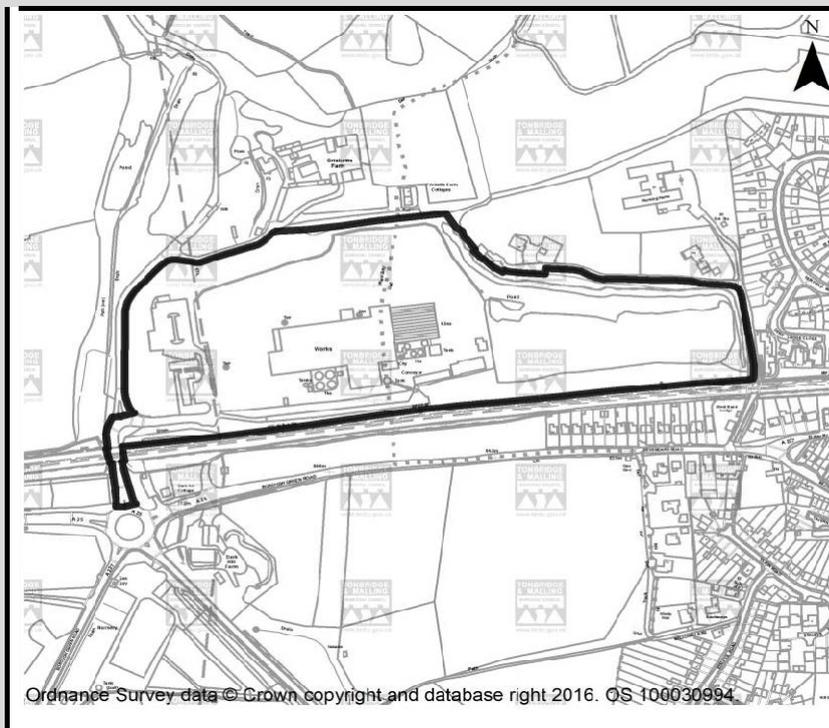


INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
416	Celcon Works, Borough Green	Borough Green/Ightham



Site Description

Industrial block-making plant with unused open land bounded by wooded quarry bluffs at the eastern end.

Surrounding Uses

The western, developed, part of the site is bounded by countryside to the north, west and across the railway line to the south. The undeveloped eastern part of the site is bounded by housing to the north, east and across the railway line to the south.

Current/Previous Use:	Employment
Type of Site:	Previously developed land
Gross Site Area (ha):	9.73

SUITABILITY

In terms of access to services, this site is in a sustainable location adjacent to the confines of Borough Green. Over half of this site (western section) lies within the Kent Downs AONB. Parts of the western section of the site, including the current access, are at high risk of flooding which would make this area unsuitable for more vulnerable uses including residential. Access can be achieved from the A25/A227/Dark Hill Road Roundabout. The proximity of the site to the railway line and existing quarries means that noise, dust and vibrations could be issues. A Minerals Assessment would be needed and surface water flooding issues would need to be addressed. Water resources would need to be protected. This assessment concludes that this site is suitable for employment uses.

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 may be associated with land levelling/contamination if present.

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) :	9.73
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: Suitable and deliverable

