

KCC's comments relating to Chapter 1 - A Balanced Strategy for Growth in a Constrained District – policy 2 “Housing and Mixed Use Site Allocations”

Key

UC - Urban Confines - where sites are located in existing settlements
BF - Brownfield - where sites are previously developed or 'brownfield' land
EC - Exceptional Circumstances - 'Exceptional Circumstances' sites (to be tested)

The table below provides comments for each site, listed under policy 2.

NB The following assessment criteria used for the Highways and Transportation and Heritage and Conservation site assessments are as follows:

Highways and Transportation

All Call-for Sites Submissions and Other New Sites (with results of Preliminary Assessment)

SITE ASSESSMENT (TRANSPORT)

Assessed against indicative use proposed by promoter
(A = Existing. B = Potential. C = Difficult)

Sustainability Criteria

- i) within 800m walking distance of a bus stop or railway station providing 2 or more services per hour
 - ii) within 800m walking distance of a convenience store, primary school and a GP surgery
 - iii) within 30 mins public transport time of a GP, a hospital, a primary school, a secondary school, employment area and major retail centre.
- (A = all 3 criteria met. B= 1 or 2 criteria met. C = none of criteria met)

Heritage and Conservation

The initial archaeological appraisal of options carried out for the housing and mixed use sites within this table has been undertaken primarily from readily available resources held by the Kent County Council Historic Environment Record. It is not a detailed appraisal but merely provides a broad initial view on the sensitivity of the archaeological resource and the way in which this should be approached for each of the options. The sensitivity of particular sites may change following more detailed appraisal and in light of new information. The process of assessment will be reviewed and refined as the Local Development Framework process continues. A crude 5 point scale has been used to rank the options with regard to archaeology. This is:

- 1 - Development of this site (or part of) should be avoided
- 2 - Pre-determination assessment should be carried out to clarify whether development of any part of the site is possible.
- 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.
- 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.
- 5 - No known archaeological potential on the site or part of it.

Note that for each described site several 'Scales' may be noted reflecting the varying potential across the site. For consideration of the site as a whole the lowest numerical 'Scale', i.e. that with the highest archaeological sensitivity, should be used.

Provision of Community Services

There are a number of proposed large sites where land should be acquired to support the provision of additional infrastructure for KCC Service delivery to meet the need generated by development. This land should be acquired through s106 Agreements.

Ref	Settlement/ Site	No. of units	Site type	Respondent	Comment
Sevenoaks Urban Area					
				Education - Secondary	The town of Sevenoaks will likely need a new 6FE secondary school if the numbers of dwellings recorded in the draft Local Plan are built in the district. It could be built anywhere in or outside the town, but KCC is conscious of the Green Belt issues. Nevertheless, with the amount of housing development being proposed in this Draft Local Plan, without a new 6FE school, KCC would have difficulty supporting housing development in the Sevenoaks, Halstead and Dunton Green areas.
HO5	5 Crownfields, Sevenoaks	14	UC	Highways and Transportation	<p>KCC Highways Comments - Gradient of site makes the site difficult. Development of this scale would not be likely to lead to any significant impact on capacity. Access - visibility appears to cross third party land</p> <p>Transport Assessment</p> <p>Access - Existing access but visibility issues Score - B Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Within close proximity to local facilities. Score - A</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Broad potential for as yet unknown remains with some potential for post medieval activity, subject to query on "historic landfill".</p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>
HO217	Sevenoaks Town Council Offices, Bradbourne Vale Road, Sevenoaks	16	UC	Highways and Transportation	<p>KCC Highways Comments - Utilise existing access</p> <p>Transport Assessment</p> <p>Access - Utilise existing access onto Bradbourne Vale Road Score - A Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Within close proximity to local facilities. Pedestrian, cycling routes and bus stops on Bradbourne Vale Road. Score - A</p>
				Education - Primary	<p>Sevenoaks Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <p><i>MX43 600 dwellings</i> <i>MX50 240 dwellings</i> <i>HO365 73 dwellings</i> <i>HO226 30 dwellings</i> <i>MX29 25 dwellings</i> <i>HO381 16 dwellings</i> <i>HO217 16 dwellings</i></p>

				<p>HO349 10 dwellings HO86 9 dwellings HO44 14 dwellings HO47 13 dwellings HO382 25 dwellings MX49 30 dwellings</p> <p>Up to 1101 new dwellings would generate 308 primary pupils. This equates to 1.5FE of primary provision.</p> <p>Sevenoaks Planning Area covers the town of Sevenoaks, Riverhead, Dunton Green, Chevening and extends as far south as Sevenoaks Weald.</p> <p>There is currently a small surplus of capacity in Sevenoaks Planning Area but this fluctuates and cannot be applied into the planning process. The PPR from the Sevenoaks town sites, especially MX43, would require additional provision of 1FE.</p> <p>The primary schools in Sevenoaks have all been assessed for viability for expansion over the last seven years. With the exception of Dunton Green PS, it is unlikely that any other expansions will be possible due to site constraints.</p> <p>Dunton Green could be expanded, although currently the PPR that was expected from Ryedale (circa 450) dwellings has yet to materialise. It may be that an expansion of Dunton Green could accommodate the local PPR from Ryedale and the local PPR from MX50. However, it would then be unlikely to be able to provide any capacity that could be utilised by MX24, HO328, HO368, HO138, HO307, HO49 or MX41 which means that these developments will need new provision.</p> <p>KCC would prefer, due to the size of the MX43 North Sevenoaks development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX43 North Sevenoaks development, as has become practice in other developments of this or similar size.</p>	
			Heritage and Conservation	<p>Preliminary Heritage Assessment - Former sand quarry identifiable on 1st Ed OS map. Some potential for post medieval industrial remains.</p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>	
HO226	Sevenoaks Adult Education Centre, Bradbourne Road, Sevenoaks	30	UC	Highways and Transportation	<p>KCC Highways Comments - Use of existing access.</p> <p>Transport Assessment</p> <p>Access - Use of existing access on Bradbourne Road. Score - A Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Within close proximity to local facilities Score - A</p>
			Education Primary	-	<p>Sevenoaks Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <p>MX43 600 dwellings MX50 240 dwellings HO365 73 dwellings HO226 30 dwellings MX29 25 dwellings HO381 16 dwellings HO217 16 dwellings HO349 10 dwellings</p>

				<p>HO86 9 dwellings HO44 14 dwellings HO47 13 dwellings HO382 25 dwellings MX49 30 dwellings</p> <p>Up to 1101 new dwellings would generate 308 primary pupils. This equates to 1.5FE of primary provision.</p> <p>Sevenoaks Planning Area covers the town of Sevenoaks, Riverhead, Dunton Green, Chevening and extends as far south as Sevenoaks Weald.</p> <p>There is currently a small surplus of capacity in Sevenoaks Planning Area but this fluctuates and cannot be applied into the planning process. The PPR from the Sevenoaks town sites, especially MX43, would require additional provision of 1FE.</p> <p>The primary schools in Sevenoaks have all been assessed for viability for expansion over the last seven years. With the exception of Dunton Green PS, it is unlikely that any other expansions will be possible due to site constraints.</p> <p>Dunton Green could be expanded, although currently the PPR that was expected from Ryedale (circa 450) dwellings has yet to materialise. It may be that an expansion of Dunton Green could accommodate the local PPR from Ryedale and the local PPR from MX50. However, it would then be unlikely to be able to provide any capacity that could be utilised by MX24, HO328, HO368, HO138, HO307, HO49 or MX41 which means that these developments will need new provision.</p> <p>KCC would prefer, due to the size of the MX43 North Sevenoaks development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX43 North Sevenoaks development, as has become practice in other developments of this or similar size.</p>	
			Heritage and Conservation	<p>Preliminary Heritage Assessment - Low archaeological potential for as yet unknown archaeology and some interest in main building identifiable as <i>Maywood</i> on 2nd Ed OS map.</p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>	
HO349	Godfreys, Otford Road, Sevenoaks	10	UC	Highways and Transportation	<p>KCC Highways Comments - Improvements to existent access required.</p> <p>Transport Assessment</p> <p>Access - Some improvements to existing access required. Score - A Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Within close proximity to local facilities Score - A</p>
			Education Primary	-	<p>Sevenoaks Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <p>MX43 600 dwellings MX50 240 dwellings HO365 73 dwellings HO226 30 dwellings MX29 25 dwellings HO381 16 dwellings HO217 16 dwellings</p>

				<p>HO349 10 dwellings HO86 9 dwellings HO44 14 dwellings HO47 13 dwellings HO382 25 dwellings MX49 30 dwellings</p> <p>Up to 1101 new dwellings would generate 308 primary pupils. This equates to 1.5FE of primary provision.</p> <p>Sevenoaks Planning Area covers the town of Sevenoaks, Riverhead, Dunton Green, Chevening and extends as far south as Sevenoaks Weald.</p> <p>There is currently a small surplus of capacity in Sevenoaks Planning Area but this fluctuates and cannot be applied into the planning process. The PPR from the Sevenoaks town sites, especially MX43, would require additional provision of 1FE.</p> <p>The primary schools in Sevenoaks have all been assessed for viability for expansion over the last seven years. With the exception of Dunton Green PS, it is unlikely that any other expansions will be possible due to site constraints.</p> <p>Dunton Green could be expanded, although currently the PPR that was expected from Ryedale (circa 450) dwellings has yet to materialise. It may be that an expansion of Dunton Green could accommodate the local PPR from Ryedale and the local PPR from MX50. However, it would then be unlikely to be able to provide any capacity that could be utilised by MX24, HO328, HO368, HO138, HO307, HO49 or MX41 which means that these developments will need new provision.</p> <p>KCC would prefer, due to the size of the MX43 North Sevenoaks development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX43 North Sevenoaks development, as has become practice in other developments of this or similar size.</p>	
			Heritage and Conservation	<p>Preliminary Heritage Assessment - Some potential for prehistoric in view of location within a river valley and a Neolithic chipping floor recorded to the west.</p> <p><i>Some formal archaeological work may be required subject to details</i></p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>	
HO365	Sevenoaks Hospital, Hospital Road, Sevenoaks	73	UC	Highways and Transportation	<p>Documents required - Transport Statement</p> <p>KCC Highways Comments - Existing access, but improvements will be required. Transport Statement will be required to assess capacity and junctions.</p> <p>Transport Assessment</p> <p>Access - Some improvements to access required. Score - B</p> <p>Capacity - Existing use as a hospital but Transport Statement will be required to assess capacity. Score - B</p> <p>Sustainability - Within close proximity to local facilities. Score - A</p>
			Education Primary	-	<p>Sevenoaks Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <p>MX43 600 dwellings MX50 240 dwellings</p>

					<p>HO365 73 dwellings HO226 30 dwellings MX29 25 dwellings HO381 16 dwellings HO217 16 dwellings HO349 10 dwellings HO86 9 dwellings HO44 14 dwellings HO47 13 dwellings HO382 25 dwellings MX49 30 dwellings</p> <p>Up to 1101 new dwellings would generate 308 primary pupils. This equates to 1.5FE of primary provision.</p> <p>Sevenoaks Planning Area covers the town of Sevenoaks, Riverhead, Dunton Green, Chevening and extends as far south as Sevenoaks Weald.</p> <p>There is currently a small surplus of capacity in Sevenoaks Planning Area but this fluctuates and cannot be applied into the planning process. The PPR from the Sevenoaks town sites, especially MX43, would require additional provision of 1FE.</p> <p>The primary schools in Sevenoaks have all been assessed for viability for expansion over the last seven years. With the exception of Dunton Green PS, it is unlikely that any other expansions will be possible due to site constraints.</p> <p>Dunton Green could be expanded, although currently the PPR that was expected from Ryedale (circa 450) dwellings has yet to materialise. It may be that an expansion of Dunton Green could accommodate the local PPR from Ryedale and the local PPR from MX50. However, it would then be unlikely to be able to provide any capacity that could be utilised by MX24, HO328, HO368, HO138, HO307, HO49 or MX41 which means that these developments will need new provision.</p> <p>KCC would prefer, due to the size of the MX43 North Sevenoaks development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX43 North Sevenoaks development, as has become practice in other developments of this or similar size.</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - There is potential for post medieval or earlier remains associated with the development of settlement and trade focused around the Bat & Ball junction. This seems to have been a multi-routeway junction and there are indications of activity from 19th century with potential for earlier remains. Both the north site and the southern one contain buildings of 19th century date but most of these have been demolished or merged in to more modern buildings. Remains may survive below ground. There are some designated cottages to the south of the northern block, 128 -134 St John's Hill. The northern site now contains the locally important building of the Sevenoaks Cottage Hospital.</p> <p><i>In view of the locally important Sevenoaks Cottage Hospital, a predetermination historic building assessment and Heritage Statement need to be undertaken with a supporting Statement of significance.</i></p> <p><i>Formal historic building and archaeological work will be required, subject to details.</i></p> <p>Scale 2 - Pre-determination assessment should be carried out to clarify whether development of any part of the site is possible.</p>
HO381	15 Botolphs Road, Sevenoaks	St 16	UC	Highways and Transportation	<p>KCC Highways Comments - Improvements to existing access required.</p> <p>Transport Assessment</p> <p>Access - Access would require improvements and widening. Score - B Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Within close proximity to local facilities.</p>

					Score – A																										
				Education Primary	<p>Sevenoaks Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td>MX43</td><td>600 dwellings</td></tr> <tr><td>MX50</td><td>240 dwellings</td></tr> <tr><td>HO365</td><td>73 dwellings</td></tr> <tr><td>HO226</td><td>30 dwellings</td></tr> <tr><td>MX29</td><td>25 dwellings</td></tr> <tr><td>HO381</td><td>16 dwellings</td></tr> <tr><td>HO217</td><td>16 dwellings</td></tr> <tr><td>HO349</td><td>10 dwellings</td></tr> <tr><td>HO86</td><td>9 dwellings</td></tr> <tr><td>HO44</td><td>14 dwellings</td></tr> <tr><td>HO47</td><td>13 dwellings</td></tr> <tr><td>HO382</td><td>25 dwellings</td></tr> <tr><td>MX49</td><td>30 dwellings</td></tr> </table> <p>Up to 1101 new dwellings would generate 308 primary pupils. This equates to 1.5FE of primary provision.</p> <p>Sevenoaks Planning Area covers the town of Sevenoaks, Riverhead, Dunton Green, Chevening and extends as far south as Sevenoaks Weald.</p> <p>There is currently a small surplus of capacity in Sevenoaks Planning Area but this fluctuates and cannot be applied into the planning process. The PPR from the Sevenoaks town sites, especially MX43, would require additional provision of 1FE.</p> <p>The primary schools in Sevenoaks have all been assessed for viability for expansion over the last seven years. With the exception of Dunton Green PS, it is unlikely that any other expansions will be possible due to site constraints.</p> <p>Dunton Green could be expanded, although currently the PPR that was expected from Ryedale (circa 450) dwellings has yet to materialise. It may be that an expansion of Dunton Green could accommodate the local PPR from Ryedale and the local PPR from MX50. However, it would then be unlikely to be able to provide any capacity that could be utilised by MX24, HO328, HO368, HO138, HO307, HO49 or MX41 which means that these developments will need new provision.</p> <p>KCC would prefer, due to the size of the MX43 North Sevenoaks development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX43 North Sevenoaks development, as has become practice in other developments of this or similar size.</p>	MX43	600 dwellings	MX50	240 dwellings	HO365	73 dwellings	HO226	30 dwellings	MX29	25 dwellings	HO381	16 dwellings	HO217	16 dwellings	HO349	10 dwellings	HO86	9 dwellings	HO44	14 dwellings	HO47	13 dwellings	HO382	25 dwellings	MX49	30 dwellings
MX43	600 dwellings																														
MX50	240 dwellings																														
HO365	73 dwellings																														
HO226	30 dwellings																														
MX29	25 dwellings																														
HO381	16 dwellings																														
HO217	16 dwellings																														
HO349	10 dwellings																														
HO86	9 dwellings																														
HO44	14 dwellings																														
HO47	13 dwellings																														
HO382	25 dwellings																														
MX49	30 dwellings																														
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Low potential for as yet unknown archaeology.</p> <p><i>Programme of formal archaeological works may be required subject to details</i></p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>																										
HO382	Archery and Far End, Chipstead Lane, Chipstead, Sevenoaks	25	UC	Highways and Transportation	<p>KCC Highways Comments - Concerns regarding number of vehicles for 25 dwellings utilising a small access currently utilised by approximately 5 dwellings. Access would require alterations in line with Kent Design Guide for Minor Access Ways.</p> <p>Transport Assessment</p> <p>Access - Use of existing access. Carriageway is approximately 4.1 metres in width. There should be sufficient space for 2 cars to pass each other at least every 40m. These spaces should be intervisible. The access would require widening at junction with Chiptead Lane to allow two cars to</p>																										

				<p>pass. Score - B Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score – A Sustainability - The sites is located to the north of Sevenoaks town centre. Walking distance approximately 2 miles to Sevenoaks railway station. Pedestrian and cycle ways available. Score – A</p>																										
			Education Primary	<p>Sevenoaks Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td><i>MX43</i></td><td><i>600 dwellings</i></td></tr> <tr><td><i>MX50</i></td><td><i>240 dwellings</i></td></tr> <tr><td><i>HO365</i></td><td><i>73 dwellings</i></td></tr> <tr><td><i>HO226</i></td><td><i>30 dwellings</i></td></tr> <tr><td><i>MX29</i></td><td><i>25 dwellings</i></td></tr> <tr><td><i>HO381</i></td><td><i>16 dwellings</i></td></tr> <tr><td><i>HO217</i></td><td><i>16 dwellings</i></td></tr> <tr><td><i>HO349</i></td><td><i>10 dwellings</i></td></tr> <tr><td><i>HO86</i></td><td><i>9 dwellings</i></td></tr> <tr><td><i>HO44</i></td><td><i>14 dwellings</i></td></tr> <tr><td><i>HO47</i></td><td><i>13 dwellings</i></td></tr> <tr><td><i>HO382</i></td><td><i>25 dwellings</i></td></tr> <tr><td><i>MX49</i></td><td><i>30 dwellings</i></td></tr> </table> <p>Up to 1101 new dwellings would generate 308 primary pupils. This equates to 1.5FE of primary provision.</p> <p>Sevenoaks Planning Area covers the town of Sevenoaks, Riverhead, Dunton Green, Chevening and extends as far south as Sevenoaks Weald.</p> <p>There is currently a small surplus of capacity in Sevenoaks Planning Area but this fluctuates and cannot be applied into the planning process. The PPR from the Sevenoaks town sites, especially MX43, would require additional provision of 1FE.</p> <p>The primary schools in Sevenoaks have all been assessed for viability for expansion over the last seven years. With the exception of Dunton Green PS, it is unlikely that any other expansions will be possible due to site constraints.</p> <p>Dunton Green could be expanded, although currently the PPR that was expected from Ryedale (circa 450) dwellings has yet to materialise. It may be that an expansion of Dunton Green could accommodate the local PPR from Ryedale and the local PPR from MX50. However, it would then be unlikely to be able to provide any capacity that could be utilised by MX24, HO328, HO368, HO138, HO307, HO49 or MX41 which means that these developments will need new provision.</p> <p>KCC would prefer, due to the size of the MX43 North Sevenoaks development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX43 North Sevenoaks development, as has become practice in other developments of this or similar size.</p>	<i>MX43</i>	<i>600 dwellings</i>	<i>MX50</i>	<i>240 dwellings</i>	<i>HO365</i>	<i>73 dwellings</i>	<i>HO226</i>	<i>30 dwellings</i>	<i>MX29</i>	<i>25 dwellings</i>	<i>HO381</i>	<i>16 dwellings</i>	<i>HO217</i>	<i>16 dwellings</i>	<i>HO349</i>	<i>10 dwellings</i>	<i>HO86</i>	<i>9 dwellings</i>	<i>HO44</i>	<i>14 dwellings</i>	<i>HO47</i>	<i>13 dwellings</i>	<i>HO382</i>	<i>25 dwellings</i>	<i>MX49</i>	<i>30 dwellings</i>
<i>MX43</i>	<i>600 dwellings</i>																													
<i>MX50</i>	<i>240 dwellings</i>																													
<i>HO365</i>	<i>73 dwellings</i>																													
<i>HO226</i>	<i>30 dwellings</i>																													
<i>MX29</i>	<i>25 dwellings</i>																													
<i>HO381</i>	<i>16 dwellings</i>																													
<i>HO217</i>	<i>16 dwellings</i>																													
<i>HO349</i>	<i>10 dwellings</i>																													
<i>HO86</i>	<i>9 dwellings</i>																													
<i>HO44</i>	<i>14 dwellings</i>																													
<i>HO47</i>	<i>13 dwellings</i>																													
<i>HO382</i>	<i>25 dwellings</i>																													
<i>MX49</i>	<i>30 dwellings</i>																													
			Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for prehistoric remains associated with River Terrace Gravel deposits and Alluvium. Some quarrying indicated on 4th Ed OS map.</p> <p><i>Formal archaeological works may be required subject to details</i></p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>																										

MX29	Sevenoaks Community Centre, Otford Road, Sevenoaks	25 homes plus Community Employment	UC	Highways and Transportation	<p>KCC Highways Comments - Development of this scale would not be likely to lead to any significant impact on capacity. Use of existing access.</p> <p>Transport Assessment</p> <p>Access - Existing access off Cramptons Road. Score - A Capacity - No issues likely Score - A Sustainability - Close to Bat & Ball Station. Bus services available. Reasonable pedestrian / cycle facilities. Score - A</p>																										
				Education - Primary	<p>Sevenoaks Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table border="0"> <tr><td><i>MX43</i></td><td><i>600 dwellings</i></td></tr> <tr><td><i>MX50</i></td><td><i>240 dwellings</i></td></tr> <tr><td><i>HO365</i></td><td><i>73 dwellings</i></td></tr> <tr><td><i>HO226</i></td><td><i>30 dwellings</i></td></tr> <tr><td><i>MX29</i></td><td><i>25 dwellings</i></td></tr> <tr><td><i>HO381</i></td><td><i>16 dwellings</i></td></tr> <tr><td><i>HO217</i></td><td><i>16 dwellings</i></td></tr> <tr><td><i>HO349</i></td><td><i>10 dwellings</i></td></tr> <tr><td><i>HO86</i></td><td><i>9 dwellings</i></td></tr> <tr><td><i>HO44</i></td><td><i>14 dwellings</i></td></tr> <tr><td><i>HO47</i></td><td><i>13 dwellings</i></td></tr> <tr><td><i>HO382</i></td><td><i>25 dwellings</i></td></tr> <tr><td><i>MX49</i></td><td><i>30 dwellings</i></td></tr> </table> <p>Up to 1101 new dwellings would generate 308 primary pupils. This equates to 1.5FE of primary provision.</p> <p>Sevenoaks Planning Area covers the town of Sevenoaks, Riverhead, Dunton Green, Chevening and extends as far south as Sevenoaks Weald.</p> <p>There is currently a small surplus of capacity in Sevenoaks Planning Area but this fluctuates and cannot be applied into the planning process. The PPR from the Sevenoaks town sites, especially MX43, would require additional provision of 1FE.</p> <p>The primary schools in Sevenoaks have all been assessed for viability for expansion over the last seven years. With the exception of Dunton Green PS, it is unlikely that any other expansions will be possible due to site constraints.</p> <p>Dunton Green could be expanded, although currently the PPR that was expected from Ryedale (circa 450) dwellings has yet to materialise. It may be that an expansion of Dunton Green could accommodate the local PPR from Ryedale and the local PPR from MX50. However, it would then be unlikely to be able to provide any capacity that could be utilised by MX24, HO328, HO368, HO138, HO307, HO49 or MX41 which means that these developments will need new provision.</p> <p>KCC would prefer, due to the size of the MX43 North Sevenoaks development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX43 North Sevenoaks development, as has become practice in other developments of this or similar size.</p>	<i>MX43</i>	<i>600 dwellings</i>	<i>MX50</i>	<i>240 dwellings</i>	<i>HO365</i>	<i>73 dwellings</i>	<i>HO226</i>	<i>30 dwellings</i>	<i>MX29</i>	<i>25 dwellings</i>	<i>HO381</i>	<i>16 dwellings</i>	<i>HO217</i>	<i>16 dwellings</i>	<i>HO349</i>	<i>10 dwellings</i>	<i>HO86</i>	<i>9 dwellings</i>	<i>HO44</i>	<i>14 dwellings</i>	<i>HO47</i>	<i>13 dwellings</i>	<i>HO382</i>	<i>25 dwellings</i>	<i>MX49</i>	<i>30 dwellings</i>
<i>MX43</i>	<i>600 dwellings</i>																														
<i>MX50</i>	<i>240 dwellings</i>																														
<i>HO365</i>	<i>73 dwellings</i>																														
<i>HO226</i>	<i>30 dwellings</i>																														
<i>MX29</i>	<i>25 dwellings</i>																														
<i>HO381</i>	<i>16 dwellings</i>																														
<i>HO217</i>	<i>16 dwellings</i>																														
<i>HO349</i>	<i>10 dwellings</i>																														
<i>HO86</i>	<i>9 dwellings</i>																														
<i>HO44</i>	<i>14 dwellings</i>																														
<i>HO47</i>	<i>13 dwellings</i>																														
<i>HO382</i>	<i>25 dwellings</i>																														
<i>MX49</i>	<i>30 dwellings</i>																														
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for post medieval archaeological remains associated with varied use of the site since the mid-19th century. Buildings seem to range from farm outbuildings, terrace of dwellings and industrial buildings.</p> <p><i>Formal archaeological works may be required subject to details.</i></p>																										

					Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.																										
HO86	Chaucers of Sevenoaks, London Road, Dunton Green	9	BF	Highways and Transportation	<p>KCC Highways Comments - No particular concerns subject to level of development proposed.</p> <p>Transport Assessment</p> <p>Access - Existing access onto London Road. Score - A Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Pedestrian and cycle routes available from site to local centre Dunton Green. Bus stops within close proximity of the site. Score - B</p>																										
				Education - Primary	<p>Sevenoaks Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td><i>MX43</i></td><td><i>600 dwellings</i></td></tr> <tr><td><i>MX50</i></td><td><i>240 dwellings</i></td></tr> <tr><td><i>HO365</i></td><td><i>73 dwellings</i></td></tr> <tr><td><i>HO226</i></td><td><i>30 dwellings</i></td></tr> <tr><td><i>MX29</i></td><td><i>25 dwellings</i></td></tr> <tr><td><i>HO381</i></td><td><i>16 dwellings</i></td></tr> <tr><td><i>HO217</i></td><td><i>16 dwellings</i></td></tr> <tr><td><i>HO349</i></td><td><i>10 dwellings</i></td></tr> <tr><td><i>HO86</i></td><td><i>9 dwellings</i></td></tr> <tr><td><i>HO44</i></td><td><i>14 dwellings</i></td></tr> <tr><td><i>HO47</i></td><td><i>13 dwellings</i></td></tr> <tr><td><i>HO382</i></td><td><i>25 dwellings</i></td></tr> <tr><td><i>MX49</i></td><td><i>30 dwellings</i></td></tr> </table> <p>Up to 1101 new dwellings would generate 308 primary pupils. This equates to 1.5FE of primary provision.</p> <p>Sevenoaks Planning Area covers the town of Sevenoaks, Riverhead, Dunton Green, Chevening and extends as far south as Sevenoaks Weald.</p> <p>There is currently a small surplus of capacity in Sevenoaks Planning Area but this fluctuates and cannot be applied into the planning process. The PPR from the Sevenoaks town sites, especially MX43, would require additional provision of 1FE.</p> <p>The primary schools in Sevenoaks have all been assessed for viability for expansion over the last seven years. With the exception of Dunton Green PS, it is unlikely that any other expansions will be possible due to site constraints.</p> <p>Dunton Green could be expanded, although currently the PPR that was expected from Ryedale (circa 450) dwellings has yet to materialise. It may be that an expansion of Dunton Green could accommodate the local PPR from Ryedale and the local PPR from MX50. However, it would then be unlikely to be able to provide any capacity that could be utilised by MX24, HO328, HO368, HO138, HO307, HO49 or MX41 which means that these developments will need new provision.</p> <p>KCC would prefer, due to the size of the MX43 North Sevenoaks development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX43 North Sevenoaks development, as has become practice in other developments of this or similar size.</p>	<i>MX43</i>	<i>600 dwellings</i>	<i>MX50</i>	<i>240 dwellings</i>	<i>HO365</i>	<i>73 dwellings</i>	<i>HO226</i>	<i>30 dwellings</i>	<i>MX29</i>	<i>25 dwellings</i>	<i>HO381</i>	<i>16 dwellings</i>	<i>HO217</i>	<i>16 dwellings</i>	<i>HO349</i>	<i>10 dwellings</i>	<i>HO86</i>	<i>9 dwellings</i>	<i>HO44</i>	<i>14 dwellings</i>	<i>HO47</i>	<i>13 dwellings</i>	<i>HO382</i>	<i>25 dwellings</i>	<i>MX49</i>	<i>30 dwellings</i>
<i>MX43</i>	<i>600 dwellings</i>																														
<i>MX50</i>	<i>240 dwellings</i>																														
<i>HO365</i>	<i>73 dwellings</i>																														
<i>HO226</i>	<i>30 dwellings</i>																														
<i>MX29</i>	<i>25 dwellings</i>																														
<i>HO381</i>	<i>16 dwellings</i>																														
<i>HO217</i>	<i>16 dwellings</i>																														
<i>HO349</i>	<i>10 dwellings</i>																														
<i>HO86</i>	<i>9 dwellings</i>																														
<i>HO44</i>	<i>14 dwellings</i>																														
<i>HO47</i>	<i>13 dwellings</i>																														
<i>HO382</i>	<i>25 dwellings</i>																														
<i>MX49</i>	<i>30 dwellings</i>																														
				Heritage and Conservation	Preliminary Heritage Assessment - Potential for remains associated with post medieval activity around Great Dunton Farm and along major routeway of London Road.																										

					<p><i>Formal programme of archaeological works probably required, subject to details.</i></p> <p>Scale 3 -- Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>																										
MX43	Sevenoaks Quarry, Bat and Ball Road, Sevenoaks	600 Community Leisure Open space	BF/EC	Highways and Transportation	<p>Documents included 02/08/18 - Sevenoaks Quarry Northern Sevenoaks Extension Report - 28 March 2018 Documents Required - Transport Assessment was received 10/08/18 - to be reviewed.</p> <p>KCC Highways Comments - 800 homes. The development of this area has the advantage of being brownfield land and whilst pedestrian and cycle links could be provided into Sevenoaks and public transport provision is available at Bat and Ball and Dunton Green there are concerns regarding sustainability and congestion. The land is some distance from Sevenoaks Centre (some 3km) and this is likely to lead to additional congestion. The existing junction of the A225 and A25 at Bat and Ball junction is notoriously busy and already suffers from congestion, queues and delays. New road links and or improvements to key junctions are not obvious. Further comments cannot be made until Transport Assessment provided - David Tucker Associates to produce. Bat & Ball junction traffic signals and Greatness Lane / Seal Road junction particularly.</p> <p>Transport Assessment</p> <p>Access - Existing roads may be suitable provided traffic generation is well spread. However local junctions may require attention or difficult to improve. Several existing access points available. Score - A Capacity - Full TA required to assess. Score - C Sustainability - Primary schools 2km away. Other facilities within 800m. Score - B</p> <p>Conclusion - Await full TA before full assessment can be made</p>																										
				Education Primary	<p>Sevenoaks Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td>MX43</td><td>600 dwellings</td></tr> <tr><td>MX50</td><td>240 dwellings</td></tr> <tr><td>HO365</td><td>73 dwellings</td></tr> <tr><td>HO226</td><td>30 dwellings</td></tr> <tr><td>MX29</td><td>25 dwellings</td></tr> <tr><td>HO381</td><td>16 dwellings</td></tr> <tr><td>HO217</td><td>16 dwellings</td></tr> <tr><td>HO349</td><td>10 dwellings</td></tr> <tr><td>HO86</td><td>9 dwellings</td></tr> <tr><td>HO44</td><td>14 dwellings</td></tr> <tr><td>HO47</td><td>13 dwellings</td></tr> <tr><td>HO382</td><td>25 dwellings</td></tr> <tr><td>MX49</td><td>30 dwellings</td></tr> </table> <p>Up to 1101 new dwellings would generate 308 primary pupils. This equates to 1.5FE of primary provision.</p> <p>Sevenoaks Planning Area covers the town of Sevenoaks, Riverhead, Dunton Green, Chevening and extends as far south as Sevenoaks Weald.</p> <p>There is currently a small surplus of capacity in Sevenoaks Planning Area but this fluctuates and cannot be applied into the planning process. The PPR from the Sevenoaks town sites, especially MX43, would require additional provision of 1FE.</p> <p>The primary schools in Sevenoaks have all been assessed for viability for expansion over the last seven years. With the exception of Dunton Green PS, it is unlikely that any other expansions will be possible due to site constraints.</p> <p>Dunton Green could be expanded, although currently the PPR that was expected from Ryedale (circa 450) dwellings has yet to materialise. It</p>	MX43	600 dwellings	MX50	240 dwellings	HO365	73 dwellings	HO226	30 dwellings	MX29	25 dwellings	HO381	16 dwellings	HO217	16 dwellings	HO349	10 dwellings	HO86	9 dwellings	HO44	14 dwellings	HO47	13 dwellings	HO382	25 dwellings	MX49	30 dwellings
MX43	600 dwellings																														
MX50	240 dwellings																														
HO365	73 dwellings																														
HO226	30 dwellings																														
MX29	25 dwellings																														
HO381	16 dwellings																														
HO217	16 dwellings																														
HO349	10 dwellings																														
HO86	9 dwellings																														
HO44	14 dwellings																														
HO47	13 dwellings																														
HO382	25 dwellings																														
MX49	30 dwellings																														

					<p>may be that an expansion of Dunton Green could accommodate the local PPR from Ryedale and the local PPR from MX50. However, it would then be unlikely to be able to provide any capacity that could be utilised by MX24, HO328, HO368, HO138, HO307, HO49 or MX41 which means that these developments will need new provision.</p> <p>KCC would prefer, due to the size of the MX43 North Sevenoaks development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX43 North Sevenoaks development, as has become practice in other developments of this or similar size.</p>
				SUDS	<p>It is assumed that this site would contribute to a tributary of the River Darent given underlying geology for portions of the site; therefore any connection below the railway will need confirmation/investigation.</p> <p>Water quality will need protection with incorporation of a lake system.</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Multi period archaeology has been located within this site as part of formal archaeological works for the quarry.</p> <p><i>Formal archaeological works required, subject to details of extent and depth of extraction</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>
MX49	Land west of Chevening Road, Chipstead	30 plus Community Open space	EC	Highways and Transportation	<p>Documents included 02/08/18 - MX49 Documents Required - Transport Statement</p> <p>KCC Highways Comments - Pre-application advice provided on masterplan for circa 30 dwellings, with recreation ground and public car park for 30 cars. Off site highway works - pedestrian crossing. Please see separate tab for full response.</p> <p>Transport Assessment</p> <p>Access - New access proposed to the north of the existing access. Providing access for dwellings and 30 space community car park. Visibility issues due to retained hedge. Request for 43mx2mx0.6m. Score - B</p> <p>Capacity - Development of this scale would not be likely to lead to any significant impact on capacity. Score - A</p> <p>Sustainability - The site is located within close proximity to Chipstead centre, and local buses Score - B</p> <p>A new zebra crossing is proposed to the north of the site, with pedestrian linkages from the community car park, and a footway through the congre green from the pedestrian footway at the site access. A pedestrian refuge point is proposed on the crossing at the point closest to the site. This is to enhanced visibility for pedestrians in light of the retained hedge along the Chevening Road boundary. The pedestrian crossing would be acceptable principle. The details would need to be determined with KCC Agreements Team through a Section 278 Agreement.</p> <p>A streetlight is proposed at the crossing, which will need agreement with KCC Streetlighting. The closest streetlight is outside Boot Lodge, opposite northern boundary of the site. Therefore, it may be considered appropriate to introduce an additional streetlight, especially given the introduction of and pedestrian crossing.</p> <p>Conclusion</p>

				<p>In principle, the proposal for a mixed-use scheme of residential dwellings, community green and community car park would be acceptable in terms of capacity. The number of residential dwellings proposed would not be likely to lead to any significant impact on the local and strategic network. The community car park would meet a need of providing car parking for parents, thus providing some relief to the congestion of Chevening Road during peak hours.</p> <p>The main concern remains the visibility from the proposed access. As noted above, it is suggested that the hedge is reduced to 0.6 metres in height if possible. The visibility could be conditioned as part of any planning approval.</p>																										
			Education Primary	<p>Sevenoaks Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td><i>MX43</i></td><td><i>600 dwellings</i></td></tr> <tr><td><i>MX50</i></td><td><i>240 dwellings</i></td></tr> <tr><td><i>HO365</i></td><td><i>73 dwellings</i></td></tr> <tr><td><i>HO226</i></td><td><i>30 dwellings</i></td></tr> <tr><td><i>MX29</i></td><td><i>25 dwellings</i></td></tr> <tr><td><i>HO381</i></td><td><i>16 dwellings</i></td></tr> <tr><td><i>HO217</i></td><td><i>16 dwellings</i></td></tr> <tr><td><i>HO349</i></td><td><i>10 dwellings</i></td></tr> <tr><td><i>HO86</i></td><td><i>9 dwellings</i></td></tr> <tr><td><i>HO44</i></td><td><i>14 dwellings</i></td></tr> <tr><td><i>HO47</i></td><td><i>13 dwellings</i></td></tr> <tr><td><i>HO382</i></td><td><i>25 dwellings</i></td></tr> <tr><td><i>MX49</i></td><td><i>30 dwellings</i></td></tr> </table> <p>Up to 1101 new dwellings would generate 308 primary pupils. This equates to 1.5FE of primary provision.</p> <p>Sevenoaks Planning Area covers the town of Sevenoaks, Riverhead, Dunton Green, Chevening and extends as far south as Sevenoaks Weald.</p> <p>There is currently a small surplus of capacity in Sevenoaks Planning Area but this fluctuates and cannot be applied into the planning process. The PPR from the Sevenoaks town sites, especially MX43, would require additional provision of 1FE.</p> <p>The primary schools in Sevenoaks have all been assessed for viability for expansion over the last seven years. With the exception of Dunton Green PS, it is unlikely that any other expansions will be possible due to site constraints.</p> <p>Dunton Green could be expanded, although currently the PPR that was expected from Ryedale (circa 450) dwellings has yet to materialise. It may be that an expansion of Dunton Green could accommodate the local PPR from Ryedale and the local PPR from MX50. However, it would then be unlikely to be able to provide any capacity that could be utilised by MX24, HO328, HO368, HO138, HO307, HO49 or MX41 which means that these developments will need new provision.</p> <p>KCC would prefer, due to the size of the MX43 North Sevenoaks development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX43 North Sevenoaks development, as has become practice in other developments of this or similar size.</p>	<i>MX43</i>	<i>600 dwellings</i>	<i>MX50</i>	<i>240 dwellings</i>	<i>HO365</i>	<i>73 dwellings</i>	<i>HO226</i>	<i>30 dwellings</i>	<i>MX29</i>	<i>25 dwellings</i>	<i>HO381</i>	<i>16 dwellings</i>	<i>HO217</i>	<i>16 dwellings</i>	<i>HO349</i>	<i>10 dwellings</i>	<i>HO86</i>	<i>9 dwellings</i>	<i>HO44</i>	<i>14 dwellings</i>	<i>HO47</i>	<i>13 dwellings</i>	<i>HO382</i>	<i>25 dwellings</i>	<i>MX49</i>	<i>30 dwellings</i>
<i>MX43</i>	<i>600 dwellings</i>																													
<i>MX50</i>	<i>240 dwellings</i>																													
<i>HO365</i>	<i>73 dwellings</i>																													
<i>HO226</i>	<i>30 dwellings</i>																													
<i>MX29</i>	<i>25 dwellings</i>																													
<i>HO381</i>	<i>16 dwellings</i>																													
<i>HO217</i>	<i>16 dwellings</i>																													
<i>HO349</i>	<i>10 dwellings</i>																													
<i>HO86</i>	<i>9 dwellings</i>																													
<i>HO44</i>	<i>14 dwellings</i>																													
<i>HO47</i>	<i>13 dwellings</i>																													
<i>HO382</i>	<i>25 dwellings</i>																													
<i>MX49</i>	<i>30 dwellings</i>																													
			SUDS	<p>Though the site is not within an area of flood risk it is traversed by a possible overland flow path. There are no surface water sewers within the vicinity. The underlying geology is unlikely to be feasible for infiltration. It is assumed that surface water will be discharged to the ordinary watercourse on the southern boundary.</p> <p>Space for attenuation of surface water will need to be included within the layout. This may impact number of dwellings to be delivered and needs due consideration.</p>																										

					The overland flow path will need to be assessed and avoided if needed. (Note we normally recommend that housing is located outside of medium to high areas at risk of surface water flooding, but this instance may be associated with ground levels alone.)																										
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for prehistoric remains due to location close to River Terrace Gravels and for post medieval to modern remains associated with the late 19th century or earlier Froghole Farm. There is some potential for as yet unknown archaeology.</p> <p><i>Formal programme of archaeological works required subject to details.</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>																										
MX50	Land rear of the Village Hall, London Road, Dunton Green	240 plus Community Infrastructure	EC	Highways and Transportation	<p>Documents included 02/08/18</p> <p>Documents Required - Transport Assessment</p> <p>KCC Highways Comments - New access on to London Road. Emergency access required? Capacity assessment to be submitted. Appendix 2 Access Strategy not shown.</p> <p>Transport Assessment</p> <p>Access - Access directly onto A224 London Road. Junction type needing assessment (possible mini-roundabout). Emergency access reqd. - possible combined with cycle / pedestrian access off London Road further south.</p> <p>Score - B</p> <p>Capacity - Unlikely to cause capacity problems on network given only 250 houses.</p> <p>Score - A</p> <p>Sustainability - Capacity of Dunton Green Primary School. All criteria met.</p> <p>Score - A</p> <p>Conclusion -Await TA for further assessment</p>																										
				Education - Primary	<p>Sevenoaks Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table border="0"> <tr><td>MX43</td><td>600 dwellings</td></tr> <tr><td>MX50</td><td>240 dwellings</td></tr> <tr><td>HO365</td><td>73 dwellings</td></tr> <tr><td>HO226</td><td>30 dwellings</td></tr> <tr><td>MX29</td><td>25 dwellings</td></tr> <tr><td>HO381</td><td>16 dwellings</td></tr> <tr><td>HO217</td><td>16 dwellings</td></tr> <tr><td>HO349</td><td>10 dwellings</td></tr> <tr><td>HO86</td><td>9 dwellings</td></tr> <tr><td>HO44</td><td>14 dwellings</td></tr> <tr><td>HO47</td><td>13 dwellings</td></tr> <tr><td>HO382</td><td>25 dwellings</td></tr> <tr><td>MX49</td><td>30 dwellings</td></tr> </table> <p>Up to 1101 new dwellings would generate 308 primary pupils. This equates to 1.5FE of primary provision.</p> <p>Sevenoaks Planning Area covers the town of Sevenoaks, Riverhead, Dunton Green, Chevening and extends as far south as Sevenoaks Weald.</p> <p>There is currently a small surplus of capacity in Sevenoaks Planning Area but this fluctuates and cannot be applied into the planning process. The PPR from the Sevenoaks town sites, especially MX43, would require additional provision of 1FE.</p>	MX43	600 dwellings	MX50	240 dwellings	HO365	73 dwellings	HO226	30 dwellings	MX29	25 dwellings	HO381	16 dwellings	HO217	16 dwellings	HO349	10 dwellings	HO86	9 dwellings	HO44	14 dwellings	HO47	13 dwellings	HO382	25 dwellings	MX49	30 dwellings
MX43	600 dwellings																														
MX50	240 dwellings																														
HO365	73 dwellings																														
HO226	30 dwellings																														
MX29	25 dwellings																														
HO381	16 dwellings																														
HO217	16 dwellings																														
HO349	10 dwellings																														
HO86	9 dwellings																														
HO44	14 dwellings																														
HO47	13 dwellings																														
HO382	25 dwellings																														
MX49	30 dwellings																														

					<p>The primary schools in Sevenoaks have all been assessed for viability for expansion over the last seven years. With the exception of Dunton Green PS, it is unlikely that any other expansions will be possible due to site constraints.</p> <p>Dunton Green could be expanded, although currently the PPR that was expected from Ryedale (circa 450) dwellings has yet to materialise. It may be that an expansion of Dunton Green could accommodate the local PPR from Ryedale and the local PPR from MX50. However, it would then be unlikely to be able to provide any capacity that could be utilised by MX24, HO328, HO368, HO138, HO307, HO49 or MX41 which means that these developments will need new provision.</p> <p>KCC would prefer, due to the size of the MX43 North Sevenoaks development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX43 North Sevenoaks development, as has become practice in other developments of this or similar size.</p>
				SUDS	<p>There are no surface water sewers within the vicinity. The underlying geology is unlikely to be feasible for infiltration. It is assumed that surface water flows easterly to be discharged through a possible culvert below the railway embankment.</p> <p>The capacity and condition of the existing culvert will need further investigation.</p> <p>Space for attenuation of surface water will need to be included within the layout; though this may already have been addressed through the parameter plan provided. It is important that SuDS are integrated into any landscape proposal.</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for prehistoric remains especially Iron Age archaeology. Some potential for multi period activity.</p> <p><i>Formal programme of archaeological works required subject to details</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>
Swanley					
				Education Secondary	<p>Swanley, Hextable & Hartley</p> <p>A new 8FE secondary school will be needed for the students generated by the housing developments being proposed in the northern half of the district.</p> <p>Due to the distances involved, it would be sensible to site the new school in the Pedham Place development as it lies half way between Hartley and Swanley/Hextable as well as good transport links from the A20.</p> <p>With the amount of housing development being proposed in this Draft Local Plan, without a new 8FE school, KCC would have difficulty supporting housing development in the Swanley, Hextable, Pedham Place and Hartley areas.</p>
HO197	Land rear of West View Road, Swanley	25	UC	Highways and Transportation	<p>KCC Highways Comments - New access required.</p> <p>Transport Assessment</p> <p>Access - Existing "track" unsuitable width. Needs widening. Score - C Capacity - West View Road suitable for likely generation. Score - A Sustainability - Facilities / public transport available nearby. Score - A</p>
				Education Primary	<p>Swanley Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p>

				<p>HO106 9 dwellings HO212 19 dwellings HO224 124 dwellings HO225 127 dwellings HO58 16 dwellings HO73 15 dwellings (est from DPH) HO10 12 dwellings (est from DPH) HO197 25 dwellings HO198 22 dwellings HO202 7 dwellings HO222 26 dwellings HO274 24 dwellings HO298 13 dwellings (est from DPH) HO357 12 dwellings (est from DPH) HO4 71 dwellings MX32 5 dwellings MX54a/b450 750 dwellings MX56 80 dwellings MX9 16 dwellings HO124 47 dwellings (est from DPH) HO97 30 dwellings (est from DPH)</p> <p>Up to 1450 new dwellings would generate 406 primary pupils. 406 pupil product is nearly a full 2FE primary school.</p> <p>There is currently some capacity in three of the primary schools in Swanley & Hextable. However, forecasts indicate that this capacity will be largely filled over the next few years. The pupil product from these developments must be accommodated in new provision.</p> <p>Downsview has been mentioned by the developer as the school that could be expanded. The location of much of the new housing would suggest that Downsview is the best option. However, the demand might better be met with a new 2FE primary school. KCC would be happy to talk to the developer and SDC about options for the Swanley Planning Area.</p> <p>KCC would prefer, due to the size of the MX54 Beechenlea development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX54 Beechenlea development, as has become practice in other developments of this or similar size.</p> <p>KCC has no plans to move or relocate Broomhill Bank North Special School from Rowhill Road, Hextable. KCC retains the freehold.</p> <p>The disposition of the unoccupied Oasis Hextable school site is not yet determined. KCC retains the freehold.</p>	
			Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for prehistoric remains based on proximity of Mesolithic and Neolithic findspots to north west and site is within a narrow valley with Head and River Terrace Gravels.</p> <p><i>Formal programme of archaeological works required, subject to details</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval</p>	
HO198	The Woodlands, Hilda May Avenue, Swanley	22	UC	Highways and Transportation	<p>KCC Highways Comments - Existing access may need widening</p> <p>Transport Assessment</p> <p>Access - Existing access but may be too narrow for 22 houses.</p> <p>Score - B</p>

				<p>Capacity - Low traffic generation unlikely to cause problems Score - A Sustainability - Facilities within walking distance Score – A</p>																																										
			Education Primary	<p>Swanley Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td>HO106</td><td>9 dwellings</td></tr> <tr><td>HO212</td><td>19 dwellings</td></tr> <tr><td>HO224</td><td>124 dwellings</td></tr> <tr><td>HO225</td><td>127 dwellings</td></tr> <tr><td>HO58</td><td>16 dwellings</td></tr> <tr><td>HO73</td><td>15 dwellings (est from DPH)</td></tr> <tr><td>HO10</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO197</td><td>25 dwellings</td></tr> <tr><td>HO198</td><td>22 dwellings</td></tr> <tr><td>HO202</td><td>7 dwellings</td></tr> <tr><td>HO222</td><td>26 dwellings</td></tr> <tr><td>HO274</td><td>24 dwellings</td></tr> <tr><td>HO298</td><td>13 dwellings (est from DPH)</td></tr> <tr><td>HO357</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO4</td><td>71 dwellings</td></tr> <tr><td>MX32</td><td>5 dwellings</td></tr> <tr><td>MX54a/b450</td><td>750 dwellings</td></tr> <tr><td>MX56</td><td>80 dwellings</td></tr> <tr><td>MX9</td><td>16 dwellings</td></tr> <tr><td>HO124</td><td>47 dwellings (est from DPH)</td></tr> <tr><td>HO97</td><td>30 dwellings (est from DPH)</td></tr> </table> <p>Up to 1450 new dwellings would generate 406 primary pupils. 406 pupil product is nearly a full 2FE primary school.</p> <p>There is currently some capacity in three of the primary schools in Swanley & Hextable. However, forecasts indicate that this capacity will be largely filled over the next few years. The pupil product from these developments must be accommodated in new provision.</p> <p>Downsview has been mentioned by the developer as the school that could be expanded. The location of much of the new housing would suggest that Downsview is the best option. However, the demand might better be met with a new 2FE primary school. KCC would be happy to talk to the developer and SDC about options for the Swanley Planning Area.</p> <p>KCC would prefer, due to the size of the MX54 Beechenlea development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX54 Beechenlea development, as has become practice in other developments of this or similar size.</p> <p>KCC has no plans to move or relocate Broomhill Bank North Special School from Rowhill Road, Hextable. KCC retains the freehold.</p> <p>The disposition of the unoccupied Oasis Hextable school site is not yet determined. KCC retains the freehold.</p>	HO106	9 dwellings	HO212	19 dwellings	HO224	124 dwellings	HO225	127 dwellings	HO58	16 dwellings	HO73	15 dwellings (est from DPH)	HO10	12 dwellings (est from DPH)	HO197	25 dwellings	HO198	22 dwellings	HO202	7 dwellings	HO222	26 dwellings	HO274	24 dwellings	HO298	13 dwellings (est from DPH)	HO357	12 dwellings (est from DPH)	HO4	71 dwellings	MX32	5 dwellings	MX54a/b450	750 dwellings	MX56	80 dwellings	MX9	16 dwellings	HO124	47 dwellings (est from DPH)	HO97	30 dwellings (est from DPH)
HO106	9 dwellings																																													
HO212	19 dwellings																																													
HO224	124 dwellings																																													
HO225	127 dwellings																																													
HO58	16 dwellings																																													
HO73	15 dwellings (est from DPH)																																													
HO10	12 dwellings (est from DPH)																																													
HO197	25 dwellings																																													
HO198	22 dwellings																																													
HO202	7 dwellings																																													
HO222	26 dwellings																																													
HO274	24 dwellings																																													
HO298	13 dwellings (est from DPH)																																													
HO357	12 dwellings (est from DPH)																																													
HO4	71 dwellings																																													
MX32	5 dwellings																																													
MX54a/b450	750 dwellings																																													
MX56	80 dwellings																																													
MX9	16 dwellings																																													
HO124	47 dwellings (est from DPH)																																													
HO97	30 dwellings (est from DPH)																																													
			Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for archaeology associated with the later 19th century phase of White Oak School and Kettlewell Convalescent Home.</p> <p>Predetermination <i>Heritage Statement and Archaeological, Historic building and Historic landscape assessment needed to support any</i></p>																																										

					<p><i>application. Formal historic building, historic landscape and archaeological works may be required, subject to details.</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>																																										
HO202	Land adjacent to 23 Russett Way, Swanley	7	UC	Highways and Transportation	<p>KCC Highways Comments - Direct access to Russett Way</p> <p>Transport Assessment</p> <p>Access - Direct frontage to suitable road Score - A Capacity - V low traffic generation. No problem Score - A Sustainability - Some facilities nearby Score - B</p>																																										
				Education - Primary	<p>Swanley Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td>HO106</td><td>9 dwellings</td></tr> <tr><td>HO212</td><td>19 dwellings</td></tr> <tr><td>HO224</td><td>124 dwellings</td></tr> <tr><td>HO225</td><td>127 dwellings</td></tr> <tr><td>HO58</td><td>16 dwellings</td></tr> <tr><td>HO73</td><td>15 dwellings (est from DPH)</td></tr> <tr><td>HO10</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO197</td><td>25 dwellings</td></tr> <tr><td>HO198</td><td>22 dwellings</td></tr> <tr><td>HO202</td><td>7 dwellings</td></tr> <tr><td>HO222</td><td>26 dwellings</td></tr> <tr><td>HO274</td><td>24 dwellings</td></tr> <tr><td>HO298</td><td>13 dwellings (est from DPH)</td></tr> <tr><td>HO357</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO4</td><td>71 dwellings</td></tr> <tr><td>MX32</td><td>5 dwellings</td></tr> <tr><td>MX54a/b450</td><td>750 dwellings</td></tr> <tr><td>MX56</td><td>80 dwellings</td></tr> <tr><td>MX9</td><td>16 dwellings</td></tr> <tr><td>HO124</td><td>47 dwellings (est from DPH)</td></tr> <tr><td>HO97</td><td>30 dwellings (est from DPH)</td></tr> </table> <p>Up to 1450 new dwellings would generate 406 primary pupils. 406 pupil product is nearly a full 2FE primary school.</p> <p>There is currently some capacity in three of the primary schools in Swanley & Hextable. However, forecasts indicate that this capacity will be largely filled over the next few years. The pupil product from these developments must be accommodated in new provision.</p> <p>Downsview has been mentioned by the developer as the school that could be expanded. The location of much of the new housing would suggest that Downsview is the best option. However, the demand might better be met with a new 2FE primary school. KCC would be happy to talk to the developer and SDC about options for the Swanley Planning Area.</p> <p>KCC would prefer, due to the size of the MX54 Beechenlea development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX54 Beechenlea development, as has become practice in other developments of this or similar size.</p>	HO106	9 dwellings	HO212	19 dwellings	HO224	124 dwellings	HO225	127 dwellings	HO58	16 dwellings	HO73	15 dwellings (est from DPH)	HO10	12 dwellings (est from DPH)	HO197	25 dwellings	HO198	22 dwellings	HO202	7 dwellings	HO222	26 dwellings	HO274	24 dwellings	HO298	13 dwellings (est from DPH)	HO357	12 dwellings (est from DPH)	HO4	71 dwellings	MX32	5 dwellings	MX54a/b450	750 dwellings	MX56	80 dwellings	MX9	16 dwellings	HO124	47 dwellings (est from DPH)	HO97	30 dwellings (est from DPH)
HO106	9 dwellings																																														
HO212	19 dwellings																																														
HO224	124 dwellings																																														
HO225	127 dwellings																																														
HO58	16 dwellings																																														
HO73	15 dwellings (est from DPH)																																														
HO10	12 dwellings (est from DPH)																																														
HO197	25 dwellings																																														
HO198	22 dwellings																																														
HO202	7 dwellings																																														
HO222	26 dwellings																																														
HO274	24 dwellings																																														
HO298	13 dwellings (est from DPH)																																														
HO357	12 dwellings (est from DPH)																																														
HO4	71 dwellings																																														
MX32	5 dwellings																																														
MX54a/b450	750 dwellings																																														
MX56	80 dwellings																																														
MX9	16 dwellings																																														
HO124	47 dwellings (est from DPH)																																														
HO97	30 dwellings (est from DPH)																																														

					<p>KCC has no plans to move or relocate Broomhill Bank North Special School from Rowhill Road, Hextable. KCC retains the freehold.</p> <p>The disposition of the unoccupied Oasis Hextable school site is not yet determined. KCC retains the freehold.</p>																																										
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Low archaeological potential for as yet unknown archaeology</p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>																																										
HO274	Land between 16 and 32 Alder Way, Swanley	24	UC	Highways and Transportation	<p>KCC Highways Comments - Retain or divert public right of way</p> <p>Transport Assessment</p> <p>Access - New access off Alder way possible Score - B Capacity - Traffic generation unlikely to create congestion issues. Score - A Sustainability - Primary school within 500m. Bus services nearby. Otherwise Swanley centre Score - B</p>																																										
				Education - Primary	<p>Swanley Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td>HO106</td><td>9 dwellings</td></tr> <tr><td>HO212</td><td>19 dwellings</td></tr> <tr><td>HO224</td><td>124 dwellings</td></tr> <tr><td>HO225</td><td>127 dwellings</td></tr> <tr><td>HO58</td><td>16 dwellings</td></tr> <tr><td>HO73</td><td>15 dwellings (est from DPH)</td></tr> <tr><td>HO10</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO197</td><td>25 dwellings</td></tr> <tr><td>HO198</td><td>22 dwellings</td></tr> <tr><td>HO202</td><td>7 dwellings</td></tr> <tr><td>HO222</td><td>26 dwellings</td></tr> <tr><td>HO274</td><td>24 dwellings</td></tr> <tr><td>HO298</td><td>13 dwellings (est from DPH)</td></tr> <tr><td>HO357</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO4</td><td>71 dwellings</td></tr> <tr><td>MX32</td><td>5 dwellings</td></tr> <tr><td>MX54a/b450</td><td>750 dwellings</td></tr> <tr><td>MX56</td><td>80 dwellings</td></tr> <tr><td>MX9</td><td>16 dwellings</td></tr> <tr><td>HO124</td><td>47 dwellings (est from DPH)</td></tr> <tr><td>HO97</td><td>30 dwellings (est from DPH)</td></tr> </table> <p>Up to 1450 new dwellings would generate 406 primary pupils. 406 pupil product is nearly a full 2FE primary school.</p> <p>There is currently some capacity in three of the primary schools in Swanley & Hextable. However, forecasts indicate that this capacity will be largely filled over the next few years. The pupil product from these developments must be accommodated in new provision.</p> <p>Downsview has been mentioned by the developer as the school that could be expanded. The location of much of the new housing would suggest that Downsview is the best option. However, the demand might better be met with a new 2FE primary school. KCC would be happy to talk to the</p>	HO106	9 dwellings	HO212	19 dwellings	HO224	124 dwellings	HO225	127 dwellings	HO58	16 dwellings	HO73	15 dwellings (est from DPH)	HO10	12 dwellings (est from DPH)	HO197	25 dwellings	HO198	22 dwellings	HO202	7 dwellings	HO222	26 dwellings	HO274	24 dwellings	HO298	13 dwellings (est from DPH)	HO357	12 dwellings (est from DPH)	HO4	71 dwellings	MX32	5 dwellings	MX54a/b450	750 dwellings	MX56	80 dwellings	MX9	16 dwellings	HO124	47 dwellings (est from DPH)	HO97	30 dwellings (est from DPH)
HO106	9 dwellings																																														
HO212	19 dwellings																																														
HO224	124 dwellings																																														
HO225	127 dwellings																																														
HO58	16 dwellings																																														
HO73	15 dwellings (est from DPH)																																														
HO10	12 dwellings (est from DPH)																																														
HO197	25 dwellings																																														
HO198	22 dwellings																																														
HO202	7 dwellings																																														
HO222	26 dwellings																																														
HO274	24 dwellings																																														
HO298	13 dwellings (est from DPH)																																														
HO357	12 dwellings (est from DPH)																																														
HO4	71 dwellings																																														
MX32	5 dwellings																																														
MX54a/b450	750 dwellings																																														
MX56	80 dwellings																																														
MX9	16 dwellings																																														
HO124	47 dwellings (est from DPH)																																														
HO97	30 dwellings (est from DPH)																																														

					<p>developer and SDC about options for the Swanley Planning Area.</p> <p>KCC would prefer, due to the size of the MX54 Beechenlea development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX54 Beechenlea development, as has become practice in other developments of this or similar size.</p> <p>KCC has no plans to move or relocate Broomhill Bank North Special School from Rowhill Road, Hextable. KCC retains the freehold.</p> <p>The disposition of the unoccupied Oasis Hextable school site is not yet determined. KCC retains the freehold.</p>																																										
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Low potential for prehistoric remains based on site's location within valley.</p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>																																										
MX56	White Oak Leisure Centre, Hilda May Avenue, Swanley (as part of a leisure centre replacement programme)	80 Leisure	UC	Highways and Transportation	<p>KCC Highways Comments - Transport Statement required. Emergency access required</p> <p>Transport Assessment</p> <p>Access - Existing access but may need improvement. Junction of Hilda May Avenue with London Road would need assessing. Score - B</p> <p>Capacity - Should be acceptable although Hida May Avenue / London Road junction capacity would need assessing. Score - A</p> <p>Sustainability -Bus services available nearby. Good pedestrian /cycle access to town centre. Swanley station within 1 km. Score - A</p>																																										
				Education - Primary	<p>Swanley Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td>HO106</td><td>9 dwellings</td></tr> <tr><td>HO212</td><td>19 dwellings</td></tr> <tr><td>HO224</td><td>124 dwellings</td></tr> <tr><td>HO225</td><td>127 dwellings</td></tr> <tr><td>HO58</td><td>16 dwellings</td></tr> <tr><td>HO73</td><td>15 dwellings (est from DPH)</td></tr> <tr><td>HO10</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO197</td><td>25 dwellings</td></tr> <tr><td>HO198</td><td>22 dwellings</td></tr> <tr><td>HO202</td><td>7 dwellings</td></tr> <tr><td>HO222</td><td>26 dwellings</td></tr> <tr><td>HO274</td><td>24 dwellings</td></tr> <tr><td>HO298</td><td>13 dwellings (est from DPH)</td></tr> <tr><td>HO357</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO4</td><td>71 dwellings</td></tr> <tr><td>MX32</td><td>5 dwellings</td></tr> <tr><td>MX54a/b450</td><td>750 dwellings</td></tr> <tr><td>MX56</td><td>80 dwellings</td></tr> <tr><td>MX9</td><td>16 dwellings</td></tr> <tr><td>HO124</td><td>47 dwellings (est from DPH)</td></tr> <tr><td>HO97</td><td>30 dwellings (est from DPH)</td></tr> </table> <p>Up to 1450 new dwellings would generate 406 primary pupils. 406 pupil product is nearly a full 2FE primary school.</p>	HO106	9 dwellings	HO212	19 dwellings	HO224	124 dwellings	HO225	127 dwellings	HO58	16 dwellings	HO73	15 dwellings (est from DPH)	HO10	12 dwellings (est from DPH)	HO197	25 dwellings	HO198	22 dwellings	HO202	7 dwellings	HO222	26 dwellings	HO274	24 dwellings	HO298	13 dwellings (est from DPH)	HO357	12 dwellings (est from DPH)	HO4	71 dwellings	MX32	5 dwellings	MX54a/b450	750 dwellings	MX56	80 dwellings	MX9	16 dwellings	HO124	47 dwellings (est from DPH)	HO97	30 dwellings (est from DPH)
HO106	9 dwellings																																														
HO212	19 dwellings																																														
HO224	124 dwellings																																														
HO225	127 dwellings																																														
HO58	16 dwellings																																														
HO73	15 dwellings (est from DPH)																																														
HO10	12 dwellings (est from DPH)																																														
HO197	25 dwellings																																														
HO198	22 dwellings																																														
HO202	7 dwellings																																														
HO222	26 dwellings																																														
HO274	24 dwellings																																														
HO298	13 dwellings (est from DPH)																																														
HO357	12 dwellings (est from DPH)																																														
HO4	71 dwellings																																														
MX32	5 dwellings																																														
MX54a/b450	750 dwellings																																														
MX56	80 dwellings																																														
MX9	16 dwellings																																														
HO124	47 dwellings (est from DPH)																																														
HO97	30 dwellings (est from DPH)																																														

					<p>There is currently some capacity in three of the primary schools in Swanley & Hextable. However, forecasts indicate that this capacity will be largely filled over the next few years. The pupil product from these developments must be accommodated in new provision.</p> <p>Downsview has been mentioned by the developer as the school that could be expanded. The location of much of the new housing would suggest that Downsview is the best option. However, the demand might better be met with a new 2FE primary school. KCC would be happy to talk to the developer and SDC about options for the Swanley Planning Area.</p> <p>KCC would prefer, due to the size of the MX54 Beechenlea development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX54 Beechenlea development, as has become practice in other developments of this or similar size.</p> <p>KCC has no plans to move or relocate Broomhill Bank North Special School from Rowhill Road, Hextable. KCC retains the freehold.</p> <p>The disposition of the unoccupied Oasis Hextable school site is not yet determined. KCC retains the freehold.</p>																				
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Site contains designated heritage asset The Manor House. Potential for remains associated with post medieval to modern farm complex identifiable as North Ash on 1st Ed OS map. Main house is an early 19th century Grade II listed building and it was surrounded by outbuildings, formal gardens and historic landscape. North Ash farm is identified as being of historic interest in Historic Farmstead Survey (HE).</p> <p><i>Heritage Statement, including a historic building, historic landscape and archaeological assessments required to inform any application.</i></p> <p><i>Formal historic building, historic landscape and archaeological works required, subject to details.</i></p> <p>Scale 2 - Pre-determination assessment should be carried out to clarify whether development of any part of the site is possible.</p>																				
HO4	Harringtons Nursery, Highlands Hill, Swanley	71	BF	Highways and Transportation	<p>KCC Highways Comments - Will create increase traffic movements at the five wents junction. At over 50 units a secondary emergency access would be required. Transport Statement required.</p> <p>Transport Assessment</p> <p>Access - Existing access available but may require improvement Score - A Capacity - Transport Statement needs to assess Five Wents junction Score - A Sustainability - Some local facilities but reliant on car Score - B</p>																				
				Education Primary	<p>Swanley Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td>HO106</td><td>9 dwellings</td></tr> <tr><td>HO212</td><td>19 dwellings</td></tr> <tr><td>HO224</td><td>124 dwellings</td></tr> <tr><td>HO225</td><td>127 dwellings</td></tr> <tr><td>HO58</td><td>16 dwellings</td></tr> <tr><td>HO73</td><td>15 dwellings (est from DPH)</td></tr> <tr><td>HO10</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO197</td><td>25 dwellings</td></tr> <tr><td>HO198</td><td>22 dwellings</td></tr> <tr><td>HO202</td><td>7 dwellings</td></tr> </table>	HO106	9 dwellings	HO212	19 dwellings	HO224	124 dwellings	HO225	127 dwellings	HO58	16 dwellings	HO73	15 dwellings (est from DPH)	HO10	12 dwellings (est from DPH)	HO197	25 dwellings	HO198	22 dwellings	HO202	7 dwellings
HO106	9 dwellings																								
HO212	19 dwellings																								
HO224	124 dwellings																								
HO225	127 dwellings																								
HO58	16 dwellings																								
HO73	15 dwellings (est from DPH)																								
HO10	12 dwellings (est from DPH)																								
HO197	25 dwellings																								
HO198	22 dwellings																								
HO202	7 dwellings																								

				<p>HO222 26 dwellings HO274 24 dwellings HO298 13 dwellings (est from DPH) HO357 12 dwellings (est from DPH) HO4 71 dwellings MX32 5 dwellings MX54a/b450 750 dwellings MX56 80 dwellings MX9 16 dwellings HO124 47 dwellings (est from DPH) HO97 30 dwellings (est from DPH)</p> <p>Up to 1450 new dwellings would generate 406 primary pupils. 406 pupil product is nearly a full 2FE primary school.</p> <p>There is currently some capacity in three of the primary schools in Swanley & Hextable. However, forecasts indicate that this capacity will be largely filled over the next few years. The pupil product from these developments must be accommodated in new provision.</p> <p>Downsview has been mentioned by the developer as the school that could be expanded. The location of much of the new housing would suggest that Downsview is the best option. However, the demand might better be met with a new 2FE primary school. KCC would be happy to talk to the developer and SDC about options for the Swanley Planning Area.</p> <p>KCC would prefer, due to the size of the MX54 Beechenlea development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX54 Beechenlea development, as has become practice in other developments of this or similar size.</p> <p>KCC has no plans to move or relocate Broomhill Bank North Special School from Rowhill Road, Hextable. KCC retains the freehold.</p> <p>The disposition of the unoccupied Oasis Hextable school site is not yet determined. KCC retains the freehold.</p>	
			Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for prehistoric remains in view of location on River Terrace Gravels and within a valley system. Stray metal finds to the south might indicate prehistoric and Roman activity. Some horticultural heritage interest given the presence of greenhouses on 4th Ed OS map</p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>	
HO10	Old Forge Yard, Swanley Village Road, Swanley	TBC*	BF	Highways and Transportation	<p>KCC Highways Comments - New access required</p> <p>Transport Assessment</p> <p>Access - Hotham Close possible? Off School lane Score – C Capacity - Low traffic generation Score - A Sustainability - Primary school. Otherwise Swanley town centre Score – B</p>
			Education Primary	-	<p>Swanley Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <p>HO106 9 dwellings HO212 19 dwellings</p>

				<p>HO224 124 dwellings HO225 127 dwellings HO58 16 dwellings HO73 15 dwellings (est from DPH) HO10 12 dwellings (est from DPH) HO197 25 dwellings HO198 22 dwellings HO202 7 dwellings HO222 26 dwellings HO274 24 dwellings HO298 13 dwellings (est from DPH) HO357 12 dwellings (est from DPH) HO4 71 dwellings MX32 5 dwellings MX54a/b450 750 dwellings MX56 80 dwellings MX9 16 dwellings HO124 47 dwellings (est from DPH) HO97 30 dwellings (est from DPH)</p> <p>Up to 1450 new dwellings would generate 406 primary pupils. 406 pupil product is nearly a full 2FE primary school.</p> <p>There is currently some capacity in three of the primary schools in Swanley & Hextable. However, forecasts indicate that this capacity will be largely filled over the next few years. The pupil product from these developments must be accommodated in new provision.</p> <p>Downsview has been mentioned by the developer as the school that could be expanded. The location of much of the new housing would suggest that Downsview is the best option. However, the demand might better be met with a new 2FE primary school. KCC would be happy to talk to the developer and SDC about options for the Swanley Planning Area.</p> <p>KCC would prefer, due to the size of the MX54 Beechenlea development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX54 Beechenlea development, as has become practice in other developments of this or similar size.</p> <p>KCC has no plans to move or relocate Broomhill Bank North Special School from Rowhill Road, Hextable. KCC retains the freehold.</p> <p>The disposition of the unoccupied Oasis Hextable school site is not yet determined. KCC retains the freehold.</p>
			Heritage and Conservation	<p>Preliminary Heritage Assessment - Broad potential for post medieval remains associated with Red Lion PH, identifiable on 1st Ed OS, and nearby settlement activity.</p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval</p>
HO222	Former Birchwood Primary School, Russett Way, Swanley	26	BF	<p>Highways and Transportation</p> <p>KCC Highways Comments - Existing access off Russett Way and / or new access off Leydenhatch Lane</p> <p>Transport Assessment</p> <p>Access - Suitable accesses. 2 access would distribute traffic Score - A Capacity - No likely issues Score - A Sustainability - Primary school & GP > 800m Score - B</p>

				Education Primary	<p>- Swanley Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <p>HO106 9 dwellings HO212 19 dwellings HO224 124 dwellings HO225 127 dwellings HO58 16 dwellings HO73 15 dwellings (est from DPH) HO10 12 dwellings (est from DPH) HO197 25 dwellings HO198 22 dwellings HO202 7 dwellings HO222 26 dwellings HO274 24 dwellings HO298 13 dwellings (est from DPH) HO357 12 dwellings (est from DPH) HO4 71 dwellings MX32 5 dwellings MX54a/b450 750 dwellings MX56 80 dwellings MX9 16 dwellings HO124 47 dwellings (est from DPH) HO97 30 dwellings (est from DPH)</p> <p>Up to 1450 new dwellings would generate 406 primary pupils. 406 pupil product is nearly a full 2FE primary school.</p> <p>There is currently some capacity in three of the primary schools in Swanley & Hextable. However, forecasts indicate that this capacity will be largely filled over the next few years. The pupil product from these developments must be accommodated in new provision.</p> <p>Downsview has been mentioned by the developer as the school that could be expanded. The location of much of the new housing would suggest that Downsview is the best option. However, the demand might better be met with a new 2FE primary school. KCC would be happy to talk to the developer and SDC about options for the Swanley Planning Area.</p> <p>KCC would prefer, due to the size of the MX54 Beechenlea development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX54 Beechenlea development, as has become practice in other developments of this or similar size.</p> <p>KCC has no plans to move or relocate Broomhill Bank North Special School from Rowhill Road, Hextable. KCC retains the freehold.</p> <p>The disposition of the unoccupied Oasis Hextable school site is not yet determined. KCC retains the freehold.</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Low potential for as yet unidentified archaeology</p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>
HO298	Land rear of Cedar Lodge, Wood Street, Swanley Village	TBC*	BF	Highways and Transportation	<p>KCC Highways Comments - Button Street narrow and might need improvement. Junction with Wood Street may require visibility improvements which could require additional land</p> <p><u>Transport Assessment</u></p> <p>Access - New access off Button Street. Visibility issues.</p>

				<p>Score - B Capacity - Local roads narrow with poor visibility Score - B Sustainability - Poor access to facilities. Score – C</p>																																										
			Education Primary	<p>Swanley Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td>HO106</td><td>9 dwellings</td></tr> <tr><td>HO212</td><td>19 dwellings</td></tr> <tr><td>HO224</td><td>124 dwellings</td></tr> <tr><td>HO225</td><td>127 dwellings</td></tr> <tr><td>HO58</td><td>16 dwellings</td></tr> <tr><td>HO73</td><td>15 dwellings (est from DPH)</td></tr> <tr><td>HO10</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO197</td><td>25 dwellings</td></tr> <tr><td>HO198</td><td>22 dwellings</td></tr> <tr><td>HO202</td><td>7 dwellings</td></tr> <tr><td>HO222</td><td>26 dwellings</td></tr> <tr><td>HO274</td><td>24 dwellings</td></tr> <tr><td>HO298</td><td>13 dwellings (est from DPH)</td></tr> <tr><td>HO357</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO4</td><td>71 dwellings</td></tr> <tr><td>MX32</td><td>5 dwellings</td></tr> <tr><td>MX54a/b450</td><td>750 dwellings</td></tr> <tr><td>MX56</td><td>80 dwellings</td></tr> <tr><td>MX9</td><td>16 dwellings</td></tr> <tr><td>HO124</td><td>47 dwellings (est from DPH)</td></tr> <tr><td>HO97</td><td>30 dwellings (est from DPH)</td></tr> </table> <p>Up to 1450 new dwellings would generate 406 primary pupils. 406 pupil product is nearly a full 2FE primary school.</p> <p>There is currently some capacity in three of the primary schools in Swanley & Hextable. However, forecasts indicate that this capacity will be largely filled over the next few years. The pupil product from these developments must be accommodated in new provision.</p> <p>Downsview has been mentioned by the developer as the school that could be expanded. The location of much of the new housing would suggest that Downsview is the best option. However, the demand might better be met with a new 2FE primary school. KCC would be happy to talk to the developer and SDC about options for the Swanley Planning Area.</p> <p>KCC would prefer, due to the size of the MX54 Beechenlea development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX54 Beechenlea development, as has become practice in other developments of this or similar size.</p> <p>KCC has no plans to move or relocate Broomhill Bank North Special School from Rowhill Road, Hextable. KCC retains the freehold.</p> <p>The disposition of the unoccupied Oasis Hextable school site is not yet determined. KCC retains the freehold.</p>	HO106	9 dwellings	HO212	19 dwellings	HO224	124 dwellings	HO225	127 dwellings	HO58	16 dwellings	HO73	15 dwellings (est from DPH)	HO10	12 dwellings (est from DPH)	HO197	25 dwellings	HO198	22 dwellings	HO202	7 dwellings	HO222	26 dwellings	HO274	24 dwellings	HO298	13 dwellings (est from DPH)	HO357	12 dwellings (est from DPH)	HO4	71 dwellings	MX32	5 dwellings	MX54a/b450	750 dwellings	MX56	80 dwellings	MX9	16 dwellings	HO124	47 dwellings (est from DPH)	HO97	30 dwellings (est from DPH)
HO106	9 dwellings																																													
HO212	19 dwellings																																													
HO224	124 dwellings																																													
HO225	127 dwellings																																													
HO58	16 dwellings																																													
HO73	15 dwellings (est from DPH)																																													
HO10	12 dwellings (est from DPH)																																													
HO197	25 dwellings																																													
HO198	22 dwellings																																													
HO202	7 dwellings																																													
HO222	26 dwellings																																													
HO274	24 dwellings																																													
HO298	13 dwellings (est from DPH)																																													
HO357	12 dwellings (est from DPH)																																													
HO4	71 dwellings																																													
MX32	5 dwellings																																													
MX54a/b450	750 dwellings																																													
MX56	80 dwellings																																													
MX9	16 dwellings																																													
HO124	47 dwellings (est from DPH)																																													
HO97	30 dwellings (est from DPH)																																													
			Heritage and Conservation	<p>Preliminary Heritage Assessment - Low potential for prehistoric remains based on site's location within a valley.</p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>																																										

HO357	Swanley Village Nursery, Swanley Village Road, Swanley Village	TBC*	BF	Highways and Transportation	<p>KCC Highways Comments - Swanley Village Road narrow with poor forward visibility. Existing access would need improvement, especially visibility.</p> <p>Transport Assessment</p> <p>Access - Existing access would need improvement Score - B Capacity - Swanley Village Road narrow with poor forward visibility. Traffic generation low however. Score - B Sustainability - Within 800m of primary school but otherwise poor accessibility Score - B</p>																																										
				Education - Primary	<p>Swanley Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table border="0"> <tr><td>HO106</td><td>9 dwellings</td></tr> <tr><td>HO212</td><td>19 dwellings</td></tr> <tr><td>HO224</td><td>124 dwellings</td></tr> <tr><td>HO225</td><td>127 dwellings</td></tr> <tr><td>HO58</td><td>16 dwellings</td></tr> <tr><td>HO73</td><td>15 dwellings (est from DPH)</td></tr> <tr><td>HO10</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO197</td><td>25 dwellings</td></tr> <tr><td>HO198</td><td>22 dwellings</td></tr> <tr><td>HO202</td><td>7 dwellings</td></tr> <tr><td>HO222</td><td>26 dwellings</td></tr> <tr><td>HO274</td><td>24 dwellings</td></tr> <tr><td>HO298</td><td>13 dwellings (est from DPH)</td></tr> <tr><td>HO357</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO4</td><td>71 dwellings</td></tr> <tr><td>MX32</td><td>5 dwellings</td></tr> <tr><td>MX54a/b450</td><td>750 dwellings</td></tr> <tr><td>MX56</td><td>80 dwellings</td></tr> <tr><td>MX9</td><td>16 dwellings</td></tr> <tr><td>HO124</td><td>47 dwellings (est from DPH)</td></tr> <tr><td>HO97</td><td>30 dwellings (est from DPH)</td></tr> </table> <p>Up to 1450 new dwellings would generate 406 primary pupils. 406 pupil product is nearly a full 2FE primary school.</p> <p>There is currently some capacity in three of the primary schools in Swanley & Hextable. However, forecasts indicate that this capacity will be largely filled over the next few years. The pupil product from these developments must be accommodated in new provision.</p> <p>Downsview has been mentioned by the developer as the school that could be expanded. The location of much of the new housing would suggest that Downsview is the best option. However, the demand might better be met with a new 2FE primary school. KCC would be happy to talk to the developer and SDC about options for the Swanley Planning Area.</p> <p>KCC would prefer, due to the size of the MX54 Beechenlea development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX54 Beechenlea development, as has become practice in other developments of this or similar size.</p> <p>KCC has no plans to move or relocate Broomhill Bank North Special School from Rowhill Road, Hextable. KCC retains the freehold.</p>	HO106	9 dwellings	HO212	19 dwellings	HO224	124 dwellings	HO225	127 dwellings	HO58	16 dwellings	HO73	15 dwellings (est from DPH)	HO10	12 dwellings (est from DPH)	HO197	25 dwellings	HO198	22 dwellings	HO202	7 dwellings	HO222	26 dwellings	HO274	24 dwellings	HO298	13 dwellings (est from DPH)	HO357	12 dwellings (est from DPH)	HO4	71 dwellings	MX32	5 dwellings	MX54a/b450	750 dwellings	MX56	80 dwellings	MX9	16 dwellings	HO124	47 dwellings (est from DPH)	HO97	30 dwellings (est from DPH)
HO106	9 dwellings																																														
HO212	19 dwellings																																														
HO224	124 dwellings																																														
HO225	127 dwellings																																														
HO58	16 dwellings																																														
HO73	15 dwellings (est from DPH)																																														
HO10	12 dwellings (est from DPH)																																														
HO197	25 dwellings																																														
HO198	22 dwellings																																														
HO202	7 dwellings																																														
HO222	26 dwellings																																														
HO274	24 dwellings																																														
HO298	13 dwellings (est from DPH)																																														
HO357	12 dwellings (est from DPH)																																														
HO4	71 dwellings																																														
MX32	5 dwellings																																														
MX54a/b450	750 dwellings																																														
MX56	80 dwellings																																														
MX9	16 dwellings																																														
HO124	47 dwellings (est from DPH)																																														
HO97	30 dwellings (est from DPH)																																														

					The disposition of the unoccupied Oasis Hextable school site is not yet determined. KCC retains the freehold.																																										
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Some potential for post medieval and later remains associated with The Old Place, a 19th century establishment and the nearby horticultural complex. Potential horticultural outbuildings identifiable on the 3rd Ed OS map on the site.</p> <p><i>Some historic building and archaeological work may be required subject to details.</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>																																										
MX9	Upper Hockenden Farm, Hockenden Lane, Swanley	16 Employment	BF	Highways and Transportation	<p>KCC Highways Comments - None</p> <p>Transport Assessment</p> <p>Access - Existing access off Hockenden Lane requires improvement / improved visibility. Existing junction of Hockenden Lane with London Road probably adequate for number of units proposed Score - B Capacity - Junction of Hockenden Lane / London Road needs checking. Score - B Sustainability - Edge of town with some bus services into town / Bromley. Pedestrian / cycle access along Hockenden Lane needs improvement. Score - B</p>																																										
				Education - Primary	<p>Swanley Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td>HO106</td><td>9 dwellings</td></tr> <tr><td>HO212</td><td>19 dwellings</td></tr> <tr><td>HO224</td><td>124 dwellings</td></tr> <tr><td>HO225</td><td>127 dwellings</td></tr> <tr><td>HO58</td><td>16 dwellings</td></tr> <tr><td>HO73</td><td>15 dwellings (est from DPH)</td></tr> <tr><td>HO10</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO197</td><td>25 dwellings</td></tr> <tr><td>HO198</td><td>22 dwellings</td></tr> <tr><td>HO202</td><td>7 dwellings</td></tr> <tr><td>HO222</td><td>26 dwellings</td></tr> <tr><td>HO274</td><td>24 dwellings</td></tr> <tr><td>HO298</td><td>13 dwellings (est from DPH)</td></tr> <tr><td>HO357</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO4</td><td>71 dwellings</td></tr> <tr><td>MX32</td><td>5 dwellings</td></tr> <tr><td>MX54a/b450</td><td>750 dwellings</td></tr> <tr><td>MX56</td><td>80 dwellings</td></tr> <tr><td>MX9</td><td>16 dwellings</td></tr> <tr><td>HO124</td><td>47 dwellings (est from DPH)</td></tr> <tr><td>HO97</td><td>30 dwellings (est from DPH)</td></tr> </table> <p>Up to 1450 new dwellings would generate 406 primary pupils. 406 pupil product is nearly a full 2FE primary school.</p> <p>There is currently some capacity in three of the primary schools in Swanley & Hextable. However, forecasts indicate that this capacity will be largely filled over the next few years. The pupil product from these developments must be accommodated in new provision.</p> <p>Downsview has been mentioned by the developer as the school that could be expanded. The location of much of the new housing would suggest</p>	HO106	9 dwellings	HO212	19 dwellings	HO224	124 dwellings	HO225	127 dwellings	HO58	16 dwellings	HO73	15 dwellings (est from DPH)	HO10	12 dwellings (est from DPH)	HO197	25 dwellings	HO198	22 dwellings	HO202	7 dwellings	HO222	26 dwellings	HO274	24 dwellings	HO298	13 dwellings (est from DPH)	HO357	12 dwellings (est from DPH)	HO4	71 dwellings	MX32	5 dwellings	MX54a/b450	750 dwellings	MX56	80 dwellings	MX9	16 dwellings	HO124	47 dwellings (est from DPH)	HO97	30 dwellings (est from DPH)
HO106	9 dwellings																																														
HO212	19 dwellings																																														
HO224	124 dwellings																																														
HO225	127 dwellings																																														
HO58	16 dwellings																																														
HO73	15 dwellings (est from DPH)																																														
HO10	12 dwellings (est from DPH)																																														
HO197	25 dwellings																																														
HO198	22 dwellings																																														
HO202	7 dwellings																																														
HO222	26 dwellings																																														
HO274	24 dwellings																																														
HO298	13 dwellings (est from DPH)																																														
HO357	12 dwellings (est from DPH)																																														
HO4	71 dwellings																																														
MX32	5 dwellings																																														
MX54a/b450	750 dwellings																																														
MX56	80 dwellings																																														
MX9	16 dwellings																																														
HO124	47 dwellings (est from DPH)																																														
HO97	30 dwellings (est from DPH)																																														

					<p>that Downsview is the best option. However, the demand might better be met with a new 2FE primary school. KCC would be happy to talk to the developer and SDC about options for the Swanley Planning Area.</p> <p>KCC would prefer, due to the size of the MX54 Beechenlea development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX54 Beechenlea development, as has become practice in other developments of this or similar size.</p> <p>KCC has no plans to move or relocate Broomhill Bank North Special School from Rowhill Road, Hextable. KCC retains the freehold.</p> <p>The disposition of the unoccupied Oasis Hextable school site is not yet determined. KCC retains the freehold.</p>																																
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for post medieval remains associated with the development of Upper Hockenden farm, a historic farm complex identified in the Historic Farmstead Survey (HE). The complex did contain main farmhouse and several outbuildings which may still survive. Part of the complex to the north included some hop pickers' huts.</p> <p><i>Heritage Statement and historic building assessment required to support any application.</i></p> <p><i>Formal programme of historic building, historic landscape and archaeological works may be required subject to details.</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>																																
MX32	Pembroke Business Centre and Pembroke House, College Road, Swanley	5 Employment	BF	Highways and Transportation	<p>KCC Highways Comments - None</p> <p>Transport Assessment</p> <p>Access -Existing access may require minor improvement / visibility improvements. Score - A Capacity - No issues depending on intensity of employment use Score - A Sustainability -Poor sustainably transport locally Score - C</p>																																
				Education Primary	<p>Swanley Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td>HO106</td><td>9 dwellings</td></tr> <tr><td>HO212</td><td>19 dwellings</td></tr> <tr><td>HO224</td><td>124 dwellings</td></tr> <tr><td>HO225</td><td>127 dwellings</td></tr> <tr><td>HO58</td><td>16 dwellings</td></tr> <tr><td>HO73</td><td>15 dwellings (est from DPH)</td></tr> <tr><td>HO10</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO197</td><td>25 dwellings</td></tr> <tr><td>HO198</td><td>22 dwellings</td></tr> <tr><td>HO202</td><td>7 dwellings</td></tr> <tr><td>HO222</td><td>26 dwellings</td></tr> <tr><td>HO274</td><td>24 dwellings</td></tr> <tr><td>HO298</td><td>13 dwellings (est from DPH)</td></tr> <tr><td>HO357</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO4</td><td>71 dwellings</td></tr> <tr><td>MX32</td><td>5 dwellings</td></tr> </table>	HO106	9 dwellings	HO212	19 dwellings	HO224	124 dwellings	HO225	127 dwellings	HO58	16 dwellings	HO73	15 dwellings (est from DPH)	HO10	12 dwellings (est from DPH)	HO197	25 dwellings	HO198	22 dwellings	HO202	7 dwellings	HO222	26 dwellings	HO274	24 dwellings	HO298	13 dwellings (est from DPH)	HO357	12 dwellings (est from DPH)	HO4	71 dwellings	MX32	5 dwellings
HO106	9 dwellings																																				
HO212	19 dwellings																																				
HO224	124 dwellings																																				
HO225	127 dwellings																																				
HO58	16 dwellings																																				
HO73	15 dwellings (est from DPH)																																				
HO10	12 dwellings (est from DPH)																																				
HO197	25 dwellings																																				
HO198	22 dwellings																																				
HO202	7 dwellings																																				
HO222	26 dwellings																																				
HO274	24 dwellings																																				
HO298	13 dwellings (est from DPH)																																				
HO357	12 dwellings (est from DPH)																																				
HO4	71 dwellings																																				
MX32	5 dwellings																																				

					<p>MX54a/b450 750 dwellings MX56 80 dwellings MX9 16 dwellings HO124 47 dwellings (est from DPH) HO97 30 dwellings (est from DPH)</p> <p>Up to 1450 new dwellings would generate 406 primary pupils. 406 pupil product is nearly a full 2FE primary school.</p> <p>There is currently some capacity in three of the primary schools in Swanley & Hextable. However, forecasts indicate that this capacity will be largely filled over the next few years. The pupil product from these developments must be accommodated in new provision.</p> <p>Downsview has been mentioned by the developer as the school that could be expanded. The location of much of the new housing would suggest that Downsview is the best option. However, the demand might better be met with a new 2FE primary school. KCC would be happy to talk to the developer and SDC about options for the Swanley Planning Area.</p> <p>KCC would prefer, due to the size of the MX54 Beechenlea development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX54 Beechenlea development, as has become practice in other developments of this or similar size.</p> <p>KCC has no plans to move or relocate Broomhill Bank North Special School from Rowhill Road, Hextable. KCC retains the freehold.</p> <p>The disposition of the unoccupied Oasis Hextable school site is not yet determined. KCC retains the freehold.</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for historic remains associated with Hextable College of Horticulture. Site may contain remains of greenhouses and Pembroke House associated with early 20th century extension of college.</p> <p><i>Heritage Statement, including historic buildings assessment, required to inform any application.</i></p> <p><i>Formal programme of historic building, historic landscape and archaeological works may be required subject to details.</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>
MX48	Land at Pedham Place	2500 plus Employment Retail Infrastructure Leisure Open space	EC	Highways and Transportation	<p>Documents included 02/08/18 -Pedham Place Swanley - Location Plan , Pedham Place proposals Documents Required - Transport Assessment Modelling required.</p> <p>KCC Highways Comments - A development of this scale requires a transport assessment to assess the impact of the development on the existing highway, access arrangements, public transport facilities and measures to encourage and promote cycling and walking. The site is located close to the strategic highway network and therefore Highways England should be consulted. Accessibility between the site and Swanley Centre is likely to be a problem especially for walking and cycling.</p> <p>Transport Assessment</p> <p>Access - Transport Assessment required to inform of access arrangements Score - B Capacity - Close to strategic highway but a development of this scale requires a transport Assessment and modelling to identify where mitigating measures are required. Score - B Sustainability - Access to Swanley Centre and rail difficult for pedestrians and cyclists. Score - C</p>

					<p>Conclusion - Transport Assessment required to inform of access arrangements. Close to strategic highway but a development of this scale requires a transport Assessment and modelling to identify where mitigating measures are required. Access to Swanley Centre and rail difficult for pedestrians and cyclists.</p>																						
				Education Primary	<p>Sevenoaks Rural North Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td>MX48</td><td>2500 dwellings</td></tr> <tr><td>HO315</td><td>55 dwellings</td></tr> <tr><td>HO326</td><td>35 dwellings</td></tr> <tr><td>HO127</td><td>9 dwellings</td></tr> <tr><td>HO346</td><td>42 dwellings</td></tr> <tr><td>HO354</td><td>4 dwellings (est from DPH)</td></tr> <tr><td>HO129</td><td>18 dwellings (est from DPH)</td></tr> <tr><td>HO272</td><td>16 dwellings</td></tr> <tr><td>HO35</td><td>25 dwellings</td></tr> <tr><td>HO77</td><td>41 dwellings</td></tr> <tr><td>HO78</td><td>10 dwellings</td></tr> </table> <p>Up to 2755 new dwellings would generate 771 primary pupils. 771 pupils constitute 3.6 FE of primary provision.</p> <p>The planning area is dominated by the Pedham Place development and its 2500 new dwellings. KCC notes the developer is offering to site a new junior school. A junior school offers places to Years 3 to Year 6. It is suggested that the developer means a primary school which offers Reception Year to Year 6. 2500 dwellings would suggest 700 primary pupils which would translate into just over 3 FE of primary provision required. KCC preference would be for two new 2FE Primary Schools to accommodate Pedham Place and the demand from the remaining developments.</p> <p>KCC would prefer, due to the size of the MX48 Pedham Place development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX48 Pedham Place development, as has become practice in other developments of this or similar size.</p>	MX48	2500 dwellings	HO315	55 dwellings	HO326	35 dwellings	HO127	9 dwellings	HO346	42 dwellings	HO354	4 dwellings (est from DPH)	HO129	18 dwellings (est from DPH)	HO272	16 dwellings	HO35	25 dwellings	HO77	41 dwellings	HO78	10 dwellings
MX48	2500 dwellings																										
HO315	55 dwellings																										
HO326	35 dwellings																										
HO127	9 dwellings																										
HO346	42 dwellings																										
HO354	4 dwellings (est from DPH)																										
HO129	18 dwellings (est from DPH)																										
HO272	16 dwellings																										
HO35	25 dwellings																										
HO77	41 dwellings																										
HO78	10 dwellings																										
				SUDS	<p>From a desk review, it is not clear where the discharge destination for any surface water generated from the development would be directed. There are no surface water sewers within the vicinity.</p> <p>Though the underlying geology is suitable for infiltration, the landfilling activities may limit areas where infiltration is permissible (in general infiltration is not permitted in areas of made ground).</p> <p>It will be extremely important to obtain ground investigation early in the development planning to inform masterplanning on this site</p>																						
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Multi period archaeology has been located within this site as part of formal archaeological works for the quarry.</p> <p><i>Formal archaeological works required, subject to details of extent and depth of extraction</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>																						
MX54a	Land between Beechenlea Lane and the railway line,	400 (already included in MX54b) Community Infrastructure	EC	Highways and Transportation	<p>Documents included 02/08/18 - Land East of Swanley Option 1 , SK1-15 Land East of Swanley Option 2 , SK1-16 Land East of Swanley Option 3 , SK1-17 Land East of Swanley Option 4 , SK1-18 Land East of Swanley Option 4a , SK1-19 Land East of Swanley Option 4b , SK1-20 Land East of Swanley Option 5 , SK1-23 Land East of Swanley revision A</p> <p>Documents Required - Transport Assessment Modelling required.</p>																						

	Swanley	Open space		<p>KCC Highways Comments - Options for the Cooper Estates Strategic Land to the west of Beechenlea Lane. I have looked at the proposals shown in Options 1 and 2 and have made the following comments:</p> <p>In both Options there is only one access and this is from Highlands Hill to the north. This is a problem as a development of over 300 homes requires at least two points of access. This is accordance with Kent Design. KCC Highways would be likely to raise objection to a development of over 300 homes served from a single access.</p> <p>New Barn Road and Leyden Hatch Lane are constrained in terms of width and not suited to any significant intensification of traffic.</p> <p>Traffic will therefore be distributed via the B258 Swanley Lane. This will lead to additional congestion and delays in Swanley Centre and contributions and mitigating measures will be required together with improvements to the Swanley Lane B258/Highlands Hill junction.</p> <p>The proposed road bridge over the railway line will require agreement with Network Rail. The bridge once completed would be owned and maintained by KCC Highways and a commuted sum would be required for the future maintenance of the bridge. The bridge would be designed to Eurocode loading standards with safety barriers provided a minimum of 30m in advance of the parapet.</p> <p>The Park and Ride site shows a new access off Beechenlea Lane, however the pinch point to the south of the access is not suitable for the intensification of use by buses and cars to access the site. Also a park and ride site at this location will only be viable if a fast and frequent bus service is provided with journey time improvements when compared to car journeys. Pricing should also be considered as presently the parking in Swanley town centre is readily available for no or low cost.</p> <p>A new access is shown to the east of the site from Beechenlea Lane south of the railway bridge. Beechenlea Lane is narrow and not suited to any significant intensification of traffic flows and the railway bridge is weak with a weight limit.</p> <p><u>Transport Assessment</u></p> <p>Access - Options 1 to 4 Score - C Capacity - Options 1 to 4 Score - C Sustainability - Options 1 to 4 Score - B</p>																																				
			Education Primary	<p>Swanley Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table data-bbox="1003 1352 1537 1913"> <tr><td>HO106</td><td>9 dwellings</td></tr> <tr><td>HO212</td><td>19 dwellings</td></tr> <tr><td>HO224</td><td>124 dwellings</td></tr> <tr><td>HO225</td><td>127 dwellings</td></tr> <tr><td>HO58</td><td>16 dwellings</td></tr> <tr><td>HO73</td><td>15 dwellings (est from DPH)</td></tr> <tr><td>HO10</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO197</td><td>25 dwellings</td></tr> <tr><td>HO198</td><td>22 dwellings</td></tr> <tr><td>HO202</td><td>7 dwellings</td></tr> <tr><td>HO222</td><td>26 dwellings</td></tr> <tr><td>HO274</td><td>24 dwellings</td></tr> <tr><td>HO298</td><td>13 dwellings (est from DPH)</td></tr> <tr><td>HO357</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO4</td><td>71 dwellings</td></tr> <tr><td>MX32</td><td>5 dwellings</td></tr> <tr><td>MX54a/b450</td><td>750 dwellings</td></tr> <tr><td>MX56</td><td>80 dwellings</td></tr> </table>	HO106	9 dwellings	HO212	19 dwellings	HO224	124 dwellings	HO225	127 dwellings	HO58	16 dwellings	HO73	15 dwellings (est from DPH)	HO10	12 dwellings (est from DPH)	HO197	25 dwellings	HO198	22 dwellings	HO202	7 dwellings	HO222	26 dwellings	HO274	24 dwellings	HO298	13 dwellings (est from DPH)	HO357	12 dwellings (est from DPH)	HO4	71 dwellings	MX32	5 dwellings	MX54a/b450	750 dwellings	MX56	80 dwellings
HO106	9 dwellings																																							
HO212	19 dwellings																																							
HO224	124 dwellings																																							
HO225	127 dwellings																																							
HO58	16 dwellings																																							
HO73	15 dwellings (est from DPH)																																							
HO10	12 dwellings (est from DPH)																																							
HO197	25 dwellings																																							
HO198	22 dwellings																																							
HO202	7 dwellings																																							
HO222	26 dwellings																																							
HO274	24 dwellings																																							
HO298	13 dwellings (est from DPH)																																							
HO357	12 dwellings (est from DPH)																																							
HO4	71 dwellings																																							
MX32	5 dwellings																																							
MX54a/b450	750 dwellings																																							
MX56	80 dwellings																																							

				<p>MX9 16 dwellings HO124 47 dwellings (est from DPH) HO97 30 dwellings (est from DPH)</p> <p>Up to 1450 new dwellings would generate 406 primary pupils. 406 pupil product is nearly a full 2FE primary school.</p> <p>There is currently some capacity in three of the primary schools in Swanley & Hextable. However, forecasts indicate that this capacity will be largely filled over the next few years. The pupil product from these developments must be accommodated in new provision.</p> <p>Downsview has been mentioned by the developer as the school that could be expanded. The location of much of the new housing would suggest that Downsview is the best option. However, the demand might better be met with a new 2FE primary school. KCC would be happy to talk to the developer and SDC about options for the Swanley Planning Area.</p> <p>KCC would prefer, due to the size of the MX54 Beechenlea development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX54 Beechenlea development, as has become practice in other developments of this or similar size.</p> <p>KCC has no plans to move or relocate Broomhill Bank North Special School from Rowhill Road, Hextable. KCC retains the freehold.</p> <p>The disposition of the unoccupied Oasis Hextable school site is not yet determined. KCC retains the freehold.</p>	
			SUDS	<p>There are no surface water sewers within the vicinity. The underlying geology should be feasible for infiltration but there may be constraints on specific portions of the site. This needs further investigation.</p> <p>There is a significant surface water overland flow path which traverses the northern and western portion of the site.</p> <p>It will be important to obtain ground investigation to inform masterplanning on this site.</p> <p>The overland flow path will need to be assessed and avoided if needed.</p> <p>SuDS features should not be located within this area if it is demonstrated to be a function of the site.</p>	
			Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for prehistoric remains in view of location within a valley system and presence of River Terrace Gravels on site. Mesolithic and Neolithic flint findspots are close to or within the site as well as findspots of Bronze Age and Roman date.</p> <p><i>Heritage Statement required to support any application.</i> <i>Formal archaeological works, including geoarchaeological work, required, subject to details.</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>	
MX54b	Land between Beechenlea Lane and Highlands Hill, Swanley	750 Community Infrastructure Open space	EC	Highways and Transportation	<p>Documents included 02/08/18 - MW54a & MX54b Documents Required - Transport Assessment Modelling required.</p> <p>KCC Highways Comments - Options for the Cooper Estates Strategic Land to the west of Beechenlea Lane. I have looked at the proposals shown in Options 1 and 2 and have made the following comments:</p> <p>In both Options there is only one access and this is from Highlands Hill to the north. This is a problem as a development of over 300 homes requires at least two points of access. This is accordance with Kent Design. KCC Highways would be likely to raise objection to a development of over 300 homes served from a single access.</p> <p>New Barn Road and Leyden Hatch Lane are constrained in terms of width and not suited to any significant intensification of traffic.</p> <p>Traffic will therefore be distributed via the B258 Swanley Lane. This will lead to additional congestion and delays in Swanley Centre and</p>

				<p>contributions and mitigating measures will be required together with improvements to the Swanley Lane B258/Highlands Hill junction.</p> <p>The proposed road bridge over the railway line will require agreement with Network Rail. The bridge once completed would be owned and maintained by KCC Highways and a commuted sum would be required for the future maintenance of the bridge. The bridge would be designed to Eurocode loading standards with safety barriers provided a minimum of 30m in advance of the parapet.</p> <p>The Park and Ride site shows a new access off Beechenlea Lane, however the pinch point to the south of the access is not suitable for the intensification of use by buses and cars to access the site. Also a park and ride site at this location will only be viable if a fast and frequent bus service is provided with journey time improvements when compared to car journeys. Pricing should also be considered as presently the parking in Swanley town centre is readily available for no or low cost.</p> <p>A new access is shown to the east of the site from Beechenlea Lane south of the railway bridge. Beechenlea Lane is narrow and not suited to any significant intensification of traffic flows and the railway bridge is weak with a weight limit.</p> <p><u>Transport Assessment</u></p> <p>Access - Option 5 Score - B Capacity - Option 5 Score - B Sustainability - Option 5 Score - B</p>																																										
			Education Primary	<p>- Swanley Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td>HO106</td><td>9 dwellings</td></tr> <tr><td>HO212</td><td>19 dwellings</td></tr> <tr><td>HO224</td><td>124 dwellings</td></tr> <tr><td>HO225</td><td>127 dwellings</td></tr> <tr><td>HO58</td><td>16 dwellings</td></tr> <tr><td>HO73</td><td>15 dwellings (est from DPH)</td></tr> <tr><td>HO10</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO197</td><td>25 dwellings</td></tr> <tr><td>HO198</td><td>22 dwellings</td></tr> <tr><td>HO202</td><td>7 dwellings</td></tr> <tr><td>HO222</td><td>26 dwellings</td></tr> <tr><td>HO274</td><td>24 dwellings</td></tr> <tr><td>HO298</td><td>13 dwellings (est from DPH)</td></tr> <tr><td>HO357</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO4</td><td>71 dwellings</td></tr> <tr><td>MX32</td><td>5 dwellings</td></tr> <tr><td>MX54a/b450</td><td>750 dwellings</td></tr> <tr><td>MX56</td><td>80 dwellings</td></tr> <tr><td>MX9</td><td>16 dwellings</td></tr> <tr><td>HO124</td><td>47 dwellings (est from DPH)</td></tr> <tr><td>HO97</td><td>30 dwellings (est from DPH)</td></tr> </table> <p>Up to 1450 new dwellings would generate 406 primary pupils. 406 pupil product is nearly a full 2FE primary school.</p> <p>There is currently some capacity in three of the primary schools in Swanley & Hextable. However, forecasts indicate that this capacity will be largely filled over the next few years. The pupil product from these developments must be accommodated in new provision.</p>	HO106	9 dwellings	HO212	19 dwellings	HO224	124 dwellings	HO225	127 dwellings	HO58	16 dwellings	HO73	15 dwellings (est from DPH)	HO10	12 dwellings (est from DPH)	HO197	25 dwellings	HO198	22 dwellings	HO202	7 dwellings	HO222	26 dwellings	HO274	24 dwellings	HO298	13 dwellings (est from DPH)	HO357	12 dwellings (est from DPH)	HO4	71 dwellings	MX32	5 dwellings	MX54a/b450	750 dwellings	MX56	80 dwellings	MX9	16 dwellings	HO124	47 dwellings (est from DPH)	HO97	30 dwellings (est from DPH)
HO106	9 dwellings																																													
HO212	19 dwellings																																													
HO224	124 dwellings																																													
HO225	127 dwellings																																													
HO58	16 dwellings																																													
HO73	15 dwellings (est from DPH)																																													
HO10	12 dwellings (est from DPH)																																													
HO197	25 dwellings																																													
HO198	22 dwellings																																													
HO202	7 dwellings																																													
HO222	26 dwellings																																													
HO274	24 dwellings																																													
HO298	13 dwellings (est from DPH)																																													
HO357	12 dwellings (est from DPH)																																													
HO4	71 dwellings																																													
MX32	5 dwellings																																													
MX54a/b450	750 dwellings																																													
MX56	80 dwellings																																													
MX9	16 dwellings																																													
HO124	47 dwellings (est from DPH)																																													
HO97	30 dwellings (est from DPH)																																													

					<p>Downsview has been mentioned by the developer as the school that could be expanded. The location of much of the new housing would suggest that Downsview is the best option. However, the demand might better be met with a new 2FE primary school. KCC would be happy to talk to the developer and SDC about options for the Swanley Planning Area.</p> <p>KCC would prefer, due to the size of the MX54 Beechenlea development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX54 Beechenlea development, as has become practice in other developments of this or similar size.</p> <p>KCC has no plans to move or relocate Broomhill Bank North Special School from Rowhill Road, Hextable. KCC retains the freehold.</p> <p>The disposition of the unoccupied Oasis Hextable school site is not yet determined. KCC retains the freehold.</p>
				SUDS	<p>There are no surface water sewers within the vicinity. The underlying geology should be feasible for infiltration but there may be constraints on specific portions of the site. This needs further investigation.</p> <p>There is a significant surface water overland flow path which traverses the northern and western portion of the site.</p> <p>It will be important to obtain ground investigation to inform masterplanning on this site.</p> <p>The overland flow path will need to be assessed and avoided if needed.</p> <p>SuDS features should not be located within this area if it is demonstrated to be a function of the site.</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for prehistoric remains in view of location within a valley system and presence of River Terrace Gravels on site. Mesolithic and Neolithic flint findspots are close to or within the site as well as findspots of Bronze Age and Roman date.</p> <p><i>Heritage Statement required to support any application.</i> <i>Formal archaeological works, including geoarchaeological work, required, subject to details.</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>
Edenbridge					
				Education Secondary	<p>- Many people from Edenbridge have wanted a secondary school since the closure of Eden Valley School in 2002. KCC offers no opposition to this aspiration, but any new school must be viable. The existing secondary demand, added to the additional demand created if ALL the Edenbridge sites are developed would still only create about 4FE. This is because many Edenbridge students would still prefer to attend Grammar or faith schools in Tonbridge or Tunbridge Wells.</p> <p>A point of support would be available if the school was located in the north of the town, so making it more accessible for students from Westerham.</p> <p>A 4FE secondary school in Edenbridge could be vulnerable financially, but if such a school can be proven to be part of the whole secondary solution for Sevenoaks, KCC would of course, give it serious consideration.</p>
HO210	Open space at Stangrove Estate, Crouch House Road, Edenbridge	15	UC	Highways	<p>KCC Highways Comments - Very few properties within the Stangrove Estate benefit from off street parking. Parking can be haphazard causing a hazard to other highway users, including pedestrians. Parcel 1 - Open space bound by railway line to the north and Cedar Drive to the south. Parcel 2 - Open space between Cedar Drive and existing residential dwellings. Parcel 3 - Open space bound by Park Avenue to the south and east. Parcel 4 - Existing local corner shop. Parcel 5 - Open space bound by Park View Close to the south and playground to the north. Parcel 6 - Open space bound by Park Grove to the east and Chestnut Grove to the north.</p> <p>Transport Assessment</p> <p>Access - Stangrove Estate is a very tightly bound estate with very little off street parking. Access to properties would likely to lead to conflicts</p>

					<p>within the estate. On street parking would not be supported due to the already congested nature of the estate. Score - C Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - A Close proximity to Edenbridge and Edenbridge Town railway station. Score - A</p>														
				Education Primary	<p>- Edenbridge Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr> <td>HO189, HO190, HO223, MX25 & MX26</td> <td>515 dwellings</td> </tr> <tr> <td>MX10</td> <td>450 dwellings</td> </tr> <tr> <td>MX51</td> <td>250 dwellings</td> </tr> <tr> <td>HO210</td> <td>15 dwellings</td> </tr> <tr> <td>HO364</td> <td>31 dwellings (est based on DPH)</td> </tr> <tr> <td>HO379</td> <td>5 dwellings</td> </tr> <tr> <td>MX44</td> <td>80 dwellings</td> </tr> </table> <p>Up to 1346 new dwellings would generate 377 primary pupils. This equates to 1.8 FE of primary provision.</p> <p>There is currently sufficient capacity at Edenbridge Primary School to accommodate about 100-150 additional primary pupils across all seven-year groups. If all options are progressed, an additional 1FE would be required.</p> <p>Edenbridge Primary School was enlarged two years ago and cannot be enlarged again. The two other primary schools in the planning area (Four Elms PS and Hever CE PS) have small sites and do not lend themselves to enlargement. If the demand increases beyond that forecast, Edenbridge Town will need a new 1FE Primary school built in or near the town.</p> <p>KCC would prefer, due to the size of any combination of HO189, HO190, HO223, MX25, MX26, MX10 or MX51 development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the Edenbridge developments, as has become practice in other developments of this or similar size.</p>	HO189, HO190, HO223, MX25 & MX26	515 dwellings	MX10	450 dwellings	MX51	250 dwellings	HO210	15 dwellings	HO364	31 dwellings (est based on DPH)	HO379	5 dwellings	MX44	80 dwellings
HO189, HO190, HO223, MX25 & MX26	515 dwellings																		
MX10	450 dwellings																		
MX51	250 dwellings																		
HO210	15 dwellings																		
HO364	31 dwellings (est based on DPH)																		
HO379	5 dwellings																		
MX44	80 dwellings																		
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Low archaeological potential for as yet unknown archaeology</p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>														
HO364	Edenbridge & District War Memorial Hospital, Mill Hill, Edenbridge	TBC*	UC	Highways	<p>KCC Highways Comments - Existing parking available to the rear of the site. Bus stop on site.</p> <p><u>Transport Assessment</u></p> <p>Access - Utilise existing access from Mill Hill. Score - A Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - A Site is located due south of Edenbridge town centre. Walking distance to centre and train stations. Bus stops on Mill Hill and current bus stop on site. Score - A</p>														
				Education Primary	<p>- Edenbridge Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr> <td>HO189, HO190, HO223, MX25 & MX26</td> <td>515 dwellings</td> </tr> </table>	HO189, HO190, HO223, MX25 & MX26	515 dwellings												
HO189, HO190, HO223, MX25 & MX26	515 dwellings																		

					<p>MX10 450 dwellings MX51 250 dwellings HO210 15 dwellings HO364 31 dwellings (est based on DPH) HO379 5 dwellings MX44 80 dwellings</p> <p>Up to 1346 new dwellings would generate 377 primary pupils. This equates to 1.8 FE of primary provision.</p> <p>There is currently sufficient capacity at Edenbridge Primary School to accommodate about 100-150 additional primary pupils across all seven-year groups. If all options are progressed, an additional 1FE would be required.</p> <p>Edenbridge Primary School was enlarged two years ago and cannot be enlarged again. The two other primary schools in the planning area (Four Elms PS and Hever CE PS) have small sites and do not lend themselves to enlargement. If the demand increases beyond that forecast, Edenbridge Town will need a new 1FE Primary school built in or near the town.</p> <p>KCC would prefer, due to the size of any combination of HO189, HO190, HO223, MX25, MX26, MX10 or MX51 development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the Edenbridge developments, as has become practice in other developments of this or similar size.</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Some potential for Roman remains associated with use of routeway on the alignment of Mill Hill and roman coin found to the north. Potential for post medieval and later remains associated with Blossoms Farm, identified on Historic Farmstead Survey (HE) and Blossoms Park. War Memorial Hospital identifiable on 4th Ed OS map.</p> <p>Heritage Statement, including a historic building assessment, required to support any application.</p> <p><i>Formal historic building, historic landscape and archaeological work may be required, subject to details.</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>
HO379	Kent & Surrey Driving Range, Crouch House Road, Edenbridge	5	BF	Highways	<p>KCC Highways Comments - New access required onto Crouch House Road.</p> <p>Transport Assessment</p> <p>Access - New access will be required onto Crouch House Road. Visibility may be constrained by exiting hedges / trees and railway bridge. Score - B Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Site is located to the western edge of Edenbridge settlement boundary. Bus stops located immediately adjacent to the site on Crouch House Road. Score - A</p>
				Education Primary	<p>Edenbridge Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <p>HO189, HO190, HO223, MX25 & MX26 515 dwellings MX10 450 dwellings MX51 250 dwellings HO210 15 dwellings HO364 31 dwellings (est based on DPH) HO379 5 dwellings</p>

					<p><i>MX44</i> <i>80 dwellings</i></p> <p>Up to 1346 new dwellings would generate 377 primary pupils. This equates to 1.8 FE of primary provision.</p> <p>There is currently sufficient capacity at Edenbridge Primary School to accommodate about 100-150 additional primary pupils across all seven-year groups. If all options are progressed, an additional 1FE would be required.</p> <p>Edenbridge Primary School was enlarged two years ago and cannot be enlarged again. The two other primary schools in the planning area (Four Elms PS and Hever CE PS) have small sites and do not lend themselves to enlargement. If the demand increases beyond that forecast, Edenbridge Town will need a new 1FE Primary school built in or near the town.</p> <p>KCC would prefer, due to the size of any combination of HO189, HO190, HO223, MX25, MX26, MX10 or MX51 development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the Edenbridge developments, as has become practice in other developments of this or similar size.</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Low potential for as yet unknown archaeology.</p> <p><i>Programme of formal archaeological works may be required subject to details</i></p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>
HO189	Land south of Skinners Lane, Edenbridge	265	EC	Highways and Transportation	<p>Documents included 02/08/18 -FN46 WSP Transport Technical Note Edenbridge</p> <p>Documents Required - Transport Assessment with Travel Plans for each of the proposed uses.</p> <p>KCC Highways Comments - HO189 & HO190 - Approximately 265 dwellings. Pedestrian Home Zones. New 'T' Junction onto Four Elms Road, new vehicular access to some housing via new roundabout onto Four Elms Road, further north. Pedestrian and cycle connectivity.</p> <p><u>Transport Assessment</u></p> <p>Access - Main residential accessed via new priority controlled T-junction off B2027 Four Elms Road. Visibility splays 2.4mx120m. Medical Centre / school and residential accessed via new four arm roundabout junction with Wayside Drive.</p> <p>Score - B</p> <p>Capacity - Circa 300 dwellings, plus 600-900 pupil secondary school, plus medical centre. Trip rates have been assessed, including scheme for 300 dwellings at St John Way / Enterprise Way (14/03783/OUT). AM & PM peaks. Surveys undertaken at four junctions - Four Elms Road / Wayside Drive, Station Road / Four Elms Road, Station Road / St Johns Way / Commerce Way, Station Road / Enterprise Way</p> <p>Score - B</p> <p>Sustainability - Within close proximity to Edenbridge town centre.</p> <p>Score - A</p> <p>Conclusion - Edenbridge is located in a rural area without the benefit of high quality principle roads. It is accessed via B roads to the north and to the east and a 'c class' road (Lingfield Road) to the west. These roads are single carriageway with constraints along their routes including villages, bends and narrowings. There are no obvious improvements to bring these routes up to a principal route status. Development which leads to any significant increase in traffic movements is likely to lead to traffic issues along these routes. Edenbridge does however benefit from 2 rail stations-providing links between Uckfield/London and Redhill and Tonbridge.</p>
				Education Primary	<p>Edenbridge Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <p><i>HO189, HO190, HO223, MX25 & MX26</i> <i>515 dwellings</i></p>

					<p>MX10 450 dwellings MX51 250 dwellings HO210 15 dwellings HO364 31 dwellings (est based on DPH) HO379 5 dwellings MX44 80 dwellings</p> <p>Up to 1346 new dwellings would generate 377 primary pupils. This equates to 1.8 FE of primary provision.</p> <p>There is currently sufficient capacity at Edenbridge Primary School to accommodate about 100-150 additional primary pupils across all seven-year groups. If all options are progressed, an additional 1FE would be required.</p> <p>Edenbridge Primary School was enlarged two years ago and cannot be enlarged again. The two other primary schools in the planning area (Four Elms PS and Hever CE PS) have small sites and do not lend themselves to enlargement. If the demand increases beyond that forecast, Edenbridge Town will need a new 1FE Primary school built in or near the town.</p> <p>KCC would prefer, due to the size of any combination of HO189, HO190, HO223, MX25, MX26, MX10 or MX51 development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the Edenbridge developments, as has become practice in other developments of this or similar size.</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - General potential for prehistoric and roman, especially with Roman Road being on an alignment of a Roman routeway. A post medieval agricultural building is identifiable towards the southern land parcels.</p> <p><i>Formal programme of archaeological works required, subject to details</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>
HO190	Land north of Skinners Lane, Edenbridge	50	EC	Highways and Transportation	<p>Documents included 02/08/18 -FN46 WSP Transport Technical Note Edenbridge Documents Required - Transport Assessment with Travel Plans for each of the proposed uses.</p> <p>KCC Highways Comments - HO189 & HO190 - Approximately 265 dwellings. Pedestrian Home Zones. New 'T' Junction onto Four Elms Road, new vehicular access to some housing via new roundabout onto Four Elms Road, further north. Pedestrian and cycle connectivity.</p> <p>Transport Assessment</p> <p>Access - Main residential accessed via new priority controlled T-junction off B2027 Four Elms Road. Visibility splays 2.4mx120m. Medical Centre / school and residential accessed via new four arm roundabout junction with Wayside Drive.</p> <p>Score - B</p> <p>Capacity - Circa 300 dwellings, plus 600-900 pupil secondary school, plus medical centre. Trip rates have been assessed, including scheme for 300 dwellings at St John Way / Enterprise Way (14/03783/OUT). AM & PM peaks. Surveys undertaken at four junctions - Four Elms Road / Wayside Drive, Station Road / Four Elms Road, Station Road / St Johns Way / Commmerce Way, Station Road / Enterprise Way</p> <p>Score - B</p> <p>Sustainability - Within close proximity to Edenbridge town centre.</p> <p>Score - A</p> <p>Conclusion - Edenbridge is located in a rural area without the benefit of high quality principle roads. It is accessed via B roads to the north and to the east and a 'c class' road (Lingfield Road) to the west. These roads are single carriageway with constraints along their routes including villages, bends and narrowings. There are no obvious improvements to bring these routes up to a principal route status. Development which leads to any significant increase in traffic movements is likely to lead to traffic issues along these routes. Edenbridge does however benefit from 2 rail stations-providing links between Uckfield/London and Redhill and Tonbridge.</p>
				Education	- Edenbridge Planning Area

				Primary	<p><i>Development sites that impact on this planning area:</i></p> <p>HO189, HO190, HO223, MX25 & MX26 515 dwellings MX10 450 dwellings MX51 250 dwellings HO210 15 dwellings HO364 31 dwellings (est based on DPH) HO379 5 dwellings MX44 80 dwellings</p> <p>Up to 1346 new dwellings would generate 377 primary pupils. This equates to 1.8 FE of primary provision.</p> <p>There is currently sufficient capacity at Edenbridge Primary School to accommodate about 100-150 additional primary pupils across all seven-year groups. If all options are progressed, an additional 1FE would be required.</p> <p>Edenbridge Primary School was enlarged two years ago and cannot be enlarged again. The two other primary schools in the planning area (Four Elms PS and Hever CE PS) have small sites and do not lend themselves to enlargement. If the demand increases beyond that forecast, Edenbridge Town will need a new 1FE Primary school built in or near the town.</p> <p>KCC would prefer, due to the size of any combination of HO189, HO190, HO223, MX25, MX26, MX10 or MX51 development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the Edenbridge developments, as has become practice in other developments of this or similar size.</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - General potential for prehistoric and roman, especially with Roman Road being on an alignment of a Roman routeway. A post medieval agricultural building is identifiable towards the southern land parcels.</p> <p><i>Formal programme of archaeological works required, subject to details</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>
HO223	Land east of Bray Road, Edenbridge	200	EC	Highways and Transportation	<p>Documents included 02/08/18 -FN46 WSP Transport Technical Note Edenbridge Documents Required - Transport Assessment with Travel Plans for each of the proposed uses.</p> <p>KCC Highways Comments - HO223 - Promoted by KCC for residential</p> <p>Transport Assessment</p> <p>Access - Main residential accessed via new priority controlled T-junction off B2027 Four Elms Road. Visibility splays 2.4mx120m. Medical Centre / school and residential accessed via new four arm roundabout junction with Wayside Drive.</p> <p>Score - B</p> <p>Capacity - Circa 300 dwellings, plus 600-900 pupil secondary school, plus medical centre. Trip rates have been assessed, including scheme for 300 dwellings at St John Way / Enterprise Way (14/03783/OUT). AM & PM peaks. Surveys undertaken at four junctions - Four Elms Road / Wayside Drive, Station Road / Four Elms Road, Station Road / St Johns Way / Commerce Way, Station Road / Enterprise Way</p> <p>Score - B</p> <p>Sustainability - Within close proximity to Edenbridge town centre.</p> <p>Score - A</p> <p>Conclusion - Edenbridge is located in a rural area without the benefit of high quality principle roads. It is accessed via B roads to the north and to the east and a 'c class' road (Lingfield Road) to the west. These roads are single carriageway with constraints along their routes including villages, bends and narrowings. There are no obvious improvements to bring these routes up to a principal route status. Development which leads to any significant increase in traffic movements is likely to lead to traffic issues along these routes. Edenbridge does however benefit from 2 rail stations-providing links between Uckfield/London and Redhill and Tonbridge.</p>

				Education Primary	<p>- Edenbridge Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <p><i>HO189, HO190, HO223, MX25 & MX26 515 dwellings</i> <i>MX10 450 dwellings</i> <i>MX51 250 dwellings</i> <i>HO210 15 dwellings</i> <i>HO364 31 dwellings (est based on DPH)</i> <i>HO379 5 dwellings</i> <i>MX44 80 dwellings</i></p> <p>Up to 1346 new dwellings would generate 377 primary pupils. This equates to 1.8 FE of primary provision.</p> <p>There is currently sufficient capacity at Edenbridge Primary School to accommodate about 100-150 additional primary pupils across all seven-year groups. If all options are progressed, an additional 1FE would be required.</p> <p>Edenbridge Primary School was enlarged two years ago and cannot be enlarged again. The two other primary schools in the planning area (Four Elms PS and Hever CE PS) have small sites and do not lend themselves to enlargement. If the demand increases beyond that forecast, Edenbridge Town will need a new 1FE Primary school built in or near the town.</p> <p>KCC would prefer, due to the size of any combination of HO189, HO190, HO223, MX25, MX26, MX10 or MX51 development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the Edenbridge developments, as has become practice in other developments of this or similar size.</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - General potential for prehistoric and roman, especially with Roman Road being on an alignment of a Roman routeway. A post medieval agricultural building is identifiable towards the southern land parcels.</p> <p>Formal programme of archaeological works required, subject to details</p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>
MX25	Land east of Four Elms Road and north of Skinners Lane, Edenbridge	Health hub	EC	Highways and Transportation	<p>Documents included 02/08/18 -FN46 WSP Transport Technical Note Edenbridge</p> <p>Documents Required - Transport Assessment with Travel Plans for each of the proposed uses.</p> <p>KCC Highways Comments - MX25 - Medical hub incl GP surgery, dental practice, hospital services facilities</p> <p>Transport Assessment</p> <p>Access - Main residential accessed via new priority controlled T-junction off B2027 Four Elms Road. Visibility splays 2.4mx120m. Medical Centre / school and residential accessed via new four arm roundabout junction with Wayside Drive.</p> <p>Score - B</p> <p>Capacity - Circa 300 dwellings, plus 600-900 pupil secondary school, plus medical centre. Trip rates have been assessed, including scheme for 300 dwellings at St John Way / Enterprise Way (14/03783/OUT). AM & PM peaks. Surveys undertaken at four junctions - Four Elms Road / Wayside Drive, Station Road / Four Elms Road, Station Road / St Johns Way / Commerrce Way, Station Road / Enterprise Way</p> <p>Score - B</p> <p>Sustainability - Within close proximity to Edenbridge town centre.</p> <p>Score - A</p>

				<p>Conclusion - Edenbridge is located in a rural area without the benefit of high quality principle roads. It is accessed via B roads to the north and to the east and a 'c class' road (Lingfield Road) to the west. These roads are single carriageway with constraints along their routes including villages, bends and narrowings. There are no obvious improvements to bring these routes up to a principal route status. Development which leads to any significant increase in traffic movements is likely to lead to traffic issues along these routes. Edenbridge does however benefit from 2 rail stations-providing links between Uckfield/London and Redhill and Tonbridge</p>														
			Education Primary	<p>- Edenbridge Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr> <td>HO189, HO190, HO223, MX25 & MX26</td> <td>515 dwellings</td> </tr> <tr> <td>MX10</td> <td>450 dwellings</td> </tr> <tr> <td>MX51</td> <td>250 dwellings</td> </tr> <tr> <td>HO210</td> <td>15 dwellings</td> </tr> <tr> <td>HO364</td> <td>31 dwellings (est based on DPH)</td> </tr> <tr> <td>HO379</td> <td>5 dwellings</td> </tr> <tr> <td>MX44</td> <td>80 dwellings</td> </tr> </table> <p>Up to 1346 new dwellings would generate 377 primary pupils. This equates to 1.8 FE of primary provision.</p> <p>There is currently sufficient capacity at Edenbridge Primary School to accommodate about 100-150 additional primary pupils across all seven-year groups. If all options are progressed, an additional 1FE would be required.</p> <p>Edenbridge Primary School was enlarged two years ago and cannot be enlarged again. The two other primary schools in the planning area (Four Elms PS and Hever CE PS) have small sites and do not lend themselves to enlargement. If the demand increases beyond that forecast, Edenbridge Town will need a new 1FE Primary school built in or near the town.</p> <p>KCC would prefer, due to the size of any combination of HO189, HO190, HO223, MX25, MX26, MX10 or MX51 development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the Edenbridge developments, as has become practice in other developments of this or similar size.</p>	HO189, HO190, HO223, MX25 & MX26	515 dwellings	MX10	450 dwellings	MX51	250 dwellings	HO210	15 dwellings	HO364	31 dwellings (est based on DPH)	HO379	5 dwellings	MX44	80 dwellings
HO189, HO190, HO223, MX25 & MX26	515 dwellings																	
MX10	450 dwellings																	
MX51	250 dwellings																	
HO210	15 dwellings																	
HO364	31 dwellings (est based on DPH)																	
HO379	5 dwellings																	
MX44	80 dwellings																	
			SUDS	<p>There is a surface water overland flow path which traverses the site. Given the underlying geology, any surface water generated by the development will need to be attenuated within the site.</p> <p>The overland flow path will need to be assessed and avoided if needed.</p> <p>Space for attenuation of surface water will need to be included within the layout; though this has been considered to some degree in the parameter plan submitted. It is important that SuDS are integrated into the existing drainage network and within any landscape proposal.</p>														
			Heritage and Conservation	<p>Preliminary Heritage Assessment - General potential for prehistoric and roman, especially with Roman Road being on an alignment of a Roman routeway. A post medieval agricultural building is identifiable towards the southern land parcels.</p> <p><i>Formal programme of archaeological works required, subject to details</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>														
MX26	Land south of the railway line, Four Elms Road, Edenbridge	Secondary school	EC	Highways and Transportation	<p>Documents included 02/08/18 -FN46 WSP Transport Technical Note Edenbridge</p> <p>Documents Required - Transport Assessment with Travel Plans for each of the proposed uses.</p> <p>KCC Highways Comments - MX26 - Community facilities, secondary school 4-6 form entry (600-900 pupils)</p> <p><u>Transport Assessment</u></p>													

				<p>Access - Main residential accessed via new priority-controlled T-junction off B2027 Four Elms Road. Visibility splays 2.4mx120m. Medical Centre / school and residential accessed via new four arm roundabout junction with Wayside Drive.</p> <p>Score - B</p> <p>Capacity - Circa 300 dwellings, plus 600-900 pupil secondary school, plus medical centre. Trip rates have been assessed, including scheme for 300 dwellings at St John Way / Enterprise Way (14/03783/OUT). AM & PM peaks. Surveys undertaken at four junctions - Four Elms Road / Wayside Drive, Station Road / Four Elms Road, Station Road / St Johns Way / Commmerce Way, Station Road / Enterprise Way</p> <p>Score - B</p> <p>Sustainability - Within close proximity to Edenbridge town centre.</p> <p>Score - A</p> <p>Conclusion - Edenbridge is located in a rural area without the benefit of high quality principle roads. It is accessed via B roads to the north and to the east and a 'c class' road (Lingfield Road) to the west. These roads are single carriageway with constraints along their routes including villages, bends and narrowings. There are no obvious improvements to bring these routes up to a principal route status. Development which leads to any significant increase in traffic movements is likely to lead to traffic issues along these routes. Edenbridge does however benefit from 2 rail stations-providing links between Uckfield/London and Redhill and Tonbridge.</p>														
			Education Primary	<p>- Edenbridge Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr> <td>HO189, HO190, HO223, MX25 & MX26</td> <td>515 dwellings</td> </tr> <tr> <td>MX10</td> <td>450 dwellings</td> </tr> <tr> <td>MX51</td> <td>250 dwellings</td> </tr> <tr> <td>HO210</td> <td>15 dwellings</td> </tr> <tr> <td>HO364</td> <td>31 dwellings (est based on DPH)</td> </tr> <tr> <td>HO379</td> <td>5 dwellings</td> </tr> <tr> <td>MX44</td> <td>80 dwellings</td> </tr> </table> <p>Up to 1346 new dwellings would generate 377 primary pupils. This equates to 1.8 FE of primary provision.</p> <p>There is currently sufficient capacity at Edenbridge Primary School to accommodate about 100-150 additional primary pupils across all seven-year groups. If all options are progressed, an additional 1FE would be required.</p> <p>Edenbridge Primary School was enlarged two years ago and cannot be enlarged again. The two other primary schools in the planning area (Four Elms PS and Hever CE PS) have small sites and do not lend themselves to enlargement. If the demand increases beyond that forecast, Edenbridge Town will need a new 1FE Primary school built in or near the town.</p> <p>KCC would prefer, due to the size of any combination of HO189, HO190, HO223, MX25, MX26, MX10 or MX51 development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the Edenbridge developments, as has become practice in other developments of this or similar size.</p>	HO189, HO190, HO223, MX25 & MX26	515 dwellings	MX10	450 dwellings	MX51	250 dwellings	HO210	15 dwellings	HO364	31 dwellings (est based on DPH)	HO379	5 dwellings	MX44	80 dwellings
HO189, HO190, HO223, MX25 & MX26	515 dwellings																	
MX10	450 dwellings																	
MX51	250 dwellings																	
HO210	15 dwellings																	
HO364	31 dwellings (est based on DPH)																	
HO379	5 dwellings																	
MX44	80 dwellings																	
			SUDS	<p>There is a surface water overland flow path which traverses the site. Given the underlying geology, any surface water generated by the development will need to be attenuated within the site.</p> <p>The overland flow path will need to be assessed and avoided if needed.</p> <p>Space for attenuation of surface water will need to be included within the layout; though this has been considered to some degree in the parameter plan submitted. It is important that SuDS are integrated into the existing drainage network and within any landscape proposal.</p>														

				Heritage and Conservation	<p>Preliminary Heritage Assessment - General potential for prehistoric and roman, especially with Roman Road being on an alignment of a Roman routeway. A post medieval agricultural building is identifiable towards the southern land parcels.</p> <p><i>Formal programme of archaeological works required, subject to details</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>														
MX10	Land at Breezehurst Farm, Crouch House Road, Edenbridge	450 Employment Health hub Secondary school	EC	Highways and Transportation	<p>Documents included 02/08/18 -MX10 Documents Required - Transport Assessment</p> <p>KCC Highways Comments - Proposed medical centre to the north of Breezehurst Farm with access approximately 40 metres from where road bend to Little Browns Lane. Potential visibility issues. Second access to the south of mobile home site. Full TA required to enable full assessment.</p> <p>Transport Assessment</p> <p>Access - Two proposed accesses, one to the north of Breezehurst Farm and one to the south of St Brelade's Court mobile homes site. Score - A</p> <p>Capacity - Full TA required to enable capacity to be fully established. Large site constrained by railway line to the north and south. Adjoins already consented application 14/03783/OUT for 300 dwellings which will need to be fully included in capacity assessment. Junction capacity at Enterprise Way / Station Road and St Johns Way / Station Road. Score - B</p> <p>Sustainability - Access to Edenbridge through permitted scheme via Enterprise Way. Two railway stations within walking distance. Score - A</p> <p>Conclusion - Edenbridge is located in a rural area without the benefit of high quality principle roads. It is accessed via B roads to the north and to the east and a 'c class' road (Lingfield Road) to the west. These roads are single carriageway with constraints along their routes including villages, bends and narrowings. There are no obvious improvements to bring these routes up to a principal route status. Development which leads to any significant increase in traffic movements is likely to lead to traffic issues along these routes. Edenbridge does however benefit from 2 rail stations- providing links between Uckfield/London and Redhill and Tonbridge.</p>														
				Education - Primary	<p>Edenbridge Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr> <td>HO189, HO190, HO223, MX25 & MX26</td> <td>515 dwellings</td> </tr> <tr> <td>MX10</td> <td>450 dwellings</td> </tr> <tr> <td>MX51</td> <td>250 dwellings</td> </tr> <tr> <td>HO210</td> <td>15 dwellings</td> </tr> <tr> <td>HO364</td> <td>31 dwellings (est based on DPH)</td> </tr> <tr> <td>HO379</td> <td>5 dwellings</td> </tr> <tr> <td>MX44</td> <td>80 dwellings</td> </tr> </table> <p>Up to 1346 new dwellings would generate 377 primary pupils. This equates to 1.8 FE of primary provision.</p> <p>There is currently sufficient capacity at Edenbridge Primary School to accommodate about 100-150 additional primary pupils across all seven-year groups. If all options are progressed, an additional 1FE would be required.</p> <p>Edenbridge Primary School was enlarged two years ago and cannot be enlarged again. The two other primary schools in the planning area (Four Elms PS and Hever CE PS) have small sites and do not lend themselves to enlargement. If the demand increases beyond that forecast, Edenbridge Town will need a new 1FE Primary school built in or near the town.</p>	HO189, HO190, HO223, MX25 & MX26	515 dwellings	MX10	450 dwellings	MX51	250 dwellings	HO210	15 dwellings	HO364	31 dwellings (est based on DPH)	HO379	5 dwellings	MX44	80 dwellings
HO189, HO190, HO223, MX25 & MX26	515 dwellings																		
MX10	450 dwellings																		
MX51	250 dwellings																		
HO210	15 dwellings																		
HO364	31 dwellings (est based on DPH)																		
HO379	5 dwellings																		
MX44	80 dwellings																		

					<p>KCC would prefer, due to the size of any combination of HO189, HO190, HO223, MX25, MX26, MX10 or MX51 development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the Edenbridge developments, as has become practice in other developments of this or similar size.</p>														
				SUDS	<p>The site is traversed by an area of fluvial flood risk and some associated extent of surface water overland flow paths.</p> <p>The areas of flood risk will need to be assessed and avoided. SuDS features should not be located within any area of flood risk. Space for attenuation of surface water will need to be included within the layout.</p>														
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Low potential for as yet unknown archaeological remains.</p> <p><i>Formal programme of archaeological remains may be required, subject to details</i></p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>														
MX44	Land west of Romani Way, Edenbridge	80 G&T pitches Employment	EC	Highways and Transportation	<p>Documents included 02/08/18 -MX44 only Call for Sites information</p> <p>Documents Required - Transport Statement</p> <p>KCC Highways Comments - Full Transport Statement required before full assessment can be made.</p> <p><u>Transport Assessment</u></p> <p>Access - New access could be made off Hever Road</p> <p>Score - B</p> <p>Capacity - Full Transport Statement required. Site located on eastern edge of Edenbridge. Potential capacity on Hever Road. Junction capacity at Hever Road / High Street / Mill Hill may need to be assessed.</p> <p>Score - B</p> <p>Sustainability - Located on the eastern edge of Edenbridge. Pedestrian links limited and would need improving.</p> <p>Score – B</p> <p>Conclusion - Edenbridge is located in a rural area without the benefit of high quality principle roads. It is accessed via B roads to the north and to the east and a 'c class' road (Lingfield Road) to the west. These roads are single carriageway with constraints along their routes including villages, bends and narrowings. There are no obvious improvements to bring these routes up to a principal route status. Development which leads to any significant increase in traffic movements is likely to lead to traffic issues along these routes. Edenbridge does however benefit from 2 rail stations-providing links between Uckfield/London and Redhill and Tonbridge.</p>														
				Education Primary	<p>Edenbridge Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr> <td>HO189, HO190, HO223, MX25 & MX26</td> <td>515 dwellings</td> </tr> <tr> <td>MX10</td> <td>450 dwellings</td> </tr> <tr> <td>MX51</td> <td>250 dwellings</td> </tr> <tr> <td>HO210</td> <td>15 dwellings</td> </tr> <tr> <td>HO364</td> <td>31 dwellings (est based on DPH)</td> </tr> <tr> <td>HO379</td> <td>5 dwellings</td> </tr> <tr> <td>MX44</td> <td>80 dwellings</td> </tr> </table> <p>Up to 1346 new dwellings would generate 377 primary pupils. This equates to 1.8 FE of primary provision.</p>	HO189, HO190, HO223, MX25 & MX26	515 dwellings	MX10	450 dwellings	MX51	250 dwellings	HO210	15 dwellings	HO364	31 dwellings (est based on DPH)	HO379	5 dwellings	MX44	80 dwellings
HO189, HO190, HO223, MX25 & MX26	515 dwellings																		
MX10	450 dwellings																		
MX51	250 dwellings																		
HO210	15 dwellings																		
HO364	31 dwellings (est based on DPH)																		
HO379	5 dwellings																		
MX44	80 dwellings																		

					<p>There is currently sufficient capacity at Edenbridge Primary School to accommodate about 100-150 additional primary pupils across all seven-year groups. If all options are progressed, an additional 1FE would be required.</p> <p>Edenbridge Primary School was enlarged two years ago and cannot be enlarged again. The two other primary schools in the planning area (Four Elms PS and Hever CE PS) have small sites and do not lend themselves to enlargement. If the demand increases beyond that forecast, Edenbridge Town will need a new 1FE Primary school built in or near the town.</p> <p>KCC would prefer, due to the size of any combination of HO189, HO190, HO223, MX25, MX26, MX10 or MX51 development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the Edenbridge developments, as has become practice in other developments of this or similar size.</p>
				SUDS	<p>From a desk review, it is not clear where the discharge destination for any surface water generated from the development would be directed. There are no surface water sewers within the vicinity.</p> <p>Given the underlying geology, any surface water generated by the development will need to be attenuated within the site. There do not appear to be any ordinary watercourses which would convey surface water from the site.</p> <p>We have concerns as to the discharge destination from this site. This will require assessment. An infrastructure upgrade in sewers in the vicinity of the site may be required.</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Multi period archaeology has been located within this site as part of formal archaeological works for the quarry.</p> <p><i>Formal archaeological works required, subject to details of extent and depth of extraction</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>
MX51	Land south west of Crouch House Road, Edenbridge	250 Health hub Secondary school	EC	Highways and Transportation	<p>Documents included 02/08/18 -MX51 Documents Required - Transport Assessment</p> <p>KCC Highways Comments - Approximately 250 dwellings, new access required, plus secondary / emergency access. Full Transport Assessment required to assess the impact of proposed junctions</p> <p><u>Transport Assessment</u></p> <p>Access - Two potential access outlined off Crouch House Road. Score - B Capacity - Full TA required to enable capacity to be fully established. Score - B Sustainability - Site is approximately 500 metres due west of Edenbridge High Street. However, Walking access via Crouch House Road, and Stangrove Road. Bus stops located on Crouch House Road. Score - A</p> <p>Conclusion - Edenbridge is located in a rural area without the benefit of high quality principle roads. It is accessed via B roads to the north and to the east and a 'c class' road (Lingfield Road) to the west. These roads are single carriageway with constraints along their routes including villages, bends and narrowings. There are no obvious improvements to bring these routes up to a principal route status. Development which leads to any significant increase in traffic movements is likely to lead to traffic issues along these routes. Edenbridge does however benefit from 2 rail stations-providing links between Uckfield/London and Redhill and Tonbridge.</p>

				Education Primary	<p>- Edenbridge Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <p><i>HO189, HO190, HO223, MX25 & MX26 515 dwellings</i> <i>MX10 450 dwellings</i> <i>MX51 250 dwellings</i> <i>HO210 15 dwellings</i> <i>HO364 31 dwellings (est based on DPH)</i> <i>HO379 5 dwellings</i> <i>MX44 80 dwellings</i></p> <p>Up to 1346 new dwellings would generate 377 primary pupils. This equates to 1.8 FE of primary provision.</p> <p>There is currently sufficient capacity at Edenbridge Primary School to accommodate about 100-150 additional primary pupils across all seven-year groups. If all options are progressed, an additional 1FE would be required.</p> <p>Edenbridge Primary School was enlarged two years ago and cannot be enlarged again. The two other primary schools in the planning area (Four Elms PS and Hever CE PS) have small sites and do not lend themselves to enlargement. If the demand increases beyond that forecast, Edenbridge Town will need a new 1FE Primary school built in or near the town.</p> <p>KCC would prefer, due to the size of any combination of HO189, HO190, HO223, MX25, MX26, MX10 or MX51 development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the Edenbridge developments, as has become practice in other developments of this or similar size.</p>
				SUDS	<p>From a desk review, it is not clear where the discharge destination for any surface water generated from the development would be directed. There are no surface water sewers along Crouch House Road, though a surface water sewer is located in Pine Grove. It appears that the site topography would direct surface water naturally towards the east, towards Crouch House Road rather than to the west where the concept plan locates ponds.</p> <p>Given the underlying geology, any surface water generated by the development will need to be attenuated within the site. There do not appear to be any ordinary watercourses which would convey surface water from the site.</p> <p>KCC has major concerns as to the discharge destination from this site. A major infrastructure upgrade in sewers in the vicinity of the site may be required.</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for prehistoric remains with proximity of River Terrace Gravels and for Roman remains with a roman road considered to follow the alignment of the High Street and a Roman coin located within the site. The site contains a possible post medieval to modern farm outbuilding or barn identified on the Historic Farmstead survey (HE). Potential for as yet unknown multi-period remains.</p> <p>Some potential for post medieval or earlier land and water management with historic field boundaries and water management systems.</p> <p>Heritage Statement and Archaeological Deskbased Assessment and Historic Landscape Assessment required to support any application.</p> <p>Formal programme of archaeological works required subject to details.</p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>
Westerham					
HO46	Land	10	UC	Highways and	KCC Highways Comments - Access to be improved

	between Granville Road and Farleycroft, Westerham			Transportation	<p><u>Transport Assessment</u></p> <p>Access - Existing access may need widening / pedestrian facility. Score - B Capacity - No issues Score - A Sustainability -Within walking distance of town centre / buses etc. Score – A</p>										
				Education Primary -	<p>Westerham</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr> <td>HO371, HO372, 373 & HO 374</td> <td>600 dwellings</td> </tr> <tr> <td>HO327</td> <td>5 dwellings</td> </tr> <tr> <td>HO46</td> <td>10 dwellings</td> </tr> <tr> <td>HO336</td> <td>6 dwellings (est from DPH)</td> </tr> <tr> <td>HO342</td> <td>14 dwellings</td> </tr> </table> <p>Up to 635 new dwellings would generate 177 primary pupils. This equates to 0.9FE of primary provision.</p> <p>With sufficient funding, KCC believe that this demand could be accommodated within existing schools, probably by way of an expansion if deemed necessary at the time of these developments coming to fruition.</p>	HO371, HO372, 373 & HO 374	600 dwellings	HO327	5 dwellings	HO46	10 dwellings	HO336	6 dwellings (est from DPH)	HO342	14 dwellings
HO371, HO372, 373 & HO 374	600 dwellings														
HO327	5 dwellings														
HO46	10 dwellings														
HO336	6 dwellings (est from DPH)														
HO342	14 dwellings														
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Some potential for prehistoric remains gives proximity of Iron Age findspot.</p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval</p>										
HO327	Crockham Hill House, Main Road, Crockham Hill	5	BF	Highways and Transportation	<p>KCC Highways Comments - Direct access off Main Road. Improved junction may be required</p> <p><u>Transport Assessment</u></p> <p>Access - Existing access? - no details available Score - A Capacity - No issues given low number Score - A Sustainability -Few facilities nearby other than primary school Score – B</p>										
				Education Primary -	<p>Westerham</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr> <td>HO371, HO372, 373 & HO 374</td> <td>600 dwellings</td> </tr> <tr> <td>HO327</td> <td>5 dwellings</td> </tr> <tr> <td>HO46</td> <td>10 dwellings</td> </tr> <tr> <td>HO336</td> <td>6 dwellings (est from DPH)</td> </tr> <tr> <td>HO342</td> <td>14 dwellings</td> </tr> </table> <p>Up to 635 new dwellings would generate 177 primary pupils. This equates to 0.9FE of primary provision.</p>	HO371, HO372, 373 & HO 374	600 dwellings	HO327	5 dwellings	HO46	10 dwellings	HO336	6 dwellings (est from DPH)	HO342	14 dwellings
HO371, HO372, 373 & HO 374	600 dwellings														
HO327	5 dwellings														
HO46	10 dwellings														
HO336	6 dwellings (est from DPH)														
HO342	14 dwellings														

					With sufficient funding, KCC believe that this demand could be accommodated within existing schools, probably by way of an expansion if deemed necessary at the time of these developments coming to fruition.										
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Some potential for roman remains associated with Roman road following the alignment of Main Road. Crockham Hill House is identifiable on the 1st Ed OS map with associated formal gardens. It is not a designated heritage asset but is a building of local heritage interest.</p> <p><i>Heritage Statement, including a historic building assessment, needed to support any application. Some formal historic building, historic landscape and archaeological works may be required, subject to details.</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>										
HO371	Land south of Farley Lane, Westerham	9	EC	Highways and Transportation	<p>Documents included 02/08/18 -HO371 / HO372 / HO373 / HO374</p> <p>Documents Required - Transport Technical Note received and considered.</p> <p>KCC Highways Comments - Technical Information has been provided in respect of the allocation for 600 homes and relief road to Westerham. This indicates that the provision of the relief road and the development would reduce traffic flows along the A25 through Westerham. This would reduce congestion, queues and delays and provide opportunities for the delivery of sustainable transport measures and public realm improvements.</p> <p>Transport Assessment</p> <p>Access - Access to the development would be gained via the relief road.</p> <p>Score - B</p> <p>Capacity - Relief road would improve capacity.</p> <p>Score - A</p> <p>Sustainability - Relief Road would allow opportunities for sustainable travel and public realm improvements.</p> <p>Score - A</p> <p>Conclusion - Access to the development would be gained via the relief road. Relief road would improve capacity and allow opportunities for sustainable travel and public realm improvements.</p>										
				Education Primary	<p>Westerham</p> <p><i>Development sites that impact on this planning area:</i></p> <table border="0"> <tr> <td>HO371, HO372, 373 & HO 374</td> <td>600 dwellings</td> </tr> <tr> <td>HO327</td> <td>5 dwellings</td> </tr> <tr> <td>HO46</td> <td>10 dwellings</td> </tr> <tr> <td>HO336</td> <td>6 dwellings (est from DPH)</td> </tr> <tr> <td>HO342</td> <td>14 dwellings</td> </tr> </table> <p>Up to 635 new dwellings would generate 177 primary pupils. This equates to 0.9FE of primary provision.</p> <p>With sufficient funding, KCC believe that this demand could be accommodated within existing schools, probably by way of an expansion if deemed necessary at the time of these developments coming to fruition.</p>	HO371, HO372, 373 & HO 374	600 dwellings	HO327	5 dwellings	HO46	10 dwellings	HO336	6 dwellings (est from DPH)	HO342	14 dwellings
HO371, HO372, 373 & HO 374	600 dwellings														
HO327	5 dwellings														
HO46	10 dwellings														
HO336	6 dwellings (est from DPH)														
HO342	14 dwellings														
				Heritage and Conservation	<p>Preliminary Heritage Assessment –Low archaeological potential for as yet unknown remains.</p> <p><i>Formal archaeological works may be required, subject to details</i></p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>										

HO372	Land north of Farley Lane, Westerham	59	EC	Highways and Transportation	<p>Documents included 02/08/18 -HO371 / HO372 / HO373 / HO374</p> <p>Documents Required - Transport Assessment</p> <p>KCC Highways Comments - Technical Information has been provided in respect of the allocation for 600 homes and relief road to Westerham. This indicates that the provision of the relief road and the development would reduce traffic flows along the A25 through Westerham. This would reduce congestion, queues and delays and provide opportunities for the delivery of sustainable transport measures and public realm improvements.</p> <p>Transport Assessment</p> <p>Access - Access to the development would be gained via the relief road.</p> <p>Score - B</p> <p>Capacity - Relief road would improve capacity.</p> <p>Score - A</p> <p>Sustainability - Relief Road would allow opportunities for sustainable travel and public realm improvements.</p> <p>Score - A</p> <p>Conclusion - Access to the development would be gained via the relief road. Relief road would improve capacity and allow opportunities for sustainable travel and public realm improvements.</p>										
				Education Primary -	<p>Westerham</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr> <td>HO371, HO372, 373 & HO 374</td> <td>600 dwellings</td> </tr> <tr> <td>HO327</td> <td>5 dwellings</td> </tr> <tr> <td>HO46</td> <td>10 dwellings</td> </tr> <tr> <td>HO336</td> <td>6 dwellings (est from DPH)</td> </tr> <tr> <td>HO342</td> <td>14 dwellings</td> </tr> </table> <p>Up to 635 new dwellings would generate 177 primary pupils. This equates to 0.9FE of primary provision.</p> <p>With sufficient funding, KCC believe that this demand could be accommodated within existing schools, probably by way of an expansion if deemed necessary at the time of these developments coming to fruition.</p>	HO371, HO372, 373 & HO 374	600 dwellings	HO327	5 dwellings	HO46	10 dwellings	HO336	6 dwellings (est from DPH)	HO342	14 dwellings
HO371, HO372, 373 & HO 374	600 dwellings														
HO327	5 dwellings														
HO46	10 dwellings														
HO336	6 dwellings (est from DPH)														
HO342	14 dwellings														
				SUDS	<p>The submission for the proposed development recognises the local flooding and drainage issues within the locality and offers inclusion of a strategic provision for the area within the development proposal.</p> <p>The different sites have different underlying geology and infiltration potential. It is assumed that attenuation will be a significant requirement across the sites but this may be included with the strategic provision offered for consideration.</p> <p>Assessment will be required on a strategic level given the spread of the site. Space for attenuation of surface water will need to be included within the layout.</p>										
				Heritage and Conservation	<p>Preliminary Heritage Assessment –: Low potential for remains associated with Green Croft farm identifiable on 2nd Ed OS map;</p> <p><i>Formal archaeological works may be required, subject to details</i></p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>										
HO373	Land east of	166	EC	Highways and	Documents included 02/08/18 -HO371 / HO372 / HO373 / HO374										

	Croydon Road, Westerham			Transportation	<p>Documents Required - Transport Assessment</p> <p>KCC Highways Comments - Technical Information has been provided in respect of the allocation for 600 homes and relief road to Westerham. This indicates that the provision of the relief road and the development would reduce traffic flows along the A25 through Westerham. This would reduce congestion, queues and delays and provide opportunities for the delivery of sustainable transport measures and public realm improvements.</p> <p>Transport Assessment</p> <p>Access - Access to the development would be gained via the relief road. Score - B Capacity - Relief road would improve capacity. Score - A Sustainability - Relief Road would allow opportunities for sustainable travel and public realm improvements. Score - A</p> <p>Conclusion - Access to the development would be gained via the relief road. Relief road would improve capacity and allow opportunities for sustainable travel and public realm improvements.</p>										
				Education Primary -	<p>Westerham</p> <p><i>Development sites that impact on this planning area:</i></p> <table border="0"> <tr> <td>HO371, HO372, 373 & HO 374</td> <td>600 dwellings</td> </tr> <tr> <td>HO327</td> <td>5 dwellings</td> </tr> <tr> <td>HO46</td> <td>10 dwellings</td> </tr> <tr> <td>HO336</td> <td>6 dwellings (est from DPH)</td> </tr> <tr> <td>HO342</td> <td>14 dwellings</td> </tr> </table> <p>Up to 635 new dwellings would generate 177 primary pupils. This equates to 0.9FE of primary provision.</p> <p>With sufficient funding, KCC believe that this demand could be accommodated within existing schools, probably by way of an expansion if deemed necessary at the time of these developments coming to fruition.</p>	HO371, HO372, 373 & HO 374	600 dwellings	HO327	5 dwellings	HO46	10 dwellings	HO336	6 dwellings (est from DPH)	HO342	14 dwellings
HO371, HO372, 373 & HO 374	600 dwellings														
HO327	5 dwellings														
HO46	10 dwellings														
HO336	6 dwellings (est from DPH)														
HO342	14 dwellings														
				SUDS	<p>The submission for the proposed development recognises the local flooding and drainage issues within the locality and offers inclusion of a strategic provision for the area within the development proposal.</p> <p>The different sites have different underlying geology and infiltration potential. It is assumed that attenuation will be a significant requirement across the sites but this may be included with the strategic provision offered for consideration.</p> <p>Assessment will be required on a strategic level given the spread of the site. Space for attenuation of surface water will need to be included within the layout.</p>										
				Heritage and Conservation	<p>Preliminary Heritage Assessment - potential for as yet unknown multi-period archaeological remains and for remains associated with outbuilding identifiable on 1st Ed OS map: <i>Formal historic building and archaeological works may be required, subject to details</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>										
HO374	Land south of Madan Road, Westerham	366	EC	Highways and Transportation	<p>Documents included 02/08/18 -HO371 / HO372 / HO373 / HO374</p> <p>Documents Required - Transport Assessment</p>										

				<p>KCC Highways Comments - Technical Information has been provided in respect of the allocation for 600 homes and relief road to Westerham. This indicates that the provision of the relief road and the development would reduce traffic flows along the A25 through Westerham. This would reduce congestion, queues and delays and provide opportunities for the delivery of sustainable transport measures and public realm improvements.</p> <p>Transport Assessment</p> <p>Access - Access to the development would be gained via the relief road. Score - B Capacity - Relief road would improve capacity. Score - A Sustainability - Relief Road would allow opportunities for sustainable travel and public realm improvements. Score - A</p> <p>Conclusion - Access to the development would be gained via the relief road. Relief road would improve capacity and allow opportunities for sustainable travel and public realm improvements.</p>										
			Education Primary	<p>- Westerham</p> <p><i>Development sites that impact on this planning area:</i></p> <table border="0"> <tr> <td>HO371, HO372, 373 & HO 374</td> <td>600 dwellings</td> </tr> <tr> <td>HO327</td> <td>5 dwellings</td> </tr> <tr> <td>HO46</td> <td>10 dwellings</td> </tr> <tr> <td>HO336</td> <td>6 dwellings (est from DPH)</td> </tr> <tr> <td>HO342</td> <td>14 dwellings</td> </tr> </table> <p>Up to 635 new dwellings would generate 177 primary pupils. This equates to 0.9FE of primary provision.</p> <p>With sufficient funding, KCC believe that this demand could be accommodated within existing schools, probably by way of an expansion if deemed necessary at the time of these developments coming to fruition.</p>	HO371, HO372, 373 & HO 374	600 dwellings	HO327	5 dwellings	HO46	10 dwellings	HO336	6 dwellings (est from DPH)	HO342	14 dwellings
HO371, HO372, 373 & HO 374	600 dwellings													
HO327	5 dwellings													
HO46	10 dwellings													
HO336	6 dwellings (est from DPH)													
HO342	14 dwellings													
			SUDS	<p>The submission for the proposed development recognises the local flooding and drainage issues within the locality and offers inclusion of a strategic provision for the area within the development proposal.</p> <p>The different sites have different underlying geology and infiltration potential. It is assumed that attenuation will be a significant requirement across the sites but this may be included with the strategic provision offered for consideration.</p> <p>Assessment will be required on a strategic level given the spread of the site. Space for attenuation of surface water will need to be included within the layout.</p>										
			Heritage and Conservation	<p>Preliminary Heritage Assessment - potential for as yet unknown multi-period archaeological remains and for remains associated with the Westerham Valley Branch Railway. This local railway was opened in 1881 and closed in 1961. It is a locally important heritage asset and any remains and its alignment should preferably be preserved in situ.</p> <p>Predetermination Deskbased Assessment required and specialist historic landscape and heritage asset assessment of the Westerham Valley Branch Railway. Heritage Enhancement measures for the railway are recommended</p> <p><i>A programme of historic landscape and archaeological works required as well as heritage enhancement measures for the Westerham Valley Branch Railway.</i></p> <p>Scale 2 - Pre-determination assessment should be carried out to clarify whether development of any part of the site is possible</p>										

New Ash Green					
HO384	The Forge, Ash Road, Ash	14	UC	Highways	<p>Documents required - Transport Statement</p> <p>KCC Highways comments - The site is accessed via Ash Road which loops around a small area of green space. The existing access could be utilised for future development, avoiding the main Ash Road. Walking distance to New Ash Green village centre, with local bus stops.</p> <p>Transport Assessment</p> <p>Access - Use of existing access Score - A Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - The site is within the southern boundary of New Ash Green village. There is no train station. Bus stops are available on Chapel Wood Road & North Ash Road Score - B</p>
				Education Primary	<p>Hartley & New Ash Green Planning Area & Part of Sevenoaks Rural North Planning Area (Considered together because of adjacency)</p> <p><i>Development sites that impact on this planning area:</i></p> <p><i>MX52 & MX53800 dwellings</i> H051 13 dwellings HO165 31 dwellings HO378 32 dwellings HO353 10 dwellings HO384 14 dwellings MX55 42 dwellings (est based on DPH)</p> <p>Up to 942 new dwellings would generate 264 primary pupils. This equates to 1.2FE.</p> <p>There are three schools in the Hartley & New Ash Green planning area. Hartley Academy, Our Lady's and New Ash Green Primary School. There is one primary school in the impacted part of Sevenoaks Rural North planning area, Fawkham CE PS.</p> <p>There is a small amount of capacity in these four schools, but not enough to accommodate 264 new pupils. This additional demand would require new provision, of between 1 and 1.5 FE.</p> <p>KCC notes the proposal put forward by the Leigh Academies Trust that describes a plan to relocate Milestone Academy and Hartley Primary Academy onto a single site. The future use or disposal of any KCC freehold land that is released after a relocation, would remain a KCC decision and there is no guarantee that any realised funds would be diverted to support this proposal. It has to be remembered that the current status quo of primary provision and extant housing is balanced and sustainable, so any additional demand created must come with developer funding to provide additional school places. Nevertheless, KCC would be willing to enter discussions around this issue.</p> <p>KCC notes that the building condition of Hartley Primary Academy and Milestone Academy are being mentioned as supporting factors to the proposal to build a new facility that would accommodate both schools. KCC would remind SDC that the condition and maintenance of these two Academy buildings is the responsibility of the Trust, not KCC.</p> <p>KCC would prefer, due to the size of the MX52 & MX53 Corinthians and Banckside development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX52 & MX53 Corinthians and Banckside development, as has become practice in other developments of this or similar size.</p>
				Heritage and	Preliminary Heritage Assessment - Potential for post medieval remains associated with settlement and smithy.

				Conservation	<p><i>Formal archaeological works may be required subject to details</i></p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>
MX55	The Manor House, North Ash Road, New Ash Green	TBC* Employment	UC	Highways and Transportation	<p>KCC Highways Comments - Transport Statement required</p> <p>Transport Assessment</p> <p>Access - Existing access off North Ash Road. Improvement to bellmouth and visibility required. Score - B Capacity - No issues likely Score - A Sustainability - Good sustainably transport options available. Nearby school, health centre, local shops. Score - A</p>
				Education - Primary	<p>Hartley & New Ash Green Planning Area & Part of Sevenoaks Rural North Planning Area (Considered together because of adjacency)</p> <p><i>Development sites that impact on this planning area:</i></p> <p><i>MX52 & MX53 800 dwellings</i></p> <p><i>H051 13 dwellings</i></p> <p><i>H0165 31 dwellings</i></p> <p><i>H0378 32 dwellings</i></p> <p><i>H0353 10 dwellings</i></p> <p><i>H0384 14 dwellings</i></p> <p><i>MX55 42 dwellings (est based on DPH)</i></p> <p>Up to 942 new dwellings would generate 264 primary pupils. This equates to 1.2FE.</p> <p>There are three schools in the Hartley & New Ash Green planning area. Hartley Academy, Our Lady's and New Ash Green Primary School. There is one primary school in the impacted part of Sevenoaks Rural North planning area, Fawkham CE PS.</p> <p>There is a small amount of capacity in these four schools, but not enough to accommodate 264 new pupils. This additional demand would require new provision, of between 1 and 1.5 FE.</p> <p>KCC notes the proposal put forward by the Leigh Academies Trust that describes a plan to relocate Milestone Academy and Hartley Primary Academy onto a single site. The future use or disposal of any KCC freehold land that is released after a relocation, would remain a KCC decision and there is no guarantee that any realised funds would be diverted to support this proposal. It has to be remembered that the current status quo of primary provision and extant housing is balanced and sustainable, so any additional demand created must come with developer funding to provide additional school places. Nevertheless, KCC would be willing to enter discussions around this issue.</p> <p>KCC notes that the building condition of Hartley Primary Academy and Milestone Academy are being mentioned as supporting factors to the proposal to build a new facility that would accommodate both schools. KCC would remind SDC that the condition and maintenance of these two Academy buildings is the responsibility of the Trust, not KCC.</p> <p>KCC would prefer, due to the size of the MX52 & MX53 Corinthians and Banckside development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX52 & MX53 Corinthians and Banckside development, as has become practice in other developments of this or similar size.</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Site contains designated heritage asset The Manor House. Potential for remains associated with post medieval to modern farm complex identifiable as North Ash on 1st Ed OS map. Main house is an early 19th century Grade II listed building and it</p>

					<p>was surrounded by outbuildings, formal gardens and historic landscape. North Ash farm is identified as being of historic interest in Historic Farmstead Survey (HE).</p> <p><i>Heritage Statement, including a historic building, historic landscape and archaeological assessments required to inform any application.</i></p> <p><i>Formal historic building, historic landscape and archaeological works required, subject to details.</i></p> <p>Scale 2 - Pre-determination assessment should be carried out to clarify whether development of any part of the site is possible.</p>
Oxford					
HO102	Oxford Builders Merchants, High Street, Oxford	TBC*	UC	Highways	<p>KCC Highways Comments - Access onto High Street could be utilised</p> <p>Transport Assessment</p> <p>Access - Existing access could be utilised Score - A Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Within close proximity of local facilities and High Street. Score - A</p>
				Education Primary	<p>Sevenoaks East</p> <p><i>Development sites that impact on this planning area:</i></p> <p>HO104 15 dwellings HO133 20 dwellings HO340 20 dwellings (est from DPH) HO102 19 dwellings (est from DPH, incl in this planning area for adjacency)</p> <p>Up to 74 new dwellings, generating 20 pupils which could be accommodated in existing provision.</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential associated with Oxford Little Park, a medieval and post medieval deer park, and with the later Broughton Farm. Oxford contains evidence of prehistoric and later settlement and there is potential for associated archaeology to survive on site.</p> <p><i>Heritage Statement required to support any application. Formal archaeological works probably required subject to details.</i></p> <p>Scale 3- Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>
Hartley					
HO353	Land south of Orchard House, Ash Road, Hartley	10	BF	Highways	<p>KCC Highways Comments - Improvements to access required.</p> <p>Transport Assessment</p> <p>Access - Existing access which could be improved. Score - A Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Some local facilities available in Hartley Score - A</p>
				Education Primary	<p>Hartley & New Ash Green Planning Area & Part of Sevenoaks Rural North Planning Area (Considered together because of adjacency)</p> <p><i>Development sites that impact on this planning area:</i></p>

				<p><i>MX52 & MX53 800 dwellings</i> <i>H051 13 dwellings</i> <i>HO165 31 dwellings</i> <i>HO378 32 dwellings</i> <i>HO353 10 dwellings</i> <i>HO384 14 dwellings</i> <i>MX55 42 dwellings (est based on DPH)</i></p> <p>Up to 942 new dwellings would generate 264 primary pupils. This equates to 1.2FE.</p> <p>There are three schools in the Hartley & New Ash Green planning area. Hartley Academy, Our Lady's and New Ash Green Primary School. There is one primary school in the impacted part of Sevenoaks Rural North planning area, Fawkham CE PS.</p> <p>There is a small amount of capacity in these four schools, but not enough to accommodate 264 new pupils. This additional demand would require new provision, of between 1 and 1.5 FE.</p> <p>KCC notes the proposal put forward by the Leigh Academies Trust that describes a plan to relocate Milestone Academy and Hartley Primary Academy onto a single site. The future use or disposal of any KCC freehold land that is released after a relocation, would remain a KCC decision and there is no guarantee that any realised funds would be diverted to support this proposal. It has to be remembered that the current status quo of primary provision and extant housing is balanced and sustainable, so any additional demand created must come with developer funding to provide additional school places. Nevertheless, KCC would be willing to enter discussions around this issue.</p> <p>KCC notes that the building condition of Hartley Primary Academy and Milestone Academy are being mentioned as supporting factors to the proposal to build a new facility that would accommodate both schools. KCC would remind SDC that the condition and maintenance of these two Academy buildings is the responsibility of the Trust, not KCC.</p> <p>KCC would prefer, due to the size of the MX52 & MX53 Corinthians and Banckside development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX52 & MX53 Corinthians and Banckside development, as has become practice in other developments of this or similar size.</p>	
			Heritage and Conservation	<p>Preliminary Heritage Assessment - Some potential for post medieval remains associated with historic farm complex of Hartley House.</p> <p>Some formal archaeological work may be required subject to details.</p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval</p>	
MX52	Land at Corinthians Sports Club, Valley Road, Fawkham/Hartley	570 Employment Health Education Sports	EC	Highways and Transportation	<p>Documents included 02/08/18 -MW52 & MX53 Documents Required - Transport Assessment required</p> <p>KCC Highways Comments - DHA Planning Consultants. Transport route studies required on the road network leading to the Strategic road network and local rural roads.</p> <p>Transport Assessment</p> <p>Access - A development of this scale would require a Transport Assessment to inform of the access arrangements. Access should be taken from Ash Road this being more suitable than Valley Road. A development of more than 300 homes requires two accesses.</p> <p>Score - B</p> <p>Capacity - A Transport Assessment would assess the impact of the development and areas where mitigating measures are required. The scope of the TA should include route assessments on the existing highway network which would be used to access the strategic highway, Ebbsfleet,</p>

				<p>Bluewater. Capacity assessments will be required at key junctions.</p> <p>Score - C</p> <p>Sustainability - Connections to Longfield and it's station could be provided for buses, cycling and walking.</p> <p>Score - B</p> <p>Conclusion - A development of this scale would require a Transport Assessment to inform of the access arrangements. Access should be taken from Ash Road this being more suitable than Fawkham road and Valley Road. A development of more than 300 homes requires two accesses. A Transport Assessment would assess the impact of the development and areas where mitigating measures are required. The scope of the TA should include route assessments on the existing highway network which would be used to access the strategic highway, Ebbsfleet, Bluewater. Capacity assessments will be required at key junctions. Connections to Longfield and its station could be provided for buses, cycling and walking.</p>
			Education Primary	<p>- Hartley & New Ash Green Planning Area & Part of Sevenoaks Rural North Planning Area (Considered together because of adjacency)</p> <p><i>Development sites that impact on this planning area:</i></p> <p><i>MX52 & MX53 800 dwellings</i></p> <p><i>H051 13 dwellings</i></p> <p><i>HO165 31 dwellings</i></p> <p><i>HO378 32 dwellings</i></p> <p><i>HO353 10 dwellings</i></p> <p><i>HO384 14 dwellings</i></p> <p><i>MX55 42 dwellings (est based on DPH)</i></p> <p>Up to 942 new dwellings would generate 264 primary pupils. This equates to 1.2FE.</p> <p>There are three schools in the Hartley & New Ash Green planning area. Hartley Academy, Our Lady's and New Ash Green Primary School. There is one primary school in the impacted part of Sevenoaks Rural North planning area, Fawkham CE PS.</p> <p>There is a small amount of capacity in these four schools, but not enough to accommodate 264 new pupils. This additional demand would require new provision, of between 1 and 1.5 FE.</p> <p>KCC notes the proposal put forward by the Leigh Academies Trust that describes a plan to relocate Milestone Academy and Hartley Primary Academy onto a single site. The future use or disposal of any KCC freehold land that is released after a relocation, would remain a KCC decision and there is no guarantee that any realised funds would be diverted to support this proposal. It has to be remembered that the current status quo of primary provision and extant housing is balanced and sustainable, so any additional demand created must come with developer funding to provide additional school places. Nevertheless, KCC would be willing to enter discussions around this issue.</p> <p>KCC notes that the building condition of Hartley Primary Academy and Milestone Academy are being mentioned as supporting factors to the proposal to build a new facility that would accommodate both schools. KCC would remind SDC that the condition and maintenance of these two Academy buildings is the responsibility of the Trust, not KCC.</p> <p>KCC would prefer, due to the size of the MX52 & MX53 Corinthians and Banckside development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX52 & MX53 Corinthians and Banckside development, as has become practice in other developments of this or similar size.</p>
			Heritage and Conservation	<p>Preliminary Heritage Assessment - this housing allocation site lies adjacent to the site of Pennis Farmhouse, which is considered to be on the site of a 16th century or earlier residence, possible medieval hall house. Both Pennis Farmhouse and the later Pennis House are designated heritage assets, Grade II. There are also some Grade II listed gate and railings. This is clearly a multi-period high status residence with associated outbuildings and historic landscape.</p> <p>There is also potential for significant remains associated with prehistoric activity, including burial remains, in view of ring ditch just south of Pennis House complex.</p>

					<p>There are significant heritage assets to consider and there may be constraints on developing parts of this site. Equally there may be heritage opportunities providing benefits to a suitable development scheme.</p> <p>Pre-allocation Historic Building Assessment, Historic Landscape Assessment and Archaeological Deskbased Assessment required in view of potential for sensitive prehistoric remains and with regard to the designated heritage assets of Pennis Farmhouse and Pennis House.</p> <p>Pre-determination archaeological deskbased Assessment, historic landscape assessment and assessment of setting of Pennis House and Pennis Farmhouse..</p> <p>Formal programme of heritage works required and should include heritage enhancement measures.</p> <p>Scale 2 - Pre-determination assessment should be carried out to clarify whether development of any part of the site is possible.</p>
MX53	Land between Parkfield and Fawkham Road, Fawkham/Hartley	230 Infrastructure Country park	EC	Highways and Transportation	<p>Documents included 02/08/18 -MW52 & MX53 Documents Required - Transport Assessment required</p> <p>KCC Highways Comments - DHA Planning Consultants. Transport route studies required on the road network leading to the Strategic road network and local rural roads.</p> <p>Transport Assessment</p> <p>Access - A development of this scale would require a Transport Assessment to inform of the access arrangements. Access should be taken from Ash Road this being more suitable than Fawkham Road. A development of up to 300 homes could be accessed from a single point of access with an additional emergency access provided and a looped arrangement in the development.</p> <p>Score - B</p> <p>Capacity - A Transport Assessment would assess the impact of the development and areas where mitigating measures are required. The scope of the TA should include route assessments on the existing highway network which would be used to access the strategic highway, Ebbsfleet, Bluewater. Capacity assessments will be required at key junctions.</p> <p>Score - C</p> <p>Sustainability - Connections to Longfield and its station could be provided for buses, cycling and walking.</p> <p>Score – B</p> <p>Conclusion - A development of this scale would require a Transport Assessment to inform of the access arrangements. Access should be taken from Ash Road this being more suitable than Fawkham road and Valley Road. A development of more than 300 homes requires two accesses. A Transport Assessment would assess the impact of the development and areas where mitigating measures are required. The scope of the TA should include route assessments on the existing highway network which would be used to access the strategic highway, Ebbsfleet, Bluewater. Capacity assessments will be required at key junctions. Connections to Longfield and its station could be provided for buses, cycling and walking.</p>
				Education Primary -	<p>Hartley & New Ash Green Planning Area & Part of Sevenoaks Rural North Planning Area (Considered together because of adjacency)</p> <p><i>Development sites that impact on this planning area:</i></p> <p>MX52 & MX53 800 dwellings H051 13 dwellings H0165 31 dwellings H0378 32 dwellings H0353 10 dwellings H0384 14 dwellings</p>

				<p><i>MX55 42 dwellings (est based on DPH)</i></p> <p>Up to 942 new dwellings would generate 264 primary pupils. This equates to 1.2FE.</p> <p>There are three schools in the Hartley & New Ash Green planning area. Hartley Academy, Our Lady's and New Ash Green Primary School. There is one primary school in the impacted part of Sevenoaks Rural North planning area, Fawkham CE PS.</p> <p>There is a small amount of capacity in these four schools, but not enough to accommodate 264 new pupils. This additional demand would require new provision, of between 1 and 1.5 FE.</p> <p>KCC notes the proposal put forward by the Leigh Academies Trust that describes a plan to relocate Milestone Academy and Hartley Primary Academy onto a single site. The future use or disposal of any KCC freehold land that is released after a relocation, would remain a KCC decision and there is no guarantee that any realised funds would be diverted to support this proposal. It has to be remembered that the current status quo of primary provision and extant housing is balanced and sustainable, so any additional demand created must come with developer funding to provide additional school places. Nevertheless, KCC would be willing to enter discussions around this issue.</p> <p>KCC notes that the building condition of Hartley Primary Academy and Milestone Academy are being mentioned as supporting factors to the proposal to build a new facility that would accommodate both schools. KCC would remind SDC that the condition and maintenance of these two Academy buildings is the responsibility of the Trust, not KCC.</p> <p>KCC would prefer, due to the size of the MX52 & MX53 Corinthians and Banckside development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX52 & MX53 Corinthians and Banckside development, as has become practice in other developments of this or similar size.</p>
			Heritage and Conservation	<p>Preliminary Heritage Assessment – This site is adjacent to the designated heritage asset of St Marys Church, a Grade I listed heritage asset. St Mary's Church is considered to date from 11th century with several phases of rebuild. The proposed housing site also is adjacent to the site of a medieval manor of Fawkham Castle. The castle and church would have been a focus for medieval settlement and trade and there may be extensive remains in the surrounding area. There is high potential for remains associated with the castle and with the medieval settlement activity to survive within the proposed housing site. There is also potential for prehistoric remains due to proximity valley system to west. Iron Age remains have been located towards the southern end of the site and further prehistoric remains may survive on site.</p> <p>Impact on St Mary's Church, Fawkham Castle and any associated medieval remains and their setting and associated historic landscape is a major factor to consider for MX53. Remains associated with the medieval settlement may be of significance and be a constraint on development. Impact on the setting of St Mary's Church and the site of the castle would need to inform any design for new development nearby if the scheme progressed.</p> <p><i>Pre-allocation heritage assessment needed in view of possible heritage constraints to developing part of the site.</i></p> <p><i>Predetermination heritage assessment required, including Archaeological Deskbased Assessment, Historic Landscape Assessment and Assessment of setting of Church and castle complex.</i> <i>Results of early heritage assessments should be used to inform any design and layout to ensure there is no detrimental impact on the heritage assets identified, especially St Mary's Church and Fawkham Castle</i></p> <p><i>Formal programme of heritage works required and should include heritage enhancement measures.</i></p> <p>Scale 2 - Pre-determination assessment should be carried out to clarify whether development of any part of the site is possible.</p>
			Country Parks & Countryside Partnerships	<p>KCC recommends that the site promoter would need to demonstrate a need, the habitat and landscape benefits and the management and sustainability of a new park. KCC is currently not seeking new sites for ownership and recommends that a new park could be partly managed through a local partnership which would need to be funded, or self-funding.</p>

Other settlements				
				Education Secondary – If the three schools described for Sevenoaks, Swanley, Hextable & Hartley and Edenbridge were to be created, then they would likely be sufficient to accommodate any additional secondary demand. However, this is dependent on the forecasts showing manageable numbers of demand over the next five to fifteen years from stock housing and from newly built housing, outside the proposals described in the draft Local Plan.
HO150	Chelsfield Depot, Shacklands Road, Badgers Mount	194	BF	Highways and Transportation Documents required - Transport Assessment KCC Highways Comments - Transport Assessment required. Secondary / emergency access will need to be provided. Site is close to A224 Orpington Bypass to provide access to the strategic highway network. Transport Assessment Access - Use of existing access on Shacklands Road. Secondary / emergency access will be required. Score - A Capacity - No significant capacity issues expected however a Transport Assessment would be required. Score - A Sustainability - The site is not within the confines of a defined settlement boundary. Pedestrian and cycle links to provide access to Badger Mount and Knockholt train station. Score – B
				Heritage and Conservation Preliminary Heritage Assessment - Former site of WWII Ammunitions Store. Site has been cleared but any remnants of the WWII activity would be of historic interest <i>Heritage Statement required to support any application, including assessment of impact on setting and character of Terrys Lodge.. Formal programme of archaeological works required, subject to details..</i> Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval
HO328	Land west of the roundabout, London Road, Badgers Mount	21	BF	Highways KCC Highways Comments - Existing access onto London Road. Transport Assessment Access - Existing access onto London Road approximately 40 metres from the roundabout. Score - A Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Existing footpath, cycleway and bus stops along London Road. Site is located to the south of the settlement of Badgers Mount. Score – B
				Education Primary - Sevenoaks Northern Villages <i>Development sites that impact on this planning area:</i> MX41 800 dwellings MX24 300 dwellings HO328 21 dwellings HO368 66 dwellings HO138 13 dwellings HO307 50 dwellings HO49 27 dwellings Up to 1277 new dwellings would generate 358 primary pupils. This equates to 1.7FE of primary provision.

				<p>The two significant developments in this area are the Broke Hill development north of Halstead, and the Fort Halstead development which lies south of Halstead. The issue for KCC is that the small primary school in Halstead cannot really be expanded on its current site. To move the school to Broke Hill means that the residents in Fort Halstead would have much further to travel.</p> <p>As has been mentioned above, KCC believe that the developments in Dunton Green will fill an expanded 2FE Dunton Green Primary School, leaving no capacity for residents from the Sevenoaks Northern Villages planning area. KCC request dialogue with SDC planners over resolution of this issue.</p> <p>KCC would prefer, due to the size of the MX41 Broke Hill development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX41 Broke Hill development, as has become practice in other developments of this or similar size. KCC has already had several very helpful meetings with the Broke Hill developers and it is hoped that these will continue in the form of more formal ERG meetings, to include SDC.</p>														
			Heritage and Conservation	<p>Preliminary Heritage Assessment - Some potential for remains associated with <i>Colegate</i>, a 16th century establishment with house and formal grounds. House is identifiable on 1st Ed OS map and was associated with Colgate family.</p> <p><i>Some formal archaeological work may be required subject to details.</i></p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>														
HO368	Calcutta Club and Polhill Business Centre, London Road, Badgers Mount	66	BF	<p>Documents required - Transport Statement</p> <p>KCC Highways comments - Existing access from London Road can be utilised. Secondary / emergency access will be required.</p> <p>Transport Assessment</p> <p>Access - Use of existing access. Good visibility. Secondary / emergency access will be required. Score – A</p> <p>Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score – A</p> <p>Sustainability - Site is not within a defined settlement boundary. Pedestrian footpaths along London Road to provide access to Badgers Mount and Knockholt railway station. Score - C</p>														
			Education Primary	<p>Sevenoaks Northern Villages</p> <p><i>Development sites that impact on this planning area:</i></p> <table border="0"> <tr> <td>MX41</td> <td>800 dwellings</td> </tr> <tr> <td>MX24</td> <td>300 dwellings</td> </tr> <tr> <td>HO328</td> <td>21 dwellings</td> </tr> <tr> <td>HO368</td> <td>66 dwellings</td> </tr> <tr> <td>HO138</td> <td>13 dwellings</td> </tr> <tr> <td>HO307</td> <td>50 dwellings</td> </tr> <tr> <td>HO49</td> <td>27 dwellings</td> </tr> </table> <p>Up to 1277 new dwellings would generate 358 primary pupils. This equates to 1.7FE of primary provision.</p> <p>The two significant developments in this area are the Broke Hill development north of Halstead, and the Fort Halstead development which lies south of Halstead. The issue for KCC is that the small primary school in Halstead cannot really be expanded on its current site. To move the school to Broke Hill means that the residents in Fort Halstead would have much further to travel.</p> <p>As has been mentioned above, KCC believe that the developments in Dunton Green will fill an expanded 2FE Dunton Green Primary School,</p>	MX41	800 dwellings	MX24	300 dwellings	HO328	21 dwellings	HO368	66 dwellings	HO138	13 dwellings	HO307	50 dwellings	HO49	27 dwellings
MX41	800 dwellings																	
MX24	300 dwellings																	
HO328	21 dwellings																	
HO368	66 dwellings																	
HO138	13 dwellings																	
HO307	50 dwellings																	
HO49	27 dwellings																	

					<p>leaving no capacity for residents from the Sevenoaks Northern Villages planning area. KCC request dialogue with SDC planners over resolution of this issue.</p> <p>KCC would prefer, due to the size of the MX41 Broke Hill development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX41 Broke Hill development, as has become practice in other developments of this or similar size. KCC has already had several very helpful meetings with the Broke Hill developers and it is hoped that these will continue in the form of more formal ERG meetings, to include SDC.</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for multi-period remains associated with use of ancient trackway, Pilgrims Way, running to the south east of site. There are buildings identifiable on the 3rd Ed OS map forming a complex called The Retreat. This seem to include greenhouses. Some of these buildings no longer survive above ground but remains may survive below ground.</p> <p><i>A Heritage Statement would be required to support any application.</i></p> <p><i>Formal historic building and archaeological works may be required, subject to details.</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>
HO109	Highways Depot, Tonbridge Road, Chiddingstone Causeway	8	BF	Highways	<p>KCC Highways Comments - Site bound to the south by railway line, cricket ground to the west, and residential to the east.</p> <p>Transport Assessment</p> <p>Access - Use of existing access from B2027 Tonbridge Road. Score – A Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score – A Sustainability - Footpaths available on opposite side of Tonbridge Road to access point. Within close proximity to Penshurst railway station. Score – A</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for archaeology associated with post medieval settlement and agricultural activity close to Penshurst Station. Adjacent cottages identifiable on 1st OS map.</p> <p><i>Formal archaeological works may be required subject to details.</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>
HO97	Middle Farm Nursery, Cray Road, Crockenhill	TBC*	BF	Highways	<p>KCC Highways Comments - Existing access from Cray Road. Visibility may be an issue due to hedges and trees.</p> <p>Transport Assessment</p> <p>Access - Use of existing access. Some improvements to visibility required. Score - B Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Close proximity to Crockehill village centre and local services. Score - B</p>
				Education Primary	<p>Swanley Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <p><i>HO1069 dwellings</i></p>

				<p>HO212 19 dwellings HO224 124 dwellings HO225 127 dwellings HO58 16 dwellings HO73 15 dwellings (est from DPH) HO10 12 dwellings (est from DPH) HO19725 dwellings HO19822 dwellings HO202 7 dwellings HO22226 dwellings HO27424 dwellings HO298 13 dwellings (est from DPH) HO357 12 dwellings (est from DPH) HO4 71 dwellings MX32 5 dwellings MX54a/b450 / 750 dwellings MX56 80 dwellings MX9 16 dwellings HO12447 dwellings (est from DPH) HO97 30 dwellings (est from DPH)</p> <p>Up to 1450 new dwellings would generate 406 primary pupils. 406 pupil product is nearly a full 2FE primary school.</p> <p>There is currently some capacity in three of the primary schools in Swanley & Hextable. However, forecasts indicate that this capacity will be largely filled over the next few years. The pupil product from these developments must be accommodated in new provision.</p> <p>Downsview has been mentioned by the developer as the school that could be expanded. The location of much of the new housing would suggest that Downsview is the best option. However, the demand might better be met with a new 2FE primary school. KCC would be happy to talk to the developer and SDC about options for the Swanley Planning Area.</p> <p>KCC would prefer, due to the size of the MX54 Beechenlea development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX54 Beechenlea development, as has become practice in other developments of this or similar size.</p> <p>KCC has no plans to move or relocate Broomhill Bank North Special School from Rowhill Road, Hextable. KCC retains the freehold.</p> <p>The disposition of the unoccupied Oasis Hextable school site is not yet determined. KCC retains the freehold.</p>
			Heritage and Conservation	<p>Preliminary Heritage Assessment - Low potential for prehistoric and later archaeology.</p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>
HO124	Wested Farm, Eynsford Road, Crockenhill	TBC*	BF	Highways <p>KCC Highways Comments - Use of existing access but concerns regarding sustainability due to remote location.</p> <p>Transport Assessment</p> <p>Access - Use of existing access to Wested Farm Score – A Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Not within a defined settlement. No pedestrian links on Eynesford Road Score – C</p>

			<p>Education Primary -</p>	<p>Swanley Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <p>HO1069 dwellings HO212 19 dwellings HO224 124 dwellings HO225 127 dwellings HO58 16 dwellings HO73 15 dwellings (est from DPH) HO10 12 dwellings (est from DPH) HO197 25 dwellings HO198 22 dwellings HO202 7 dwellings HO222 26 dwellings HO274 24 dwellings HO298 13 dwellings (est from DPH) HO357 12 dwellings (est from DPH) HO4 71 dwellings MX32 5 dwellings MX54a/b 450 / 750 dwellings MX56 80 dwellings MX9 16 dwellings HO124 47 dwellings (est from DPH) HO97 30 dwellings (est from DPH)</p> <p>Up to 1450 new dwellings would generate 406 primary pupils. 406 pupil product is nearly a full 2FE primary school.</p> <p>There is currently some capacity in three of the primary schools in Swanley & Hextable. However, forecasts indicate that this capacity will be largely filled over the next few years. The pupil product from these developments must be accommodated in new provision.</p> <p>Downsview has been mentioned by the developer as the school that could be expanded. The location of much of the new housing would suggest that Downsview is the best option. However, the demand might better be met with a new 2FE primary school. KCC would be happy to talk to the developer and SDC about options for the Swanley Planning Area.</p> <p>KCC would prefer, due to the size of the MX54 Beechenlea development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX54 Beechenlea development, as has become practice in other developments of this or similar size.</p> <p>KCC has no plans to move or relocate Broomhill Bank North Special School from Rowhill Road, Hextable. KCC retains the freehold.</p> <p>The disposition of the unoccupied Oasis Hextable school site is not yet determined. KCC retains the freehold.</p>
			<p>Heritage and Conservation</p>	<p>Preliminary Heritage Assessment - Potential for prehistoric remains associated with possible ring ditch to the west. Wested is a historic farm complex considered to date from at least 17th century and may be of earlier origins. Many of the buildings are identifiable on the 1st Ed OS map and the barn is a Grade II listed building.</p> <p>Designated heritage asset and the locally highlighted buildings are not within site itself but there may be an impact on their setting and character.</p> <p><i>Heritage Statement required to support any application. Formal programme of archaeological works required, subject to details.</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval</p>

HO315	Gorse Hill Nursery, Gorse Hill, Farningham	55	BF		<p>Documents required - Transport Statement</p> <p>KCC Highways Comments - Some vehicle parking on the southern part of the access strip to the nursery</p> <p>Transport Assessment</p> <p>Access - Existing access could be utilised via a dedicated service road from Gorse Hill. Score - A Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Site is located approximately 1 mile north of the local centre of West Kingsdown. Local bus stops on Gorse Hill / London Road. Score - B</p>																						
				Education Primary	<p>Sevenoaks Rural North Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td>MX48</td><td>2500 dwellings</td></tr> <tr><td>HO315</td><td>55 dwellings</td></tr> <tr><td>HO326</td><td>35 dwellings</td></tr> <tr><td>HO127</td><td>9 dwellings</td></tr> <tr><td>HO346</td><td>42 dwellings</td></tr> <tr><td>HO354</td><td>4 dwellings (est from DPH)</td></tr> <tr><td>HO129</td><td>18 dwellings (est from DPH)</td></tr> <tr><td>HO272</td><td>16 dwellings</td></tr> <tr><td>HO35</td><td>25 dwellings</td></tr> <tr><td>HO77</td><td>41 dwellings</td></tr> <tr><td>HO78</td><td>10 dwellings</td></tr> </table> <p>Up to 2755 new dwellings would generate 771 primary pupils. 771 pupils constitute 3.6 FE of primary provision.</p> <p>The planning area is dominated by the Pedham Place development and its 2500 new dwellings. KCC notes the developer is offering to site a new junior school. A junior school offers places to Years 3 to Year 6. It is suggested that the developer means a primary school which offers Reception Year to Year 6. 2500 dwellings would suggest 700 primary pupils which would translate into just over 3 FE of primary provision required. KCC preference would be for two new 2FE Primary Schools to accommodate Pedham Place and the demand from the remaining developments.</p> <p>KCC would prefer, due to the size of the MX48 Pedham Place development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX48 Pedham Place development, as has become practice in other developments of this or similar size.</p>	MX48	2500 dwellings	HO315	55 dwellings	HO326	35 dwellings	HO127	9 dwellings	HO346	42 dwellings	HO354	4 dwellings (est from DPH)	HO129	18 dwellings (est from DPH)	HO272	16 dwellings	HO35	25 dwellings	HO77	41 dwellings	HO78	10 dwellings
MX48	2500 dwellings																										
HO315	55 dwellings																										
HO326	35 dwellings																										
HO127	9 dwellings																										
HO346	42 dwellings																										
HO354	4 dwellings (est from DPH)																										
HO129	18 dwellings (est from DPH)																										
HO272	16 dwellings																										
HO35	25 dwellings																										
HO77	41 dwellings																										
HO78	10 dwellings																										
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for multi-period archaeology due to number of cropmarks nearby, including enclosures and possible ring ditches to south. Prehistoric, Roman and Medieval findspots identified in neighbouring fields.</p> <p><i>Heritage Statement needed to support any application. Some formal archaeological work may be required, subject to details</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>																						
HO326	Maplescombe Farm, Maplescomb	35	BF		<p>KCC Highways Comments - Maplescombe Lane is a narrow lane. The road widens immediately opposite the site, which appears to be utilised for informal parking.</p>																						

	e Lane, Farningham				<p>Transport Assessment</p> <p>Access - Existing access to be utilised. Score - A Capacity - Maplecombe Lane is a narrow country lane with limited capacity to accommodate a large number of additional dwellings and associated vehicles. Score - B Sustainability - The site is not located within a settlement. Concerns regarding accessibility for pedestrians, cyclists and other modes of sustainable transport. Score - C</p>																						
				Education - Primary	<p>Sevenoaks Rural North Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td>MX48</td><td>2500 dwellings</td></tr> <tr><td>HO315</td><td>55 dwellings</td></tr> <tr><td>HO326</td><td>35 dwellings</td></tr> <tr><td>HO127</td><td>9 dwellings</td></tr> <tr><td>HO346</td><td>42 dwellings</td></tr> <tr><td>HO354</td><td>4 dwellings (est from DPH)</td></tr> <tr><td>HO129</td><td>18 dwellings (est from DPH)</td></tr> <tr><td>HO272</td><td>16 dwellings</td></tr> <tr><td>HO35</td><td>25 dwellings</td></tr> <tr><td>HO77</td><td>41 dwellings</td></tr> <tr><td>HO78</td><td>10 dwellings</td></tr> </table> <p>Up to 2755 new dwellings would generate 771 primary pupils. 771 pupils constitute 3.6 FE of primary provision.</p> <p>The planning area is dominated by the Pedham Place development and its 2500 new dwellings. KCC notes the developer is offering to site a new junior school. A junior school offers places to Years 3 to Year 6. It is suggested that the developer means a primary school which offers Reception Year to Year 6. 2500 dwellings would suggest 700 primary pupils which would translate into just over 3 FE of primary provision required. KCC preference would be for two new 2FE Primary Schools to accommodate Pedham Place and the demand from the remaining developments.</p> <p>KCC would prefer, due to the size of the MX48 Pedham Place development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX48 Pedham Place development, as has become practice in other developments of this or similar size.</p>	MX48	2500 dwellings	HO315	55 dwellings	HO326	35 dwellings	HO127	9 dwellings	HO346	42 dwellings	HO354	4 dwellings (est from DPH)	HO129	18 dwellings (est from DPH)	HO272	16 dwellings	HO35	25 dwellings	HO77	41 dwellings	HO78	10 dwellings
MX48	2500 dwellings																										
HO315	55 dwellings																										
HO326	35 dwellings																										
HO127	9 dwellings																										
HO346	42 dwellings																										
HO354	4 dwellings (est from DPH)																										
HO129	18 dwellings (est from DPH)																										
HO272	16 dwellings																										
HO35	25 dwellings																										
HO77	41 dwellings																										
HO78	10 dwellings																										
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for prehistoric remains due to location with a valley system. Maplescombe is an 18th century farm complex and includes a Grade II listed farm house. Associated farm outbuildings may extend into the application site.</p> <p><i>Some formal archaeological work may be required, subject to details.</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval</p>																						
HO51	Eureka Naturist Club, Manor Lane, Fawkham	13	BF		<p>KCC Highways comments - No particular concerns subject to level of development proposed. Access would need to be improved.</p> <p>Transport Assessment</p> <p>Access - Existing access could be utilised but would need to be improved, Manor Lane is a narrow country lane. Score - B</p>																						

				<p>Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Remote location. Score - C</p>
			Education Primary	<p>- Hartley & New Ash Green Planning Area & Part of Sevenoaks Rural North Planning Area (Considered together because of adjacency)</p> <p><i>Development sites that impact on this planning area:</i></p> <p><i>MX52 & MX53 800 dwellings</i> H051 13 dwellings HO165 31 dwellings HO378 32 dwellings HO353 10 dwellings HO384 14 dwellings MX55 42 dwellings (est based on DPH)</p> <p>Up to 942 new dwellings would generate 264 primary pupils. This equates to 1.2FE.</p> <p>There are three schools in the Hartley & New Ash Green planning area. Hartley Academy, Our Lady's and New Ash Green Primary School. There is one primary school in the impacted part of Sevenoaks Rural North planning area, Fawkham CE PS.</p> <p>There is a small amount of capacity in these four schools, but not enough to accommodate 264 new pupils. This additional demand would require new provision, of between 1 and 1.5 FE.</p> <p>KCC notes the proposal put forward by the Leigh Academies Trust that describes a plan to relocate Milestone Academy and Hartley Primary Academy onto a single site. The future use or disposal of any KCC freehold land that is released after a relocation, would remain a KCC decision and there is no guarantee that any realised funds would be diverted to support this proposal. It has to be remembered that the current status quo of primary provision and extant housing is balanced and sustainable, so any additional demand created must come with developer funding to provide additional school places. Nevertheless, KCC would be willing to enter discussions around this issue.</p> <p>KCC notes that the building condition of Hartley Primary Academy and Milestone Academy are being mentioned as supporting factors to the proposal to build a new facility that would accommodate both schools. KCC would remind SDC that the condition and maintenance of these two Academy buildings is the responsibility of the Trust, not KCC.</p> <p>KCC would prefer, due to the size of the MX52 & MX53 Corinthians and Banckside development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX52 & MX53 Corinthians and Banckside development, as has become practice in other developments of this or similar size.</p>
			Heritage and Conservation	<p>Preliminary Heritage Assessment - Low archaeological potential for as yet unknown archaeology</p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>
HO165	Fawkham Business Park, Fawkham Road, Fawkham	31	BF	<p>KCC Highways Comments - No particular concerns subject to level of development proposed.</p> <p>Transport Assessment</p> <p>Access - Existing access could be utilised from Fawkham Road Score - A Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Site is located to the western edge of Longfield settlement boundary.</p>

					Score – A
				Education Primary	<p>Hartley & New Ash Green Planning Area & Part of Sevenoaks Rural North Planning Area (Considered together because of adjacency)</p> <p><i>Development sites that impact on this planning area:</i></p> <p><i>MX52 & MX53800 dwellings</i></p> <p><i>H051 13 dwellings</i></p> <p><i>HO165 31 dwellings</i></p> <p><i>HO378 32 dwellings</i></p> <p><i>HO353 10 dwellings</i></p> <p><i>HO384 14 dwellings</i></p> <p><i>MX55 42 dwellings (est based on DPH)</i></p> <p>Up to 942 new dwellings would generate 264 primary pupils. This equates to 1.2FE.</p> <p>There are three schools in the Hartley & New Ash Green planning area. Hartley Academy, Our Lady’s and New Ash Green Primary School. There is one primary school in the impacted part of Sevenoaks Rural North planning area, Fawkham CE PS.</p> <p>There is a small amount of capacity in these four schools, but not enough to accommodate 264 new pupils. This additional demand would require new provision, of between 1 and 1.5 FE.</p> <p>KCC notes the proposal put forward by the Leigh Academies Trust that describes a plan to relocate Milestone Academy and Hartley Primary Academy onto a single site. The future use or disposal of any KCC freehold land that is released after a relocation, would remain a KCC decision and there is no guarantee that any realised funds would be diverted to support this proposal. It has to be remembered that the current status quo of primary provision and extant housing is balanced and sustainable, so any additional demand created must come with developer funding to provide additional school places. Nevertheless, KCC would be willing to enter discussions around this issue.</p> <p>KCC notes that the building condition of Hartley Primary Academy and Milestone Academy are being mentioned as supporting factors to the proposal to build a new facility that would accommodate both schools. KCC would remind SDC that the condition and maintenance of these two Academy buildings is the responsibility of the Trust, not KCC.</p> <p>KCC would prefer, due to the size of the MX52 & MX53 Corinthians and Banckside development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX52 & MX53 Corinthians and Banckside development, as has become practice in other developments of this or similar size.</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for Roman archaeology associated with features found on site itself. There is some potential for prehistoric as well based on the proximity of a cropmark enclosure possibly of prehistoric date.</p> <p><i>Heritage Statement required to support any application. Formal programme of archaeological works required, subject to details.</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>
HO378	Grange Park Farm, Manor Lane, Fawkham	32	BF	Highways	<p>KCC Highways Comments - Access to be improved, potential visibility issues.</p> <p>Transport Assessment</p> <p>Access - Existing access from Manor Lane at North Lodge. Visibility may be an issue due to curve of road and established hedges and trees. Vehicles entering and exiting the access southwards may be problematic due to the sharp alignment of the road to the access.</p> <p>Score - B</p> <p>Capacity - A development of this scale would not be likely to lead to any significant impact on capacity.</p> <p>Score - A</p>

					<p>Sustainability - Remote location. Score – C</p>
				Education Primary	<p>Hartley & New Ash Green Planning Area & Part of Sevenoaks Rural North Planning Area (Considered together because of adjacency)</p> <p><i>Development sites that impact on this planning area:</i></p> <p><i>MX52 & MX53800 dwellings</i> <i>H051 13 dwellings</i> <i>HO165 31 dwellings</i> <i>HO378 32 dwellings</i> <i>HO353 10 dwellings</i> <i>HO384 14 dwellings</i> <i>MX55 42 dwellings (est based on DPH)</i></p> <p>Up to 942 new dwellings would generate 264 primary pupils. This equates to 1.2FE.</p> <p>There are three schools in the Hartley & New Ash Green planning area. Hartley Academy, Our Lady's and New Ash Green Primary School. There is one primary school in the impacted part of Sevenoaks Rural North planning area, Fawkham CE PS.</p> <p>There is a small amount of capacity in these four schools, but not enough to accommodate 264 new pupils. This additional demand would require new provision, of between 1 and 1.5 FE.</p> <p>KCC notes the proposal put forward by the Leigh Academies Trust that describes a plan to relocate Milestone Academy and Hartley Primary Academy onto a single site. The future use or disposal of any KCC freehold land that is released after a relocation, would remain a KCC decision and there is no guarantee that any realised funds would be diverted to support this proposal. It has to be remembered that the current status quo of primary provision and extant housing is balanced and sustainable, so any additional demand created must come with developer funding to provide additional school places. Nevertheless, KCC would be willing to enter discussions around this issue.</p> <p>KCC notes that the building condition of Hartley Primary Academy and Milestone Academy are being mentioned as supporting factors to the proposal to build a new facility that would accommodate both schools. KCC would remind SDC that the condition and maintenance of these two Academy buildings is the responsibility of the Trust, not KCC.</p> <p>KCC would prefer, due to the size of the MX52 & MX53 Corinthians and Banckside development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX52 & MX53 Corinthians and Banckside development, as has become practice in other developments of this or similar size.</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Low potential for as yet unknown archaeology.</p> <p><i>Programme of formal archaeological works may be required subject to details</i></p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>
HO49	Highfield Farm and Knocka Villa, Crow Drive, Halstead	27	BF	Highways	<p>KCC Highways Comments - No particular concerns subject to level of development proposed. Rural location.</p> <p><u>Transport Assessment</u></p> <p>Access - Existing access onto Crow Drive. Good visibility. Score - A Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Bus stops available on PollHill. Fairly remote location from defined settlements.</p>

					Score – C														
				Education Primary	<p>- Sevenoaks Northern Villages</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr> <td>MX41</td> <td>800 dwellings</td> </tr> <tr> <td>MX24</td> <td>300 dwellings</td> </tr> <tr> <td>HO328</td> <td>21 dwellings</td> </tr> <tr> <td>HO368</td> <td>66 dwellings</td> </tr> <tr> <td>HO138</td> <td>13 dwellings</td> </tr> <tr> <td>HO307</td> <td>50 dwellings</td> </tr> <tr> <td>HO49</td> <td>27 dwellings</td> </tr> </table> <p>Up to 1277 new dwellings would generate 358 primary pupils. This equates to 1.7FE of primary provision.</p> <p>The two significant developments in this area are the Broke Hill development north of Halstead, and the Fort Halstead development which lies south of Halstead. The issue for KCC is that the small primary school in Halstead cannot really be expanded on its current site. To move the school to Broke Hill means that the residents in Fort Halstead would have much further to travel.</p> <p>As has been mentioned above, KCC believe that the developments in Dunton Green will fill an expanded 2FE Dunton Green Primary School, leaving no capacity for residents from the Sevenoaks Northern Villages planning area. KCC request dialogue with SDC planners over resolution of this issue.</p> <p>KCC would prefer, due to the size of the MX41 Broke Hill development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX41 Broke Hill development, as has become practice in other developments of this or similar size. KCC has already had several very helpful meetings with the Broke Hill developers and it is hoped that these will continue in the form of more formal ERG meetings, to include SDC.</p>	MX41	800 dwellings	MX24	300 dwellings	HO328	21 dwellings	HO368	66 dwellings	HO138	13 dwellings	HO307	50 dwellings	HO49	27 dwellings
MX41	800 dwellings																		
MX24	300 dwellings																		
HO328	21 dwellings																		
HO368	66 dwellings																		
HO138	13 dwellings																		
HO307	50 dwellings																		
HO49	27 dwellings																		
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Low archaeological potential for remains associated with the use of an ancient routeway following alignment of Crow Drive. Roman coin PAS find to west may suggest Roman activity.</p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>														
HO138	Deer Leap Stud Farm, Knockholt Road, Halstead	13	BF		<p>KCC Highways Comments - No particular concerns subject to level of development proposed.</p> <p><u>Transport Assessment</u></p> <p>Access - Existing access onto Knockholt Road. Score - A Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Site is located to the south western boundary of Halstead. Some bus stops located within close proximity of the site on Knockholt Road Score – A</p>														
				Education Primary	<p>- Sevenoaks Northern Villages</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr> <td>MX41</td> <td>800 dwellings</td> </tr> <tr> <td>MX24</td> <td>300 dwellings</td> </tr> </table>	MX41	800 dwellings	MX24	300 dwellings										
MX41	800 dwellings																		
MX24	300 dwellings																		

					<p>HO328 21 dwellings HO368 66 dwellings HO138 13 dwellings HO307 50 dwellings HO49 27 dwellings</p> <p>Up to 1277 new dwellings would generate 358 primary pupils. This equates to 1.7FE of primary provision.</p> <p>The two significant developments in this area are the Broke Hill development north of Halstead, and the Fort Halstead development which lies south of Halstead. The issue for KCC is that the small primary school in Halstead cannot really be expanded on its current site. To move the school to Broke Hill means that the residents in Fort Halstead would have much further to travel.</p> <p>As has been mentioned above, KCC believe that the developments in Dunton Green will fill an expanded 2FE Dunton Green Primary School, leaving no capacity for residents from the Sevenoaks Northern Villages planning area. KCC request dialogue with SDC planners over resolution of this issue.</p> <p>KCC would prefer, due to the size of the MX41 Broke Hill development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX41 Broke Hill development, as has become practice in other developments of this or similar size. KCC has already had several very helpful meetings with the Broke Hill developers and it is hoped that these will continue in the form of more formal ERG meetings, to include SDC.</p>
				Heritage and Conservation	Preliminary Heritage Assessment - Low archaeological potential for as yet unknown archaeology
HO307	Oak Tree Farm, London Road, Halstead	50	BF	Highways	<p>Documents required - Transport Statement</p> <p>KCC Highways comments - Access improvements required. Rural location.</p> <p>Transport Assessment</p> <p>Access - Existing access onto A224 London Road. Access route is appears less than 4 metres in width. There should be sufficient space for 2 cars to pass each other at least every 40m. These spaces should be intervisible. Score - B</p> <p>Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A</p> <p>Sustainability - Remote location. Score - C</p>
				Education Primary	<p>Sevenoaks Northern Villages</p> <p><i>Development sites that impact on this planning area:</i></p> <p>MX41 800 dwellings MX24 300 dwellings HO328 21 dwellings HO368 66 dwellings HO138 13 dwellings HO307 50 dwellings HO49 27 dwellings</p> <p>Up to 1277 new dwellings would generate 358 primary pupils. This equates to 1.7FE of primary provision.</p> <p>The two significant developments in this area are the Broke Hill development north of Halstead, and the Fort Halstead development which lies</p>

					<p>south of Halstead. The issue for KCC is that the small primary school in Halstead cannot really be expanded on its current site. To move the school to Broke Hill means that the residents in Fort Halstead would have much further to travel.</p> <p>As has been mentioned above, KCC believe that the developments in Dunton Green will fill an expanded 2FE Dunton Green Primary School, leaving no capacity for residents from the Sevenoaks Northern Villages planning area. KCC request dialogue with SDC planners over resolution of this issue.</p> <p>KCC would prefer, due to the size of the MX41 Broke Hill development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX41 Broke Hill development, as has become practice in other developments of this or similar size. KCC has already had several very helpful meetings with the Broke Hill developers and it is hoped that these will continue in the form of more formal ERG meetings, to include SDC.</p>														
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for remains of post medieval or earlier date associated with land boundaries identifiable on 1st Ed OS map. Oak Tree Farm outbuildings identified in Farmstead Survey (HE)</p> <p>Some formal archaeological work may be required, subject to details</p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>														
MX24	Fort Halstead, Crow Drive, Halstead	300 (in addition to 450 granted planning permission) Employment	BF	Highways and Transportation	<p>KCC Highways Comments - Current pre-application and extant permission. Transport Assessment required. Restriction on employment uses e.g. no B8</p> <p>Transport Assessment</p> <p>Access - Extant permission provides access via Crow Drive to A224 Pollhill. Proposed roundabout needing re-assessment. Secondary access (via Star Hill?) required.</p> <p>Score - B</p> <p>Capacity - Pollhill junction to be assessed together with restricted traffic to Star Hill Road - junction assessment. Other junctions on A224 require assessment</p> <p>Score - B</p> <p>Sustainability - Poor sustainable transport location. Additional bus services to Knockholt Station and primary schools required. Enhanced bus services required to Sevenoaks / Orpington. Improvement to cycle routes to station / villages.</p> <p>Score - B</p>														
				Education Primary	<p>Sevenoaks Northern Villages</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr> <td>MX41</td> <td>800 dwellings</td> </tr> <tr> <td>MX24</td> <td>300 dwellings</td> </tr> <tr> <td>HO328</td> <td>21 dwellings</td> </tr> <tr> <td>HO368</td> <td>66 dwellings</td> </tr> <tr> <td>HO138</td> <td>13 dwellings</td> </tr> <tr> <td>HO307</td> <td>50 dwellings</td> </tr> <tr> <td>HO49</td> <td>27 dwellings</td> </tr> </table> <p>Up to 1277 new dwellings would generate 358 primary pupils. This equates to 1.7FE of primary provision.</p> <p>The two significant developments in this area are the Broke Hill development north of Halstead, and the Fort Halstead development which lies south of Halstead. The issue for KCC is that the small primary school in Halstead cannot really be expanded on its current site. To move the school to Broke Hill means that the residents in Fort Halstead would have much further to travel.</p>	MX41	800 dwellings	MX24	300 dwellings	HO328	21 dwellings	HO368	66 dwellings	HO138	13 dwellings	HO307	50 dwellings	HO49	27 dwellings
MX41	800 dwellings																		
MX24	300 dwellings																		
HO328	21 dwellings																		
HO368	66 dwellings																		
HO138	13 dwellings																		
HO307	50 dwellings																		
HO49	27 dwellings																		

					<p>As has been mentioned above, KCC believe that the developments in Dunton Green will fill an expanded 2FE Dunton Green Primary School, leaving no capacity for residents from the Sevenoaks Northern Villages planning area. KCC request dialogue with SDC planners over resolution of this issue.</p> <p>KCC would prefer, due to the size of the MX41 Broke Hill development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX41 Broke Hill development, as has become practice in other developments of this or similar size. KCC has already had several very helpful meetings with the Broke Hill developers and it is hoped that these will continue in the form of more formal ERG meetings, to include SDC.</p>										
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Site contains scheduled monument of Fort Halstead and several designated historic buildings. Site particularly sensitive and important for its military heritage.</p> <p>Detailed heritage assessments have been recommended and some preliminary historic buildings assessments completed. Historic landscape and archaeological assessments outstanding.</p> <p><i>Formal archaeological, historic landscape and historic buildings works required.</i></p> <p>Scale 2 - Pre-determination assessment should be carried out to clarify whether development of any part of the site is possible.</p>										
MX41	Land at Broke Hill Golf Course, Sevenoaks Road, Halstead	800 Employment Retail Community Leisure Open space	EC	Highways and Transportation	<p>Documents included 02/08/18 -MX41 http://simplesend.it/d/f732fca01e18487e919f607b146f3cf0b277a7c69e5148</p> <p>Documents Required - Transport Assessment received 08/08/18</p> <p>KCC Highways Comments - Transport Assessment has been scoped with KCC and has been received and considered.</p> <p>Transport Assessment Access - Two accesses onto London Road and this accords with Kent Design. Emergency / cycling / walking access can be provided to connect rural roads. Score - B Capacity - A capacity assessment has been completed. Additional information is required to address outstanding concerns relating to the traffic impact along Wheatsheaf Hill and at the Hewitts roundabout. Score - B Sustainability - The site is close to the Knockholt station and a development of this scale would be expected to deliver public transport improvements and walking and cycling opportunities. Score - B Conclusion - Two accesses onto London Road and this accords with Kent Design. Emergency/cycling Walking access can be provided to connect rural roads. A capacity assessment has been completed. Additional information is required to address outstanding concerns relating to the traffic impact along Wheatsheaf Hill and at the Hewitts roundabout. The site is close to the Knockholt station and a development of this scale would be expected to deliver public transport improvements and walking and cycling opportunities.</p>										
				Education Primary	<p>Sevenoaks Northern Villages</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr> <td>MX41</td> <td>800 dwellings</td> </tr> <tr> <td>MX24</td> <td>300 dwellings</td> </tr> <tr> <td>HO328</td> <td>21 dwellings</td> </tr> <tr> <td>HO368</td> <td>66 dwellings</td> </tr> <tr> <td>HO138</td> <td>13 dwellings</td> </tr> </table>	MX41	800 dwellings	MX24	300 dwellings	HO328	21 dwellings	HO368	66 dwellings	HO138	13 dwellings
MX41	800 dwellings														
MX24	300 dwellings														
HO328	21 dwellings														
HO368	66 dwellings														
HO138	13 dwellings														

					<p>HO307 50 dwellings HO49 27 dwellings</p> <p>Up to 1277 new dwellings would generate 358 primary pupils. This equates to 1.7FE of primary provision.</p> <p>The two significant developments in this area are the Broke Hill development north of Halstead, and the Fort Halstead development which lies south of Halstead. The issue for KCC is that the small primary school in Halstead cannot really be expanded on its current site. To move the school to Broke Hill means that the residents in Fort Halstead would have much further to travel.</p> <p>As has been mentioned above, KCC believe that the developments in Dunton Green will fill an expanded 2FE Dunton Green Primary School, leaving no capacity for residents from the Sevenoaks Northern Villages planning area. KCC request dialogue with SDC planners over resolution of this issue.</p> <p>KCC would prefer, due to the size of the MX41 Broke Hill development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX41 Broke Hill development, as has become practice in other developments of this or similar size. KCC has already had several very helpful meetings with the Broke Hill developers and it is hoped that these will continue in the form of more formal ERG meetings, to include SDC.</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for remains associated with <i>Broke Farm</i>, a post medieval or earlier farm complex. The 1st Ed OS map indicates a substantial complex including main house, outbuildings, driveways, formal gardens, parkland and orchards. There are also two small holdings identifiable on 1st Ed OS map, including <i>Cadlocks</i>, which may be associated with <i>Broke Farm</i></p> <p><i>Deskbased Archaeological Assessment, Historic Landscape Assessment and Archaeological Impact Assessment required to support any application.</i></p> <p><i>Formal programme of archaeological works will be required subject to details</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>
HO73	The Parish Complex, College Road, Hextable	TBC*	UC	Highways	<p>KCC Highways Comments - Vehicle access through College Road . Crawfords. Pedestrian access via Crowfords</p> <p>Transport Assessment</p> <p>Access - Existing access that would need improvement Score - B Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - B Sustainability - Walking distance to facilities and local buses Score - A</p>
				Education Primary	<p>Swanley Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <p>HO106 9 dwellings HO212 19 dwellings HO224 124 dwellings HO225 127 dwellings HO58 16 dwellings HO73 15 dwellings (est from DPH) HO10 12 dwellings (est from DPH) HO197 25 dwellings HO198 22 dwellings</p>

				<p>HO202 7 dwellings HO222 26 dwellings HO274 24 dwellings HO298 13 dwellings (est from DPH) HO357 12 dwellings (est from DPH) HO4 71 dwellings MX32 5 dwellings MX54a/b450 750 dwellings MX56 80 dwellings MX9 16 dwellings HO124 47 dwellings (est from DPH) HO97 30 dwellings (est from DPH)</p> <p>Up to 1450 new dwellings would generate 406 primary pupils. 406 pupil product is nearly a full 2FE primary school.</p> <p>There is currently some capacity in three of the primary schools in Swanley & Hextable. However, forecasts indicate that this capacity will be largely filled over the next few years. The pupil product from these developments must be accommodated in new provision.</p> <p>Downsview has been mentioned by the developer as the school that could be expanded. The location of much of the new housing would suggest that Downsview is the best option. However, the demand might better be met with a new 2FE primary school. KCC would be happy to talk to the developer and SDC about options for the Swanley Planning Area.</p> <p>KCC would prefer, due to the size of the MX54 Beechenlea development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX54 Beechenlea development, as has become practice in other developments of this or similar size.</p> <p>KCC has no plans to move or relocate Broomhill Bank North Special School from Rowhill Road, Hextable. KCC retains the freehold.</p> <p>The disposition of the unoccupied Oasis Hextable school site is not yet determined. KCC retains the freehold.</p>	
			Heritage and Conservation	<p>Preliminary Heritage Assessment - May contain designated heritage asset of Gate and gate piers, wall and railings to Hextable House, 18th century: Grade II.</p> <p>Potential for sensitive and important heritage associated with Swanley Horticultural College which developed around Hextable House of late 19th century date. Locally important gardens are situated adjacent to western boundary but 1st Ed OS map indicates presence of original house buildings on site with later OS maps showing later development as a college.</p> <p><i>Pre-allocation heritage assessment recommended</i></p> <p><i>Pre-determination Heritage Statement/Deskbased Archaeological, Historic Building and Historic Landscape Assessment required. Pre-determination Statement of Significance on listed gate and wall required to inform decisions regarding potential impact of scheme on designated gate, gate piers, railings and wall. Designated heritage asset should not be detrimentally affected. Formal programme of historic building, archaeological and heritage interpretation works required. Method statement on preservation and protection of designated heritage asset.</i></p> <p>Scale 2 - Pre-determination assessment should be carried out to clarify whether development of any part of the site is possible.</p>	
HO224	Former Furness School, Rowhill Road, Hextable	124	UC	Highways	<p>Documents required - Transport Assessment</p> <p>KCC Highways Comments - Secondary / emergency access required.</p> <p><u>Transport Assessment</u></p> <p>Access - Secondary access required. Primary access off Dartford Road (B258) preferred, secondary / emergency access off Row Hill Road.</p>

				<p>Score - B Capacity - Transport Assessment required to assess the impact on the wider network. Score - A Sustainability - Within close proximity to local facilities and bus stops. Score – A</p>																																										
			Education Primary	<p>Swanley Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td>HO106</td><td>9 dwellings</td></tr> <tr><td>HO212</td><td>19 dwellings</td></tr> <tr><td>HO224</td><td>124 dwellings</td></tr> <tr><td>HO225</td><td>127 dwellings</td></tr> <tr><td>HO58</td><td>16 dwellings</td></tr> <tr><td>HO73</td><td>15 dwellings (est from DPH)</td></tr> <tr><td>HO10</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO197</td><td>25 dwellings</td></tr> <tr><td>HO198</td><td>22 dwellings</td></tr> <tr><td>HO202</td><td>7 dwellings</td></tr> <tr><td>HO222</td><td>26 dwellings</td></tr> <tr><td>HO274</td><td>24 dwellings</td></tr> <tr><td>HO298</td><td>13 dwellings (est from DPH)</td></tr> <tr><td>HO357</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO4</td><td>71 dwellings</td></tr> <tr><td>MX32</td><td>5 dwellings</td></tr> <tr><td>MX54a/b450</td><td>750 dwellings</td></tr> <tr><td>MX56</td><td>80 dwellings</td></tr> <tr><td>MX9</td><td>16 dwellings</td></tr> <tr><td>HO124</td><td>47 dwellings (est from DPH)</td></tr> <tr><td>HO97</td><td>30 dwellings (est from DPH)</td></tr> </table> <p>Up to 1450 new dwellings would generate 406 primary pupils. 406 pupil product is nearly a full 2FE primary school.</p> <p>There is currently some capacity in three of the primary schools in Swanley & Hextable. However, forecasts indicate that this capacity will be largely filled over the next few years. The pupil product from these developments must be accommodated in new provision.</p> <p>Downsview has been mentioned by the developer as the school that could be expanded. The location of much of the new housing would suggest that Downsview is the best option. However, the demand might better be met with a new 2FE primary school. KCC would be happy to talk to the developer and SDC about options for the Swanley Planning Area.</p> <p>KCC would prefer, due to the size of the MX54 Beechenlea development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX54 Beechenlea development, as has become practice in other developments of this or similar size.</p> <p>KCC has no plans to move or relocate Broomhill Bank North Special School from Rowhill Road, Hextable. KCC retains the freehold.</p> <p>The disposition of the unoccupied Oasis Hextable school site is not yet determined. KCC retains the freehold.</p>	HO106	9 dwellings	HO212	19 dwellings	HO224	124 dwellings	HO225	127 dwellings	HO58	16 dwellings	HO73	15 dwellings (est from DPH)	HO10	12 dwellings (est from DPH)	HO197	25 dwellings	HO198	22 dwellings	HO202	7 dwellings	HO222	26 dwellings	HO274	24 dwellings	HO298	13 dwellings (est from DPH)	HO357	12 dwellings (est from DPH)	HO4	71 dwellings	MX32	5 dwellings	MX54a/b450	750 dwellings	MX56	80 dwellings	MX9	16 dwellings	HO124	47 dwellings (est from DPH)	HO97	30 dwellings (est from DPH)
HO106	9 dwellings																																													
HO212	19 dwellings																																													
HO224	124 dwellings																																													
HO225	127 dwellings																																													
HO58	16 dwellings																																													
HO73	15 dwellings (est from DPH)																																													
HO10	12 dwellings (est from DPH)																																													
HO197	25 dwellings																																													
HO198	22 dwellings																																													
HO202	7 dwellings																																													
HO222	26 dwellings																																													
HO274	24 dwellings																																													
HO298	13 dwellings (est from DPH)																																													
HO357	12 dwellings (est from DPH)																																													
HO4	71 dwellings																																													
MX32	5 dwellings																																													
MX54a/b450	750 dwellings																																													
MX56	80 dwellings																																													
MX9	16 dwellings																																													
HO124	47 dwellings (est from DPH)																																													
HO97	30 dwellings (est from DPH)																																													
			Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for heritage related to the original use of this land as a “home for orphans” identifiable on the 2nd Ed OS map. It later developed in the 20th century to a “Home for Little Boys” and was believed to contain a WWII air raid shelter.</p> <p>Predetermination heritage statement required focussing on historic built environment and archaeology. Formal historic building, historic</p>																																										

					<p>landscape and archaeological works required, subject to details.</p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>																																										
HO58	Land west of College Cottages, College Road, Hextable	16	BF	Highways	<p>KCC Highways Comments - New access to be provided through adjacent site HO73 from College Road or Crawfords.</p> <p>Transport Assessment</p> <p>Access - New access required through adjacent site. Footway connection required.</p> <p>Score - B</p> <p>Capacity - A development of this scale would not be likely to lead to any significant impact on capacity.</p> <p>Score - A</p> <p>Sustainability - Footway connection required along College Road</p> <p>Score - B</p>																																										
				Education Primary	<p>Swanley Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table border="0"> <tr><td>HO106</td><td>9 dwellings</td></tr> <tr><td>HO212</td><td>19 dwellings</td></tr> <tr><td>HO224</td><td>124 dwellings</td></tr> <tr><td>HO225</td><td>127 dwellings</td></tr> <tr><td>HO58</td><td>16 dwellings</td></tr> <tr><td>HO73</td><td>15 dwellings (est from DPH)</td></tr> <tr><td>HO10</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO197</td><td>25 dwellings</td></tr> <tr><td>HO198</td><td>22 dwellings</td></tr> <tr><td>HO202</td><td>7 dwellings</td></tr> <tr><td>HO222</td><td>26 dwellings</td></tr> <tr><td>HO274</td><td>24 dwellings</td></tr> <tr><td>HO298</td><td>13 dwellings (est from DPH)</td></tr> <tr><td>HO357</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO4</td><td>71 dwellings</td></tr> <tr><td>MX32</td><td>5 dwellings</td></tr> <tr><td>MX54a/b450</td><td>750 dwellings</td></tr> <tr><td>MX56</td><td>80 dwellings</td></tr> <tr><td>MX9</td><td>16 dwellings</td></tr> <tr><td>HO124</td><td>47 dwellings (est from DPH)</td></tr> <tr><td>HO97</td><td>30 dwellings (est from DPH)</td></tr> </table> <p>Up to 1450 new dwellings would generate 406 primary pupils. 406 pupil product is nearly a full 2FE primary school.</p> <p>There is currently some capacity in three of the primary schools in Swanley & Hextable. However, forecasts indicate that this capacity will be largely filled over the next few years. The pupil product from these developments must be accommodated in new provision.</p> <p>Downsview has been mentioned by the developer as the school that could be expanded. The location of much of the new housing would suggest that Downsview is the best option. However, the demand might better be met with a new 2FE primary school. KCC would be happy to talk to the developer and SDC about options for the Swanley Planning Area.</p> <p>KCC would prefer, due to the size of the MX54 Beechenlea development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX54 Beechenlea development, as has become practice in other developments of this or similar size.</p>	HO106	9 dwellings	HO212	19 dwellings	HO224	124 dwellings	HO225	127 dwellings	HO58	16 dwellings	HO73	15 dwellings (est from DPH)	HO10	12 dwellings (est from DPH)	HO197	25 dwellings	HO198	22 dwellings	HO202	7 dwellings	HO222	26 dwellings	HO274	24 dwellings	HO298	13 dwellings (est from DPH)	HO357	12 dwellings (est from DPH)	HO4	71 dwellings	MX32	5 dwellings	MX54a/b450	750 dwellings	MX56	80 dwellings	MX9	16 dwellings	HO124	47 dwellings (est from DPH)	HO97	30 dwellings (est from DPH)
HO106	9 dwellings																																														
HO212	19 dwellings																																														
HO224	124 dwellings																																														
HO225	127 dwellings																																														
HO58	16 dwellings																																														
HO73	15 dwellings (est from DPH)																																														
HO10	12 dwellings (est from DPH)																																														
HO197	25 dwellings																																														
HO198	22 dwellings																																														
HO202	7 dwellings																																														
HO222	26 dwellings																																														
HO274	24 dwellings																																														
HO298	13 dwellings (est from DPH)																																														
HO357	12 dwellings (est from DPH)																																														
HO4	71 dwellings																																														
MX32	5 dwellings																																														
MX54a/b450	750 dwellings																																														
MX56	80 dwellings																																														
MX9	16 dwellings																																														
HO124	47 dwellings (est from DPH)																																														
HO97	30 dwellings (est from DPH)																																														

					<p>KCC has no plans to move or relocate Broomhill Bank North Special School from Rowhill Road, Hextable. KCC retains the freehold.</p> <p>The disposition of the unoccupied Oasis Hextable school site is not yet determined. KCC retains the freehold.</p>																																										
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for heritage associated with Swanley Horticultural College which developed around Hextable House of late 19th century date. Locally important gardens are situated adjacent to southern boundary but 2nd Ed OS map indicates presence of greenhouses on site as well as 1 and 2 College Cottages.</p> <p>Pre-allocation heritage assessment recommended</p> <p>Predetermination Heritage Statement/Deskbased Archaeological, Historic Building and Historic Landscape Assessment required to support any application. Formal programme of historic building, archaeological and heritage interpretation works required.</p> <p>Scale 2 - Pre-determination assessment should be carried out to clarify whether development of any part of the site is possible.</p>																																										
HO106	College Road Nurseries, College Road, Hextable	9	BF	Highways	<p>KCC Highways Comments - Will require new access onto College Road. Potential visibility issues at access. Concerns regarding accessibility for pedestrians, cyclists and other modes of sustainable transport.</p> <p>Transport Assessment</p> <p>Access - New access will be required onto College Road. Score - B Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - B Sustainability score - B</p>																																										
				Education - Primary	<p>Swanley Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td>HO106</td><td>9 dwellings</td></tr> <tr><td>HO212</td><td>19 dwellings</td></tr> <tr><td>HO224</td><td>124 dwellings</td></tr> <tr><td>HO225</td><td>127 dwellings</td></tr> <tr><td>HO58</td><td>16 dwellings</td></tr> <tr><td>HO73</td><td>15 dwellings (est from DPH)</td></tr> <tr><td>HO10</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO197</td><td>25 dwellings</td></tr> <tr><td>HO198</td><td>22 dwellings</td></tr> <tr><td>HO202</td><td>7 dwellings</td></tr> <tr><td>HO222</td><td>26 dwellings</td></tr> <tr><td>HO274</td><td>24 dwellings</td></tr> <tr><td>HO298</td><td>13 dwellings (est from DPH)</td></tr> <tr><td>HO357</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO4</td><td>71 dwellings</td></tr> <tr><td>MX32</td><td>5 dwellings</td></tr> <tr><td>MX54a/b450</td><td>750 dwellings</td></tr> <tr><td>MX56</td><td>80 dwellings</td></tr> <tr><td>MX9</td><td>16 dwellings</td></tr> <tr><td>HO124</td><td>47 dwellings (est from DPH)</td></tr> <tr><td>HO97</td><td>30 dwellings (est from DPH)</td></tr> </table> <p>Up to 1450 new dwellings would generate 406 primary pupils. 406 pupil product is nearly a full 2FE primary school.</p>	HO106	9 dwellings	HO212	19 dwellings	HO224	124 dwellings	HO225	127 dwellings	HO58	16 dwellings	HO73	15 dwellings (est from DPH)	HO10	12 dwellings (est from DPH)	HO197	25 dwellings	HO198	22 dwellings	HO202	7 dwellings	HO222	26 dwellings	HO274	24 dwellings	HO298	13 dwellings (est from DPH)	HO357	12 dwellings (est from DPH)	HO4	71 dwellings	MX32	5 dwellings	MX54a/b450	750 dwellings	MX56	80 dwellings	MX9	16 dwellings	HO124	47 dwellings (est from DPH)	HO97	30 dwellings (est from DPH)
HO106	9 dwellings																																														
HO212	19 dwellings																																														
HO224	124 dwellings																																														
HO225	127 dwellings																																														
HO58	16 dwellings																																														
HO73	15 dwellings (est from DPH)																																														
HO10	12 dwellings (est from DPH)																																														
HO197	25 dwellings																																														
HO198	22 dwellings																																														
HO202	7 dwellings																																														
HO222	26 dwellings																																														
HO274	24 dwellings																																														
HO298	13 dwellings (est from DPH)																																														
HO357	12 dwellings (est from DPH)																																														
HO4	71 dwellings																																														
MX32	5 dwellings																																														
MX54a/b450	750 dwellings																																														
MX56	80 dwellings																																														
MX9	16 dwellings																																														
HO124	47 dwellings (est from DPH)																																														
HO97	30 dwellings (est from DPH)																																														

					<p>There is currently some capacity in three of the primary schools in Swanley & Hextable. However, forecasts indicate that this capacity will be largely filled over the next few years. The pupil product from these developments must be accommodated in new provision.</p> <p>Downsview has been mentioned by the developer as the school that could be expanded. The location of much of the new housing would suggest that Downsview is the best option. However, the demand might better be met with a new 2FE primary school. KCC would be happy to talk to the developer and SDC about options for the Swanley Planning Area.</p> <p>KCC would prefer, due to the size of the MX54 Beechenlea development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX54 Beechenlea development, as has become practice in other developments of this or similar size.</p> <p>KCC has no plans to move or relocate Broomhill Bank North Special School from Rowhill Road, Hextable. KCC retains the freehold.</p> <p>The disposition of the unoccupied Oasis Hextable school site is not yet determined. KCC retains the freehold.</p>																						
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for heritage associated with Swanley Horticultural College which developed around Hextable House of late 19th century date. Locally important gardens are situated adjacent to western boundary but 2nd Ed OS map indicates presence of College buildings.</p> <p><i>Pre-allocation heritage assessment recommended</i></p> <p><i>Predetermination Heritage Statement/Deskbased Archaeological, Historic Building and Historic Landscape Assessment required to support any application. Formal programme of historic building, archaeological and heritage interpretation works required.</i></p> <p>Scale 2 - Pre-determination assessment should be carried out to clarify whether development of any part of the site is possible.</p>																						
HO212	Egerton Nursery, Egerton Avenue, Hextable	19	BF	Highways	<p>KCC Highways Comments - New access is required off Egerton Avenue</p> <p>Transport Assessment</p> <p>Access - New access required off Egerton Avenue Score - B Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Within walking distance of local facilities and local buses Score - A</p>																						
				Education Primary	<p>Swanley Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td>HO106</td><td>9 dwellings</td></tr> <tr><td>HO212</td><td>19 dwellings</td></tr> <tr><td>HO224</td><td>124 dwellings</td></tr> <tr><td>HO225</td><td>127 dwellings</td></tr> <tr><td>HO58</td><td>16 dwellings</td></tr> <tr><td>HO73</td><td>15 dwellings (est from DPH)</td></tr> <tr><td>HO10</td><td>12 dwellings (est from DPH)</td></tr> <tr><td>HO197</td><td>25 dwellings</td></tr> <tr><td>HO198</td><td>22 dwellings</td></tr> <tr><td>HO202</td><td>7 dwellings</td></tr> <tr><td>HO222</td><td>26 dwellings</td></tr> </table>	HO106	9 dwellings	HO212	19 dwellings	HO224	124 dwellings	HO225	127 dwellings	HO58	16 dwellings	HO73	15 dwellings (est from DPH)	HO10	12 dwellings (est from DPH)	HO197	25 dwellings	HO198	22 dwellings	HO202	7 dwellings	HO222	26 dwellings
HO106	9 dwellings																										
HO212	19 dwellings																										
HO224	124 dwellings																										
HO225	127 dwellings																										
HO58	16 dwellings																										
HO73	15 dwellings (est from DPH)																										
HO10	12 dwellings (est from DPH)																										
HO197	25 dwellings																										
HO198	22 dwellings																										
HO202	7 dwellings																										
HO222	26 dwellings																										

				<p>HO274 24 dwellings HO298 13 dwellings (est from DPH) HO357 12 dwellings (est from DPH) HO4 71 dwellings MX32 5 dwellings MX54a/b450 750 dwellings MX56 80 dwellings MX9 16 dwellings HO124 47 dwellings (est from DPH) HO97 30 dwellings (est from DPH)</p> <p>Up to 1450 new dwellings would generate 406 primary pupils. 406 pupil product is nearly a full 2FE primary school.</p> <p>There is currently some capacity in three of the primary schools in Swanley & Hextable. However, forecasts indicate that this capacity will be largely filled over the next few years. The pupil product from these developments must be accommodated in new provision.</p> <p>Downsview has been mentioned by the developer as the school that could be expanded. The location of much of the new housing would suggest that Downsview is the best option. However, the demand might better be met with a new 2FE primary school. KCC would be happy to talk to the developer and SDC about options for the Swanley Planning Area.</p> <p>KCC would prefer, due to the size of the MX54 Beechenlea development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX54 Beechenlea development, as has become practice in other developments of this or similar size.</p> <p>KCC has no plans to move or relocate Broomhill Bank North Special School from Rowhill Road, Hextable. KCC retains the freehold.</p> <p>The disposition of the unoccupied Oasis Hextable school site is not yet determined. KCC retains the freehold.</p>	
			Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for prehistoric archaeology due to presence of River Terrace Gravels, which have potential to contain flint artefacts.</p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>	
HO225	Oasis Academy, Egerton Avenue, Hextable	127	BF	Highways	<p>Documents required - Transport Assessment</p> <p>KCC Highways Comments - Transport Assessment required, capacity of surrounding roads and junctions would need to be assessed as part of TA.</p> <p>Transport Assessment</p> <p>Access - Existing access on Egernton Avenue. May need some improvement. Score - A Capacity - Capacity of nearby junctions needs to be assessed as part of TA. Score - B Sustainability - Within walking distance of local facilities and local buses Score - A</p>
			Education Primary	-	<p>Swanley Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <p>HO106 9 dwellings</p>

				<p>HO212 19 dwellings HO224 124 dwellings HO225 127 dwellings HO58 16 dwellings HO73 15 dwellings (est from DPH) HO10 12 dwellings (est from DPH) HO197 25 dwellings HO198 22 dwellings HO202 7 dwellings HO222 26 dwellings HO274 24 dwellings HO298 13 dwellings (est from DPH) HO357 12 dwellings (est from DPH) HO4 71 dwellings MX32 5 dwellings MX54a/b450 750 dwellings MX56 80 dwellings MX9 16 dwellings HO124 47 dwellings (est from DPH) HO97 30 dwellings (est from DPH)</p> <p>Up to 1450 new dwellings would generate 406 primary pupils. 406 pupil product is nearly a full 2FE primary school.</p> <p>There is currently some capacity in three of the primary schools in Swanley & Hextable. However, forecasts indicate that this capacity will be largely filled over the next few years. The pupil product from these developments must be accommodated in new provision.</p> <p>Downsview has been mentioned by the developer as the school that could be expanded. The location of much of the new housing would suggest that Downsview is the best option. However, the demand might better be met with a new 2FE primary school. KCC would be happy to talk to the developer and SDC about options for the Swanley Planning Area.</p> <p>KCC would prefer, due to the size of the MX54 Beechenlea development, the education provision be managed through section 106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX54 Beechenlea development, as has become practice in other developments of this or similar size.</p> <p>KCC has no plans to move or relocate Broomhill Bank North Special School from Rowhill Road, Hextable. KCC retains the freehold.</p> <p>The disposition of the unoccupied Oasis Hextable school site is not yet determined. KCC retains the freehold.</p>
				<p>Heritage and Conservation</p> <p>Preliminary Heritage Assessment - Low archaeological potential for as yet unidentified archaeology.</p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>
HO354	Holmesdale Works, Holmesdale Road, South Darent	TBC*	UC	<p>Highways</p> <p>KCC Highways Comments - Access off Holmesdale Road could be utilised.</p> <p>Transport Assessment</p> <p>Access - Existing access could be utilised with some improvement required. Score - B Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Some services within walking distance. Score - B</p>

				Education Primary	<p>- Sevenoaks Rural North Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td>MX48</td><td>2500 dwellings</td></tr> <tr><td>HO315</td><td>55 dwellings</td></tr> <tr><td>HO326</td><td>35 dwellings</td></tr> <tr><td>HO127</td><td>9 dwellings</td></tr> <tr><td>HO346</td><td>42 dwellings</td></tr> <tr><td>HO354</td><td>4 dwellings (est from DPH)</td></tr> <tr><td>HO129</td><td>18 dwellings (est from DPH)</td></tr> <tr><td>HO272</td><td>16 dwellings</td></tr> <tr><td>HO35</td><td>25 dwellings</td></tr> <tr><td>HO77</td><td>41 dwellings</td></tr> <tr><td>HO78</td><td>10 dwellings</td></tr> </table> <p>Up to 2755 new dwellings would generate 771 primary pupils. 771 pupils constitute 3.6 FE of primary provision.</p> <p>The planning area is dominated by the Pedham Place development and its 2500 new dwellings. KCC notes the developer is offering to site a new junior school. A junior school offers places to Years 3 to Year 6. It is suggested that the developer means a primary school which offers Reception Year to Year 6. 2500 dwellings would suggest 700 primary pupils which would translate into just over 3 FE of primary provision required. KCC preference would be for two new 2FE Primary Schools to accommodate Pedham Place and the demand from the remaining developments.</p> <p>KCC would prefer, due to the size of the MX48 Pedham Place development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX48 Pedham Place development, as has become practice in other developments of this or similar size.</p>	MX48	2500 dwellings	HO315	55 dwellings	HO326	35 dwellings	HO127	9 dwellings	HO346	42 dwellings	HO354	4 dwellings (est from DPH)	HO129	18 dwellings (est from DPH)	HO272	16 dwellings	HO35	25 dwellings	HO77	41 dwellings	HO78	10 dwellings
MX48	2500 dwellings																										
HO315	55 dwellings																										
HO326	35 dwellings																										
HO127	9 dwellings																										
HO346	42 dwellings																										
HO354	4 dwellings (est from DPH)																										
HO129	18 dwellings (est from DPH)																										
HO272	16 dwellings																										
HO35	25 dwellings																										
HO77	41 dwellings																										
HO78	10 dwellings																										
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for prehistoric remains due to location on Taplow Gravels. Also potential for post medieval industrial heritage remains. Buildings are identifiable on 1st Ed OS map and current buildings may date from the 19th century or earlier.</p> <p><i>Heritage Statement, including a geoarchaeological assessment and historic building assessment, required to support any application.</i></p> <p><i>Some historic building and archaeological work may be required subject to details</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>																						
HO127	Gills Farm, Gills Road, South Darent	9	BF	Highways	<p>KCC Highways Comments - Former farm use, single track narrow lane for access with poor visibility.</p> <p>Transport Assessment</p> <p>Access - Poor visibility at narrow access lane. Score - B Capacity - Single track lane. Former farm use. Score - B Sustainability - No services nearby Score - C</p>																						
				Education Primary	<p>- Sevenoaks Rural North Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p>																						

					<p>MX48 2500 dwellings HO315 55 dwellings HO326 35 dwellings HO127 9 dwellings HO346 42 dwellings HO354 4 dwellings (est from DPH) HO129 18 dwellings (est from DPH) HO272 16 dwellings HO35 25 dwellings HO77 41 dwellings HO78 10 dwellings</p> <p>Up to 2755 new dwellings would generate 771 primary pupils. 771 pupils constitute 3.6 FE of primary provision.</p> <p>The planning area is dominated by the Pedham Place development and its 2500 new dwellings. KCC notes the developer is offering to site a new junior school. A junior school offers places to Years 3 to Year 6. It is suggested that the developer means a primary school which offers Reception Year to Year 6. 2500 dwellings would suggest 700 primary pupils which would translate into just over 3 FE of primary provision required. KCC preference would be for two new 2FE Primary Schools to accommodate Pedham Place and the demand from the remaining developments.</p> <p>KCC would prefer, due to the size of the MX48 Pedham Place development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX48 Pedham Place development, as has become practice in other developments of this or similar size.</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for remains associated with post medieval farming activity. Some of Gill's Farms buildings identifiable on 1st Ed OS map.</p> <p><i>Heritage Statement required to support any application. Formal programme of archaeological works required, subject to details.</i></p> <p>Scale 3- Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>
HO346	Land at Oakview Stud Farm, Lombard Street, Horton Kirby	42	BF	Highways	<p>KCC Highways Comments - Some improvements to access required.</p> <p>Transport Assessment</p> <p>Access - Existing access to the north west of the site, off Lombard Street. Some modifications and improvements required. Score - B Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Some services within walking distance. Approx 500m to local school. Score - B</p>
				Education Primary	<p>Sevenoaks Rural North Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <p>MX48 2500 dwellings HO315 55 dwellings HO326 35 dwellings HO127 9 dwellings HO346 42 dwellings HO354 4 dwellings (est from DPH)</p>

					<p>HO129 18 dwellings (est from DPH) HO272 16 dwellings HO35 25 dwellings HO77 41 dwellings HO78 10 dwellings</p> <p>Up to 2755 new dwellings would generate 771 primary pupils. 771 pupils constitute 3.6 FE of primary provision.</p> <p>The planning area is dominated by the Pedham Place development and its 2500 new dwellings. KCC notes the developer is offering to site a new junior school. A junior school offers places to Years 3 to Year 6. It is suggested that the developer means a primary school which offers Reception Year to Year 6. 2500 dwellings would suggest 700 primary pupils which would translate into just over 3 FE of primary provision required. KCC preference would be for two new 2FE Primary Schools to accommodate Pedham Place and the demand from the remaining developments.</p> <p>KCC would prefer, due to the size of the MX48 Pedham Place development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX48 Pedham Place development, as has become practice in other developments of this or similar size.</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for remains associated with multi-period findspots in the surrounding area and with Reynolds Place, a post medieval farm complex noted on the Historic Farmstead Survey (HE).</p> <p><i>Some formal archaeological work may be required subject to details.</i></p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>
HO340	Land east of Whitebeam Close and south of Pilgrim Way Cottages, Kemsing	TBC*	UC	Highways	<p>KCC Highways Comments - Whitebeam Close is a private street. Unadopted highway.</p> <p>Transport Assessment</p> <p>Access - Whitebeam Close is currently unadopted highway. Visibility constraints at the junction with Pilgrims Way. Score - C Capacity - Pilgrims Way is a very narrow highway, where there may be constraints with increased traffic. Score - B Sustainability - Within close proximity to local facilities. Pedestrian footpath to the east of site which could be utilised but improvements would be required. Score - B</p>
				Education Primary	<p>Sevenoaks East</p> <p><i>Development sites that impact on this planning area:</i></p> <p>HO104 15 dwellings HO133 20 dwellings HO340 20 dwellings (est from DPH) HO102 19 dwellings (est from DPH, incl in this planning area for adjacency)</p> <p>Up to 74 new dwellings, generating 20 pupils which could be accommodated in existing provision.</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for multi period remains associated with use of Pilgrims Way, an ancient trackway. Roman, Early Medieval and Medieval remains recorded in the area.</p> <p><i>Some formal archaeological work may be required subject to details</i></p>

					Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval
HO104	Baldwins Yard, Noahs Ark, Kemsing	15	BF	Highways	<p>KCC Highways Comments - Existing access could be utilised</p> <p>Transport Assessment</p> <p>Access - Existing access could be utilised. Score - A Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Kemsing village is 1km to the north of the site. Score - C</p>
				Education Primary	<p>Sevenoaks East</p> <p><i>Development sites that impact on this planning area:</i></p> <p>HO104 15 dwellings HO133 20 dwellings HO340 20 dwellings (est from DPH) HO102 19 dwellings (est from DPH, incl in this planning area for adjacency)</p> <p>Up to 74 new dwellings, generating 20 pupils which could be accommodated in existing provision.</p>
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Archaeological potential for remains associated with prehistoric activity due to river valley to the south. Potential for post medieval remains associated with Noah's Ark, 17th century cottage pair. Noah's Ark is Grade II listed building.</p> <p><i>Heritage Statement required to support any application, including consideration of impact on the designated Noah's Ark.</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>
HO133	Land south of West End, Kemsing	20	BF	Highways	<p>KCC Highways Comments - Current access will require some improvements.</p> <p>Transport Assessment</p> <p>Access - Current access is a farm track which will require improvements Score - B Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Within close proximity to local facilities. Bus stops on West End. Score - A</p>
				Education Primary	<p>Sevenoaks East</p> <p><i>Development sites that impact on this planning area:</i></p> <p>HO104 15 dwellings HO133 20 dwellings HO340 20 dwellings (est from DPH) HO102 19 dwellings (est from DPH, incl in this planning area for adjacency)</p> <p>Up to 74 new dwellings, generating 20 pupils which could be accommodated in existing provision.</p>

				Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for remains associated with prehistoric activity in view of the proximity of a spring. There are in addition probable early medieval burials to the north and Roman remains to the west. Associated remains may extend into the proposed HO138site.</p> <p><i>Heritage Statement required to support any application, including assessment of impact on setting and character of Terrys Lodge.. Formal programme of archaeological works required, subject to details.</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>																										
HO44	51-59 Mount Pleasant Road and land to the rear, Sevenoaks Weald	14	UC	Highways	<p>KCC Highways Comments - Narrow access could lead to capacity issues.</p> <p>Transport Assessment</p> <p>Access - Access appears difficult and poorly aligned road. Score - C Capacity - Narrow access road could lead to highway safety issues with increased capacity Score - C Sustainability - Not accessible or close to facilities Score - C</p>																										
				Education - Primary	<p>Sevenoaks Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td>MX43</td><td>600 dwellings</td></tr> <tr><td>MX50</td><td>240 dwellings</td></tr> <tr><td>HO365</td><td>73 dwellings</td></tr> <tr><td>HO226</td><td>30 dwellings</td></tr> <tr><td>MX29</td><td>25 dwellings</td></tr> <tr><td>HO381</td><td>16 dwellings</td></tr> <tr><td>HO217</td><td>16 dwellings</td></tr> <tr><td>HO349</td><td>10 dwellings</td></tr> <tr><td>HO86</td><td>9 dwellings</td></tr> <tr><td>HO44</td><td>14 dwellings</td></tr> <tr><td>HO47</td><td>13 dwellings</td></tr> <tr><td>HO382</td><td>25 dwellings</td></tr> <tr><td>MX49</td><td>30 dwellings</td></tr> </table> <p>Up to 1101 new dwellings would generate 308 primary pupils. This equates to 1.5FE of primary provision.</p> <p>Sevenoaks Planning Area covers the town of Sevenoaks, Riverhead, Dunton Green, Chevening and extends as far south as Sevenoaks Weald.</p> <p>There is currently a small surplus of capacity in Sevenoaks Planning Area but this fluctuates and cannot be applied into the planning process. The PPR from the Sevenoaks town sites, especially MX43, would require additional provision of 1FE.</p> <p>The primary schools in Sevenoaks have all been assessed for viability for expansion over the last seven years. With the exception of Dunton Green PS, it is unlikely that any other expansions will be possible due to site constraints.</p> <p>Dunton Green could be expanded, although currently the PPR that was expected from Ryedale (circa 450) dwellings has yet to materialise. It may be that an expansion of Dunton Green could accommodate the local PPR from Ryedale and the local PPR from MX50. However, it would then be unlikely to be able to provide any capacity that could be utilised by MX24, HO328, HO368, HO138, HO307, HO49 or MX41 which means that these developments will need new provision.</p> <p>KCC would prefer, due to the size of the MX43 North Sevenoaks development, the education provision be managed through section 106, rather than through CIL.</p>	MX43	600 dwellings	MX50	240 dwellings	HO365	73 dwellings	HO226	30 dwellings	MX29	25 dwellings	HO381	16 dwellings	HO217	16 dwellings	HO349	10 dwellings	HO86	9 dwellings	HO44	14 dwellings	HO47	13 dwellings	HO382	25 dwellings	MX49	30 dwellings
MX43	600 dwellings																														
MX50	240 dwellings																														
HO365	73 dwellings																														
HO226	30 dwellings																														
MX29	25 dwellings																														
HO381	16 dwellings																														
HO217	16 dwellings																														
HO349	10 dwellings																														
HO86	9 dwellings																														
HO44	14 dwellings																														
HO47	13 dwellings																														
HO382	25 dwellings																														
MX49	30 dwellings																														

					KCC would recommend the establishment of an Education Review Group for the MX43 North Sevenoaks development, as has become practice in other developments of this or similar size.																										
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Low archaeological potential for as yet unknown archaeology</p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>																										
HO47	1-6 Gilchrist Cottages and land to the rear, Mount Pleasant Road, Sevenoaks Weald	13	UC	Highways	<p>KCC Highways Comments - New access to be provided.</p> <p>Transport Assessment</p> <p>Access - New access required off adjacent roads. Score - B Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Not accessible or close to facilities Score - C</p>																										
				Education Primary	<p>Sevenoaks Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td>MX43</td><td>600 dwellings</td></tr> <tr><td>MX50</td><td>240 dwellings</td></tr> <tr><td>HO365</td><td>73 dwellings</td></tr> <tr><td>HO226</td><td>30 dwellings</td></tr> <tr><td>MX29</td><td>25 dwellings</td></tr> <tr><td>HO381</td><td>16 dwellings</td></tr> <tr><td>HO217</td><td>16 dwellings</td></tr> <tr><td>HO349</td><td>10 dwellings</td></tr> <tr><td>HO86</td><td>9 dwellings</td></tr> <tr><td>HO44</td><td>14 dwellings</td></tr> <tr><td>HO47</td><td>13 dwellings</td></tr> <tr><td>HO382</td><td>25 dwellings</td></tr> <tr><td>MX49</td><td>30 dwellings</td></tr> </table> <p>Up to 1101 new dwellings would generate 308 primary pupils. This equates to 1.5FE of primary provision.</p> <p>Sevenoaks Planning Area covers the town of Sevenoaks, Riverhead, Dunton Green, Chevening and extends as far south as Sevenoaks Weald.</p> <p>There is currently a small surplus of capacity in Sevenoaks Planning Area but this fluctuates and cannot be applied into the planning process. The PPR from the Sevenoaks town sites, especially MX43, would require additional provision of 1FE.</p> <p>The primary schools in Sevenoaks have all been assessed for viability for expansion over the last seven years. With the exception of Dunton Green PS, it is unlikely that any other expansions will be possible due to site constraints.</p> <p>Dunton Green could be expanded, although currently the PPR that was expected from Ryedale (circa 450) dwellings has yet to materialise. It may be that an expansion of Dunton Green could accommodate the local PPR from Ryedale and the local PPR from MX50. However, it would then be unlikely to be able to provide any capacity that could be utilised by MX24, HO328, HO368, HO138, HO307, HO49 or MX41 which means that these developments will need new provision.</p> <p>KCC would prefer, due to the size of the MX43 North Sevenoaks development, the education provision be managed through section 106, rather than through CIL.</p>	MX43	600 dwellings	MX50	240 dwellings	HO365	73 dwellings	HO226	30 dwellings	MX29	25 dwellings	HO381	16 dwellings	HO217	16 dwellings	HO349	10 dwellings	HO86	9 dwellings	HO44	14 dwellings	HO47	13 dwellings	HO382	25 dwellings	MX49	30 dwellings
MX43	600 dwellings																														
MX50	240 dwellings																														
HO365	73 dwellings																														
HO226	30 dwellings																														
MX29	25 dwellings																														
HO381	16 dwellings																														
HO217	16 dwellings																														
HO349	10 dwellings																														
HO86	9 dwellings																														
HO44	14 dwellings																														
HO47	13 dwellings																														
HO382	25 dwellings																														
MX49	30 dwellings																														

					KCC would recommend the establishment of an Education Review Group for the MX43 North Sevenoaks development, as has become practice in other developments of this or similar size.										
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Low archaeological potential for as yet unknown archaeology</p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>										
HO336	Car park east of Sundridge House, Main Road, Sundridge	TBC*	BF	Highways	<p>KCC Highways Comments - Existing access with possible visibility improvements.</p> <p>Transport Assessment</p> <p>Access - The existing access could be used. Score - A Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Few facilities within walking distance. Score - B</p>										
				Education Primary -	<p>Westerham</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr> <td>HO371, HO372, 372 & HO 374</td> <td>600 dwellings</td> </tr> <tr> <td>HO327</td> <td>5 dwellings</td> </tr> <tr> <td>HO46</td> <td>10 dwellings</td> </tr> <tr> <td>HO336</td> <td>6 dwellings (est from DPH)</td> </tr> <tr> <td>HO342</td> <td>14 dwellings</td> </tr> </table> <p>Up to 635 new dwellings would generate 177 primary pupils. This equates to 0.9FE of primary provision.</p> <p>With sufficient funding, KCC believe that this demand could be accommodated within existing schools, probably by way of an expansion if deemed necessary at the time of these developments coming to fruition.</p>	HO371, HO372, 372 & HO 374	600 dwellings	HO327	5 dwellings	HO46	10 dwellings	HO336	6 dwellings (est from DPH)	HO342	14 dwellings
HO371, HO372, 372 & HO 374	600 dwellings														
HO327	5 dwellings														
HO46	10 dwellings														
HO336	6 dwellings (est from DPH)														
HO342	14 dwellings														
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for post medieval remains associated with use of Lamb Inn, identifiable on 1st Ed OS map.</p> <p><i>Some formal archaeological work may be required subject to details.</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>										
HO342	Meadow Cottage, Goathurst Common, Ide Hill	14	BF	Highways	<p>KCC Highways Comments - New access would be required. Visibility issues would need to be addressed.</p> <p>Transport Assessment</p> <p>Access - New access would be required. Visibility issues at junction with Wheatsheaf Hill (B2042). Score - C Capacity - A development of this scale would not be likely to lead to any significant impact on capacity. Score - A Sustainability - Not accessible or close to facilities Score - C</p>										
				Education Primary -	<p>Westerham</p> <p><i>Development sites that impact on this planning area:</i></p>										

				<p>HO371, HO372, 372 & HO 374 600 dwellings HO327 5 dwellings HO46 10 dwellings HO336 6 dwellings (est from DPH) HO342 14 dwellings</p> <p>Up to 635 new dwellings would generate 177 primary pupils. This equates to 0.9FE of primary provision.</p> <p>With sufficient funding, KCC believe that this demand could be accommodated within existing schools, probably by way of an expansion if deemed necessary at the time of these developments coming to fruition.</p>
			Heritage and Conservation	<p>Preliminary Heritage Assessment - Broad potential for prehistoric and post medieval remains.</p> <p><i>Some formal archaeological work may be required subject to details.</i></p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>
HO35	JD Hotchkiss Ltd, London Road, West Kingsdown	25	UC	<p>Highways and Transportation</p> <p>KCC Highways Comments - Direct access off A20. Junction may require amendment</p> <p><u>Transport Assessment</u></p> <p>Access - Existing access Score - A Capacity - No issues Score - A Sustainability -Some local facilities nearby. Bus services. Score – B</p>
			Education - Primary	<p>Sevenoaks Rural North Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <p>MX48 2500 dwellings HO315 55 dwellings HO326 35 dwellings HO127 9 dwellings HO346 42 dwellings HO354 4 dwellings (est from DPH) HO129 18 dwellings (est from DPH) HO272 16 dwellings HO35 25 dwellings HO77 41 dwellings HO78 10 dwellings</p> <p>Up to 2755 new dwellings would generate 771 primary pupils. 771 pupils constitute 3.6 FE of primary provision.</p> <p>The planning area is dominated by the Pedham Place development and its 2500 new dwellings. KCC notes the developer is offering to site a new junior school. A junior school offers places to Years 3 to Year 6. It is suggested that the developer means a primary school which offers Reception Year to Year 6. 2500 dwellings would suggest 700 primary pupils which would translate into just over 3 FE of primary provision required. KCC preference would be for two new 2FE Primary Schools to accommodate Pedham Place and the demand from the remaining developments.</p> <p>KCC would prefer, due to the size of the MX48 Pedham Place development, the education provision be managed through s106, rather than through CIL.</p>

					KCC would recommend the establishment of an Education Review Group for the MX48 Pedham Place development, as has become practice in other developments of this or similar size.																						
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Site situated on part of site of Hever Place, a post medieval farm complex identifiable on 1st Ed OS map and noted in Farmstead Survey (HE).</p> <p><i>Heritage Statement required to support any application. Formal programme of archaeological works required.</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>																						
HO78	Florence Farm Mobile Home Park, Main Road, West Kingsdown	10	UC	Highways and Transportation	<p>KCC Highways Comments - Access to be improved</p> <p>Transport Assessment</p> <p>Access - Existing access requiring widening / junction improvement. Directly off A20</p> <p>Score - B</p> <p>Capacity - No issues</p> <p>Score - A</p> <p>Sustainability - Some local facilities. Bus service</p> <p>Score - B</p>																						
				Education - Primary	<p>Sevenoaks Rural North Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td>MX48</td><td>2500 dwellings</td></tr> <tr><td>HO315</td><td>55 dwellings</td></tr> <tr><td>HO326</td><td>35 dwellings</td></tr> <tr><td>HO127</td><td>9 dwellings</td></tr> <tr><td>HO346</td><td>42 dwellings</td></tr> <tr><td>HO354</td><td>4 dwellings (est from DPH)</td></tr> <tr><td>HO129</td><td>18 dwellings (est from DPH)</td></tr> <tr><td>HO272</td><td>16 dwellings</td></tr> <tr><td>HO35</td><td>25 dwellings</td></tr> <tr><td>HO77</td><td>41 dwellings</td></tr> <tr><td>HO78</td><td>10 dwellings</td></tr> </table> <p>Up to 2755 new dwellings would generate 771 primary pupils. 771 pupils constitute 3.6 FE of primary provision.</p> <p>The planning area is dominated by the Pedham Place development and its 2500 new dwellings. KCC notes the developer is offering to site a new junior school. A junior school offers places to Years 3 to Year 6. It is suggested that the developer means a primary school which offers Reception Year to Year 6. 2500 dwellings would suggest 700 primary pupils which would translate into just over 3 FE of primary provision required. KCC preference would be for two new 2FE Primary Schools to accommodate Pedham Place and the demand from the remaining developments.</p> <p>KCC would prefer, due to the size of the MX48 Pedham Place development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX48 Pedham Place development, as has become practice in other developments of this or similar size.</p>	MX48	2500 dwellings	HO315	55 dwellings	HO326	35 dwellings	HO127	9 dwellings	HO346	42 dwellings	HO354	4 dwellings (est from DPH)	HO129	18 dwellings (est from DPH)	HO272	16 dwellings	HO35	25 dwellings	HO77	41 dwellings	HO78	10 dwellings
MX48	2500 dwellings																										
HO315	55 dwellings																										
HO326	35 dwellings																										
HO127	9 dwellings																										
HO346	42 dwellings																										
HO354	4 dwellings (est from DPH)																										
HO129	18 dwellings (est from DPH)																										
HO272	16 dwellings																										
HO35	25 dwellings																										
HO77	41 dwellings																										
HO78	10 dwellings																										
				Heritage and Conservation	Preliminary Heritage Assessment - Low archaeological potential for as yet unknown archaeology.																						

				Conservation	Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.																						
HO272	Rajdani, London Road, West Kingsdown	16	UC	Highways and Transportation	<p>KCC Highways Comments - Direct access off A20. Junction may require amendment</p> <p>Transport Assessment</p> <p>Access - Existing access Score - A Capacity - No issues Score - A Sustainability - Some local facilities. Primary school > 800m Score - B</p>																						
				Education - Primary	<p>Sevenoaks Rural North Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td>MX48</td><td>2500 dwellings</td></tr> <tr><td>HO315</td><td>55 dwellings</td></tr> <tr><td>HO326</td><td>35 dwellings</td></tr> <tr><td>HO127</td><td>9 dwellings</td></tr> <tr><td>HO346</td><td>42 dwellings</td></tr> <tr><td>HO354</td><td>4 dwellings (est from DPH)</td></tr> <tr><td>HO129</td><td>18 dwellings (est from DPH)</td></tr> <tr><td>HO272</td><td>16 dwellings</td></tr> <tr><td>HO35</td><td>25 dwellings</td></tr> <tr><td>HO77</td><td>41 dwellings</td></tr> <tr><td>HO78</td><td>10 dwellings</td></tr> </table> <p>Up to 2755 new dwellings would generate 771 primary pupils. 771 pupils constitute 3.6 FE of primary provision.</p> <p>The planning area is dominated by the Pedham Place development and its 2500 new dwellings. KCC notes the developer is offering to site a new junior school. A junior school offers places to Years 3 to Year 6. It is suggested that the developer means a primary school which offers Reception Year to Year 6. 2500 dwellings would suggest 700 primary pupils which would translate into just over 3 FE of primary provision required. KCC preference would be for two new 2FE Primary Schools to accommodate Pedham Place and the demand from the remaining developments.</p> <p>KCC would prefer, due to the size of the MX48 Pedham Place development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX48 Pedham Place development, as has become practice in other developments of this or similar size.</p>	MX48	2500 dwellings	HO315	55 dwellings	HO326	35 dwellings	HO127	9 dwellings	HO346	42 dwellings	HO354	4 dwellings (est from DPH)	HO129	18 dwellings (est from DPH)	HO272	16 dwellings	HO35	25 dwellings	HO77	41 dwellings	HO78	10 dwellings
MX48	2500 dwellings																										
HO315	55 dwellings																										
HO326	35 dwellings																										
HO127	9 dwellings																										
HO346	42 dwellings																										
HO354	4 dwellings (est from DPH)																										
HO129	18 dwellings (est from DPH)																										
HO272	16 dwellings																										
HO35	25 dwellings																										
HO77	41 dwellings																										
HO78	10 dwellings																										
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Low archaeological potential for as yet unidentified archaeology.</p> <p>Scale 4 - Low level archaeology anticipated which could be dealt with through suitable conditions on a planning approval.</p>																						
HO77	Millview Park and Foxlands, London Road, West Kingsdown	41	BF	Highways and Transportation	<p>KCC Highways Comments - Direct access off A20. Junction may require amendment</p> <p>Transport Assessment</p> <p>Access - Existing access Score - A</p>																						

					<p>Capacity - No issues Score - A Sustainability -Some local facilities nearby. Bus services. Score – B</p>																						
				Education Primary	<p>- Sevenoaks Rural North Planning Area</p> <p><i>Development sites that impact on this planning area:</i></p> <table> <tr><td>MX48</td><td>2500 dwellings</td></tr> <tr><td>HO315</td><td>55 dwellings</td></tr> <tr><td>HO326</td><td>35 dwellings</td></tr> <tr><td>HO127</td><td>9 dwellings</td></tr> <tr><td>HO346</td><td>42 dwellings</td></tr> <tr><td>HO354</td><td>4 dwellings (est from DPH)</td></tr> <tr><td>HO129</td><td>18 dwellings (est from DPH)</td></tr> <tr><td>HO272</td><td>16 dwellings</td></tr> <tr><td>HO35</td><td>25 dwellings</td></tr> <tr><td>HO77</td><td>41 dwellings</td></tr> <tr><td>HO78</td><td>10 dwellings</td></tr> </table> <p>Up to 2755 new dwellings would generate 771 primary pupils. 771 pupils constitute 3.6 FE of primary provision.</p> <p>The planning area is dominated by the Pedham Place development and its 2500 new dwellings. KCC notes the developer is offering to site a new junior school. A junior school offers places to Years 3 to Year 6. It is suggested that the developer means a primary school which offers Reception Year to Year 6. 2500 dwellings would suggest 700 primary pupils which would translate into just over 3 FE of primary provision required. KCC preference would be for two new 2FE Primary Schools to accommodate Pedham Place and the demand from the remaining developments.</p> <p>KCC would prefer, due to the size of the MX48 Pedham Place development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX48 Pedham Place development, as has become practice in other developments of this or similar size.</p>	MX48	2500 dwellings	HO315	55 dwellings	HO326	35 dwellings	HO127	9 dwellings	HO346	42 dwellings	HO354	4 dwellings (est from DPH)	HO129	18 dwellings (est from DPH)	HO272	16 dwellings	HO35	25 dwellings	HO77	41 dwellings	HO78	10 dwellings
MX48	2500 dwellings																										
HO315	55 dwellings																										
HO326	35 dwellings																										
HO127	9 dwellings																										
HO346	42 dwellings																										
HO354	4 dwellings (est from DPH)																										
HO129	18 dwellings (est from DPH)																										
HO272	16 dwellings																										
HO35	25 dwellings																										
HO77	41 dwellings																										
HO78	10 dwellings																										
				Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for post medieval remains associated with farmstead complex to west identifiable on 2nd Ed OS map.</p> <p><i>Formal programme of archaeological works probably required, subject to details.</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>																						
HO129	Terrys Lodge Farm, Terrys Lodge Road, Wrotham	TBC*	BF	Highways	<p>KCC Highways comments - Remote rural location with access to A20 nearby.</p> <p>Transport Assessment</p> <p>Access - Existing access would require some improvement. Score - A Capacity - Narrow road but could accommodate low generation. Score - A Sustainability - No facilities nearby Score – C</p>																						
				Education	<p>- Sevenoaks Rural North Planning Area</p>																						

			Primary	<p><i>Development sites that impact on this planning area:</i></p> <p>MX48 2500 dwellings HO315 55 dwellings HO326 35 dwellings HO127 9 dwellings HO346 42 dwellings HO354 4 dwellings (est from DPH) HO129 18 dwellings (est from DPH) HO272 16 dwellings HO35 25 dwellings HO77 41 dwellings HO78 10 dwellings</p> <p>Up to 2755 new dwellings would generate 771 primary pupils. 771 pupils constitute 3.6 FE of primary provision.</p> <p>The planning area is dominated by the Pedham Place development and its 2500 new dwellings. KCC notes the developer is offering to site a new junior school. A junior school offers places to Years 3 to Year 6. It is suggested that the developer means a primary school which offers Reception Year to Year 6. 2500 dwellings would suggest 700 primary pupils which would translate into just over 3 FE of primary provision required. KCC preference would be for two new 2FE Primary Schools to accommodate Pedham Place and the demand from the remaining developments.</p> <p>KCC would prefer, due to the size of the MX48 Pedham Place development, the education provision be managed through s106, rather than through CIL.</p> <p>KCC would recommend the establishment of an Education Review Group for the MX48 Pedham Place development, as has become practice in other developments of this or similar size.</p>
			Heritage and Conservation	<p>Preliminary Heritage Assessment - Potential for remains associated with post medieval farming activity. Some of Terry's Lodge Farm buildings identifiable on 1st Ed OS map. The main farmhouse is a designated heritage asset (Grade II) and is of early 18th century date.</p> <p><i>Heritage Statement required to support any application, including assessment of impact on setting and character of Terrys Lodge.. Formal programme of archaeological works required, subject to details.</i></p> <p>Scale 3 - Significant archaeology could be dealt with through suitable conditions on a planning approval.</p>