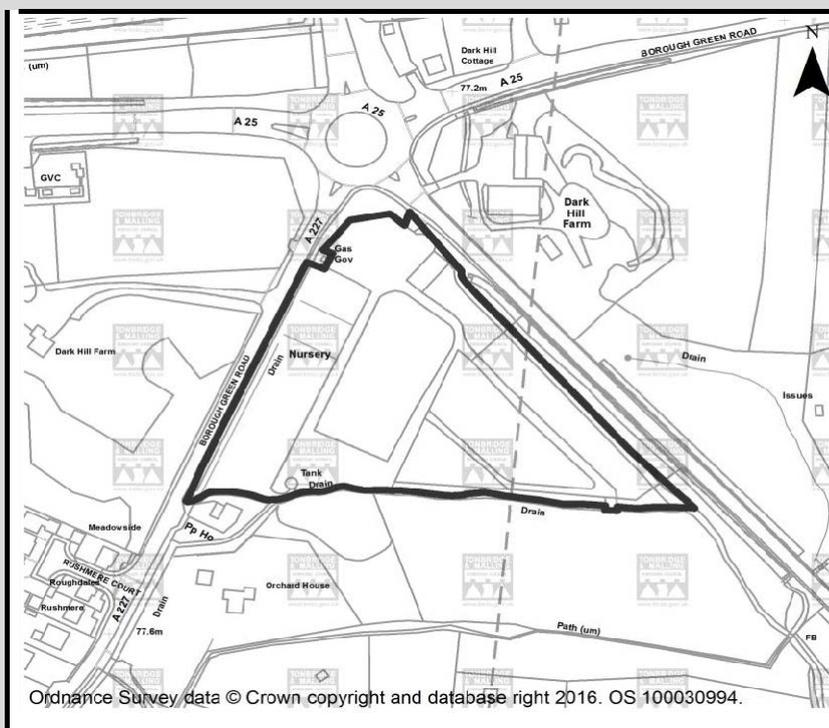


INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
185	Greenacres Garden Centre, Ightham	Ightham



Site Description

Nestled between two roads and a roundabout, this triangular shaped site is in use as a horticultural nursery. It slopes gently southwards, is bounded on two sides by hedgerows and road and by a band of mature trees to the south. There are a number of buildings related to the nursery on site.

Surrounding Uses

Open countryside to the south and west and onwards to the village of Ightham. Borough Green village is to the north and east past the nearby Celcon Works. The A25 runs just to the north of the site.

Current/Previous Use: Other: Garden Centre

Type of Site: Previously developed land

Gross Site Area (ha): 1.7

SUITABILITY

The site is in a relatively sustainable location in terms of access to services but it is remote from the built up confines of Borough Green and lies in a prominent location in the AONB. The vast majority of the site is within an area at high risk of flooding. In addition there is a National Grid pipe cutting across the site. This assessment concludes that the site is unsuitable.

AVAILABILITY

The site is in multiple ownership but only one of the landowners has made the submission. 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.

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.

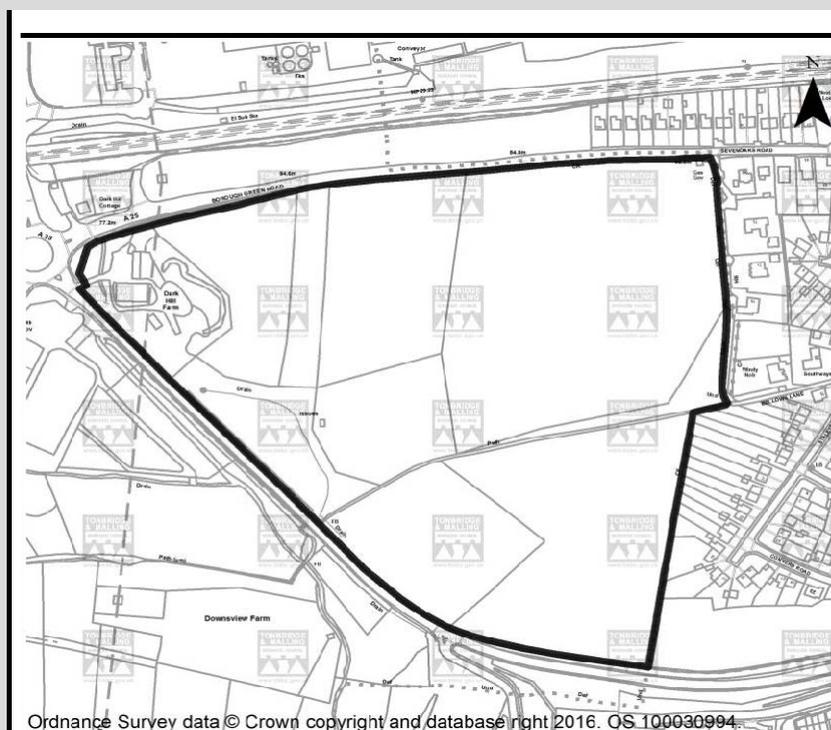
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
256	Dark Hill Farm, Borough Green	Ightham



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Site Description

An undulating area of overgrown rough pasture on the western side of Borough Green bounded by a low hedge along the A25; a hedgerow with trees and a small derelict wooded quarry on the east side backing onto houses in Staleys Road; a tree-lined footpath to the south and an open post and wire fence to the west. The site is visible from the A25 on the approach to Borough Green, from the footpath and from the houses in Staleys Road.

Surrounding Uses

The built confines of Borough Green abut the eastern boundary of this site with Hall Road running along the south with agricultural land beyond. The A25 runs along the north of the site with H&H Celcon brickworks beyond.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 11.7

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Borough Green. The site falls within the Kent Downs AONB, a small slither of land along the western boundary falls within an area at high risk of flooding, which is excluded from the developable area. There is some contaminated land near the roundabout. A Transport Assessment would be required and noise issues relating to traffic on the A25 and Celcon works will need to be addressed. A Minerals Assessment is also required. 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.

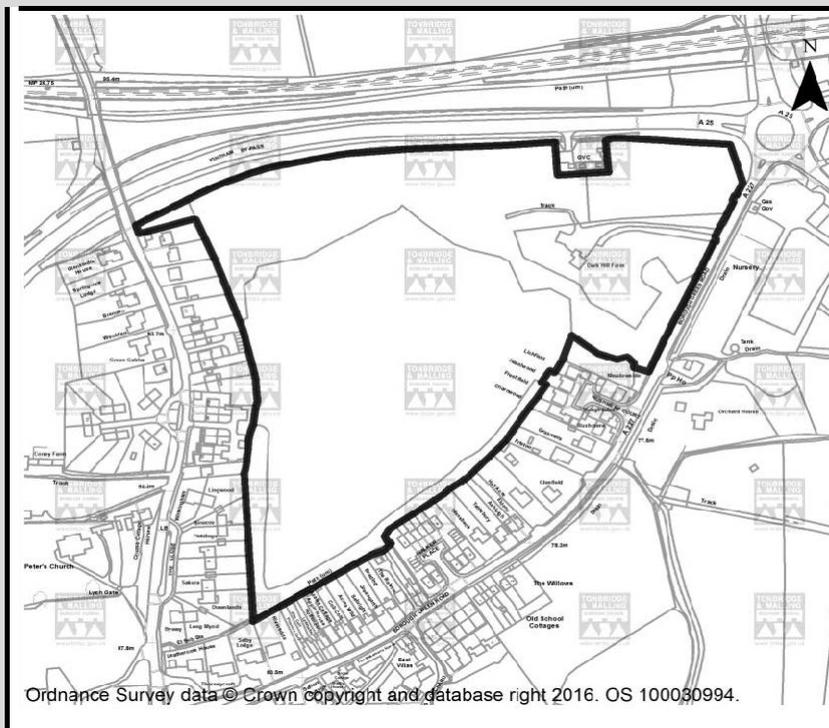
Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

Potential Residential Yield (units):	351
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

INTERIM 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 falls 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.

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.

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.

Potential Residential Yield (units):	243
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

