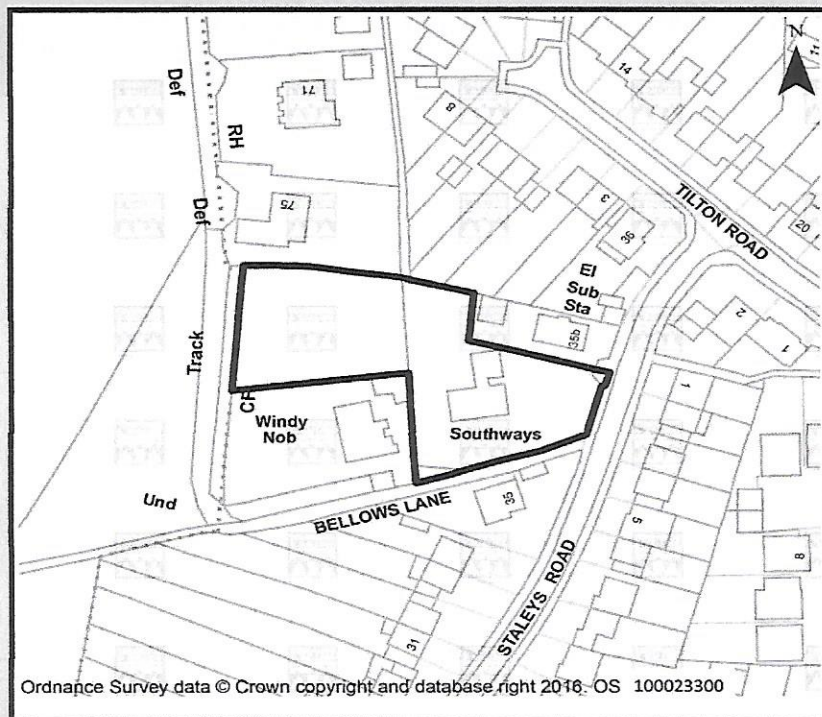


# FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
189	Southways, Borough Green	Borough Green/Ightham



## Site Description

A chalet bungalow well concealed within a heavily wooded staggered site which slopes gently to the north west with a high conifer hedge above a fence or wall on the street boundaries.

## Surrounding Uses

Surrounded on three sides by low density residential development and to the west by a band of trees and open countryside.

Current/Previous Use:	Residential
Type of Site:	Previously developed land
Gross Site Area (ha):	0.24

## SUITABILITY

In terms of access to services, this site is in a sustainable location within the confines of Borough Green and is not subject to any high level constraints with access via Bellows Lane. This assessment concludes that this site is suitable.

## AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

## ACHIEVABILITY

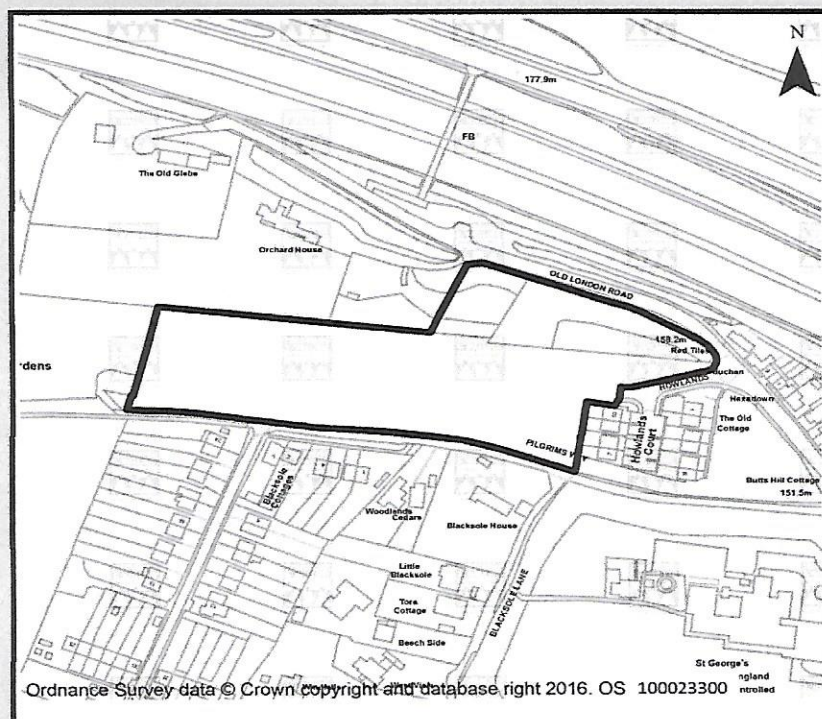
Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation costs will likely be associated with demolition and site clearance. Abnormal costs are likely to be low.



# FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
198	Land at Howlands Allotments	Wrotham



## Site Description

A high level, prominent sloping site at the foot of the North Downs scarp. Partly overgrown former allotments with central mown path now used as an informal open space. The site slopes to the south and more gently to the west. It is bounded to the south by Pilgrims Way which lies behind a hedgerow at the foot of a steep bank. It is bounded by a strong treeline to the north.

## Surrounding Uses

Residential to the south and east with two low density properties to the north. Allotments to the west.

Current/Previous Use: Tourism/Leisure

Type of Site: Greenfield

Gross Site Area (ha): 1.44

## SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Wrotham Village. The site lies entirely within the Kent Downs AONB and is not subject to any other high level constraints. Noise from the M20 may have an impact on the site. This assessment concludes that the site is suitable.

## AVAILABILITY

The site is leased to the Parish Council on a short term lease and can be made available.

## ACHIEVABILITY

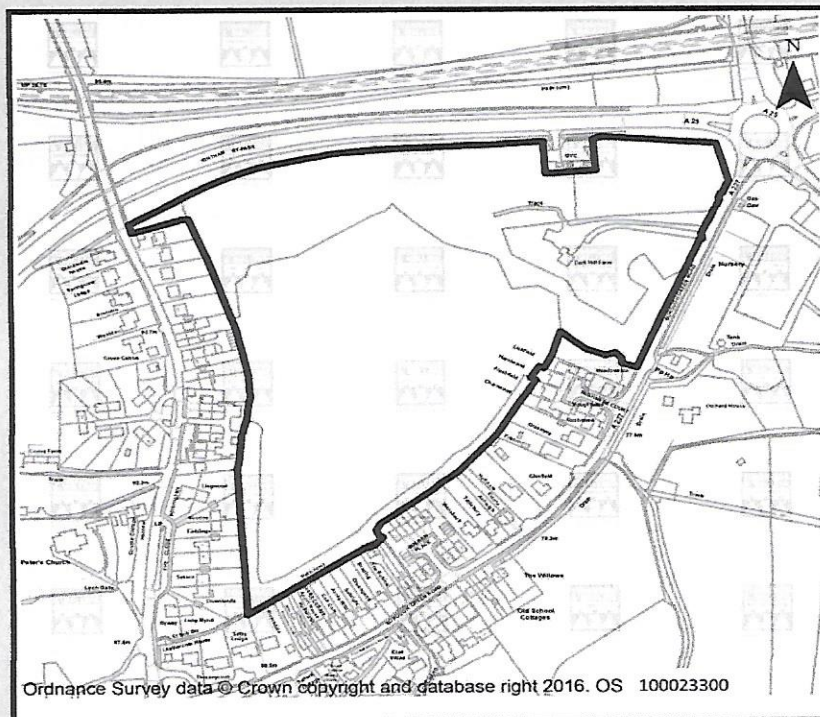
Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be low.



# FINAL SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
230	Dark Hill Farm/Gracelands Park, Ightham	Ightham



## Site Description

This triangular site fall into three parts. The main part of the site is a large gently sloping well-screened field almost entirely surrounded by trees and woodland, though there are long distance views to the North Downs. It is set high above the houses in Borough Green Road behind a narrow woodland screen. The second part of the site comprises the domestic curtilage of Dark Hill Farm and the third part is a small field surrounded by hedgerows at the roundabout junction with the A25.

## Surrounding Uses

Housing to the south and west. Bypass to the north with the railway line and agricultural land beyond.

Current/Previous Use:	Mixed: Partly residential but mainly agriculture
Type of Site:	Mixed
Gross Site Area (ha):	8.26

## SUITABILITY

In terms of access to services, this site is in a sustainable location, and is adjacent to the built-up confines of Ightham. The site is not subject to any high level constraints, however it lies wholly within the Kent Downs AONB and an area to the east of the site is covered by TPO's. There are significant areas of woodland on site. The site is accessed from Borough Green Road. Water resources would need to be protected and measures may be needed to protect residents from noise from the A25 and railway. A Flood Risk Assessment should consider the impact of surface water run-off from the site on the area downstream. A Transport Assessment would be required because of concerns about additional traffic movements through the centre of Borough Green which is an AQMA. This assessment concludes that this site is suitable.

## AVAILABILITY

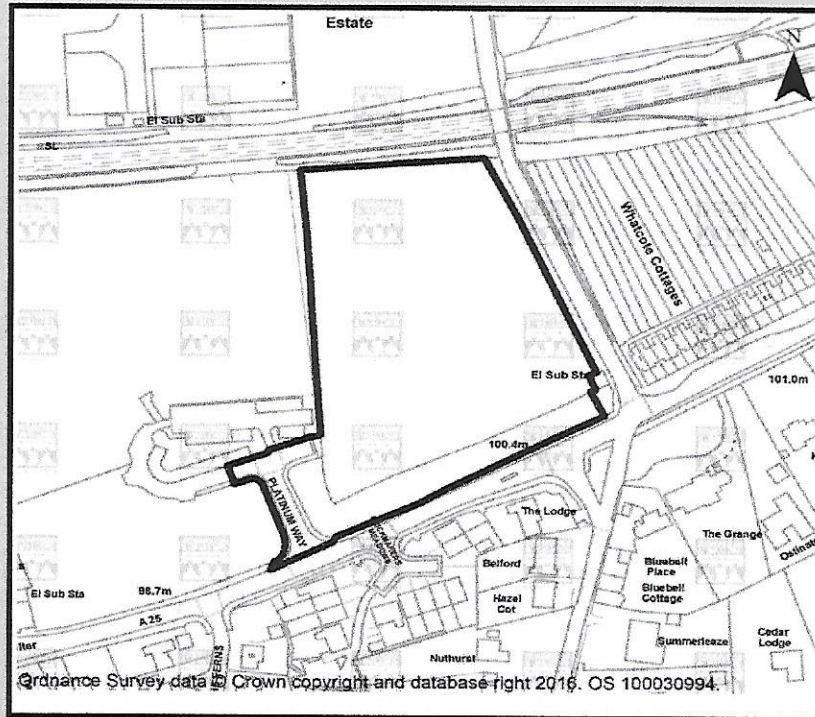
The site has been promoted by the landowner. The site is therefore considered to be available.



# INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
235	North of Maidstone Rd, Platt	Platt



## Site Description

Overgrown site, covered in scrub, sloping down from the A25 towards the tree-lined railway with extensive distant views to the North Downs across the roofs of industrial buildings. It is exposed to view from the A25.

## Surrounding Uses

New school playing field to the west, housing to the south and east with employment uses to the north on the other side of the railway line.

Current/Previous Use:	Agriculture, paddock or forestry
Type of Site:	Greenfield
Gross Site Area (ha):	1.23

## SUITABILITY

In terms of access to services, this site is in a relatively sustainable location and is adjacent to the confines of Platt Village. It is not subject to any high level constraints although the site falls within a water protection zone. Land to the west of the site is to be developed for a new school. Noise from the railway line to the north and Platt Industrial Estate to the east are issues that would need to be addressed. This assessment concludes that this site is suitable.

## AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

## ACHIEVABILITY

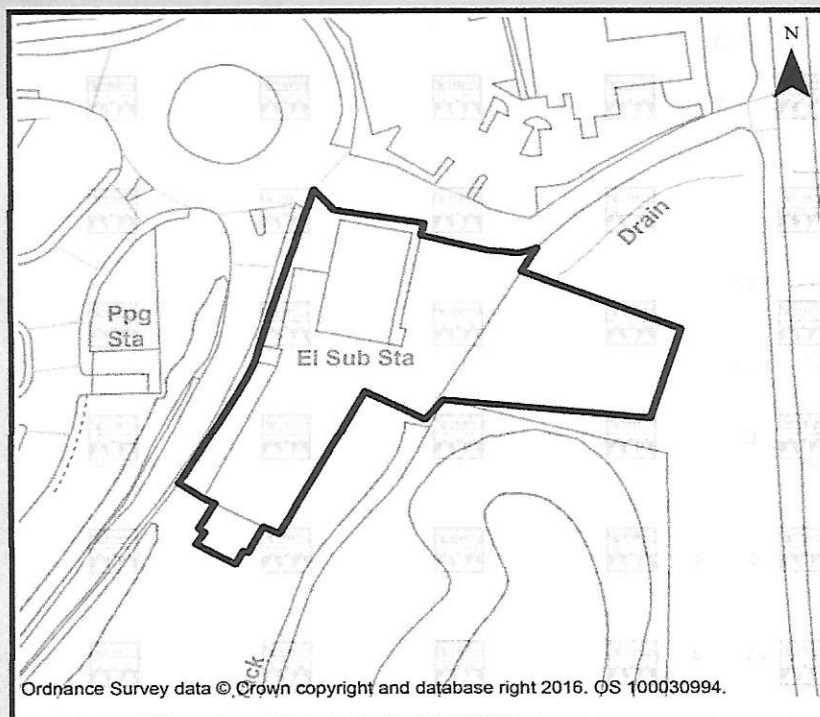
Subject to further consideration of the infrastructure required to support development, there is a reasonable prospect that development on the site could be provided.



# INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
309	Office site, Quarry Hill Rd , Borough Green	Borough Green



## Site Description

Two storey office building with associated car parking and open land originally connected with Isles Quarry and now being temporarily used as a site office by the developers of Isles Quarry.

## Surrounding Uses

Woodland to east and south. New housing development on the other side of the road to the west and Doctors Surgery to the north.

Current/Previous Use:	Employment
Type of Site:	Previously developed land
Gross Site Area (ha):	0.28

## SUITABILITY

In terms of access to services, this site is in a sustainable location, although outside the confines of Borough Green. The northern part of the site is at high risk of flooding, as is the current access from the Quarry Hill Road/Dark Hill Road roundabout. There are no other high level constraints. A Flood Risk Assessment would be required to address this risk. There is a Local Wildlife Site to the south of the site. There is potential for contamination on site. This assessment concludes that part of the site is suitable.

## AVAILABILITY

The site has been promoted by the landowner. The site is therefore considered to be available.

## ACHIEVABILITY

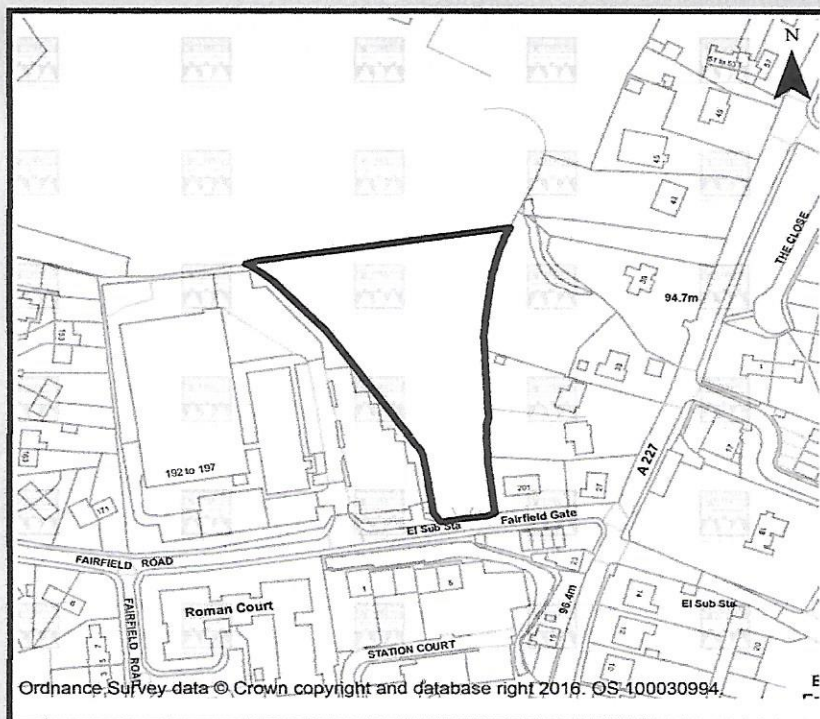
Subject to further consideration of the infrastructure required to support development there is a reasonable prospect that development on the site could be provided. Site preparation costs will likely be associated with demolition. Abnormal costs are likely to be associated with infrastructure/flooding.



# INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
311	North of Fairfield Rd, Borough Green	Borough Green



## Site Description

A partly filled and restored former cutting leading into a quarry. It is covered by scrub and bounded to the east and west by tall trees and a high overgrown hedge on the Fairfield Road frontage.

## Surrounding Uses

Vacant offices and warehouse to the west, housing to the south and east with open land to the north.

Current/Previous Use: Other: Former quarry

Type of Site: Greenfield

Gross Site Area (ha): 0.51

## SUITABILITY

In terms of access to services, this site is in a sustainable location, and is adjacent to the built-up confines of Borough Green. There are no high level constraints on site. Currently the site has no access, although this could be provided from Fairfield Road. There is potential for contamination. If developed, measures would be needed to protect water resources. This assessment concludes that this site is suitable.

## AVAILABILITY

The site has been promoted by the landowners. The site is therefore considered to be available.

## ACHIEVABILITY

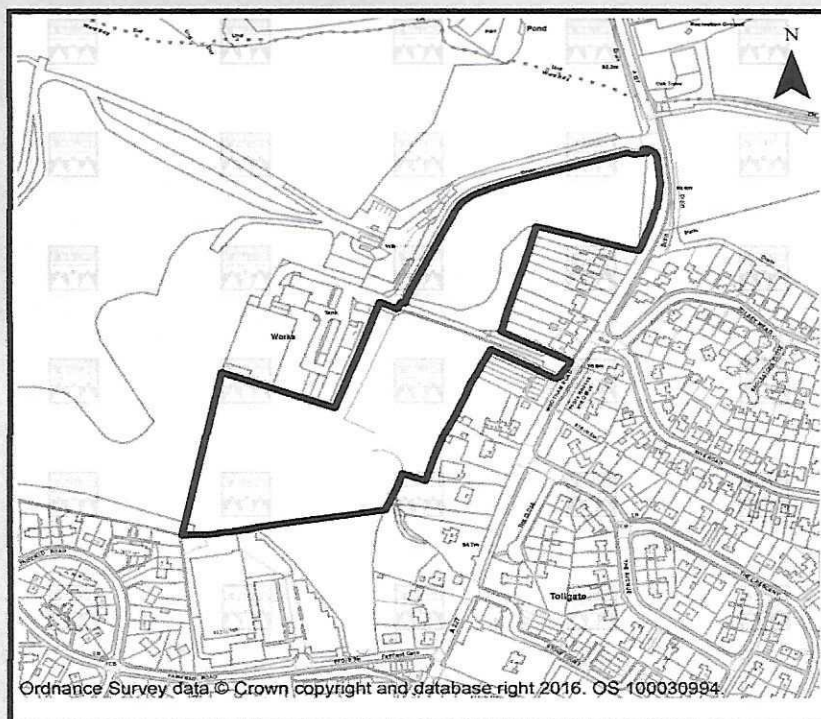
Subject to further consideration of the infrastructure required to support development, and in possible combination with adjacent sites, there is a reasonable prospect that development on the site could be provided. Site preparation/abnormal costs are likely to be associated with the need for the site to be filled and the implications for foundations.



# INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
312	West of Wrotham Road, Borough Green	Borough Green



## Site Description

An area of open land behind the houses on the west side of Wrotham Rd and a small industrial estate with a former quarry beyond which is now an inert waste disposal site. The site is bounded to the north by the access road to the quarry/waste disposal facility with its associated wheel-washing plant. The flat northern section of the site is grassed. The southern section is overgrown scrub which slopes gently down towards the north. At its far southern end it descends into the quarry. There is an overgrown access track between Nos 71 and 85 Wrotham Road. There is some woodland and trees on the margins of the site.

## Surrounding Uses

Residential to the east. Industrial and quarry to west. Open land to the north and south. It also abuts the office/warehouse site to the south.

**Current/Previous Use:** Agriculture, paddock or forestry

**Type of Site:** Greenfield

**Gross Site Area (ha):** 3.58

## SUITABILITY

In terms of access to services, this is in a sustainable location, adjacent to the built-up confines of Borough Green. There are no high level constraints on site. There is limited existing access from Wrotham Road, and this would need to be improved but is likely to require land outside of the submitted site boundary. The former quarry on site is in the process of being infilled. Measures would need to be taken to protect water resources and surface water drainage issues would need to be addressed. A Minerals Assessment would be required. Consideration would need to be given to any impact on the AQMA in the centre of Borough Green. This assessment concludes that this site is suitable.