would make the site unsuitable for the proposed scheme. There are no other constraints which would make the land unsuitable. Therefore, due to the site's unconstrained nature and its sustainable location within a top tier settlement, the site is considered suitable for development.</p> |
| Availability             | The site has been submitted by the landowner and is considered to be available in years 6-10.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Achievability            | No constraints that could render the site financially unviable at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Deliverable/Developable? | Deliverable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Conclusion | Deliverable (Years 1-5)                                                                                                                                                                                                                                                                                                                                                                                                   |
|                    | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                    |
| SDC Comments       | <p>This site lies within the urban confines of Edenbridge, sustainably located close to services and facilities in the town and public transport options. The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has considered the urban location and constraints of the site and found the site to be capable of accommodating 44 residential units.</p> |

|                          |                      |
|--------------------------|----------------------|
| Allocated for            | 44 residential units |
| Regulation 19 (2026) Ref | <b>ST2-27</b>        |

WCH01  
Garage courts off Ash Road, TN16 1EJ



| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                               |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Settlement Capacity Reference            | WCH01                                                                                                                                                                                                                                                                                                         |
| Regulation 19 Reference                  | ST2-28                                                                                                                                                                                                                                                                                                        |
| Regulation 18 2025 Reference             | WEST2                                                                                                                                                                                                                                                                                                         |
| Site Area (Ha)                           | 0.1                                                                                                                                                                                                                                                                                                           |
| Developable Area (Ha)                    | 0.1                                                                                                                                                                                                                                                                                                           |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                                                                                    |
| Site Description                         | This is a majority brownfield site within the urban confines of Westerham. The site comprises residential garages and associated hardstanding. The site is bound by Ash Road to the north, residential to the south and west and farmland to the east. There is an existing access to the site, off Ash Road. |
| Site Type                                | New Build                                                                                                                                                                                                                                                                                                     |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                                                                                     |
| Estimated Capacity                       | 5 residential units                                                                                                                                                                                                                                                                                           |
| Settlement Capacity Comments             | Offers potential to replicate street frontage on opposite side of the street.                                                                                                                                                                                                                                 |
| SHELAA Conclusion                        | Suitable and Deliverable                                                                                                                                                                                                                                                                                      |

| SHELAA STAGE 1                                         |                                          |
|--------------------------------------------------------|------------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – within urban confines of Westerham |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b>       |

| SHELAA ASSESSMENT                          |                                                                                        |  |
|--------------------------------------------|----------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Completely within Westerham                                                            |  |
| Land Use (GF/PDL)                          | Previously Developed Land                                                              |  |
| Existing use                               | Yes, but not allocated                                                                 |  |
| Existing allocation / designation          | No                                                                                     |  |
| Proposed use / designation                 | No                                                                                     |  |
| Green Belt                                 | Within Urban Confines                                                                  |  |
| Green Belt Stage 3                         | Not in the Green Belt                                                                  |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                  |  |
| National Landscapes                        | 100% within Kent Downs National Landscapes                                             |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                                |  |
| Agricultural Land Quality                  | Urban - 73.65%<br>Grade 3 - 26.35%                                                     |  |
| Flood Risk                                 | Flood Zone 1                                                                           |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                      |  |
| SSSI Impact Zone                           | No specific risk                                                                       |  |
| Local Wildlife Site                        | Not within an LWS                                                                      |  |
| Local Nature Reserve                       | Not within an LNR                                                                      |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                            |  |
| Presence of Heritage Assets                | None                                                                                   |  |
| Contamination Issues                       | Requires Contaminated Land Assessment – former use                                     |  |
| Noise Pollution                            | No specific risk                                                                       |  |
| Air Quality                                | No specific risk                                                                       |  |
| Mineral Safeguarding Area                  | None                                                                                   |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)               |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought) |  |
| Settlement Classification                  | Within Westerham                                                                       |  |
| Town and Local Centres                     | Within 2km of Westerham Town Centre                                                    |  |
| Train Station                              | Over 2km from a railway station                                                        |  |



| GREEN | AMBER | RED |
|-------|-------|-----|
| 21    | 4     | 2   |

## SHELAA 2026 ASSESSMENT

## RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees      | <p><u>Natural England</u></p> <p>A response from Natural England highlights that this site lies wholly within the Kent Downs National Landscapes, and refers to advice on site allocations within National Landscapes. The site also lies near to Westerham Wood SSSI and sets out that an assessment of any potential adverse impacts on the SSSI, such as recreational disturbance as a result of developments will be required as part of any planning application.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Neighbouring Authorities  | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Town and Parish Councils  | <p><u>Westerham Town Council</u></p> <p>A response from Westerham Town Council supports the inclusion of this site as a proposed allocation, setting out that the level of development proposed is appropriate for the Town and will maintain its character.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Other Consultation Bodies | <p><u>Kent Downs National Landscape</u></p> <p>A response from Kent Downs National Landscape unit highlights that site lies within the Kent Downs National Landscape and that this is a small allocation of 5 dwellings on previously development land. The unit is satisfied that this will be viewed as part of the established adjacent residential development, but that care will be needed with policy wording to require that development is designed in form, height and materials to reflect its edge of settlements location and to conserve the character of the National Landscape.</p> <p><u>The Ministry of Defence</u></p> <p>A response from the Ministry of Defence highlights that this site lies within the RAF Kenley birdstrike safeguarding zone and that development might result in the creation of attractant environments for large and flocking bird species, hazardous to aviation.</p> |

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| General Response  | Respondents noted Westerham's infrastructure could face constraints from flood risk at Pitts Car Park, parking shortages, limited transport links and pressure on schools and healthcare, while the modest scale of development may mitigate overall impact. Concerns were raised about the loss of the garage courts on Ash Road, parking capacity, highway safety and logistics for van and lorry movements near families and the primary school, with potential disruption during construction. The site's containment by mature trees within the Kent Downs National Landscape and status as previously developed land suggest a modest edge-of-settlement expansion, yet risks of Green Belt encroachment, visual impact and effects on Westerham Wood SSSI and Currant Hill Allotments were highlighted without mitigation. The removal of informal open space used for daily walking was raised and there were varied views on policy wording and housing requirements. |
| Key issues raised | <p>Local infrastructure and service capacity</p> <p>Housing quantum, density and site allocation suitability</p> <p>Parking provision and garage retention</p> <p>Construction impact and logistics management</p> <p>Traffic and highway safety</p> <p>Landscape and visual impact in Kent Downs National Landscape</p> <p>Biodiversity and SSSI/nearby ecological receptors</p> <p>Loss of informal open space and local recreational amenity</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

## SITE PROMOTER RESPONSE

### West Kent Housing Association

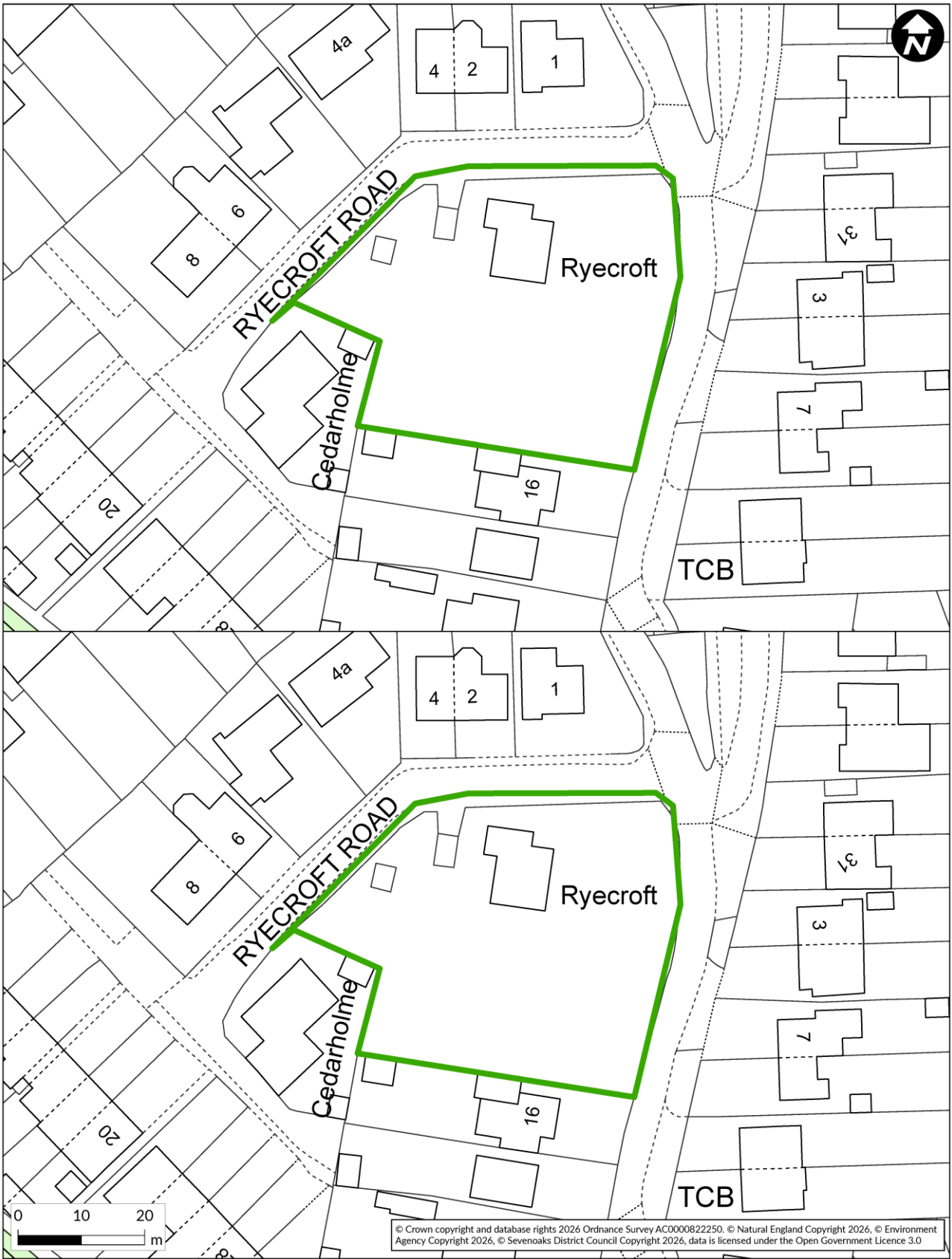
A response from the site promoter, West Kent Housing Association, confirms that the site remains available for residential development and that the information included in the SHELAA 2025 and Regulation 18 site allocation is accurate.

## SHELAA 2026 CONCLUSIONS

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable? | This is a brownfield site within the urban confines of Westerham, which is identified as a Town in the Settlement Hierarchy 2025. Accordingly, this site is considered to be in a sustainable location, close to key services and facilities. It is noted that the site does not benefit from access to a railway station. It is considered that there is existing capacity on the transport network and there is an existing access to the site, off Ash Road, which could be |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          | <p>utilised. However, improvements may still be sought as part of this proposal. The site does not lie in the Green Belt, however it is noted that the site is fully within the Kent Downs National Landscape and partially Grade 3 Agricultural Land Quality, both of which would need further consideration should a proposal come forwards in this location. It is noted that the site will need careful policy wording to require development to be designed in form, height and materials to reflect its edge of settlement location and conserve the National Landscape, and this will be dealt with through the Development Brief. Despite the sites location in the Kent Downs National Landscape, Consultation with Environmental Health indicates that the site requires assessments for Contaminated Land to be undertaken on this site. it is considered that given the sites status as Previously Developed Land, and its otherwise unconstrained nature, the site is considered suitable for development.</p> |
| Availability             | The site has been confirmed as available by the site promoter and is considered to be available in years 1-5.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Achievability            | No constraints that could render the site financially unviable at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Deliverable/Developable? | Deliverable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

|                          |                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Conclusion       | Deliverable (Years 1-5)                                                                                                                                                                                                                                                                                                                                                                         |
|                          | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                                          |
| SDC Comments             | <p>This is a brownfield site within the urban confines of Westerham, sustainably located close to services and facilities in the town. The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has considered the location and constraints of the site and found the site to be capable of accommodating 5 residential units.</p> |
| Allocated for            | 5 residential units                                                                                                                                                                                                                                                                                                                                                                             |
| Regulation 19 (2026) Ref | <b>ST2-28</b>                                                                                                                                                                                                                                                                                                                                                                                   |



| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHELAA Reference                         | HO/21/00202                                                                                                                                                                                                                                                                                                                             |
| Regulation 19 Reference                  | ST2-30                                                                                                                                                                                                                                                                                                                                  |
| Regulation 18 2025 Reference             | OT1                                                                                                                                                                                                                                                                                                                                     |
| Site Area (Ha)                           | 0.22                                                                                                                                                                                                                                                                                                                                    |
| Developable Area (Ha)                    | 0.22                                                                                                                                                                                                                                                                                                                                    |
| Brownfield / Greenfield                  | Partially Brownfield                                                                                                                                                                                                                                                                                                                    |
| Planning History                         | None                                                                                                                                                                                                                                                                                                                                    |
| Previous SHELAA Ref (2018)               | N/A                                                                                                                                                                                                                                                                                                                                     |
| Site Description                         | This is a partially brownfield site within the urban confines of Otford, containing a residential unit, garage and garden. The site is bound by residential on all sides, as well as Ryecroft Lane to the north and west, and Rye Lane to the east. There is a current access to the site off of Ryecroft Road which could be utilised. |
| Site Type                                | New Build                                                                                                                                                                                                                                                                                                                               |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                                                                                                               |
| SHELAA Yield                             | 10 residential units                                                                                                                                                                                                                                                                                                                    |
| SHELAA Conclusion                        | Suitable and Deliverable                                                                                                                                                                                                                                                                                                                |

| SHELAA STAGE 1                                         |                                       |
|--------------------------------------------------------|---------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – Within urban confines of Otford |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b>    |

| SHELAA ASSESSMENT                          |                                                                           |  |
|--------------------------------------------|---------------------------------------------------------------------------|--|
| Within Urban Confines                      | Completely within Otford                                                  |  |
| Land Use (GF/PDL)                          | Mixed – Greenfield and previously developed land                          |  |
| Existing use                               | Yes but will be reprovided                                                |  |
| Existing allocation / designation          | No                                                                        |  |
| Proposed use / designation                 | No                                                                        |  |
| Green Belt                                 | Within Urban Confines                                                     |  |
| Green Belt Stage 3                         | Not in Green Belt                                                         |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                     |  |
| National Landscapes                        | Not within National Landscapes                                            |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                   |  |
| Agricultural Land Quality                  | Urban – 100%                                                              |  |
| Flood Risk                                 | Flood zone 1                                                              |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                         |  |
| SSSI Impact Zone                           | No risk                                                                   |  |
| Local Wildlife Site                        | Not within a LWS                                                          |  |
| Local Nature Reserve                       | Not within an LNR                                                         |  |
| Ancient Woodland                           | Not within Ancient Woodland                                               |  |
| Presence of Heritage Assets                | Not in vicinity of heritage assets                                        |  |
| Contamination Issues                       | Contaminated Land Assessment (former use)                                 |  |
| Noise Pollution                            | No specific risk                                                          |  |
| Air Quality                                | No specific risk                                                          |  |
| Mineral Safeguarding Area                  | 100% within River Terrace Deposits                                        |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)  |  |
| Network Capacity                           | Limited capacity on transport network and requires improvements           |  |
| Settlement Classification                  | Completely within Otford                                                  |  |
| Town and Local Centres                     | Within 800m of Otford High Street.<br>Within 2km of Otford Sevenoaks Road |  |
| Train Station                              | Access point within 2km of Otford                                         |  |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 22    | 5     | 0   |

## SHELAA 2026 ASSESSMENT

## RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees     | <p><u>Natural England</u></p> <p>A response from Natural England highlights that the site falls within the setting of the Kent Downs National Landscape. Whilst noting that this is an urban allocation, the response suggests referring to advice on site allocations within National Landscapes.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Neighbouring Authorities | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Town and Parish Councils | <p><u>Otford Parish Council</u></p> <p>A response from Otford Parish Council objects to the proposed site allocation, citing local character, landscape sensitivity and environmental capacity of the surrounding area as reasons for objection. The response also suggests that the scheme is inconsistent with national policy and requests the allocation be removed or reduced to 1 to 2 dwellings.</p>                                                                                                                                                                                                                                                                                                                                                                               |
| General Response         | <p>Respondents note narrow lanes with poor visibility, lacking footpaths and lighting, that would become unsafe and congested if new homes were built, risking collisions, verge damage and challenging emergency access. Responses highlight Ryecroft Road's private status, limited width and poor junction sightlines could not cope with construction traffic or daily movements. Local rural roads and junctions already reach capacity, and scarce public transport, parking and utilities may struggle with extra demand. Concerns extend to harm to the rural landscape, AONB views, heritage features, flood areas and wildlife corridors. Respondents suggest either a smaller scheme or major access and infrastructure upgrades to avoid unacceptable cumulative impacts.</p> |
| Key issues raised        | <p>Vehicular access and highway safety</p> <p>Traffic generation and local road capacity</p> <p>Social and utility infrastructure capacity</p> <p>Pedestrian, cycle and public transport connectivity</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |



|  |                                                                                                                                                                                  |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Parking provision and on-street impacts<br>Landscape, heritage and visual setting (AONB/valley)<br>Flood risk, drainage and water resources<br>Ecology and biodiversity net gain |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## SITE PROMOTER RESPONSE

A response has been received by the landowner of this site to confirm that it remains available for allocation in the emerging Local Plan and that the details included in the SHELAA 2025 are correct.

## SHELAA 2026 CONCLUSIONS

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable?                | This is a partially brownfield site located within the urban confines of Otford, which is identified as a Primary Service Settlement in the Settlement Hierarchy 2025, and therefore one of the most sustainable settlements in the District, close to existing services and facilities. The site benefits from an existing access off Ryecroft Road which could be utilised. Rye Lane is a narrow rural lane which is considered to have limited capacity, and this would require further consideration. Consultation responses referring to the local character, sensitivity and site capacity are noted and will be dealt with, where possible, through the Development Brief work. In addition, further infrastructure testing has taken place via the Infrastructure Delivery Plan and specific transport modelling and has not flagged any issues for this site which would make the site unsuitable for the proposed scheme. There are no other constraints which would make the site unsuitable. Due to the unconstrained nature of the site and its location within the urban confines of Otford, the site is considered suitable for development. |
| 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 at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Deliverable/Developable? | Deliverable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Conclusion       | Deliverable (Years 1-5)                                                                                                                                                                                                                                                                                                                                                                                                      |
|                          | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                                                                       |
| SDC Comments             | This site lies within the urban confines of Otford, sustainably located close to services and facilities in the service settlement and public transport options. The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has considered the urban location and constraints of the site and found the site to be capable of accommodating 10 residential units. |
| Allocated for            | 10 residential units                                                                                                                                                                                                                                                                                                                                                                                                         |
| Regulation 19 (2026) Ref | <b>ST2-30</b>                                                                                                                                                                                                                                                                                                                                                                                                                |

HO/21/00238  
The Forge, Ash



| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHELAA Reference                         | HO/21/00238                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Regulation 19 Reference                  | ST2-31                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Regulation 18 2025 Reference             | NAG1                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site Area (Ha)                           | 0.28                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Developable Area (Ha)                    | 0.28                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Planning History                         | None                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Previous SHELAA Ref (2018)               | HO384                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site Description                         | This is a brownfield site within the settlement boundary of New Ash Green. The site comprises a builders merchants, containing multiple buildings currently used for light industrial storage purposes. The site is bound by Butlers Place to the north, Ash Road to the south, Ash-cum-Ridley Fire Station to the west and a small number of residential dwellings to the east. There is an existing access to the site off Ash Road. |
| Site Type                                | New Build                                                                                                                                                                                                                                                                                                                                                                                                                              |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                                                                                                                                                                                                              |
| SHELAA Yield                             | 12 residential units                                                                                                                                                                                                                                                                                                                                                                                                                   |
| SHELAA Conclusion                        | Suitable and Developable                                                                                                                                                                                                                                                                                                                                                                                                               |

| SHELAA STAGE 1                                         |                                                  |
|--------------------------------------------------------|--------------------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes - Within the urban confines of New Ash Green |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b>               |

| SHELAA ASSESSMENT                          |                                                                                        |  |
|--------------------------------------------|----------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Completely within New Ash Green                                                        |  |
| Land Use (GF/PDL)                          | Previously Developed Land                                                              |  |
| Existing use                               | Yes (although not allocated)                                                           |  |
| Existing allocation / designation          | No                                                                                     |  |
| Proposed use / designation                 | No                                                                                     |  |
| Green Belt                                 | Within Urban Confines                                                                  |  |
| Green Belt Stage 3                         | Not in Green Belt                                                                      |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                  |  |
| National Landscapes                        | Not within National Landscapes                                                         |  |
| Landscape Sensitivity                      | Not within Landscape Sensitivity Area                                                  |  |
| Agricultural Land Quality                  | Urban – 64.73%<br>Grade 3 – 35.24%                                                     |  |
| Flood Risk                                 | Flood zone 1                                                                           |  |
| Site of Special Scientific Interest (SSSI) | Not near a SSSI                                                                        |  |
| SSSI Impact Zone                           | No risk                                                                                |  |
| Local Wildlife Site                        | Not within a LWS                                                                       |  |
| Local Nature Reserve                       | Not within an LNR                                                                      |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                            |  |
| Presence of Heritage Assets                | Proximity to New Ash Green Non Designated Heritage Asset                               |  |
| Contamination Issues                       | Contaminated Land Assessment (former use)                                              |  |
| Noise Pollution                            | No specific risk                                                                       |  |
| Air Quality                                | No specific risk                                                                       |  |
| Mineral Safeguarding Area                  | Not within Mineral Safeguarding Area                                                   |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)               |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought) |  |
| Settlement Classification                  | Within New Ash Green                                                                   |  |
| Town and Local Centres                     | Access point within 800m of New Ash Green, Village Centre                              |  |
| Train Station                              | Over 2km away from train station                                                       |  |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 22    | 4     | 1   |

## SHELAA 2026 ASSESSMENT

## RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees     | No responses were received from Statutory Consultees.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Neighbouring Authorities | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Town and Parish Councils | <p><u>Ash-cum-Ridley Parish Council</u></p> <p>A response from Ash-cum-Ridley Parish Council sets out that if this site cannot be retained as a retail use, then its redevelopment as a small residential site is supported. This site adjoins the ancient part of Ash Village known as Butlers Place and the design of this development should be informed by this area which has a locally distinctive style.</p>                                                                                                                                                                                                                                                                                                                                                                 |
| General Response         | <p>Respondents note that key local services such as GP surgeries, schools and shops are under strain and may struggle to meet additional demand, while limited public transport, absence of safe cycle routes and narrow lanes risk greater congestion and pollution. They emphasise that design should reflect the village's low-density character and historic context and that loss of employment land could force residents to travel for work. Additional concerns include impacts on ancient woodland and wildlife, unclear funding and phasing of essential infrastructure, and the need for parking above current standards to prevent overspill. Feedback also calls for community involvement, clear covenants, genuine affordability and protection of green spaces.</p> |
| Key issues raised        | <p>Local services and social infrastructure capacity</p> <p>Public transport and active travel connectivity</p> <p>Highway capacity and lane suitability</p> <p>Design, character and settlement integration</p> <p>Employment land and local economy</p> <p>Biodiversity, woodland and drainage impacts</p> <p>Infrastructure funding, delivery certainty and site phasing</p> <p>Parking provision and overspill control</p>                                                                                                                                                                                                                                                                                                                                                      |

## SITE PROMOTER RESPONSE

A response from the landowner for this site confirms that the site remains available for inclusion in the emerging Local Plan and that all landowners support the inclusion of the site. The email confirms that the details as set out in the SHELAA 2025 are accurate.

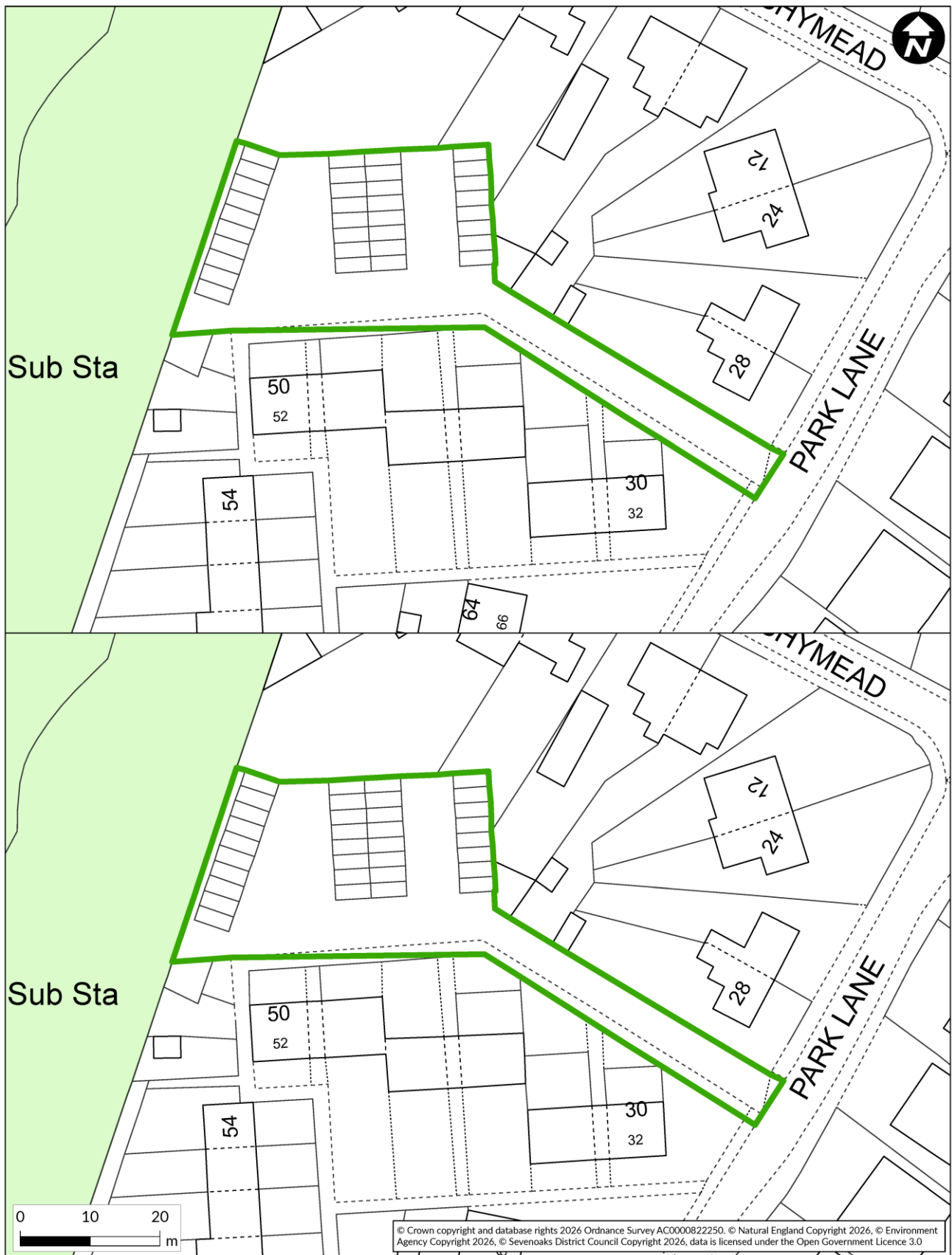
## SHELAA 2026 CONCLUSIONS

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable?                | This is a brownfield site situated within the urban confines of New Ash Green, which is classified as a Primary Service Centre in the Settlement Hierarchy 2025 and therefore is considered to be in a sustainable location, close to key services and facilities. The site does not benefit from access to a train station. The existing access off Ash Road could be utilised and it is considered that there is capacity on the transport network. There is an existing business on the site and consideration should be given to the reprovion / relocation of this use. Consultation responses referring to the locally distinctive character and design ambitions are noted and will be dealt with, where possible, through the Development Brief work. There are no other constraints which would make the site unsuitable. Therefore, due to the unconstrained nature of the site and its location within the urban confines of a top tier settlement, the site is considered suitable for development. |
| Availability             | The site has been submitted by the landowner and is considered to be available in years 11+.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Achievability            | No constraints that could render the site financially unviable at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Deliverable/Developable? | Developable (Years 11+)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

|                          |                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Conclusion       | Developable (Years 11+)                                                                                                                                                                                                                                                                                                                                                                                |
|                          | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                                                 |
| SDC Comments             | This site lies within the urban confines of New Ash Green, sustainably located close to services and facilities in the service settlement. The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has considered the urban location and constraints of the site and found the site to be capable of accommodating 12 residential units. |
| Allocated for            | 12 residential units                                                                                                                                                                                                                                                                                                                                                                                   |
| Regulation 19 (2026) Ref | <b>ST2-31</b>                                                                                                                                                                                                                                                                                                                                                                                          |



HO/25/00013  
Land west of Park Lane, Kemsing



| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHELAA Reference                         | HO/25/00013                                                                                                                                                                                                                                                                                                            |
| Regulation 19 Reference                  | ST2-33                                                                                                                                                                                                                                                                                                                 |
| Regulation 18 2025 Reference             | KEM1                                                                                                                                                                                                                                                                                                                   |
| Site Area (Ha)                           | 0.14                                                                                                                                                                                                                                                                                                                   |
| Developable Area (Ha)                    | 0.14                                                                                                                                                                                                                                                                                                                   |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                                                                                             |
| Planning History                         | N/A                                                                                                                                                                                                                                                                                                                    |
| Previous SHELAA Ref (2018)               | N/A                                                                                                                                                                                                                                                                                                                    |
| Site Description                         | This is a brownfield site within the urban confines of Kemsing. The site currently comprises residential garages and associated hardstanding. The site is bound by residential development to the north, east and south, and open countryside to the west. The site benefits from an existing access off of Park Lane. |
| Site Type                                | New Build                                                                                                                                                                                                                                                                                                              |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                                                                                              |
| SHELAA Yield                             | 12 residential units                                                                                                                                                                                                                                                                                                   |
| SHELAA Conclusion                        | Suitable and Deliverable                                                                                                                                                                                                                                                                                               |

| SHELAA STAGE 1                                         |                                        |
|--------------------------------------------------------|----------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – within urban confines of Kemsing |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b>     |

| SHELAA ASSESSMENT                          |                                                                                        |  |
|--------------------------------------------|----------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Completely within Kemsing                                                              |  |
| Land Use (GF/PDL)                          | Previously Developed Land                                                              |  |
| Existing use                               | No                                                                                     |  |
| Existing allocation / designation          | No                                                                                     |  |
| Proposed use / designation                 | No                                                                                     |  |
| Green Belt                                 | Within Urban Confines                                                                  |  |
| Green Belt Stage 3                         | Not in the Green Belt                                                                  |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                  |  |
| National Landscapes                        | Not within National Landscapes                                                         |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                                |  |
| Agricultural Land Quality                  | Urban - 16.98%<br>Grade 3 - 83.02%                                                     |  |
| Flood Risk                                 | Flood Zone 1                                                                           |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                      |  |
| SSSI Impact Zone                           | No specific risk                                                                       |  |
| Local Wildlife Site                        | Not within an LWS                                                                      |  |
| Local Nature Reserve                       | Not within an LNR                                                                      |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                            |  |
| Presence of Heritage Assets                | Within 200m of Kemsing Conservation Area                                               |  |
| Contamination Issues                       | Contaminated land assessment – former land use                                         |  |
| Noise Pollution                            | No specific risk                                                                       |  |
| Air Quality                                | No specific risk                                                                       |  |
| Mineral Safeguarding Area                  | Not within Mineral Safeguarding Area                                                   |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)               |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought) |  |
| Settlement Classification                  | Within Kemsing                                                                         |  |
| Town and Local Centres                     | Within 2km of Kemsing, The Parade and Seal, High Street                                |  |
| Train Station                              | Over 2km from a railway station                                                        |  |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 22    | 4     | 1   |

## SHELAA 2026 ASSESSMENT

## RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees     | <p><u>Natural England</u></p> <p>A response was received from Natural England, highlighting that the site falls within the setting of the Kent Downs National Landscape and as such refers to Natural England advice on site allocations in the setting of the National Landscapes. In addition, the response advises on the cumulative impact that the proposed site allocations together may have on views from the Kent Downs National Landscape, advising on landscape and visual appraisals to inform the Regulation 19 stage of this Plan.</p>                                                                                                                                                                                                                               |
| Neighbouring Authorities | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Town and Parish Councils | <p><u>Kemsing Parish Council</u></p> <p>A response from Kemsing Parish Council strongly disagrees to the proposed allocation of this site, citing lack of off-street parking, congestion and additional traffic movements leading to increased risk of accidents as key concerns. The response also highlights concerns regarding the capacity of the local primary school in Kemsing, as well as medical facilities and infrastructure such as drainage and sewerage. The response sets out concerns regarding potential harm to the adjacent Kemsing Conservation Area and Green Belt.</p>                                                                                                                                                                                       |
| General Response         | <p>Respondents highlight that the rural lanes are very narrow, with limited or no footpaths, poor visibility and almost no passing places. This already causes congestion and creates safety issues for HGVs, emergency services and school traffic. Residents also highlight everyday movement and accessibility issues. Many households rely on on-street parking due to the loss of garages and the lack of station parking. At the same time, public transport options are limited, and many walking routes are unlit or lack footpaths, leading to car dependency. KEM1 lies within the National Landscape, raising concerns about the loss of historic views, wildlife corridors, tranquillity and potential archaeological features. Residents also note that drainage,</p> |

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   | <p>sewage and water supply networks are already operating at capacity, with a history of flooding and system failures unless significant, funded upgrades are secured. There are further environmental risks to chalk streams, ancient woodland edges and protected species, which may be affected by increased runoff, pollution and lighting. Respondents also raise concerns that GP and dental surgeries lack room for expansion. Separately, respondents highlight concerns about the site allocation process itself, pointing to gaps in transparency, the robustness of impact assessments, the handling of potential conflicts of interest and the certainty of funding commitments for necessary infrastructure.</p> |
| Key issues raised | <p>Highways capacity &amp; HGV access<br/> Community infrastructure capacity<br/> Heritage, landscape &amp; Green Belt/National Landscape setting<br/> Local parking, garages loss &amp; site access constraints<br/> Pedestrian and cycle safety<br/> Public transport &amp; station parking<br/> Drainage, sewage and water infrastructure (flood risk)<br/> Chalk streams, biodiversity &amp; protected species</p>                                                                                                                                                                                                                                                                                                        |

## SITE PROMOTER RESPONSE

### West Kent Housing Association

A response from the site promoter, West Kent Housing Association, confirms that the site remains available for residential development and that the information included in the SHELAA 2025 and Regulation 18 site allocation is accurate.

## SHELAA 2026 CONCLUSIONS

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable? | <p>This is a brownfield site situated within the urban confines of Kemsing, which is classified as a Secondary Service Settlement in the Settlement Hierarchy 2025, and therefore the site is considered to be within a sustainable location, close to key services and facilities. However, it is noted that the site lies over 2km from a railway station. It is considered that there is existing capacity on the surrounding transport network and the site benefits from existing access, off of Park Lane, which could be utilised. However, contributions towards improvements may still be sought. The site does not lie within the Green Belt or National Landscapes and there are no other constraints which would</p> |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                          |                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                          | make this site unsuitable. A contaminated land assessment would be required for this site due to former land use. It is noted that the site lies within 200m of a Kemsing Conservation Area and within Grade 3 Agricultural Land Quality, both of which may need further consideration. Accordingly, due to the unconstrained nature of the site, it is considered suitable for development. |
| 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 at this time.                                                                                                                                                                                                                                                                                                                 |
| Deliverable/Developable? | Deliverable                                                                                                                                                                                                                                                                                                                                                                                  |

|                          |                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Overall Conclusion       | Deliverable (Years 1-5)                                                                                                                                                                                                                                                                                                                                                                       |
|                          | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                                                                                        |
| SDC Comments             | This is a brownfield site within the urban confines of Kemsing, sustainably located close to services and facilities in the settlement. The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has considered the location and constraints of the site and found the site to be capable of accommodating 12 residential units. |
| Allocated for            | 12 residential units                                                                                                                                                                                                                                                                                                                                                                          |
| Regulation 19 (2026) Ref | <b>ST2-33</b>                                                                                                                                                                                                                                                                                                                                                                                 |



HO/25/00023  
Land south of Parkside and Southdene, Halstead





| SITE DETAILS                             |                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SHELAA Reference                         | HO/25/00023                                                                                                                                                                                                                                                                                                                                                                     |
| Regulation 19 Reference                  | ST2-34                                                                                                                                                                                                                                                                                                                                                                          |
| Regulation 18 2025 Reference             | HAL1                                                                                                                                                                                                                                                                                                                                                                            |
| Site Area (Ha)                           | 0.15                                                                                                                                                                                                                                                                                                                                                                            |
| Developable Area (Ha)                    | 0.15                                                                                                                                                                                                                                                                                                                                                                            |
| Brownfield / Greenfield                  | Brownfield                                                                                                                                                                                                                                                                                                                                                                      |
| Planning History                         | N/A                                                                                                                                                                                                                                                                                                                                                                             |
| Previous SHELAA Ref (2018)               | N/A                                                                                                                                                                                                                                                                                                                                                                             |
| Site Description                         | This is a brownfield site within the urban confines of Halstead. The site currently comprises residential garages and associated hardstanding. The site is bound by residential development to the north, east and south and Deer Leap Stud Farm to the west. The site benefits from existing access off Southdene and public footpath access from Parkside and Knockholt Road. |
| Site Type                                | New Build                                                                                                                                                                                                                                                                                                                                                                       |
| When will this development be delivered? | Years 1-5                                                                                                                                                                                                                                                                                                                                                                       |
| SHELAA Yield                             | 16 residential units                                                                                                                                                                                                                                                                                                                                                            |
| SHELAA Conclusion                        | Suitable and Deliverable                                                                                                                                                                                                                                                                                                                                                        |

| SHELAA STAGE 1                                         |                                         |
|--------------------------------------------------------|-----------------------------------------|
| Does this site meet the proposed Development Strategy? | Yes – within urban confines of Halstead |
| Conclusion                                             | <b>PROGRESS TO FULL ASSESSMENT</b>      |

| SHELAA ASSESSMENT                          |                                                                                        |  |
|--------------------------------------------|----------------------------------------------------------------------------------------|--|
| Within Urban Confines                      | Completely within Halstead                                                             |  |
| Land Use (GF/PDL)                          | Previously Developed Land                                                              |  |
| Existing use                               | No                                                                                     |  |
| Existing allocation / designation          | No                                                                                     |  |
| Proposed use / designation                 | No                                                                                     |  |
| Green Belt                                 | Within Urban Confines                                                                  |  |
| Green Belt Stage 3                         | Not in the Green Belt                                                                  |  |
| Footnote 7 Assessment                      | Not in the Green Belt                                                                  |  |
| National Landscapes                        | Not within National Landscapes                                                         |  |
| Landscape Sensitivity                      | Not within a Landscape Sensitivity Area                                                |  |
| Agricultural Land Quality                  | Urban                                                                                  |  |
| Flood Risk                                 | Flood Zone 1                                                                           |  |
| Site of Special Scientific Interest (SSSI) | Not within a SSSI                                                                      |  |
| SSSI Impact Zone                           | No specific risk                                                                       |  |
| Local Wildlife Site                        | Not within an LWS                                                                      |  |
| Local Nature Reserve                       | Not within an LNR                                                                      |  |
| Ancient Woodland                           | Not within Ancient Woodland                                                            |  |
| Presence of Heritage Assets                | Not in vicinity of heritage assets                                                     |  |
| Contamination Issues                       | Contaminated land assessment – former use of the site                                  |  |
| Noise Pollution                            | No specific risk                                                                       |  |
| Air Quality                                | No specific risk                                                                       |  |
| Mineral Safeguarding Area                  | Not within Mineral Safeguarding Area                                                   |  |
| Site Access                                | Existing access (contributions towards improvements may still be sought)               |  |
| Network Capacity                           | Capacity on transport network (contributions towards improvements may still be sought) |  |
| Settlement Classification                  | Within Halstead                                                                        |  |
| Town and Local Centres                     | Over 2km from town or local centre                                                     |  |
| Train Station                              | Over 2km from a train station                                                          |  |

| GREEN | AMBER | RED |
|-------|-------|-----|
| 23    | 2     | 2   |

## SHELAA 2026 ASSESSMENT

### RESPONSE ANALYSIS – REGULATION 18 (AUTUMN 2025)

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Statutory Consultees     | No responses were received from Statutory Consultees.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Neighbouring Authorities | No responses were received from Neighbouring Authorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Town and Parish Councils | No responses were received from Town and Parish Councils                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| General Response         | Respondents cite loss of informal parking at the site south of Parkside and Southdene as likely to increase on-street parking on Knockholt Road and blind bends and raise safety risks. They note potholes, flooding after rain and a narrow cul-de-sac that obstructs HGVs and other vehicles, potentially worsening traffic flow and altering village character. Concerns include loss of privacy and overbearing massing from four back-to-back housing layers, excessive density that erodes rural qualities, worsening drainage issues and severe disruption during construction. |
| Key issues raised        | <ul style="list-style-type: none"> <li>Parking provision and displacement</li> <li>Highway safety and traffic flow</li> <li>Relationship to neighbouring properties (privacy and massing)</li> <li>Density and village character</li> <li>Existing highway condition and maintenance</li> <li>Construction access and temporary disruption</li> <li>Flooding and surface water drainage</li> </ul>                                                                                                                                                                                     |

### SITE PROMOTER RESPONSE

#### West Kent Housing Association

A response from the site promoter, West Kent Housing Association, confirms that the site remains available for residential development and that the information included in the SHELAA 2025 and Regulation 18 site allocation is accurate.

**SHELAA 2026 CONCLUSIONS**

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Suitable?                | This is a brownfield site situated within the urban confines of Halstead, which is classified as a Village in the Settlement Hierarchy 2025, and therefore the site is not considered to be in the most sustainable locations in the District, however it is noted that Halstead benefits from a number of key services and facilities. However, it is noted that the site lies over 2km from a railway station. It is considered that there is existing capacity on the surrounding transport network and the site benefits from an existing access from Southdene, however contributions towards improvements may still be sought. A contaminated land assessment is required for this site due to the former land use. The site does not lie within the Green Belt or National Landscapes and there are no other constraints which would make this site unsuitable. Accordingly, due to the unconstrained nature of the site, it is considered suitable for development. |
| 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 at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Deliverable/Developable? | Deliverable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

|                                 |                                                                                                                                                                                                                                                                                                                        |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Overall Conclusion</b>       | Deliverable (Years 1-5)                                                                                                                                                                                                                                                                                                |
|                                 | <b>Include in Plan</b>                                                                                                                                                                                                                                                                                                 |
| <b>SDC Comments</b>             | This is a brownfield site within the urban confines of Halstead. The site is unconstrained in nature and is therefore considered to be suitable for development. The Development Brief has considered the location and constraints of the site and found the site to be capable of accommodating 16 residential units. |
| <b>Allocated for</b>            | 16 residential units                                                                                                                                                                                                                                                                                                   |
| <b>Regulation 19 (2026) Ref</b> | <b>ST2-34</b>                                                                                                                                                                                                                                                                                                          |