

Sevenoaks District Council

Rural Exceptions Housing Site Assessments

Penshurst

August 2023

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Executive Summary

Sevenoaks District Council (SDC) has been asked by Penshurst Parish Council to assist in aiding with the site assessment process for delivering affordable housing. A Local Housing Needs Survey was carried out in June 2021, with the results published in August 2021. The survey highlights that there is a requirement for **16 affordable homes** within the Penshurst Parish area.

The Parish Council have identified 12 sites that could accommodate affordable housing through a localised Call for Sites. This information was then passed to the District Council for assessment. These sites have been assessed in terms of suitability, sustainability and deliverability by conducting a desk-based constraints study. The site assessments can be viewed in Appendix A to this report.

In summary, Table 1 sets out the sites that were assessed and their outcomes. The site assessments should be treated as a guide. It is the responsibility of the Parish Council and its chosen Housing Provider to determine which site(s) they wish to pursue to deliver affordable housing. Any site(s) that come forward for development will be subject to the planning process and a planning application.

Table 1 – Summary of Sites and Conclusions

Site Ref	Site Address	Conclusion
PRE/22/01	Land South of Chafford Lane, Fordcombe, TN3 0SR	Suitable
PRE/22/02	Land North of Spring Hill, Fordcombe, TN3 0SB	Suitable
PRE/22/03	Land north of Bottle House Allotments, Coldharbour Road, Penshurst, TN11 8ET	Unsuitable
PRE/22/04	The Old Bank, Penshurst Road, Penshurst, TN11 8DB	Suitable but unavailable
PRE/22/05	Land known as Forge Field, High Street, Penshurst, TN11 8BU	Unsuitable
PRE/22/06	Beckets Field Garages, Beckets Field, Penshurst, TN11 8DW	Suitable
PRE/22/07	Glebe Field, The Glebe, Fordcombe Road, TN11 8DR	Unsuitable and unavailable
PRE/22/08	Land at Warren Farm, Fordcombe Road, Penshurst, TN11 8DL	Unsuitable
PRE/22/09	Land east of New Road, Penshurst, TN11 8EH	Suitable
PRE/22/10	Land north of junction of Grove Road and B2188, TN11 8DS	Unsuitable
PRE/22/11	Land south of junction with Penshurst Road and Smarts Hill, Penshurst, TN11 8EB	Suitable
PRE/22/12	Land at Randalls, Penshurst Road, Penshurst, TN11 8HZ	Suitable

1 Introduction and Background

- 1.1. The Parish of Penshurst is located towards the south-east of Sevenoaks District, sharing administrative boundaries with the parishes of Leigh and Chiddingstone. The hamlets of Penshurst and Fordcombe lie within the parish of Penshurst.
- 1.2. Sevenoaks District Council (SDC) actively seeks to address the need for affordable housing within rural areas to assist local people with their housing needs. Rural exception sites are supported under paragraphs 77 to 79 of the National Planning Policy Framework, where it can be demonstrated that there is a local need in the parish for affordable housing, identified through an independent rural housing needs survey.
- 1.3. The objectives of this report are to carry out an up-to-date assessment of sites, and to consider sites for the purposes of developing affordable housing. The aim of the site assessments is to identify suitable and available sites within the parish of Penshurst that could be used to provide affordable homes for local residents. This report will establish the assessment parameters, the context of affordable housing policy within the current and emerging Local Plan and consider the suitability of each site against set criteria.
- 1.4. For context, Penshurst Parish lies fully within the Metropolitan Green Belt (MGB) and the High Weald Area of Outstanding Natural Beauty (AONB). Therefore, the only option is to evaluate Green Belt sites for the purpose of bringing forward Affordable Housing within the Parish.
- 1.5. SDC adopted its Core Strategy in February 2011. This document sets out the spatial vision for Sevenoaks District over the plan period, up to 2026. The Core Strategy describes spatial policies that affect the District, including Policy SP4 'Affordable Housing in Rural Areas'.
- 1.6. The policy is dependent on what is defined as 'local need'. For the purposes of clarity to the policy, local need has been defined in the Core Strategy (para 5.3.19):

"The need of those unable to gain access to existing local accommodation suited to their needs an affordable cost (the onus being on the household to prove they cannot afford to buy locally at current house prices within the limits of the disposable income available to them) and that fall within one or more of the following categories:

- a) *Those in the Parish currently in accommodation unsuited to their circumstances for physical, medical or social reasons and which is incapable of being improved.*

'Improvement' in this context means any improvement achievable with grant assistance;

- b) Those who are dependents of households who have been resident in the Parish either for a continuous period of three years or alternatively any five years out of the last ten;*
- c) Those who have been members of households currently living in the Parish and who have recognised local connections, i.e. having family resident in the area for a minimum of ten years;*
- d) Those employed full-time in the Parish on other than a short-term basis, or those who will be taking up such employment there, or those who provide an important service requiring them to live locally”.*

1.7. Therefore, Policy SP4 is an important mechanism to delivering affordable housing to meet an identified local need. When determining an appropriate scheme, Policy SP4 states:

“Small scale developments for affordable housing only will be developed to meet local needs identified through rural housing needs surveys. The following criteria will be applied in identifying sites:

- a) The local need identified through the rural housing needs survey cannot be met by any other means through the development of sites within the defined confines of a settlement within the parish or, where appropriate, in an adjacent parish;*
- b) The proposal is of a size and type suitable to meet the identified local need and will be available at an appropriate affordable cost commensurate with the results of the appraisal. The proposal is accompanied by a financial appraisal proving the scheme will meet the defined need. Schemes which propose an element of cross subsidy will not be acceptable;*
- c) The proposed site is considered suitable for such purposes by virtue of its scale and is sited within or adjoining an existing village, is close to available services and public transport, and there are no overriding countryside, conservation, environmental, or highways impacts. The initial and subsequent occupancy of sites developed under this policy will be controlled through planning conditions and agreements as appropriate to ensure that the accommodation remains available in perpetuity to meet the purposes for which it was permitted”.*

1.8. SDC are currently preparing a new Local Plan for Sevenoaks District, to cover the plan period up to 2040. This document will replace the existing Core Strategy (2011) and Allocations and Development Management Plan (ADMP) (2015). The Council have undertaken a Targeted Review of Local Housing Need (TRHLN) (2022) to gain a more detailed picture of the District’s housing

requirements, including by placemaking levels, where Penshurst Parish sits within the 'South' placemaking area.

1.9. SDC are currently preparing for second Regulation 18 consultation, which is due to take place in autumn 2023. The Local Plan will continue to facilitate the delivery of rural exception schemes across the District, providing that an independent rural housing needs survey for the Parish has been undertaken and the survey is less than five years old. The emerging Local Plan includes Policy H3 which sets out the Council's approach to Housing in Rural Areas.

1.10. Updates on the emerging Local Plan and supporting evidence base documents can be found on the Council's website (www.sevenoaks.gov.uk/plan2040).

2 Methodology

- 2.1. This section sets out the methodology used in the site assessment process. The process follows the same methodology as the Council’s own SHELAA assessments, used for assessing sites put forward in the Council’s emerging Local Plan process.
- 2.2. Penshurst Parish Council identified and submitted 12 potential sites to SDC for consideration as suitable locations for affordable housing.
- 2.3. The full list of site options can be found in Section 3 *Site Assessments*. Each site assessment carried out has been subject to the same criteria considerations. The criterion used includes the requirements of Core Strategy Policy SP4, as well as taking into account the constraints of the area.
- 2.4. The criteria considerations used for the purposes of the site assessment are briefly described below in Table 2.

Table 2 – Site Assessment Criteria Summary

	Criteria	Commentary
A	Proximity The distance of the site in relation to local services and facilities, such as a town or local service centre. Consideration has also been given to the distance to the nearest train station.	According to the Sevenoaks District Settlement Hierarchy (2022), the settlements within Penshurst Parish (Penshurst and Fordcombe) are both Hamlets, which are washed over by the Green Belt, and have limited services and facilities available. The nearest Village to the sites is at Leigh, which offers a larger range of services and facilities and has a defined settlement boundary. For all sites, the nearest Town or Local Centre and railway station is over 2km away.
B	Landscape This categorisation takes account of landscape designations including Areas of Outstanding Natural Beauty and Green Infrastructure designations including Ancient Woodland, Local Wildlife sites etc.	All sites are washed over by the Green Belt and the High Weald Area of Outstanding Natural Beauty (AONB). Where the development of a site would have a lesser impact on landscape designations, it scored more favourably (see individual site assessments).

	Criteria	Commentary
C	<p>Access The way in which the site can be accessed (to and from), taking into account existing accesses and quality of the road network.</p>	<p>A site would be considered more favourably where there is an existing access of high quality. Where access is considered difficult (i.e. no boundaries to the road network or where a new access would be required) the site scored less favourably than those with an existing access.</p>
D	<p>Conservation The constraints that could affect the development upon its immediate area and surroundings including Conservation Areas, Scheduled Monuments and Listed Buildings. This test should take into account the level of harm to the character and setting, where development is being proposed.</p>	<p>Potential impacts on Conservation is a key constraint. A site was considered more favourable where the development had less significant impact on relevant designations.</p>
E	<p>Environmental The factors that may impact development, including Flood Risk and Air Pollution.</p>	<p>Development of a site will score more favourably where the site has a lesser impact on the environment. As this is an initial site assessment, further consultation should be sought from key consultation bodies such as the Environment Agency and SDC's Environmental Health team to determine the levels of impact on development once more detailed plans are available.</p>
G	<p>Land Availability This is whether a site is willingly made available by the landowner.</p>	<p>All sites have been identified through the Landowner by Penshurst Parish Council. All sites are considered as available at this stage for the purposes of this site assessment process.</p>

2.5. Each site pro-forma included the following:

- **Suitability Assessment** – site size site boundaries, site location, current land use and character, physical constraints (e.g. access, flooding, natural features of significance, location of infrastructure), potential environmental constraints;

- **Availability Assessment** – Is the site available for the proposed use?
- **Achievability Assessment** – have any abnormal costs or other constraints to development been identified which would prevent or delay the site being delivered?

2.6. The specific criteria and scoring system used for the Site Assessments is set out at Table 3 below. It is important to note that site assessments should be used as a guide and that any ‘totals’ used in the individual site assessments are not used to rank the sites, since different site considerations are weighted differently in planning decisions.

Table 3 – Site Assessment Methodology

Consideration	Assessment		
	Yes	Partial or No	
Is the site within urban confines?	Yes	Partial or No	
Land use	PDL	Mixed (PDL & GF)	Greenfield
Existing use to be lost?	No	Yes (non-allocated)	Yes (allocated)
Existing allocation / designation?	No		Yes
Emerging designation?	No		Yes
Is the site in the Green Belt?	No	Partial or Within (adjacent to urban confines - 0m buffer)	Within (not adjacent to urban confines)
Green Belt parcel strength (stage 1 study)	N/A Weak or within a Recommended Area	Moderate	Strong
Is the site in the AONB?	No	Partial or Adjacent - 100m buffer	Within
Landscape sensitivity	Low Low-Medium	Medium	Medium-High High
Agricultural land quality	Grade 4 and 5 / non-agricultural	Grade 3	Grade 1, 2
Flood risk	None or FZ1	FZ 2	FZ3
SSSI	No	Partial or Adjacent - 0m buffer	Within

Consideration	Assessment		
SSSI impact risk zone	No impact	Consult requirements	
Local Wildlife Site	No	Partial or Adjacent - 15m buffer	Within
Local Nature Reserve	No	Partial or Adjacent - 15m buffer	Within
Ancient woodland	No	Partial or Adjacent - 15m buffer	Within
Presence of heritage assets	None	Assets on site or in vicinity (200m buffer for designated heritage assets and 100m buffer for non-designated)	
Air quality issues	None	Partial or Adjacent - 50m buffer	Within AQMA
Mineral safeguarding areas	None	Partial or Adjacent - 0m buffer	Within
Site access	A - existing access	B - new/additional access required	C - access is difficult
Settlement classification	Within/adjacent to towns (400m buffer) and local service centres/service villages (250m buffer)	Within/adjacent to villages (0m buffer)	Within/adjacent to hamlets or in open countryside
Proximity to nearest town and local centre (using walking routes)	Up to 800m (walkable in 10 mins)	800m-2km (walkable and cycle friendly)	Over 2km
Proximity to nearest train station (using walking routes)	Up to 800m (walkable in 10 mins)	800m-2km (walkable and cycle friendly)	Over 2km

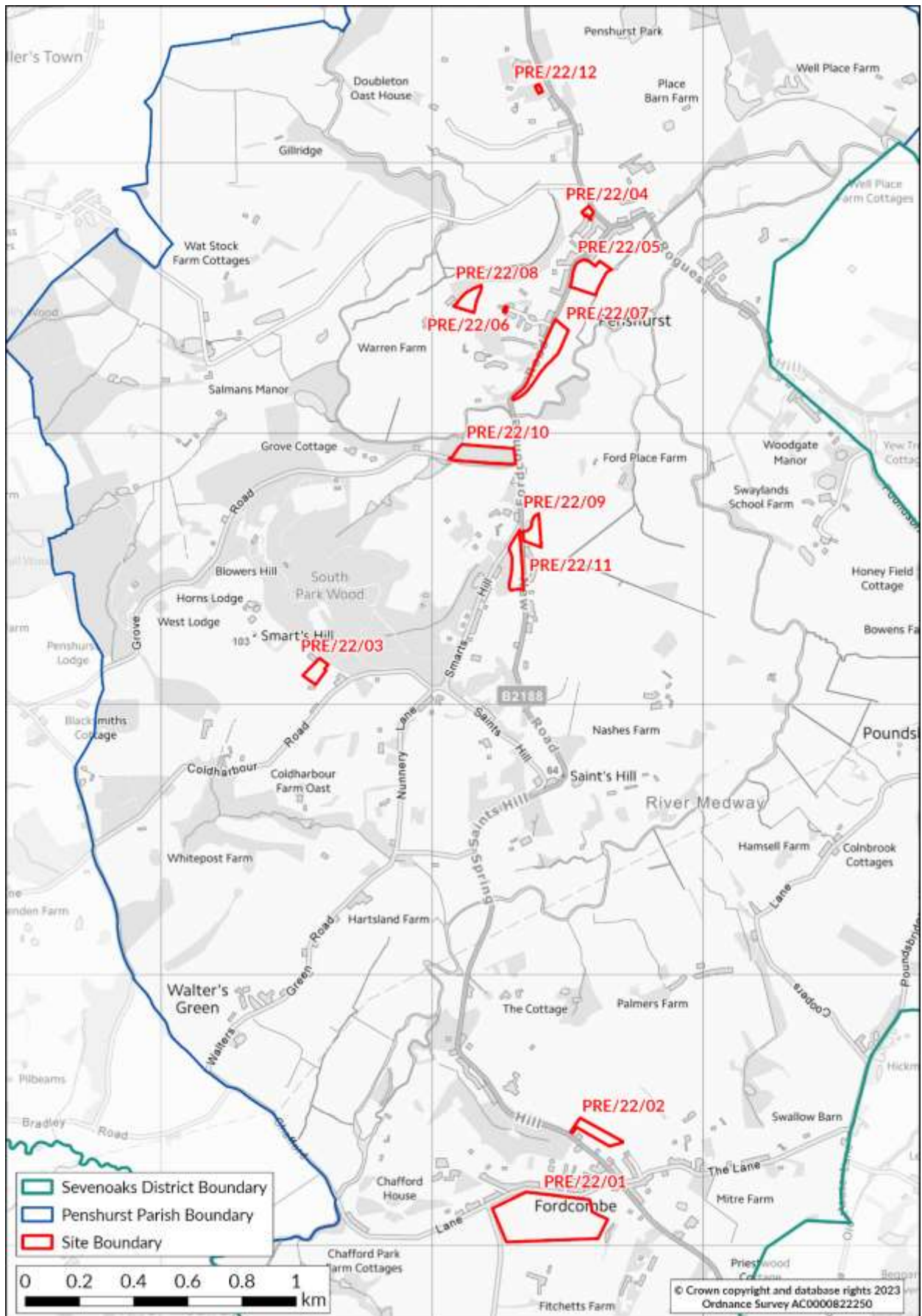
3 Site Assessments Overview

3.1. A total of 12 sites were put identified by Penshurst Parish Council for consideration for a rural housing exception scheme. These were submitted to the District Council in order to carry out the assessments. A map of all sites identified is provided on page 12. The full list of sites that were put forward for consideration are listed at Table 2.

3.2. There were certain consideration outcomes which were shared by all the potential sites. For clarity, these are listed below:

- **Green Belt** – All sites are entirely washed over by the Metropolitan Green Belt
- **Areas of Outstanding Natural Beauty (AONB)** – All sites are entirely covered by the High Weald AONB
- **Nearest Urban Confines** – the nearest settlement boundary to all sites is the village of Leigh
- **Distance to Town or Local Centre** – all sites lie over 2km from the nearest Town or Local Centre
- **Distance to Train Station** – all sites lie over 2km from the nearest railway station
- **Settlement Classification** – All sites put forward are situated in or in close proximity to the hamlets of Penshurst and Fordcombe. As identified in the Settlement Hierarchy (2022), hamlets are the smallest type of settlement in the District and have access to limited services and facilities.

Map 1 - Site Options considered



4 Conclusions

4.1. Following the completion of the site assessments, the following conclusions have been drawn (Table 4). The full Site Assessments for each individual site can be found at Appendix A.

Table 4 – Site Assessment Conclusions

Site Ref	Site Address	Conclusion
PRE/22/01	Land South of Chafford Lane, Fordcombe, TN3 0SR	Suitable
PRE/22/02	Land North of Spring Hill, Fordcombe, TN3 0SB	Suitable
PRE/22/03	Land north of Bottle House Allotments, Coldharbour Road, Penshurst, TN11 8ET	Unsuitable
PRE/22/04	The Old Bank, Penshurst Road, Penshurst, TN11 8DB	Suitable but unavailable
PRE/22/05	Land known as Forge Field, High Street, Penshurst, TN11 8BU	Unsuitable
PRE/22/06	Beckets Field Garages, Beckets Field, Penshurst, TN11 8DW	Suitable
PRE/22/07	Glebe Field, The Glebe, Fordcombe Road, TN11 8DR	Unsuitable and unavailable
PRE/22/08	Land at Warren Farm, Fordcombe Road, Penshurst, TN11 8DL	Unsuitable
PRE/22/09	Land east of New Road, Penshurst, TN11 8EH	Suitable
PRE/22/10	Land north of junction of Grove Road and B2188, TN11 8DS	Unsuitable
PRE/22/11	Land south of junction with Penshurst Road and Smarts Hill, Penshurst, TN11 8EB	Suitable
PRE/22/12	Land at Randalls, Penshurst Road, Penshurst, TN11 8HZ	Suitable

4.2. Based on the conclusions of this report and the individual site assessments, it is recommended that Penshurst Parish Council consider the list of available sites and potential locations for affordable housing as shown in Table 3.

4.3. It is important to highlight that the site assessments should be used as a guide and that any conclusions and ‘totals’ used in the individual site assessments are not used to rank the sites, since different site considerations are weighted differently in planning decisions.











4.4. Any decision to progress a site should take into account the requirements of Core Strategy Policy SP4 and the ‘buy-in’ from the landowner and Parish

Council's preferred Housing Provider. It will be for the Housing Provider to determine the viability of the preferred site(s) for development purposes. It is expected that further consultation with the District Council will be taken, with regards to the planning application process including any pre-application advice, once the preferred site(s) have been identified.

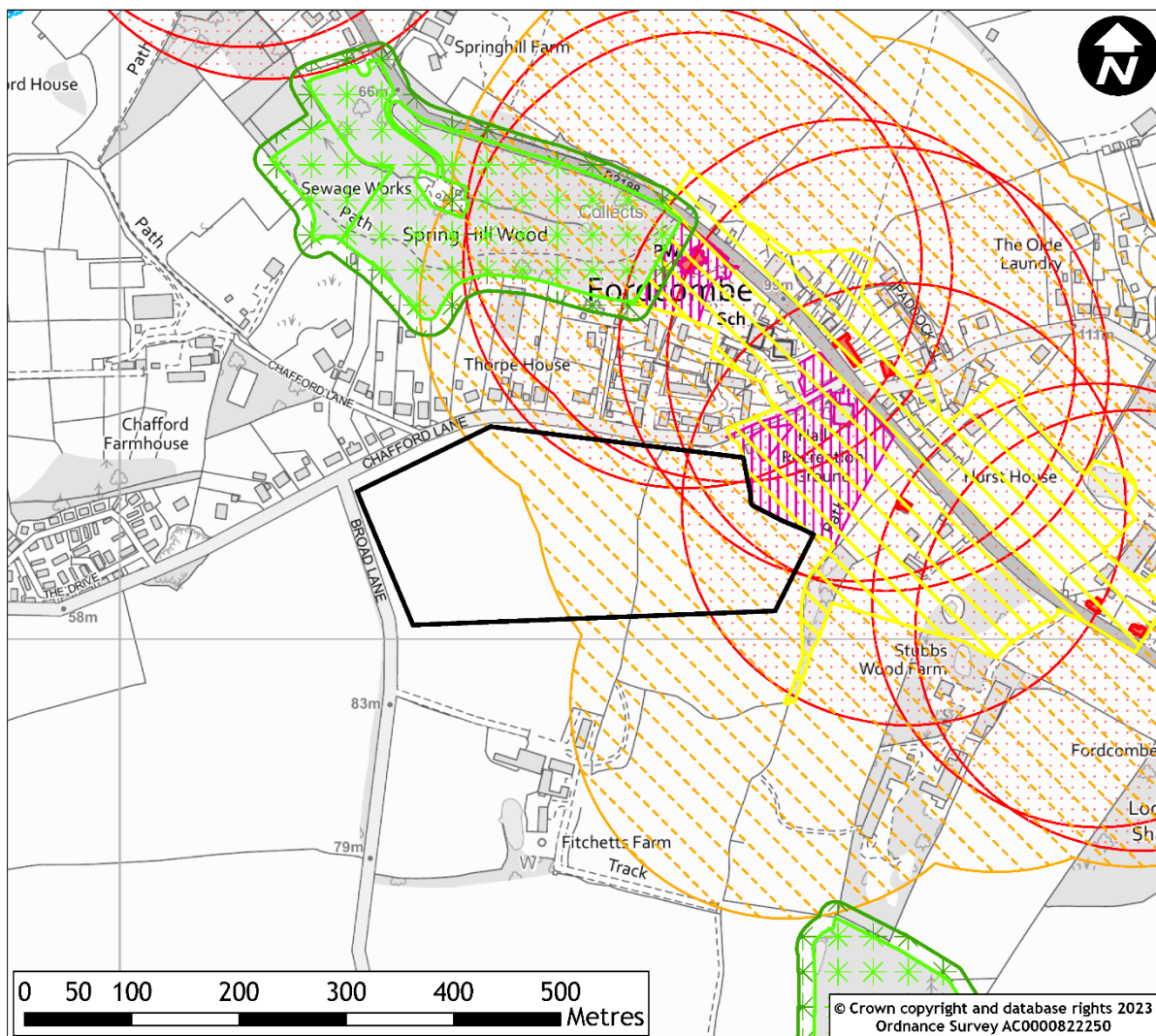
- 4.5. At the time of writing this report, the Council is preparing an emerging Local Plan. Once the Plan has been adopted by the Council, it will replace the existing Core Strategy and ADMP and all the policies therein. Therefore, it is recommended that Penshurst Parish Council are aware of the implications of emerging Policy H3 'Housing for Rural Areas' in relation to the delivery of affordable housing on the sites identified in this assessment.

APPENDIX A – SITE ASSESSMENTS

Map Legend:

	Site Boundary
	Ancient Woodland
	Ancient Woodland 15m Buffer
	Conservation Area
	Conservation Area 200m Buffer
	Open Spaces Study 2018
	Listed Building
	Listed Building 200m Buffer
	Flood Zone 2
	Flood Zone 3

PRE/22/01 - Land South of Chafford Lane, Fordcombe, TN3 0SR



SITE DETAILS

Land Use	Agricultural
Greenfield / Brownfield	100% Greenfield
Site Area	5.9 Ha

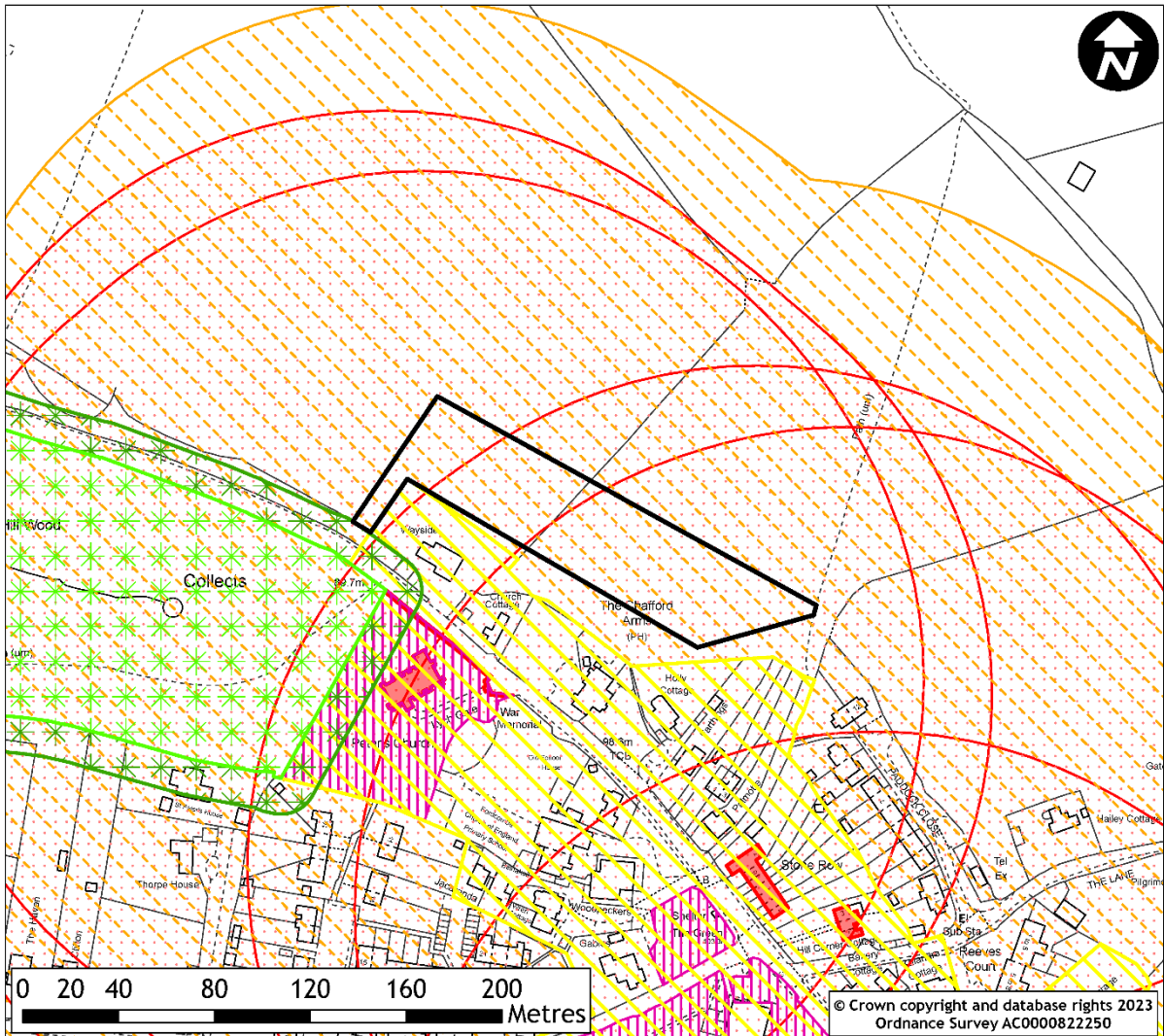
SITE ASSESSMENT		
Urban Confines	6340.31m from Leigh	
Land Use	100% Greenfield	
Existing Use	Agricultural – no loss of use	
Existing Allocations/Designations	No intersecting allocations / designations	
Emerging Designations	No intersecting emerging designations	
Green Belt	Completely within the Green Belt	
Green Belt Parcel Strength	Moderate	
Area of Outstanding Natural Beauty	100% within High Weald AONB	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	100% Grade 3	
Flood Risk	Flood Zone 1	
SSSI	Not near a SSSI	
SSSI Impact Zone	No impact	
Local Wildlife Site	Not within a Local Wildlife Site	
Local Nature Reserve	Not within a Local Nature Reserve	
Ancient Woodland	Not within Ancient Woodland	
Conservation Area / Heritage Assets	Within buffers of Fordcombe Conservation Area and 5 Listed Buildings	
Air Quality	Not in vicinity of an AQMA	
Mineral Safeguarding Area	85.54% Sandstone – Ardingly Sandstone	
Site Access	New Access Required	
Settlement Classification	Within/adjacent to hamlet or in open countryside	
Proximity to nearest Town / Local Centre	Over 2km from Town or Local Centre	
Proximity to nearest Train Station	Over 2km from Railway Station	

OVERALL CONCLUSION		
Green	Amber	Red
11	6	6

AVAILABILITY	The site has been identified through the landowner by the Parish Council. The site is considered as available.
ACHIEVABILITY	No constraints that would render the site financially unviable are identified at this time.

CONCLUSION	SUITABLE
	Suitable but new site access required and site is Grade 3 Agricultural Land Quality. This is moderate Green Belt and the only site option which is not strong GB.

PRE/22/02 - Land North of Spring Hill, Fordcombe, TN3 0SB



SITE DETAILS

Land Use	Agricultural
Greenfield / Brownfield	100% Greenfield
Site Area	0.66 Ha

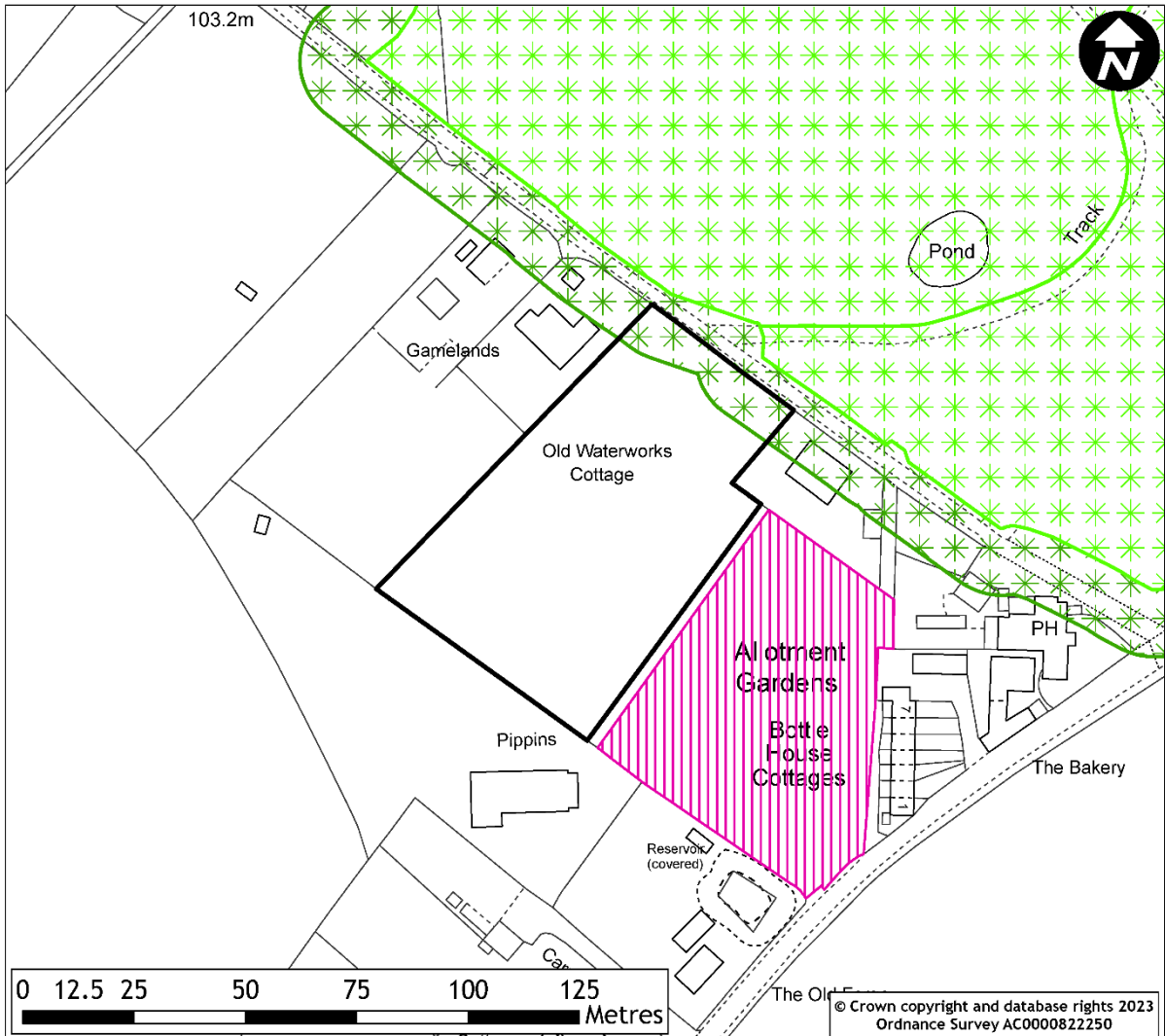
SITE ASSESSMENT		
Urban Confines	6064.84m from Leigh	
Land Use	100% Greenfield	
Existing Use	Agricultural – no loss of use	
Existing Allocations/Designations	No intersecting allocations / designations	
Emerging Designations	No intersecting emerging designations	
Green Belt	Completely within the Green Belt	
Green Belt Parcel Strength	Strong	
Area of Outstanding Natural Beauty	100% within High Weald AONB	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	100% Grade 3	
Flood Risk	Flood Zone 1	
SSSI	Not near a SSSI	
SSSI Impact Zone	No impact	
Local Wildlife Site	Not within a Local Wildlife Site	
Local Nature Reserve	Not within a Local Nature Reserve	
Ancient Woodland	Adjacent to Ancient Woodland buffer	
Conservation Area / Heritage Assets	Within buffers of Fordcombe Conservation Area and 4 Listed Buildings	
Air Quality	Not in vicinity of an AQMA	
Mineral Safeguarding Area	100% Sandstone – Ardingly Sandstone	
Site Access	New Access Required. Access difficult due to location	
Settlement Classification	Within/adjacent to hamlet or in open countryside	
Proximity to nearest Town / Local Centre	Over 2km from Town or Local Centre	
Proximity to nearest Train Station	Over 2km from Railway Station	

OVERALL CONCLUSION		
Green	Amber	Red
10	5	8

AVAILABILITY	The site has been identified through the landowner by the Parish Council. The site is considered as available.
ACHIEVABILITY	No constraints that would render the site financially unviable are identified at this time.

CONCLUSION	SUITABLE
	Suitable but access may be difficult due to location on bend and the presence of Ancient Woodland buffer. Grade 3 Agricultural Land.

PRE/22/03 - Land North of Bottle House Allotments, Coldharbour Road, Peshurst, TN11 8ET



SITE DETAILS

Land Use	Agricultural
Greenfield / Brownfield	100% Greenfield
Site Area	0.44 Ha

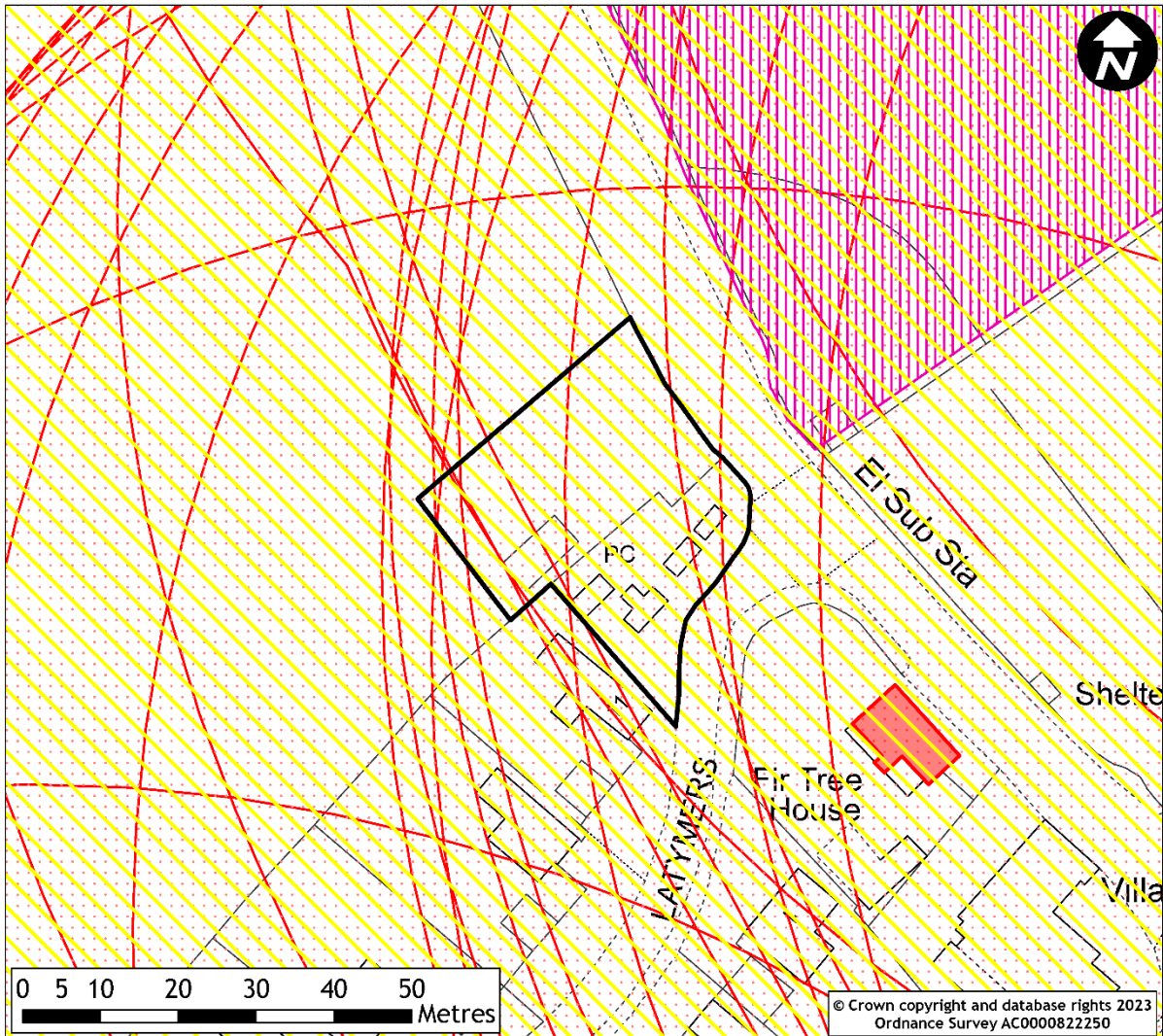
SITE ASSESSMENT		
Urban Confines	4994.17m from Leigh	
Land Use	100% Greenfield	
Existing Use	Agricultural – no loss of use	
Existing Allocations/Designations	No intersecting allocations / designations	
Emerging Designations	No intersecting emerging designations	
Green Belt	Completely within the Green Belt	
Green Belt Parcel Strength	Strong	
Area of Outstanding Natural Beauty	100% within High Weald AONB	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	100% Grade 3	
Flood Risk	Flood Zone 1	
SSSI	Not near a SSSI	
SSSI Impact Zone	No impact	
Local Wildlife Site	Not within a Local Wildlife Site	
Local Nature Reserve	Not within a Local Nature Reserve	
Ancient Woodland	Partially within buffer of Ancient Woodland	
Conservation Area / Heritage Assets	Not in vicinity of Conservation Area or Listed Building	
Air Quality	Not in vicinity of an AQMA	
Mineral Safeguarding Area	100% Sandstone – Cuckfield Stone Bed – Tunbridge Wells Sand Formation	
Site Access	Access difficult	
Settlement Classification	Within/adjacent to hamlet or in open countryside	
Proximity to nearest Town / Local Centre	Over 2km from Town or Local Centre	
Proximity to nearest Train Station	Over 2km from Railway Station	

OVERALL CONCLUSION		
Green	Amber	Red
11	4	8

AVAILABILITY	The site has been identified through the landowner by the Parish Council. The site is considered as available.
ACHIEVABILITY	No constraints that would render the site financially unviable are identified at this time.

CONCLUSION	UNSUITABLE
	Unsuitable due to access proposed through private road. Proposed access also through Ancient Woodland buffer.

PRE/22/04 - Land North of Bottle House Allotments, Coldharbour Road, Penshurst, TN11 8ET



SITE DETAILS

Land Use	Partial agricultural, partial existing business
Greenfield / Brownfield	Partially Previously Developed Land
Site Area	0.11 Ha

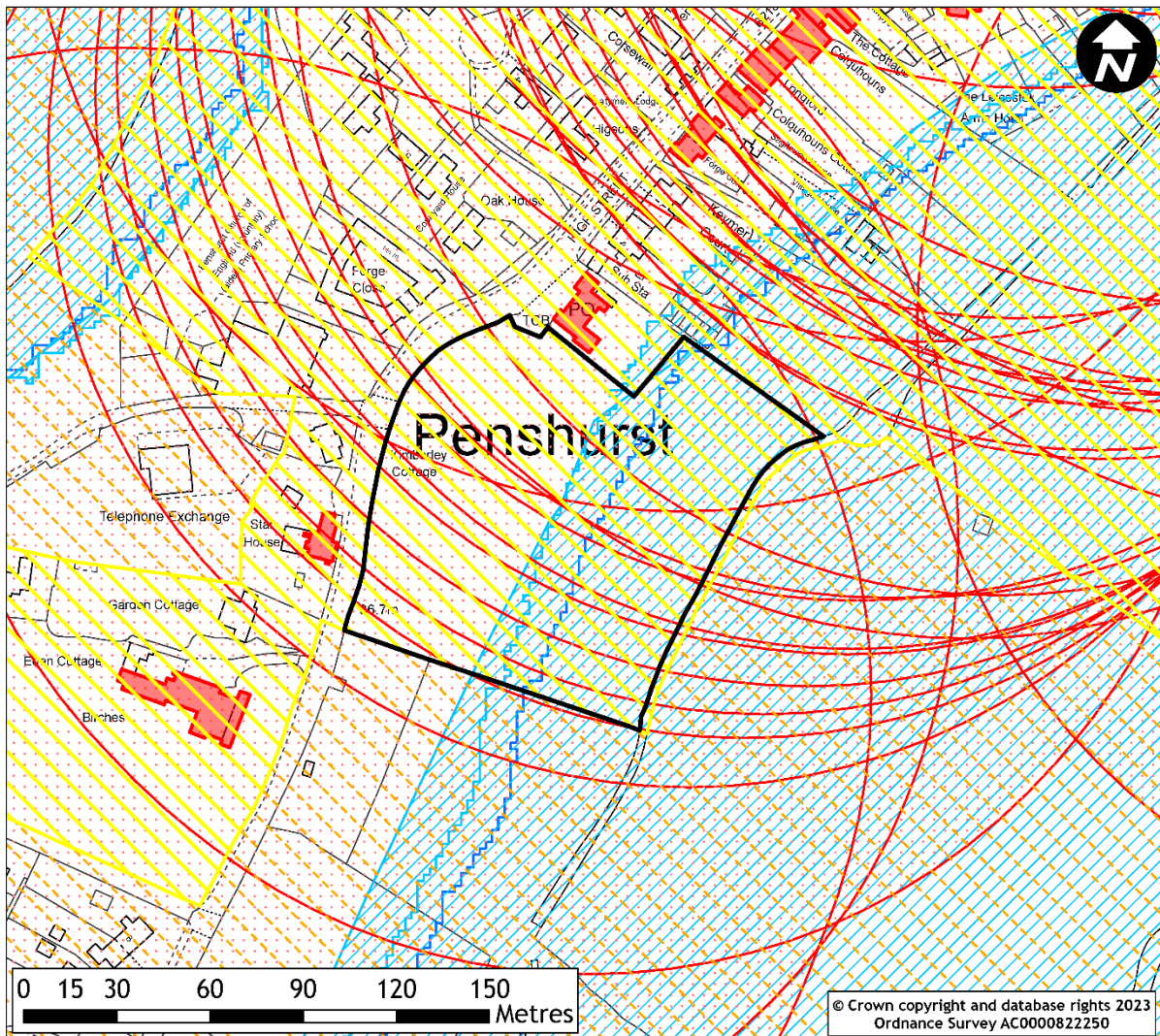
SITE ASSESSMENT		
Urban Confines	3063.28m from Leigh	
Land Use	Partial PDL	
Existing Use	Potential loss of existing business	
Existing Allocations/Designations	No intersecting allocations / designations	
Emerging Designations	No intersecting emerging designations	
Green Belt	Completely within the Green Belt	
Green Belt Parcel Strength	Strong	
Area of Outstanding Natural Beauty	100% within High Weald AONB	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	88.67% Grade 3, 11.33% Grade 4	
Flood Risk	Flood Zone 1	
SSSI	Not near a SSSI	
SSSI Impact Zone	No impact	
Local Wildlife Site	Not within a Local Wildlife Site	
Local Nature Reserve	Not within a Local Nature Reserve	
Ancient Woodland	Not within Ancient Woodland	
Conservation Area / Heritage Assets	Fully within Conservation Area and within buffer of 25 listed buildings	
Air Quality	Not in vicinity of an AQMA	
Mineral Safeguarding Area	100% Sandstone – Ashdown Formation	
Site Access	Existing Access	
Settlement Classification	Within/adjacent to hamlet or in open countryside	
Proximity to nearest Town / Local Centre	Over 2km from Town or Local Centre	
Proximity to nearest Train Station	Over 2km from Railway Station	

OVERALL CONCLUSION		
Green	Amber	Red
11	6	6

AVAILABILITY	The Parish Council has confirmed that this site is unavailable and is not being promoted by the landowner at this time.
ACHIEVABILITY	No constraints that would render the site financially unviable are identified at this time.

CONCLUSION	SUITABLE but UNAVAILABLE
	Suitable but unavailable and fully within Conservation Area and vicinity of Listed Building. Consideration to be given to loss of existing business on site.

PRE/22/05 - Land known as Forge Field, High Street, Penshurst, TN11 8DB



SITE DETAILS

Land Use	Agricultural
Greenfield / Brownfield	100% Greenfield
Site Area	1.22 Ha

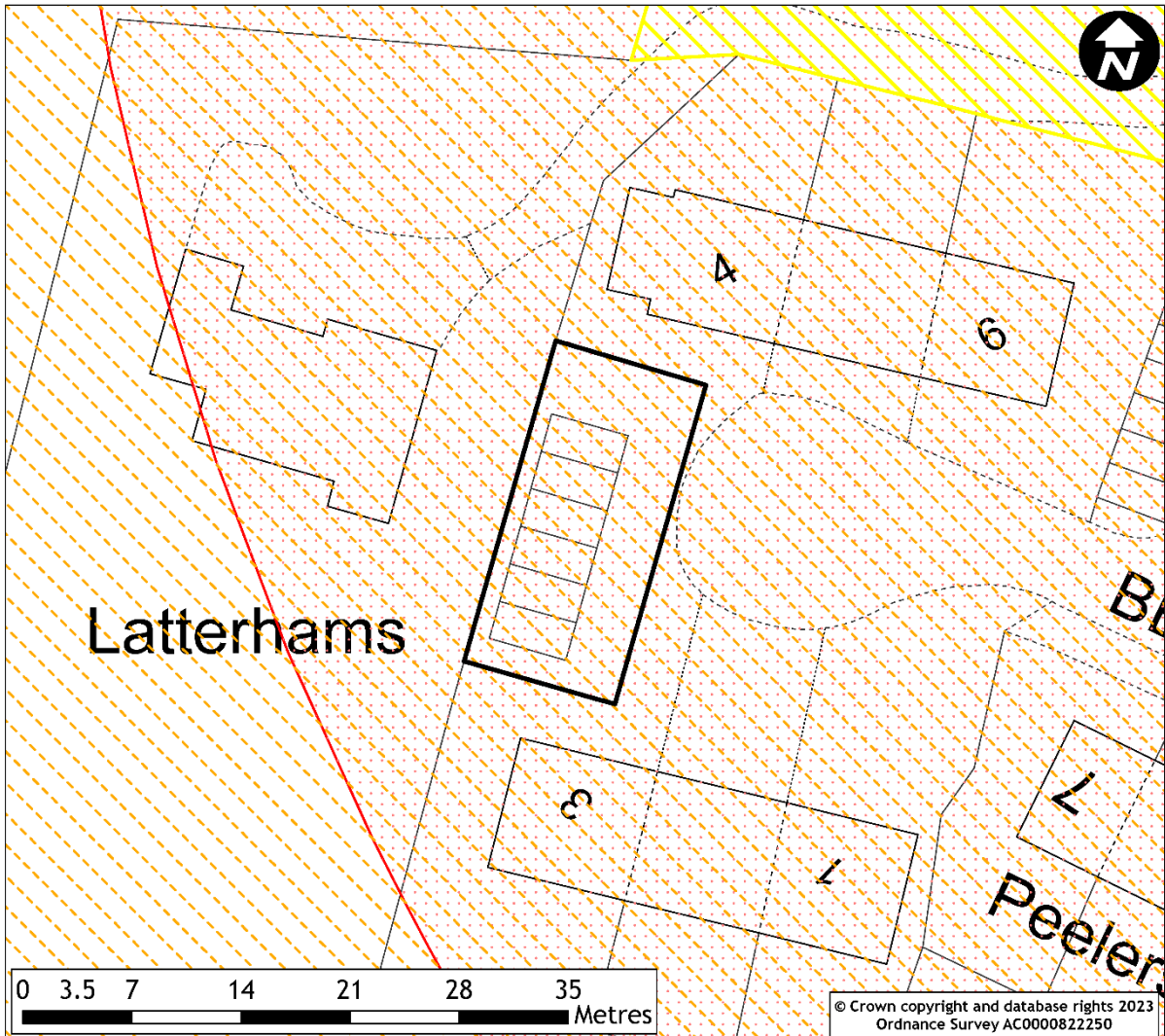
SITE ASSESSMENT		
Urban Confines	3198.88m from Leigh	Yellow
Land Use	100% Greenfield	Red
Existing Use	Agricultural – no loss of use	Green
Existing Allocations/Designations	No intersecting allocations / designations	Green
Emerging Designations	No intersecting emerging designations	Green
Green Belt	Completely within the Green Belt	Red
Green Belt Parcel Strength	Strong	Red
Area of Outstanding Natural Beauty	100% within High Weald AONB	Red
Landscape Sensitivity	Not within a Landscape Sensitivity Area	Green
Agricultural Land Quality	99.89% Grade 3, 0.11% Grade 4	Yellow
Flood Risk	51.99% Flood Zone 2, 37.69% Flood Zone 3	Red
SSSI	Not near a SSSI	Green
SSSI Impact Zone	No impact	Green
Local Wildlife Site	Not within a Local Wildlife Site	Green
Local Nature Reserve	Not within a Local Nature Reserve	Green
Ancient Woodland	Not within Ancient Woodland	Green
Conservation Area / Heritage Assets	Fully within Penshurst Conservation Area and within 200m of 14 listed buildings	Yellow
Air Quality	Not in the vicinity of an AQMA	Green
Mineral Safeguarding Area	100% within Sandstone – Ashdown Formation. 4.39% within Sub Alluvial River Terrace	Yellow
Site Access	Existing Access	Green
Settlement Classification	Within/adjacent to hamlet or in open countryside	Red
Proximity to nearest Town / Local Centre	Over 2km from Town or Local Centre	Red
Proximity to nearest Train Station	Over 2km from Railway Station	Red

OVERALL CONCLUSION		
Green	Amber	Red
11	4	9

AVAILABILITY	The site has been identified through the landowner by the Parish Council. The site is considered as available.
ACHIEVABILITY	No constraints that would render the site financially unviable are identified at this time.

CONCLUSION	UNSUITABLE
	Unsuitable due to Flood Zones 2 and 3. Also fully within Penshurst Conservation Area.

PRE/22/06 - Beckets Field Garages, Beckets Field, Penshurst, TN11 8DW



SITE DETAILS

Land Use	Garages
Greenfield / Brownfield	100% Brownfield
Site Area	0.02 Ha

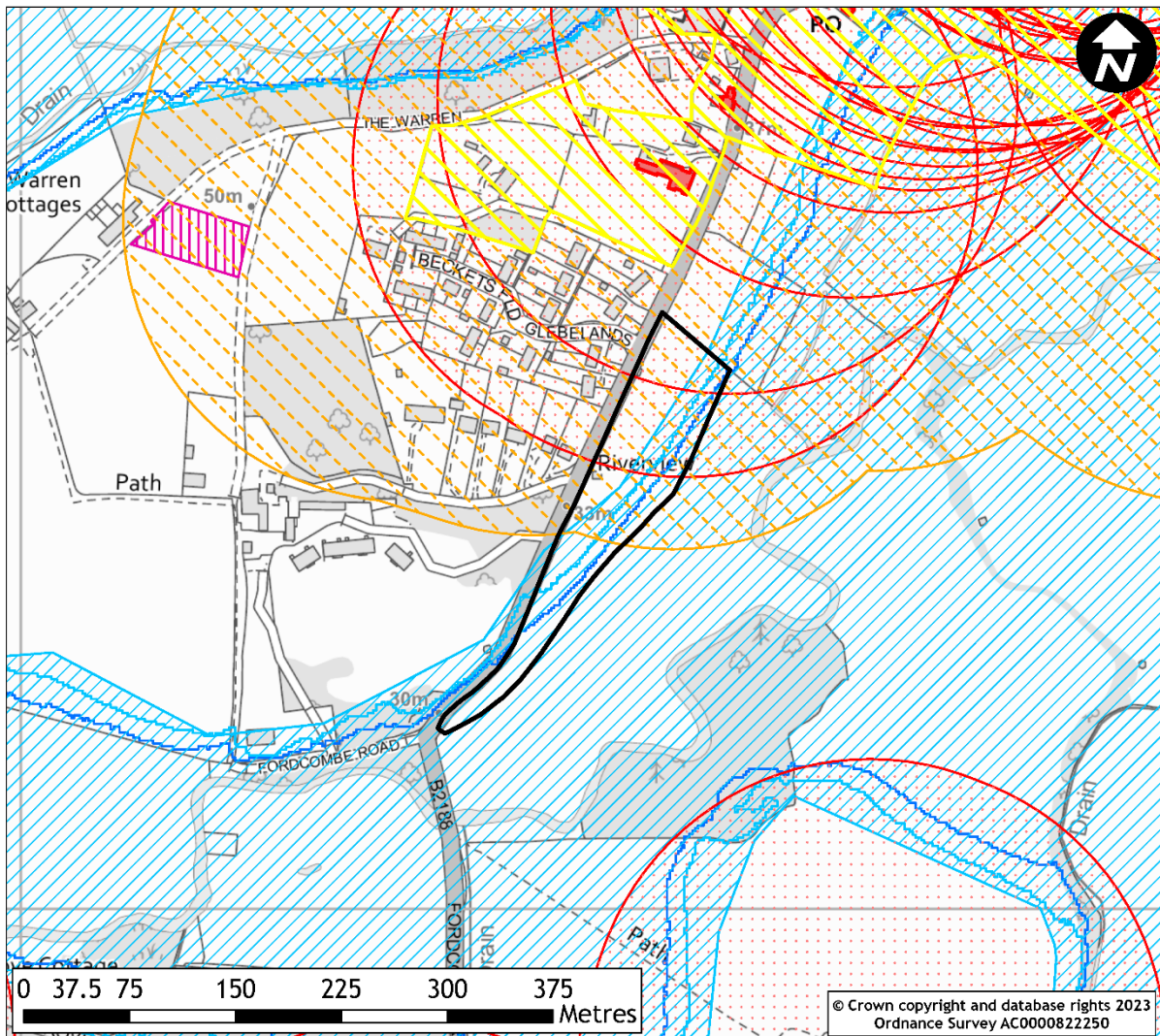
SITE ASSESSMENT		
Urban Confines	3543.52m from Leigh	
Land Use	100% Previously Developed Land	
Existing Use	Loss of garages	
Existing Allocations/Designations	No intersecting allocations/designations	
Emerging Designations	No intersecting emerging designations	
Green Belt	Completely within the Green Belt	
Green Belt Parcel Strength	Strong	
Area of Outstanding Natural Beauty	100% within Kent Downs AONB	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	100% Grade 3	
Flood Risk	Flood Zone 1	
SSSI	Not near a SSSI	
SSSI Impact Zone	No impact	
Local Wildlife Site	Not within a Local Wildlife Site	
Local Nature Reserve	Not within a Local Nature Reserve	
Ancient Woodland	Not within any Ancient Woodland	
Conservation Area / Heritage Assets	Within 200m of Penshurst Conservation Area and 1 listed building	
Air Quality	Not in the vicinity of an AQMA	
Mineral Safeguarding Area	100% within Sandstone – Ashdown Formation	
Site Access	Existing Access	
Settlement Classification	Within/adjacent to hamlets or in open countryside	
Proximity to nearest Town / Local Centre	Over 2km from Town or Local Centre	
Proximity to nearest Train Station	Over 2km from Railway Station	

OVERALL CONCLUSION		
Green	Amber	Red
12	5	6

AVAILABILITY	The site has been identified through the landowner by the Parish Council. The site is considered as available.
ACHIEVABILITY	No constraints that would render the site financially unviable are identified at this time.

CONCLUSION	SUITABLE
	Suitable due to 100% Previously Developed Land but very small sites and need to consider loss of garages

PRE/22/07 - Glebe Field, The Glebe, Fordcombe Road, TN11 8DR



SITE DETAILS

Land Use	No existing use
Greenfield / Brownfield	100% Greenfield
Site Area	1.32 Ha

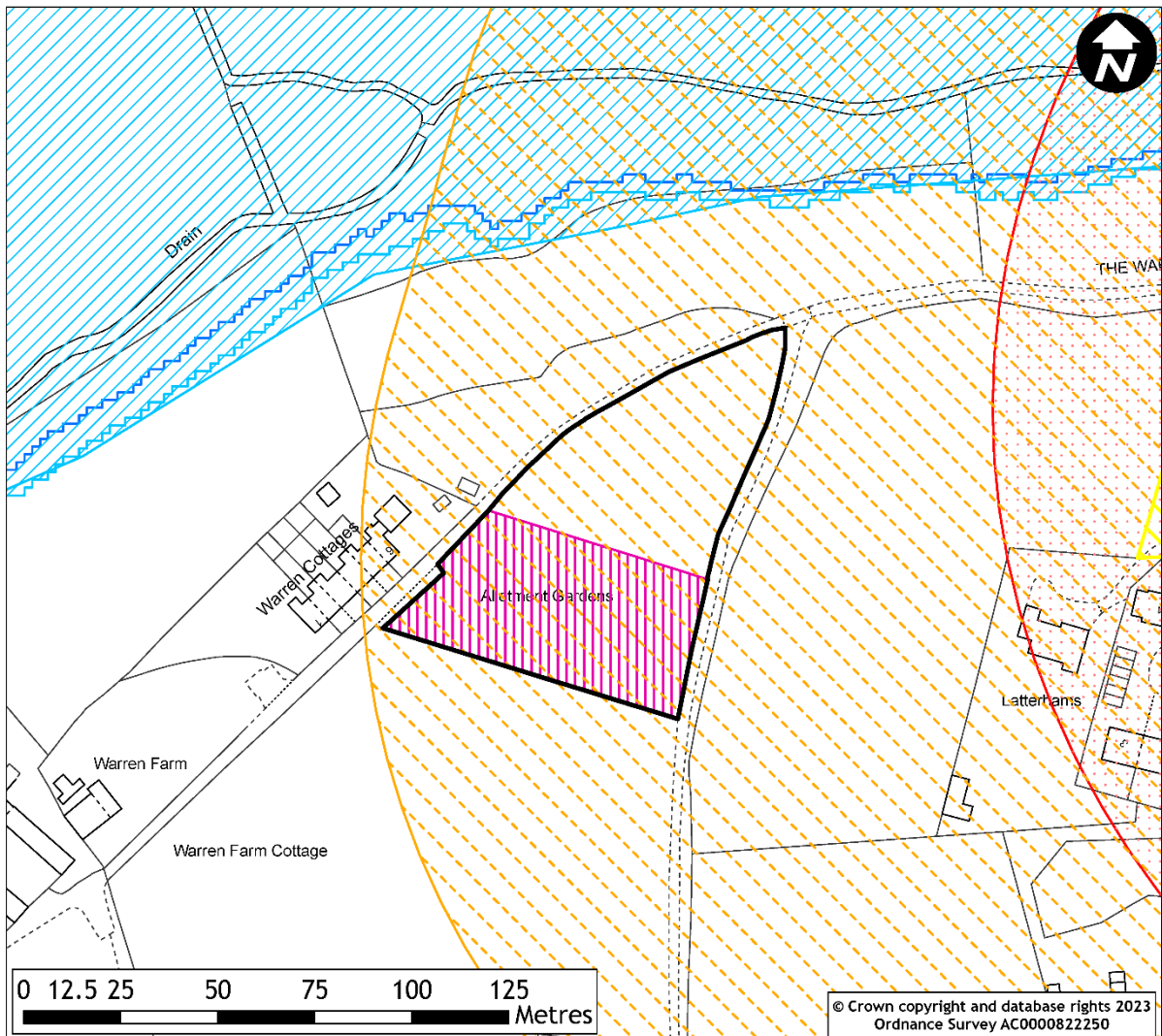
SITE ASSESSMENT		
Urban Confines	3469.97m from Leigh	Yellow
Land Use	100% Greenfield	Red
Existing Use	No existing use	Green
Existing Allocations/Designations	No intersecting allocations/designations	Green
Emerging Designations	No emerging designations	Green
Green Belt	Completely within the Green Belt	Red
Green Belt Parcel Strength	Strong	Red
Area of Outstanding Natural Beauty	100% within Kent Downs AONB	Red
Landscape Sensitivity	Not within a Landscape Sensitivity Area	Green
Agricultural Land Quality	98.99% Grade 3, 4.01% Grade 4	Yellow
Flood Risk	64.85% within Flood Zone 2, 28.7% within Flood Zone 3	Red
SSSI	Not near a SSSI	Green
SSSI Impact Zone	No impact	Green
Local Wildlife Site	Not within a Local Wildlife Site	Green
Local Nature Reserve	Not within a Local Nature Reserve	Green
Ancient Woodland	No within Ancient Woodland	Green
Conservation Area / Heritage Assets	Within 200m of Penshurst Conservation Area and 2 listed buildings	Yellow
Air Quality	Not in the vicinity of an AQMA	Green
Mineral Safeguarding Area	100% within Sandstone – Ashdown Formation, 19.42% within Sub Alluvial River Terrace	Yellow
Site Access	New access required	Yellow
Settlement Classification	Within/adjacent to hamlets or in open countryside	Red
Proximity to nearest Town / Local Centre	Over 2km from Town or Local Centre	Red
Proximity to nearest Train Station	Over 2km from Railway Station	Red

OVERALL CONCLUSION		
Green	Amber	Red
10	5	9

AVAILABILITY	The Parish Council has confirmed that this site is unavailable and is not being promoted by the landowner at this time.
ACHIEVABILITY	No constraints that would render the site financially unviable are identified at this time.

CONCLUSION	UNSUITABLE and UNAVAILABLE
	Unsuitable due to Flood Zones 2 and 3

PRE/22/08 - Land at Warren Farm, Fordcombe Road, Penshurst, TN11 8DL



SITE DETAILS

Land Use	No existing use
Greenfield / Brownfield	100% Greenfield
Site Area	2.15 Ha

SITE ASSESSMENT		
Urban Confines	3544.62m from Leigh	
Land Use	100% Greenfield	
Existing Use	Loss of allotments	
Existing Allocations/Designations	No intersecting allocations/emerging	
Emerging Designations	50.38% Open Spaces Allocation (2018): The Warren Allotments, Penshurst Allotments and Community Gardens	
Green Belt	Completely within the Green Belt	
Green Belt Parcel Strength	Strong	
Area of Outstanding Natural Beauty	100% within Kent Downs AONB	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	100% Grade 3	
Flood Risk	Flood Zone 1	
SSSI	Not near a SSSI	
SSSI Impact Zone	No impact	
Local Wildlife Site	Not within a Local Wildlife Site	
Local Nature Reserve	Not within a Local Nature Reserve	
Ancient Woodland	Not within Ancient Woodland	
Conservation Area / Heritage Assets	Within 200m of Penshurst Conservation Area	
Air Quality	Not in vicinity of an AQMA	
Mineral Safeguarding Area	100% within Sandstone – Ashdown Formation.	
Site Access	Needs new access	
Settlement Classification	Within/adjacent to hamlets or in open countryside	
Proximity to nearest Town / Local Centre	Over 2km from Town or Local Centre	

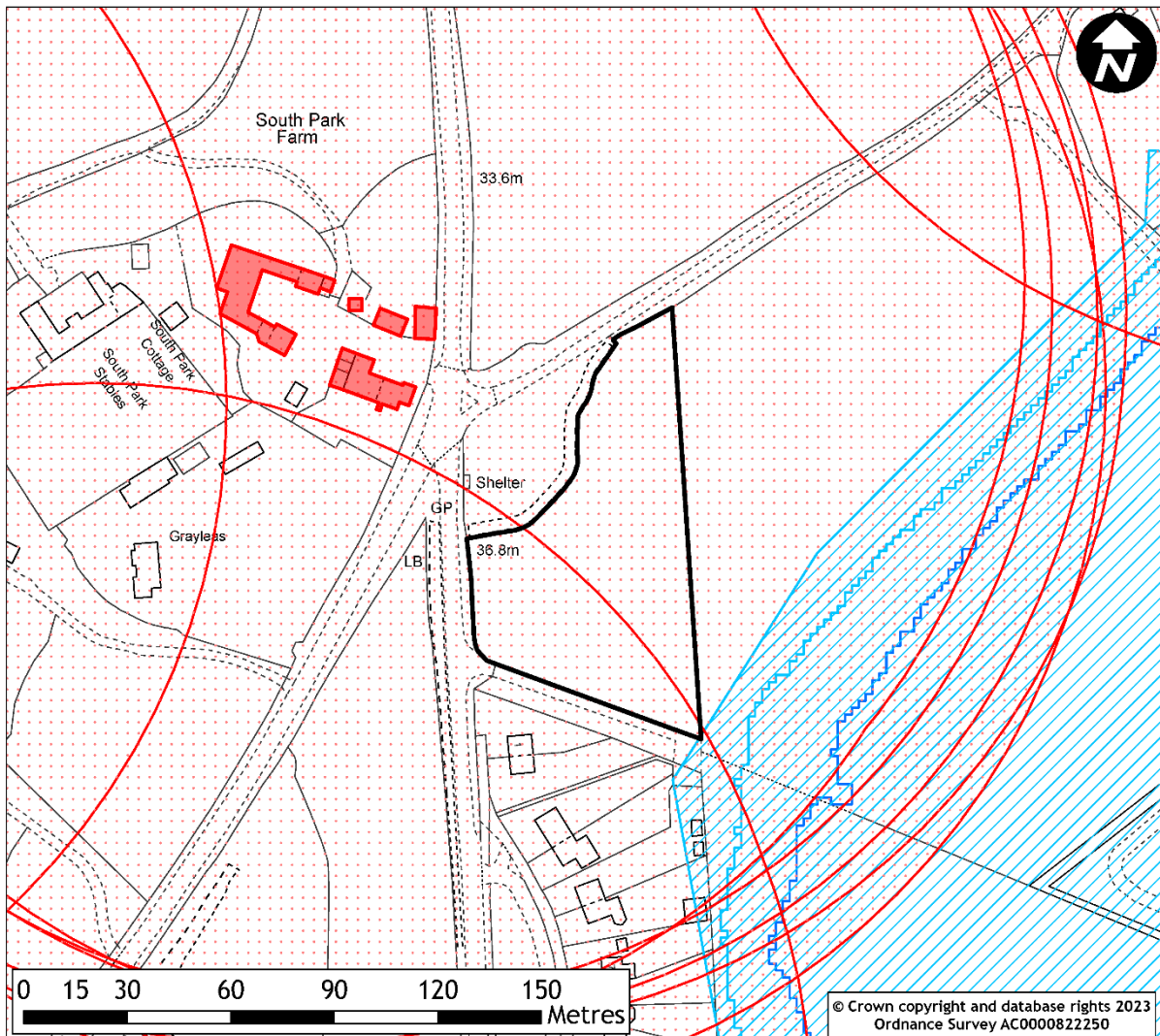
Proximity to nearest Train Station	Over 2km from Railway Station	
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OVERALL CONCLUSION		
Green	Amber	Red
9	5	9

AVAILABILITY	The site has been identified through the landowner by the Parish Council. The site is considered as available.
ACHIEVABILITY	No constraints that would render the site financially unviable are identified at this time.

CONCLUSION	UNSUITABLE
	Unsuitable due to loss of allotments and open space allocation.

PRE/22/09 - Land East of New Road, Penshurst, TN11 8EH



SITE DETAILS

Land Use	No existing use
Greenfield / Brownfield	100% Greenfield
Site Area	0.48 Ha

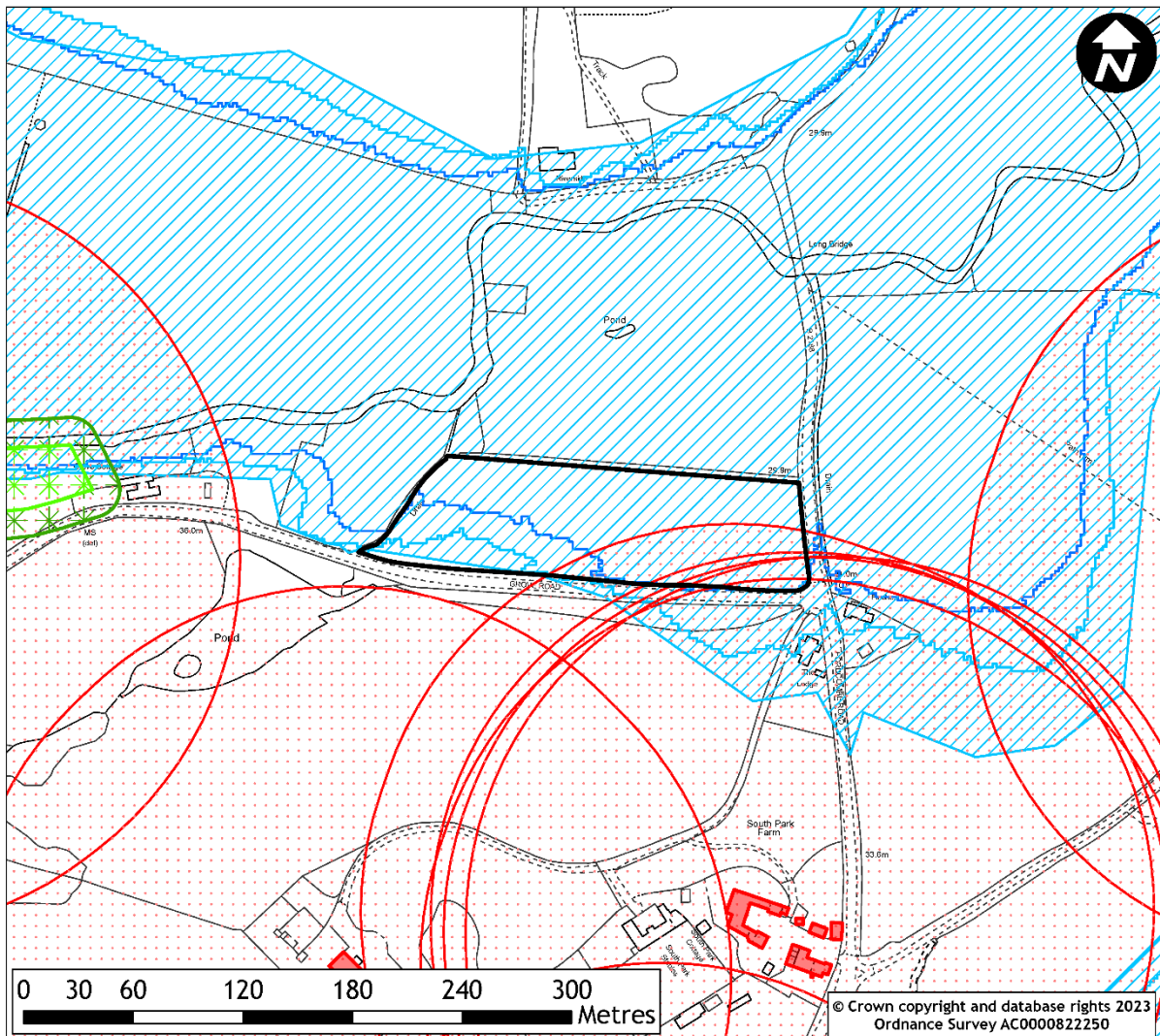
SITE ASSESSMENT		
Urban Confines	4098.68m from Leigh	
Land Use	100% Greenfield	
Existing Use	No existing use	
Existing Allocations/Designations	No intersecting allocations/designations	
Emerging Designations	No intersecting emerging designations	
Green Belt	Completely within the Green Belt	
Green Belt Parcel Strength	Strong	
Area of Outstanding Natural Beauty	100% within Kent Downs AONB	
Landscape Sensitivity	Not within a Landscape Sensitivity Area	
Agricultural Land Quality	100% Grade 3	
Flood Risk	Flood Zone 1	
SSSI	Not near a SSSI	
SSSI Impact Zone	No impact	
Local Wildlife Site	Not within a Local Wildlife Site	
Local Nature Reserve	Not within a Local Nature Reserve	
Ancient Woodland	Not within Ancient Woodland	
Conservation Area / Heritage Assets	Within 200m of 6 listed buildings	
Air Quality	Not in vicinity of an AQMA	
Mineral Safeguarding Area	100% within Sandstone – Ashdown Formation	
Site Access	Existing Access	
Settlement Classification	Within/adjacent to hamlets or in open countryside	
Proximity to nearest Town / Local Centre	Over 2km from Town or Local Centre	
Proximity to nearest Train Station	Over 2km from Railway Station	

OVERALL CONCLUSION		
Green	Amber	Red
12	4	7

AVAILABILITY	The site has been identified through the landowner by the Parish Council. The site is considered as available.
ACHIEVABILITY	No constraints that would render the site financially unviable are identified at this time.

CONCLUSION	SUITABLE
	Suitable but need to check whether proposed access is private. If so, new access will be required.

PRE/22/10 - Land North of Junction of Grove Road and B211, TN11 8DS



SITE DETAILS

Land Use	Woodland
Greenfield / Brownfield	100% Greenfield
Site Area	1.33 Ha

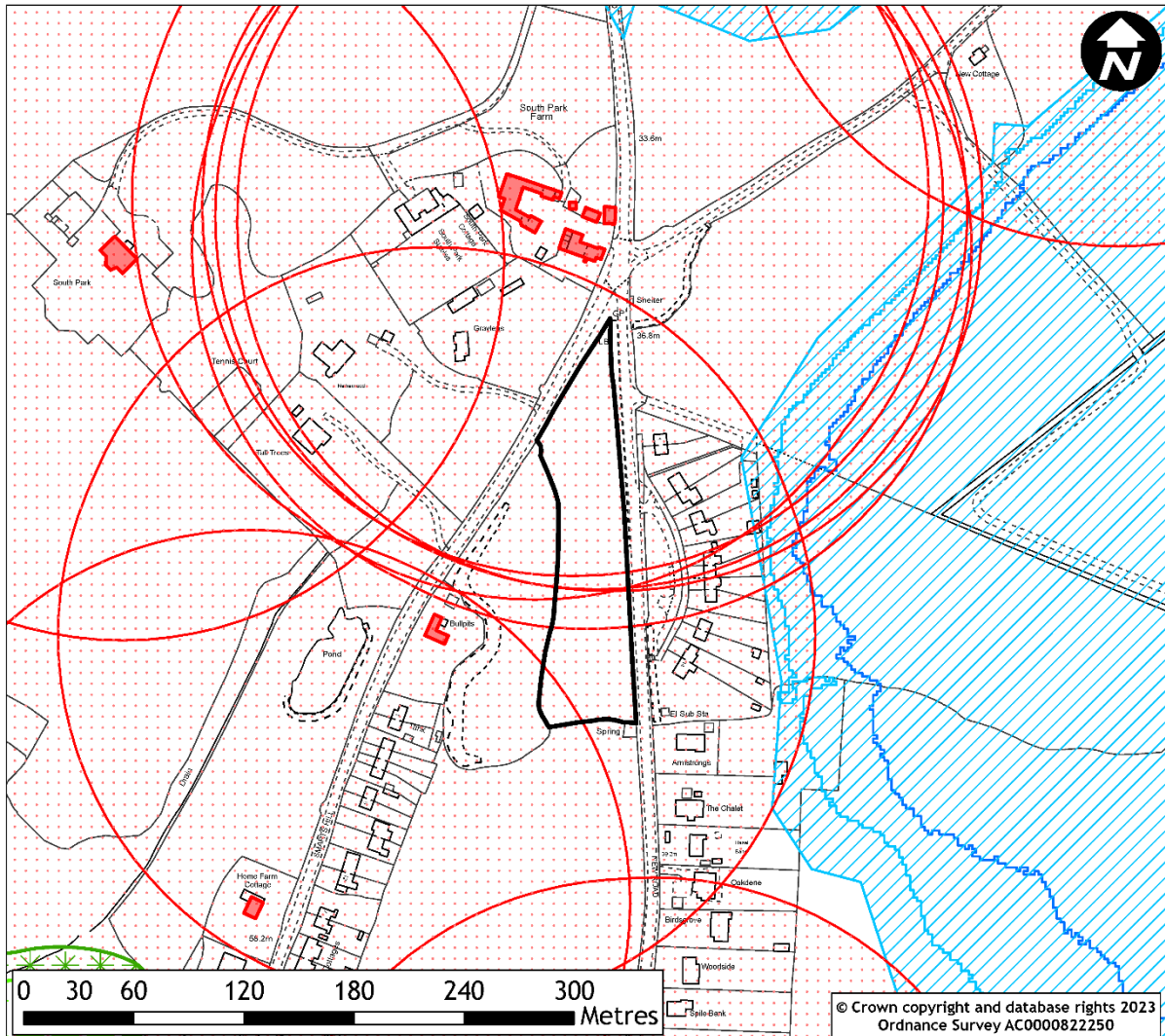
SITE ASSESSMENT		
Urban Confines	3946.85m from Leigh	Yellow
Land Use	100% Greenfield	Red
Existing Use	Woodland	Yellow
Existing Allocations/Designations	No intersecting allocations/designations	Green
Emerging Designations	No intersecting emerging designations	Green
Green Belt	Completely within the Green Belt	Red
Green Belt Parcel Strength	Strong	Red
Area of Outstanding Natural Beauty	100% within Kent Downs AONB	Red
Landscape Sensitivity	Not within a Landscape Sensitivity Area	Green
Agricultural Land Quality	80% Grade 3, 1.99% Grade 4	Yellow
Flood Risk	97.82% Flood Zone 2 and 74.74% Flood Zone 3	Red
SSSI	Not near a SSSI	Green
SSSI Impact Zone	No impact	Green
Local Wildlife Site	Not within a Local Wildlife Site	Green
Local Nature Reserve	Not within a Local Nature Reserve	Green
Ancient Woodland	Not within Ancient Woodland	Green
Conservation Area / Heritage Assets	Within 200m of 5 listed buildings	Yellow
Air Quality	Not in vicinity of an AQMA	Green
Mineral Safeguarding Area	100% within Sandstone – Ashdown Formation. 1.52% within Sub Alluvial River Terrace	Yellow
Site Access	Access difficult due to typography	Red
Settlement Classification	Within/adjacent to hamlets or in open countryside	Red
Proximity to nearest Town / Local Centre	Over 2km from Town or Local Centre	Red
Proximity to nearest Train Station	Over 2km from Railway Station	Red

OVERALL CONCLUSION		
Green	Amber	Red
9	5	9

AVAILABILITY	The site has been identified through the landowner by the Parish Council. The site is considered as available.
ACHIEVABILITY	No constraints that would render the site financially unviable are identified at this time.

CONCLUSION	UNSUITABLE
	Unsuitable due to Flood Zones 2 and 3, loss of undesignated woodland and difficult access

PRE/22/11 - Land South of Junction with Penshurst Road and Smarts Hill, Penshurst, TN11 8EB



SITE DETAILS

Land Use	Partial woodland
Greenfield / Brownfield	100% Greenfield
Site Area	0.17 Ha

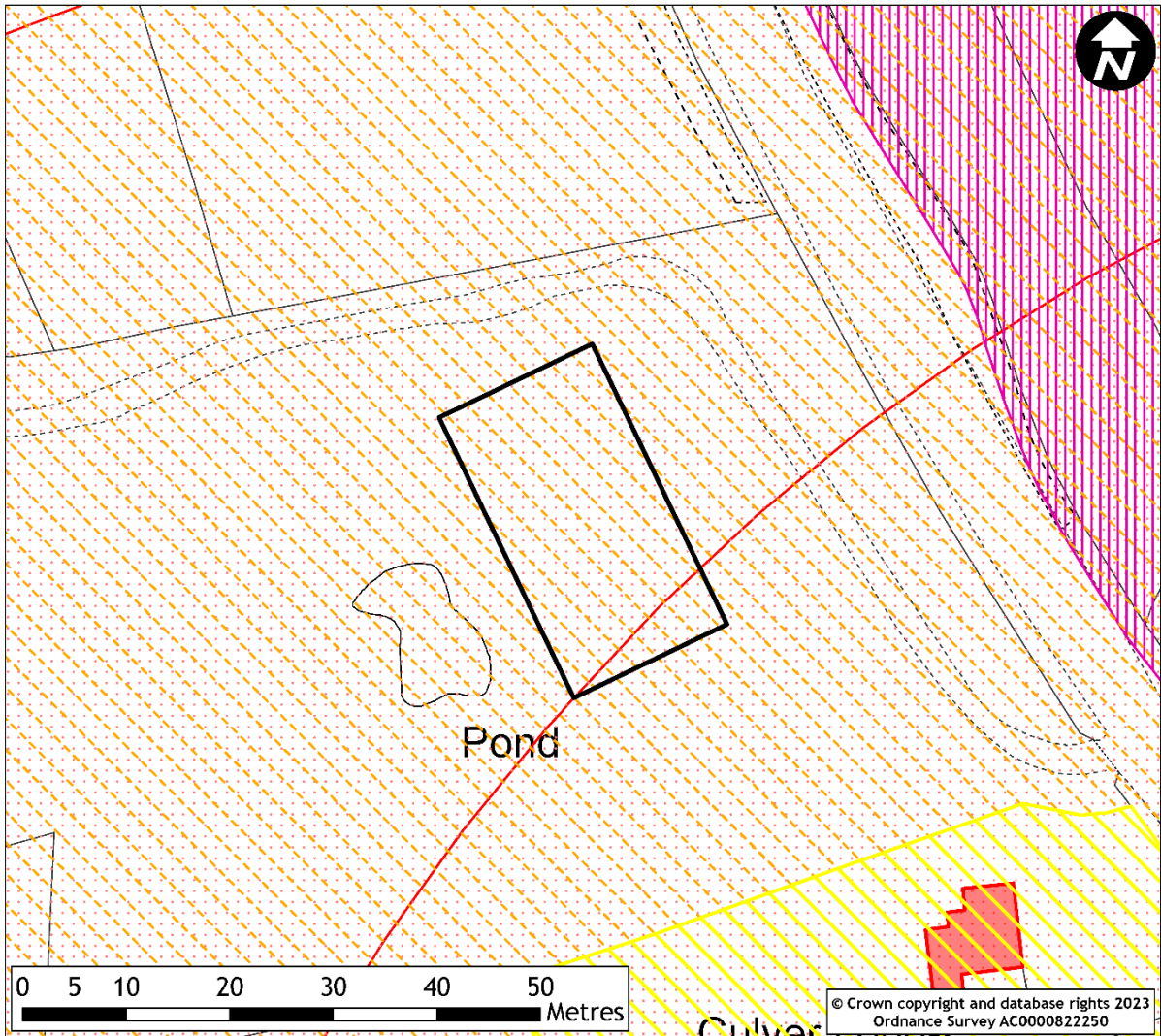
SITE ASSESSMENT		
Urban Confines	4187.83m from Leigh	Yellow
Land Use	100% Greenfield	Red
Existing Use	No existing use	Light Green
Existing Allocations/Designations	No intersecting allocations/designations	Light Green
Emerging Designations	No intersecting emerging designations	Light Green
Green Belt	Completely within the Green Belt	Red
Green Belt Parcel Strength	Strong	Red
Area of Outstanding Natural Beauty	100% within Kent Downs AONB	Red
Landscape Sensitivity	Not within a Landscape Sensitivity Area	Light Green
Agricultural Land Quality	100% Grade 3	Yellow
Flood Risk	Flood Zone 1	Light Green
SSSI	Not near a SSSI	Light Green
SSSI Impact Zone	No impact	Light Green
Local Wildlife Site	Not within a Local Wildlife Site	Light Green
Local Nature Reserve	Not within a Local Nature Reserve	Light Green
Ancient Woodland	Not within Ancient Woodland	Light Green
Conservation Area / Heritage Assets	Within 200m of 7 listed buildings	Yellow
Air Quality	Not in vicinity of an AQMA	Light Green
Mineral Safeguarding Area	9.63% within Sandstone – Ashdown Formation	Yellow
Site Access	New access required	Yellow
Settlement Classification	Within/adjacent to hamlets or in open countryside	Red
Proximity to nearest Town / Local Centre	Over 2km from Town or Local Centre	Red
Proximity to nearest Train Station	Over 2km from Railway Station	Red

OVERALL CONCLUSION		
Green	Amber	Red
11	5	7

AVAILABILITY	The site has been identified through the landowner by the Parish Council. The site is considered as available.
ACHIEVABILITY	No constraints that would render the site financially unviable are identified at this time.

CONCLUSION	SUITABLE
	Suitable but new access required and partial undesignated woodland on site

PRE/22/12 - Land at Randalls, Penshurst Road, Penshurst, TN11 8HZ



SITE DETAILS

Land Use	Car Park
Greenfield / Brownfield	100% PDL
Site Area	0.05 Ha

SITE ASSESSMENT		
Urban Confines	2866.7m from Leigh	Yellow
Land Use	100% PDL	Green
Existing Use	Loss of hardstanding car park	Yellow
Existing Allocations/Designations	No intersecting allocations/designations	Green
Emerging Designations	No intersecting emerging designations	Green
Green Belt	Completely within the Green Belt	Red
Green Belt Parcel Strength	Strong	Red
Area of Outstanding Natural Beauty	100% within Kent Downs AONB	Red
Landscape Sensitivity	Not within a Landscape Sensitivity Area	Green
Agricultural Land Quality	100% Grade 3	Yellow
Flood Risk	Flood Zone 1	Green
SSSI	Not near a SSSI	Green
SSSI Impact Zone	No impact	Green
Local Wildlife Site	Not within a Local Wildlife Site	Green
Local Nature Reserve	Not within a Local Nature Reserve	Green
Ancient Woodland	Not within Ancient Woodland	Green
Conservation Area / Heritage Assets	Within 200m of Penshurst Conservation Area and 5 listed buildings	Yellow
Air Quality	Not in vicinity of an AQMA	Green
Mineral Safeguarding Area	20.7% within Sandstone – Ashdown Formation	Yellow
Site Access	Access difficult – dirt track to nearby house	Red
Settlement Classification	Within/adjacent to hamlets or in open countryside	Red
Proximity to nearest Town / Local Centre	Over 2km from Town or Local Centre	Red
Proximity to nearest Train Station	Over 2km from Railway Station	Red

OVERALL CONCLUSION		
Green	Amber	Red
11	5	7

AVAILABILITY	The site has been identified through the landowner by the Parish Council. The site is considered as available.
ACHIEVABILITY	No constraints that would render the site financially unviable are identified at this time.

CONCLUSION	SUITABLE
	Suitable due to PDL but small site and access difficult. Surrounded by undesignated woodland.