

Policy ST2

Housing and Mixed-Use Site Allocations

The following new housing and mixed-use sites are included as potential allocations for development. The sites will provide a range of housing types, density, mix and tenure and are subject to the site areas and development guidance.

Unimplemented housing and mixed-use site allocations from the ADMP (2015) have been carried forward into this Local Plan and are also listed in the table.

The site capacities shown in this policy have been provided by the site promoters. Capacities will be tested further, through Development Brief work, ahead of Regulation 19 publication and therefore, these figures may be subject to change. Sites with an asterisk (*) have had a Development Brief prepared for this Regulation 18 consultation.

SITE REF	SITE ADDRESS	URBAN / PDL / GREENFIELD (GF)	USE	NO. OF UNITS
SEVENOAKS URBAN AREA – PRINCIPAL TOWN				
SEV1*	Pinetops, 5 Crownfields	Urban	HO	20
SEV2*	Abacus Furniture, Farm Road Garages	Urban	HO	10
SEV3*	Land rear of Bowerwood House, 15 St Botolphs Road	Urban	HO	7
SEV4*	42-44 Bullfinch Lane, Riverhead	Urban	HO	5
SEV5*	Land at Cramptons Road, Sevenoaks	Urban	HO	50
SEV6	Garages off Hillingdon Avenue	Urban	HO	11
SEV7	Garage court off Hillingdon Avenue	Urban	HO	8
SEV8	DG Autos off Bradbourne Vale Road	Urban	HO	28
SEV9	Land off Morewood Close, Sevenoaks	Urban	HO	69
SEV10	9 Clare Way, Sevenoaks	Urban	HO	8
SEV11	6 Pounsley Road / Darenth Lane and 20 London Road, Dunton Green	Urban	HO	6
SEV12*	Sevenoaks Station and Car Park, Morewood Close	Urban	MX	420

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SITE REF	SITE ADDRESS	URBAN / PDL / GREENFIELD (GF)	USE	NO. OF UNITS
SEV13*	Land east of High Street, Sevenoaks	Urban	MX	350
SEV14*	Delivery & Post Office / BT Exchange, South Park (ADMP)	Urban	MX	100
SEV15	109-119 St Johns Hill, Sevenoaks	Urban	MX	18
SEV16	Rye Cottage, Rye Lane, Dunton Green	Partial PDL	HO	30
SEV17	Land west of Brittain's Lane, Sevenoaks	GF	HO	65
SEV18	Land behind the Croft, Bradbourne Vale Road	GF	HO	6
SEV19*	Land east of London Road, Dunton Green	GF	HO	250
SEV20	Land north of Barnett Field, Blackhall Lane	GF	HO	10
SEV21	Land west of the Croft, Bradbourne Vale Road	GF	HO	10
SEV22	Land west of allotments, Bradbourne Vale Road	GF	HO	60
SEV23	Land to the rear of 34 Chipstead Park, Sevenoaks	GF	HO	32
SEV24*	Land north of Sevenoaks, west of Otford Road	GF	HO	1,500
SEV25	Bakers Yard, Otford Road, Sevenoaks	GF	MX	50
TOTAL				3,123

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SITE REF	SITE ADDRESS	URBAN / PDL / GREENFIELD (GF)	USE	NO. OF UNITS
SWANLEY - TOWN				
SWAN1*	Garages, Conifer Way	Urban	HO	8
SWAN2*	Bus Garage, Kingdom Hall (ADMP)	Urban	HO	30
SWAN3*	Bevan Place (ADMP)	Urban	HO	36
SWAN4	Gulf Petrol Station off London Road	Urban	HO	5
SWAN5	Whiteoak Garage off London Road	Urban	HO	17
SWAN6	Garages off Russett Way	Urban	HO	8
SWAN7	Garages south of Alder Way	Urban	HO	6
SWAN8	Garages north of Conifer Way	Urban	HO	5
SWAN9	Media House, Azalea Drive, Swanley	Urban	HO	180
SWAN10*	Swanley Centre (ADMP)	Urban	MX	450
SWAN11	Land north and south of Maidstone Road	Partial PDL	MX	253
SWAN12	Parkwood Hall Co-operative Academy, Beechenlea Lane	Partial PDL	MX	165
SWAN13*	Land at Lullingstone Avenue, Swanley	GF	HO	110
SWAN14	Land north of railway line and west of Beechenlea Lane	GF	HO	300
SWAN15*	Land north of Moultain Hill, Swanley	GF	MX	370
TOTAL				1,943

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SITE REF	SITE ADDRESS	URBAN / PDL / GREENFIELD (GF)	USE	NO. OF UNITS
EDENBRIDGE – TOWN				
EDEN1	Garage courts to the north of The Plat	Urban	HO	5
EDEN2	Land to the rear of Stanholm, Mill Hill, Edenbridge	Urban	HO	5
EDEN3	Land east of Cedar Drive, Edenbridge	Urban	HO	5
EDEN4	Land north of Springfield Road, Edenbridge	Urban	HO	8
EDEN5*	Edenbridge War Memorial Hospital	Urban	MX	34
EDEN6*	78-80 and 82-84 High Street, Leathermarket	Urban	MX	14
EDEN7	Gabriels Farm House, Mill Hill, Edenbridge	Partial PDL	HO	10
EDEN8*	Land west of Ashcombe Drive and Meadow Lane, Edenbridge	GF	HO	80
EDEN9*	Land north of Skinners Lane, Edenbridge	GF	HO	150
EDEN10*	Land at Crouch House Road, Edenbridge	GF	HO	300 (+ 50 C2)
EDEN11	Land at Lingfield Road, Edenbridge	GF	HO	75
EDEN12	Land south west of Skinners Farm, Edenbridge	GF	HO	155
EDEN13	Land west of Lingfield Road Recreation Ground and east of Skeynes Farm Cottis, Lingfield Road, Edenbridge	GF	HO	70
EDEN14*	Land at Breezehurst Farm, Crouch House Road	GF	MX	450
EDEN15	Land east of Mead Road, Edenbridge	GF	MX	120
EDEN16	Land at Swan Lane, Edenbridge (wider site)	GF	MX	600
TOTAL				2,131

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SITE REF	SITE ADDRESS	URBAN / PDL / GREENFIELD (GF)	USE	NO. OF UNITS
WESTERHAM – TOWN				
WEST1*	Currant Hill Allotments, Westerham (ADMP)	Urban	HO	26
WEST2	Garage courts off Ash Road, Westerham	Urban	HO	5
WEST3	Pitts Car Park, High Street, Westerham	PDL	HO	6
TOTAL				37
HARTLEY – PRIMARY SERVICE SETTLEMENT				
HART2	Land at Brambledown and Wellfield, Hartley	Urban	HO	40
HART3	Fawkham Business Park, Fawkham Road, Fawkham	PDL	HO	31
HART4	Land at Ash Road, Hartley	Partial PDL	HO	9
HART5	Orchard Farm, Fawkham Road, Longfield	Partial PDL	HO	40
HART6	Land adjacent to Banckside and Downs Valley, Hartley	GF	HO	114
TOTAL				234
OTFORD – PRIMARY SERVICE SETTLEMENT				
OT1*	Ryecroft, Ryecroft Road, Otford	Urban	HO	7
OT2	Land west of Hale Lane, Otford	GF	HO	150
TOTAL				157
NEW ASH GREEN – PRIMARY SERVICE SETTLEMENT				

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SITE REF	SITE ADDRESS	URBAN / PDL / GREENFIELD (GF)	USE	NO. OF UNITS
NAG1*	The Forge, Ash	Urban	HO	10
NAG2	The Royal Oak Car Park	Urban	HO	9
NAG3*	New Ash Green Village Centre (ADMP)	Urban	MX	70
NAG4	Heaver Trading Estate & Swan Meadows Farm, Ash Road, New Ash Green	PDL	HO	80
NAG5*	Grosvenor, Church Road, Hartley	GF	HO	5
NAG6	Land west of New Ash Green	GF	HO	280
NAG7	Land at Slides Farm, North Ash Road, New Ash Green	GF	HO	150
NAG8	Melsetta, Church Road, Hartley	GF	HO	5
NAG9	Land south of Redhill Road, New Ash Green	GF	MX	580
TOTAL				1,189
WEST KINGSDOWN - SECONDARY SERVICE SETTLEMENT				
WK1*	Land on the east side of London Road, West Kingsdown	GF	HO	15
WK2*	Land at London Road, West Kingsdown	GF	HO	189
WK3	Land east of Fawkham Road, West Kingsdown	GF	HO	75
WK4	Richardsons Farm, West Kingsdown	GF	HO	21
TOTAL				300



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SITE REF	SITE ADDRESS	URBAN / PDL / GREENFIELD (GF)	USE	NO. OF UNITS
EYNSFORD – SECONDARY SERVICE SETTLEMENT				
EYN1	Land adjacent to Little Mote, High Street, Eynsford	Urban	HO	5
TOTAL				5
KEMSING – SECONDARY SERVICE SETTLEMENT				
KEM1	Land west of Park Lane, Kemsing	Urban	HO	5
KEM2	Land on the south side of West End, Kemsing	GF	HO	7
KEM3	Land at Childsbridge Lane, Kemsing	GF	HO	20
KEM4	Land to the west of Childsbridge Lane, Kemsing	GF	HO	120
KEM5	Land at West End, Kemsing	GF	MX	181
TOTAL				333
SOUTH DARENTH – SECONDARY SERVICE SETTLEMENT				
SD1	The Cottage and associated land, Holmesdale Road, South Darenth	Partial PDL	HO	20
SD2	Land north of Gorrings Avenue, Southdowns	Partial PDL	HO	20 (C2 units)
SD3	Land east of Gorrings Avenue, Southdowns	GF	HO	5 (C2 units)
SD4	Land north of Rabbits Road, South Darenth	GF	HO	40
SD5	Land south of Prince Charles Avenue, Southdowns, South Darenth	GF	HO	30 (C2 units)
SD6	Land south of Victoria Drive, Southdowns, South Darenth	GF	HO	6 (C2 units)
SD7	Land south of garages, Prince Charles Avenue, Southdowns, South Darenth	GF	HO	8 (C2 units)
SD8	Land at Horton Road, South Darenth	GF	MX	200
TOTAL				329

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SITE REF	SITE ADDRESS	URBAN / PDL / GREENFIELD (GF)	USE	NO. OF UNITS
HEXTABLE – SECONDARY SERVICE SETTLEMENT				
HEX1	Former Oasis Academy, 37 Egerton Avenue, Hextable	PDL	HO	178
HEX2	Meadow View (aka Fen's Farm), Top Dartford Road	GF	HO	200
HEX3	Land west of College Cottages, Hextable	GF	HO	23
HEX4	Land rear of College Cottages, Hextable	GF	HO	40
HEX5	Land south of Egerton Avenue, Hextable	GF	HO	8
HEX6	Land adjacent 72 Lower Road, Hextable	GF	HO	9
HEX7	Land at 70 Lower Road, Hextable	GF	HO	9
HEX8	Land south of Lower Road, Hextable	GF	HO	198
HEX9	Land adjacent Puddledock Lane, Top Dartford Road	GF	HO	30
HEX10	Stanhill Farm, north west of Hextable, Puddledock Lane	GF	HO	250
TOTAL				945

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SITE REF	SITE ADDRESS	URBAN / PDL / GREENFIELD (GF)	USE	NO. OF UNITS
VILLAGES – BRASTED, FOUR ELMS AND HALSTEAD				
BRASTED				
BR1	The White House, Brasted	Partial PDL	MX	7
FOUR ELMS				
FE1	The Limes and Jonquils, Bough Beech Road	PDL	HO	12
HALSTEAD				
HAL1	Land south of Parkside and Southdene, Halstead	Urban	HO	7
HAL2	Land west of Beaumont Yard, Crow Drive, Halstead	PDL	HO	39
HAL3	Beaumont, Otford Lane, Halstead	PDL	HO	130
HAL4	Helipad Site, Crow Drive, Fort Halstead	PDL	HO	20
HAL5	Highfield Farm & Knocka Villa, Crow Drive, Halstead	PDL	HO	12
TOTAL				227

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SITE REF	SITE ADDRESS	URBAN / PDL / GREENFIELD (GF)	USE	NO. OF UNITS
HAMLETS AND CLUSTERS				
CHIDDINGSTONE CAUSEWAY (PENSURST STATION)				
CC1	The Highways Depot, Tonbridge Road, Chiddingstone Causeway	PDL	HO	8
CC2	Station Yard, Station Hill, Chiddingstone Causeway	Partial PDL	HO	43
CC3	Land opposite Penshurst Station, to the rear of the Little Brown Jug, Chiddingstone Causeway	GF	HO	300
HORTON KIRBY				
HK1	Land at Oakview Stud Farm, Lombard Street	PDL	HO	45
HK2	The Stables at Oakview Stud Farm, Lombard Street	Partial PDL	HO	45
SWANLEY VILLAGE				
SV1	Old Forge Yard, Swanley Village Road, Swanley Village	PDL	HO	9
NOAHS ARK				
NOA1	Baldwin's Yard, Noahs Ark, Kemsing	PDL	HO	40
TOTAL				490
OPTION 1 TOTAL				11,443



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SITE REF	SITE ADDRESS	URBAN / PDL / GREENFIELD (GF)	USE	NO. OF UNITS
ALL OF OPTION 1				11,443
POTENTIAL NEW SETTLEMENT AT PEDHAM PLACE (OPTION 2 ONLY)				
PED1	Land at Pedham Place Golf Club	GF	MX	2,579
OPTION 2 TOTAL				14,022

STRATEGIC POLICY