

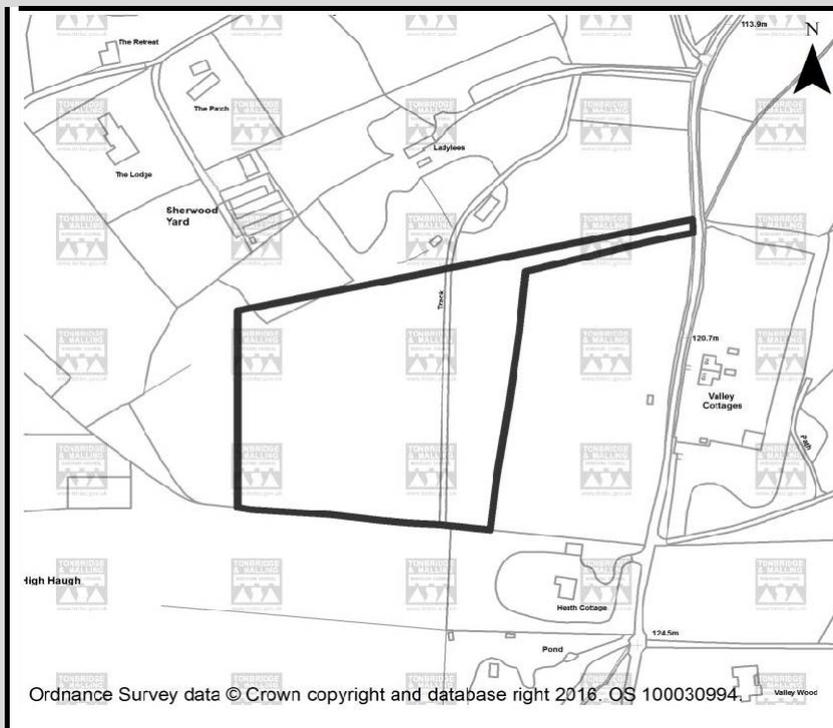
## Platt

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|--|
| <b>190</b> Ladylees South, Wrotham Heath           |
| <b>191</b> Ladylees North, Wrotham Heath           |
| <b>208</b> North of Basted Lane, Crouch            |
| <b>231</b> Rear of Platt Mill Close                |
| <b>235</b> North of Maidstone Road                 |
| <b>301</b> Opposite Pine View                      |
| <b>328</b> South of Birchen Naps Farm              |
| <b>394</b> Ingleborough Lane                       |
| <b>408</b> North of Borough Green and Platt (part) |
| <b>415</b> Little Harps, St Mary's Platt           |

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# INTERIM SITE ASSESSMENT: CALL FOR SITES

| SLAA SITE REF | SITE NAME                     | PARISH/SETTLEMENT |
|---------------|-------------------------------|-------------------|
| 190           | Ladylees South, Wrotham Heath | Platt             |



## Site Description

This site is not visible from the road, but is likely covered by trees and shrubs characteristic of the land that surrounds it.

## Surrounding Uses

The site looks to be surrounded by woodland on all sides.

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

**Type of Site:** Greenfield

**Gross Site Area (ha):** 2.09

## SUITABILITY

In terms of access to services, this site is in a relatively sustainable location and is not subject to any high level constraints. However, it is remote from the confines of both Wrotham Heath and Platt. This assessment concludes that this 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.

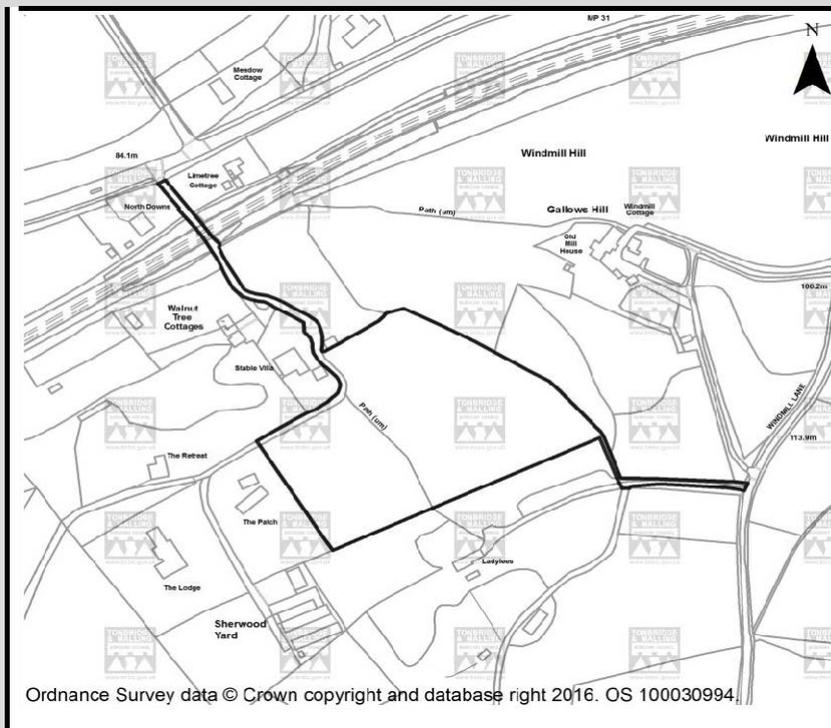
|   |            |
|---|------------|
| <b>Potential Residential Yield (units):</b> | 0          |
| <b>Potential Employment Area (ha) :</b>     | 0          |
| <b>Potential Other Use Area (ha):</b>       | 0          |
| <b>Anticipated Start Date:</b>              | Not phased |

**Assessment Outcome:** **Unsuitable**

# INTERIM SITE ASSESSMENT: CALL FOR SITES



| SLAA SITE REF | SITE NAME                     | PARISH/SETTLEMENT |
|---------------|-------------------------------|-------------------|
| 191           | Ladylees North, Wrotham Heath | Platt             |



## Site Description

This site is not visible from the road, but is likely covered by trees and shrubs characteristic of the land that surrounds it.

## Surrounding Uses

Surrounded by farmland and open countryside, much of which is covered by woodland and mature shrubs.

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

**Type of Site:** Greenfield

**Gross Site Area (ha):** 1.47

## SUITABILITY

This site is not subject to any high level constraints and is in a relatively sustainable location in terms of access to services. However, it is remote from the confines of both Wrotham Heath and Platt. This assessment concludes that this 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.

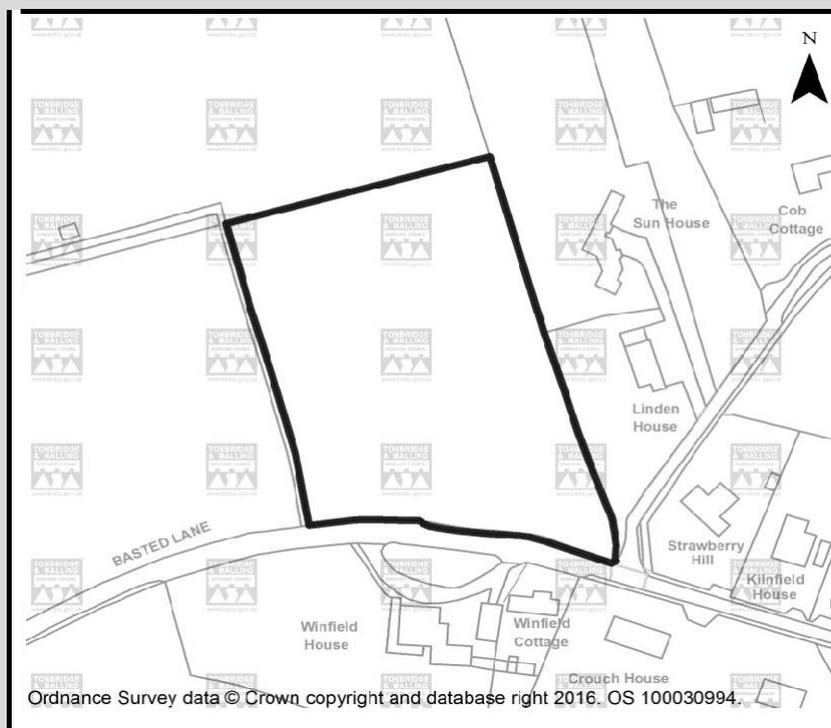
|   |            |
|---|------------|
| <b>Potential Residential Yield (units):</b> | 0          |
| <b>Potential Employment Area (ha) :</b>     | 0          |
| <b>Potential Other Use Area (ha):</b>       | 0          |
| <b>Anticipated Start Date:</b>              | Not phased |

**Assessment Outcome:** **Unsuitable**

# INTERIM SITE ASSESSMENT: CALL FOR SITES



| SLAA SITE REF | SITE NAME                    | PARISH/SETTLEMENT |
|---------------|------------------------------|-------------------|
| 208           | North of Basted Lane, Crouch | Platt             |



## Site Description

A more or less flat field in a prominent location on the crest of a hill with extensive views overlooking the Bourne Valley. There are hedgerows and a few trees on the north, east and southern boundaries but no defined boundary to the west which is open to the adjacent orchard.

## Surrounding Uses

Housing to the east and south. Agricultural land on the west and north boundaries.

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

**Type of Site:** Greenfield

**Gross Site Area (ha):** 0.77

## SUITABILITY

In terms of access to services, this site is in an unsustainable location adjacent to the confines of the small settlement of Crouch. It is not subject to any high level constraints. This assessment concludes that this 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.

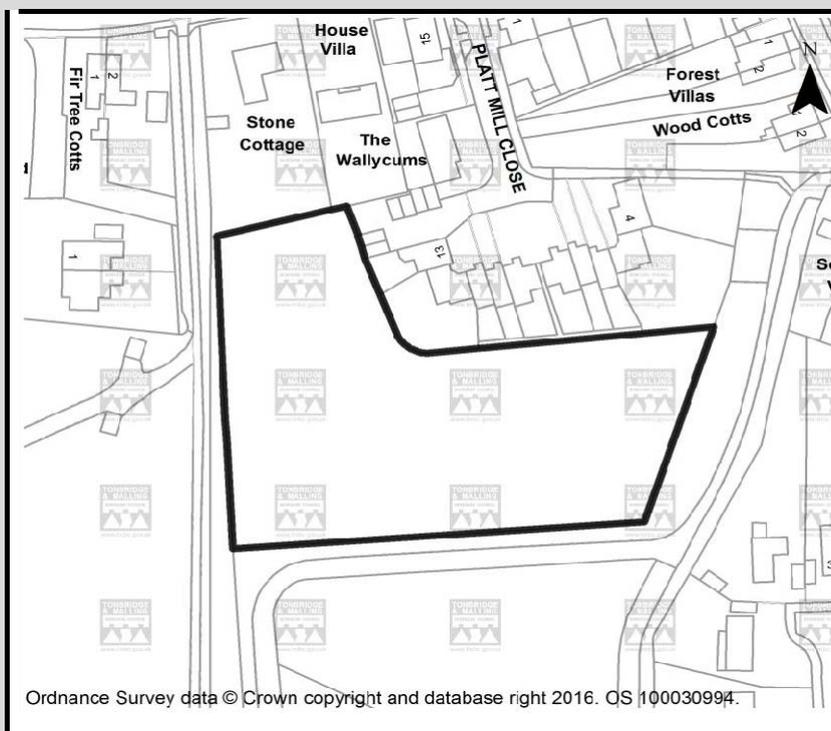
Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

|   |            |
|---|------------|
| <b>Potential Residential Yield (units):</b> | 0          |
| <b>Potential Employment Area (ha) :</b>     | 0          |
| <b>Potential Other Use Area (ha):</b>       | 0          |
| <b>Anticipated Start Date:</b>              | Not phased |

**Assessment Outcome:** **Unsuitable**

# INTERIM SITE ASSESSMENT: CALL FOR SITES

| SLAA SITE REF | SITE NAME                       | PARISH/SETTLEMENT |
|---------------|---------------------------------|-------------------|
| 231           | Rear of Platt Mill Close, Platt | Platt             |



## Site Description

A well-concealed, small, flat, L-shaped field to the rear of Platt Mill. It is bounded by mature trees on the western boundary and sporadic trees on the other boundaries with open views across the public open space to the south.

## Surrounding Uses

Residential to the north, east and west. Public open space to the south.

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

**Type of Site:** Greenfield

**Gross Site Area (ha):** 0.57

## SUITABILITY

In terms of access to services, this site is in a relatively sustainable location adjacent to the confines of Platt Village. The site is not subject to any high level constraints although access is narrow and would need to be provided over third party land, a Transport Assessment would be required. The site falls within a water protection zone. This assessment concludes that this site is suitable.

## AVAILABILITY

The site has been promoted by the landowner, however access would need to be provided across third party land. There is therefore 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. 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.

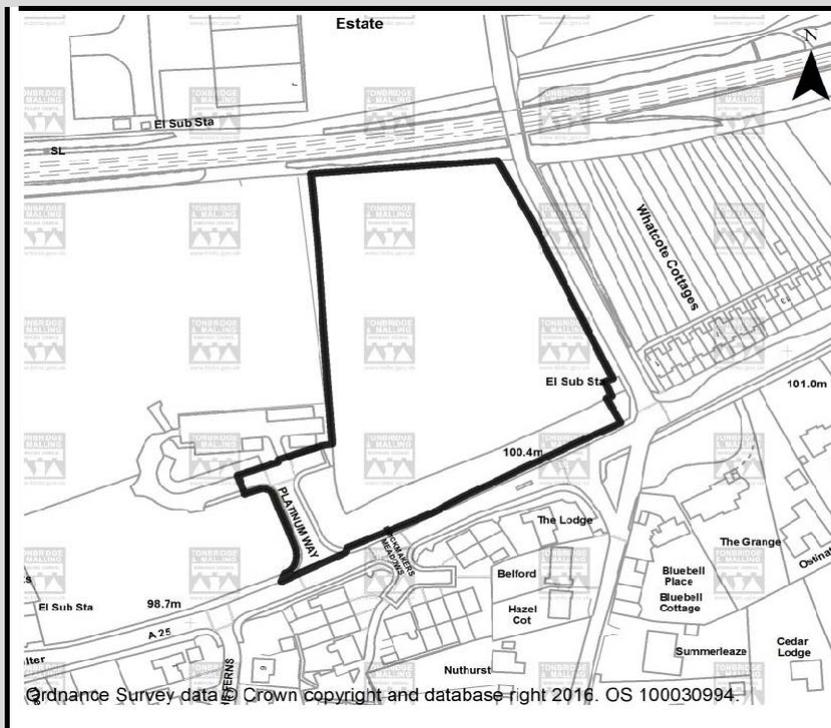
|   |            |
|---|------------|
| <b>Potential Residential Yield (units):</b> | 17         |
| <b>Potential Employment Area (ha) :</b>     | 0          |
| <b>Potential Other Use Area (ha):</b>       | 0          |
| <b>Anticipated Start Date:</b>              | Not phased |

**Assessment Outcome:** Suitable but undeliverable

# 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.

|                              |                                  |
|------------------------------|----------------------------------|
| <b>Current/Previous Use:</b> | Agriculture, paddock or forestry |
| <b>Type of Site:</b>         | Greenfield                       |
| <b>Gross Site Area (ha):</b> | 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.

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.

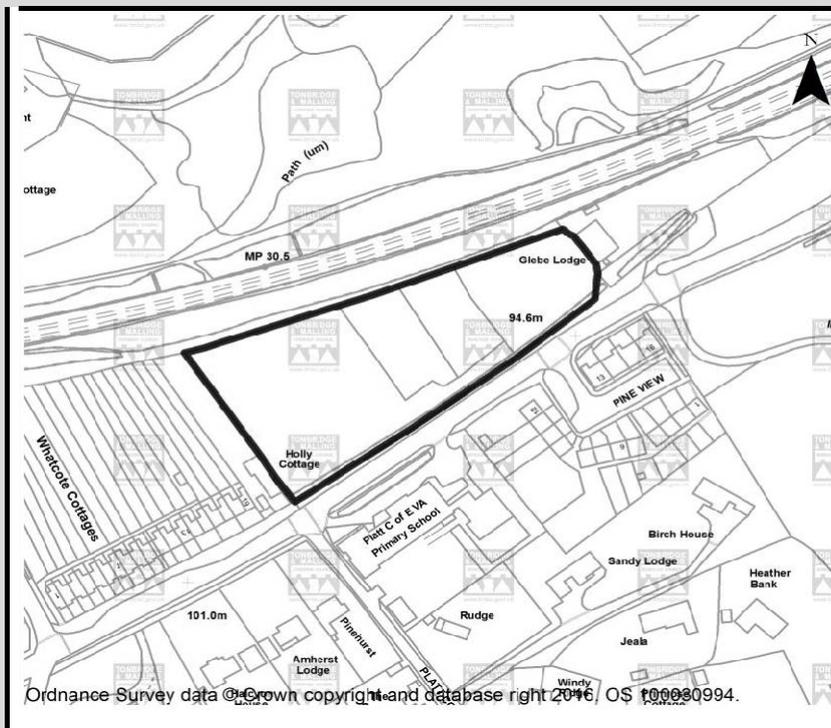
|   |           |
|---|-----------|
| <b>Potential Residential Yield (units):</b> | 37        |
| <b>Potential Employment Area (ha) :</b>     | 1.23      |
| <b>Potential Other Use Area (ha):</b>       | 0         |
| <b>Anticipated Start Date:</b>              | 0-5 years |

**Assessment Outcome:** Suitable and deliverable

# INTERIM SITE ASSESSMENT: CALL FOR SITES



| SLAA SITE REF | SITE NAME                 | PARISH/SETTLEMENT |
|---------------|---------------------------|-------------------|
| 301           | Opposite Pine View, Platt | Platt             |



## Site Description

A high level grassed site gently sloping from west to east located well above the level of the road and railway. It contains a few trees and some small buildings (stables). It is prominent to view from the A25 on the approach to Platt.

## Surrounding Uses

School and residential to the south, residential to the west, commercial use to the east and railway line with quarrying beyond to the north.

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

**Type of Site:** Greenfield

**Gross Site Area (ha):** 0.69

## SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, although it is adjacent to the built-up confines of Platt. The site is not subject to any high level constraints. There is no existing access from the public highway and there are topographical constraints to be overcome to facilitate an acceptable access from the A25. The site lies between the A25 and the railway which means that much of the site is affected by noise. It also lies within 200m of a notifiable hazard. This assessment concludes that this site is unsuitable.

## 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, 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.

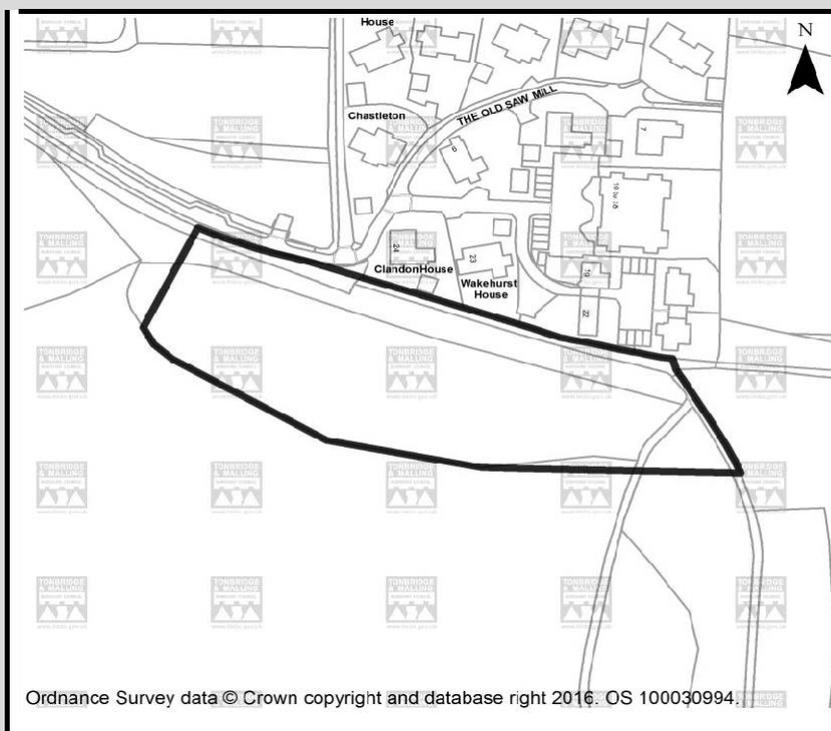
|   |            |
|---|------------|
| <b>Potential Residential Yield (units):</b> | 0          |
| <b>Potential Employment Area (ha) :</b>     | 0          |
| <b>Potential Other Use Area (ha):</b>       | 0          |
| <b>Anticipated Start Date:</b>              | Not phased |

**Assessment Outcome:** **Unsuitable**

# INTERIM SITE ASSESSMENT: CALL FOR SITES



| SLAA SITE REF | SITE NAME                  | PARISH/SETTLEMENT |
|---------------|----------------------------|-------------------|
| 328           | South of Birchen Naps Farm | Platt             |



## Site Description

This long rectangular shaped site is accessed by Long Mill Lane. It is completely covered by Ancient Woodland.

## Surrounding Uses

Surrounded to the south by Ancient Woodland, to the north open countryside and a small residential development.

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

**Type of Site:** Greenfield

**Gross Site Area (ha):** 1.09

## SUITABILITY

In terms of access to services, this site is in an unsustainable Location, and is remote from any built-up confines. Ancient Woodland covers the entire site and the site also wholly falls within a Local Wildlife Site. There is currently no access to the public highway but this could be provided from London Road. This assessment concludes that this site is unsuitable.

## 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.

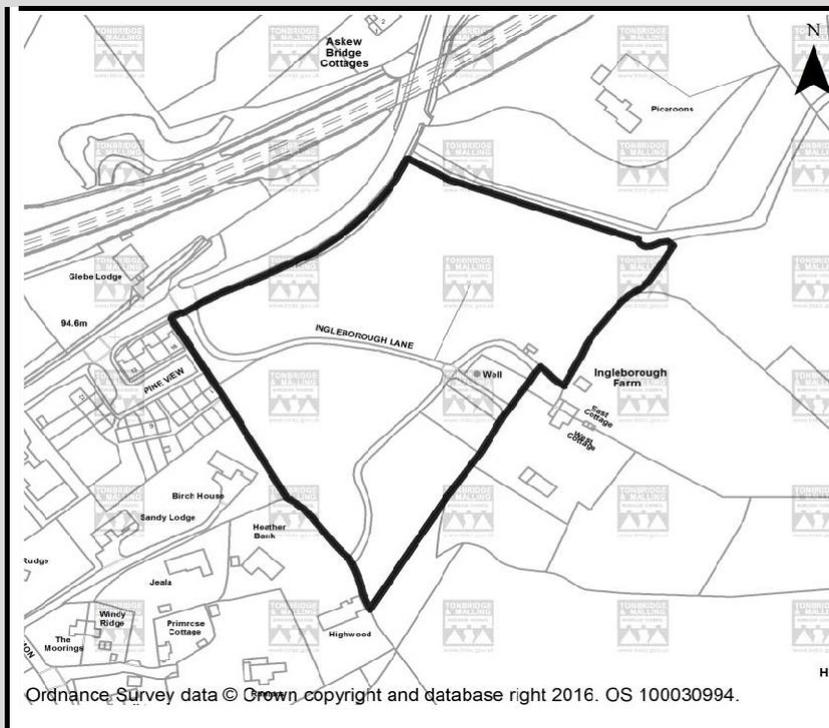
Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

|   |            |
|---|------------|
| <b>Potential Residential Yield (units):</b> | 0          |
| <b>Potential Employment Area (ha) :</b>     | 0          |
| <b>Potential Other Use Area (ha):</b>       | 0          |
| <b>Anticipated Start Date:</b>              | Not phased |

**Assessment Outcome:** **Unsuitable**

# INTERIM SITE ASSESSMENT: CALL FOR SITES

| SLAA SITE REF | SITE NAME                | PARISH/SETTLEMENT |
|---------------|--------------------------|-------------------|
| 394           | Ingleborough Lane, Platt | Platt             |



## Site Description

A wooded site on the eastern edge of Platt sloping conspicuously up from the A25 with many mature trees around open grassed areas.

## Surrounding Uses

Housing to the west, with extensive wooded areas with a few scattered low density dwellings to the south and east. Well-screened commercial uses on the other side of the A25 to the north with the railway line and a quarry beyond.

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

**Type of Site:** Greenfield

**Gross Site Area (ha):** 2.2

## SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location on the outskirts of Platt village. The site is not subject to any high level constraints with the exception of several clusters of trees that are covered by TPOs. A significant proportion of the site is wooded and the topography is very challenging. Access to the site from the A25 is very limited along Ingleborough Lane and achievability of the required visibility splays may be an insurmountable constraint. A Minerals Assessment would be needed and surface water flooding issues would also need to be addressed. This assessment concludes that this 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.

|   |            |
|---|------------|
| <b>Potential Residential Yield (units):</b> | 0          |
| <b>Potential Employment Area (ha) :</b>     | 0          |
| <b>Potential Other Use Area (ha):</b>       | 0          |
| <b>Anticipated Start Date:</b>              | Not phased |

**Assessment Outcome:** **Unsuitable**

