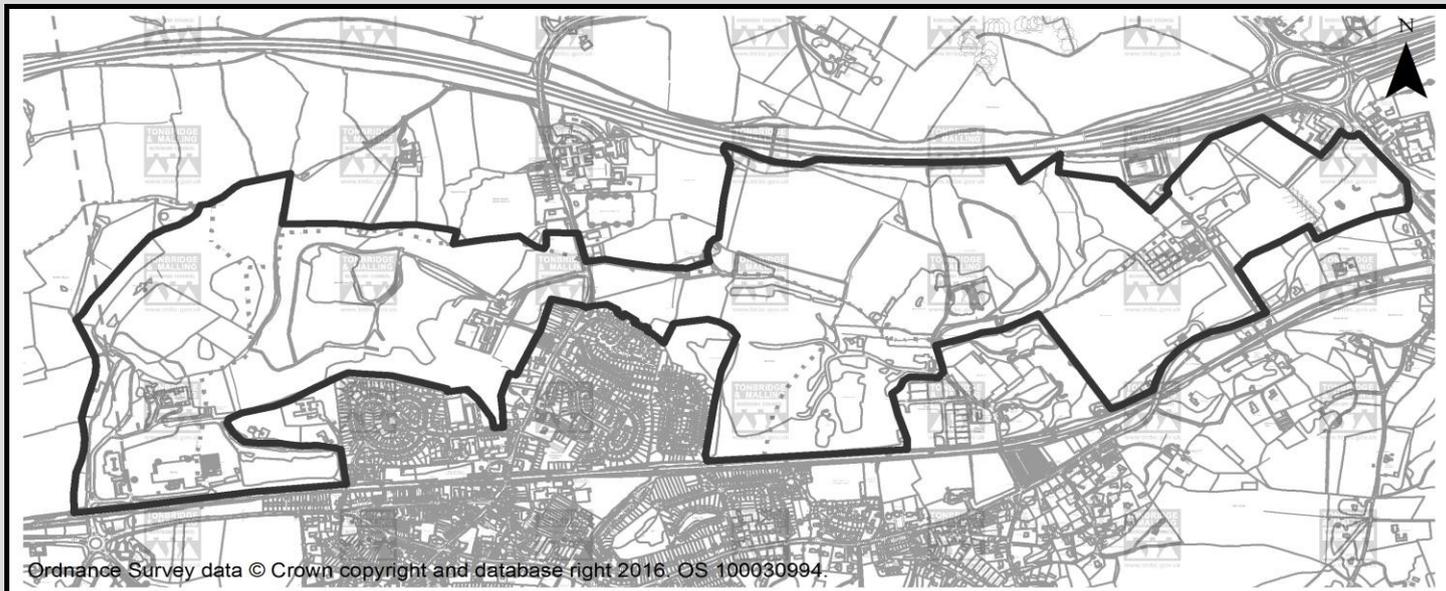


# INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
408	North of Borough Green and Platt	Ightham/Wrotham/Borough Green/Platt



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## Site Description

This very large site to the north of Borough Green and Platt comprises a series of former (now landfill) and currently operational quarries, together with agricultural land with blocks of woodland and a network of hedgerows and some farm buildings at Nepicar Farm. The topography is generally undulating, often as a result of previous quarrying activities, but overall rises gently towards the north. A block-making factory (H+H Celcon) occupies the southwest corner of the site. The site is overlooked by the Kent Downs which are highly visible throughout the site.

## Surrounding Uses

The site lies between the railway line and A26 corridors adjoining the northern edge of Borough Green and the Platt Industrial Estate. There is agricultural land on all other boundaries.

<b>Current/Previous Use:</b>	Mixed: Quarries, landfill, block making plant and open fields
<b>Type of Site:</b>	Mixed
<b>Gross Site Area (ha):</b>	148.3

## SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the northern confines of Borough Green and Platt. A small area in the western extent of the site lies within the Kent Downs AONB which also provides the backdrop for the whole of the site to the north. Parts of the south-west corner of the site are in areas at high risk of flooding which could be an issue for safe access and egress from this point to more vulnerable uses. There are small areas of Ancient Woodland and clusters of trees in the centre of the site that are covered by TPOs. The site can be accessed at present from the A25 / A227 Dark Hill Roundabout and the A227 Borough Green Road (to the north of Borough Green). The eastern part of the site is more challenging to access, particularly from the A20 and A25. The size of the site means that more access opportunities could be assessed. The potential scale of development would impact on the existing local infrastructure and necessitate enhancements and additional provision, including a relief road north of Borough Green and Platt. The proximity of the site to the M26, the railway line, Platt Industrial Estate and the continued operation of some of the quarries on site means that noise is likely to be an issue in some parts of the site. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. Water resources would also need to be protected. The nature of previous and existing operations means that the topography is challenging in places and that contamination may be an issue. This assessment concludes that this site is suitable.

## AVAILABILITY

The site has been promoted by various landowners. There are several operators and owners across the site with some mineral operations likely to continue well beyond the plan period. Therefore there is uncertainty in respect of the availability of the site.

## 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. There is also a reasonable prospect of development in combination with adjacent sites. Site preparation/abnormal costs are likely to be associated with the requirement for some fairly significant land re-modelling to make some of the former quarry areas suitable for development, and on and off-site infrastructure costs.

Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

<b>Potential Residential Yield (units)*:</b>	4138
<b>Potential Employment Area (ha):</b>	141.64
<b>Potential Other Use Area (ha):</b>	141.64
<b>Anticipated Start Date:</b>	Not phased

**Assessment Outcome:** **Suitable but undeliverable**

\* As noted in the FAQs at the front of this document, these yields are a simple, overall estimation at an indicative density of 30 dwellings per hectare. In the event of a site being allocated in the Local Plan, the actual developable area and density of development will have to take local policy considerations, character, and the need for necessary supporting infrastructure into account and as a result yields may be significantly lower.

