

## Wrotham

<b>205</b> Former Spring Tavern
<b>240</b> East of London Road
<b>255</b> Rosador, London Road
<b>283</b> North of Tolsey Mead (part)
<b>315</b> Potters Mead, Wrotham Road
<b>339</b> St Mary's Road
<b>374</b> Land at Wrotham Hill Road
<b>408</b> North of Borough Green and Platt (part)

SCROLL DOWN FOR INDIVIDUAL SITE MAPS

**Please note that this is not an assessment of whether sites will be allocated for future uses in the new Local Plan or developed either in whole or in part. It is a technical exercise that the Local Planning Authority is required to do as part of the Local Plan evidence base.**

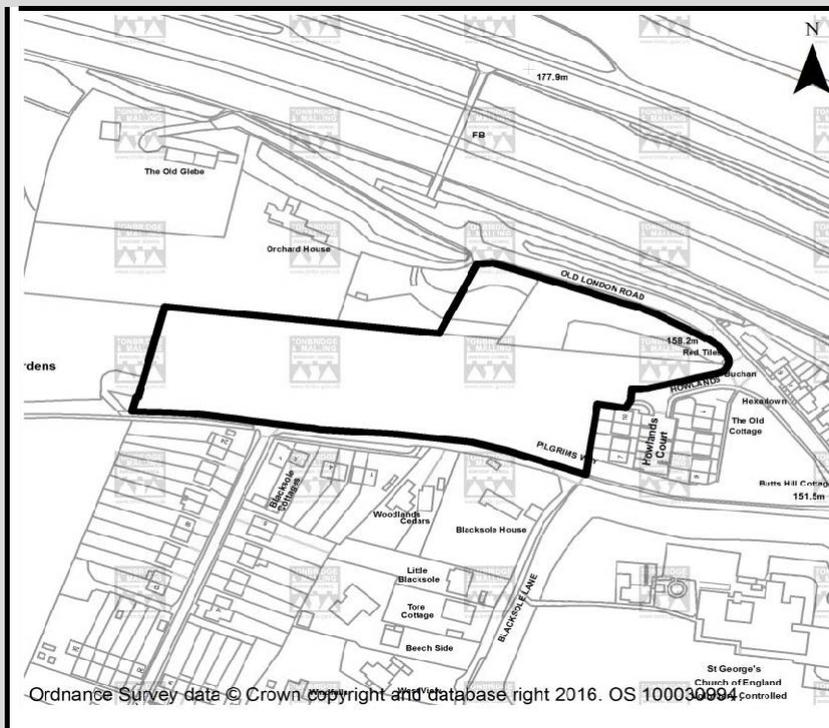
**Please also note that these yields are a simple, overall estimation at an indicative density of 30 dwellings per hectare. In the event of a site being allocated in the Local Plan, the actual developable area and density of development will have to take local policy considerations, character and the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

**The first opportunity for public consultation into the Local Plan Issues and Options will take place in Autumn 2016. Please see our website for further information and updates.**

**Thank you for taking the time to read this explanatory text for the Interim Site Assessments of the Call for Sites exercise.**

# INTERIM 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 has not been promoted by the landowner. Therefore there is uncertainty in respect of the availability of the site. Details of the option agreement in place would need to be confirmed.

## 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.

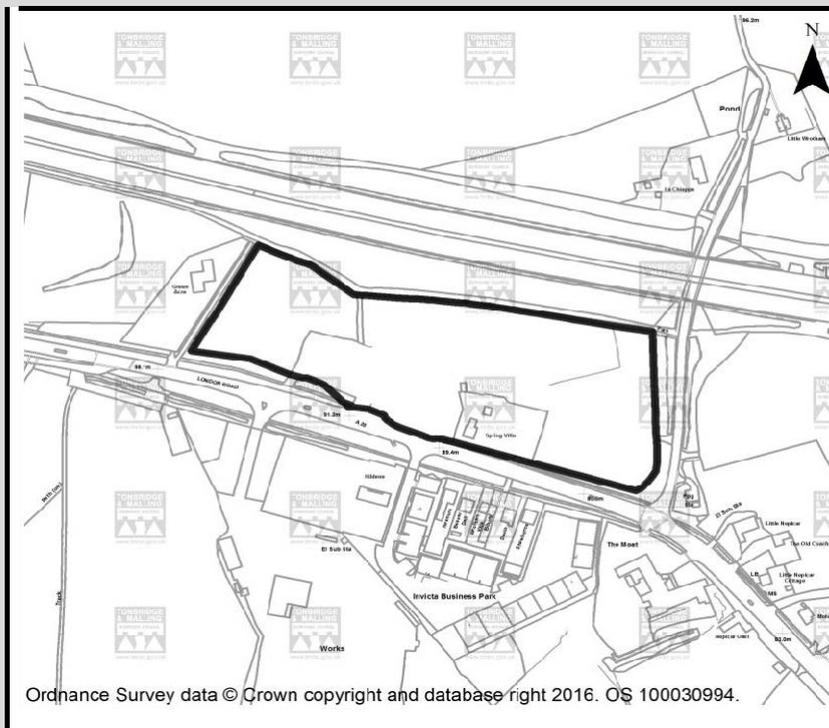
Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

<b>Potential Residential Yield (units):</b>	43
<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
205	Former Spring Tavern, Wrotham	Wrotham



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## Site Description

Derelict overgrown site of the former Spring Tavern and Spring Cottage with extensive tree cover around the former cottage site and at the western end of the site. Otherwise, the site is more or less flat and covered in rough scrub with tree screening from the motorway which is on an embankment and views of the North Downs beyond.

## Surrounding Uses

Residential to the east and west. Motorway and open countryside beyond to the north with mixed residential and commercial uses on the other side of the A20 to the south.

<b>Current/Previous Use:</b>	Tourism/Leisure
<b>Type of Site:</b>	Previously developed land
<b>Gross Site Area (ha):</b>	3.22

## SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location and is remote from the built up area. It lies entirely within the Kent Downs AONB. It is not subject to any other high level constraints although there are small areas of water surface flooding on the site that would need to be addressed. The safeguarding of water resources and the small areas of surface water flooding would need to be addressed. A Transport Assessment would be required. This assessment concludes that the site is suitable for employment/commercial uses only.

## AVAILABILITY

The site has not been promoted by the current landowner. 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. Site preparation costs could be associated with access/infrastructure provision.

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.

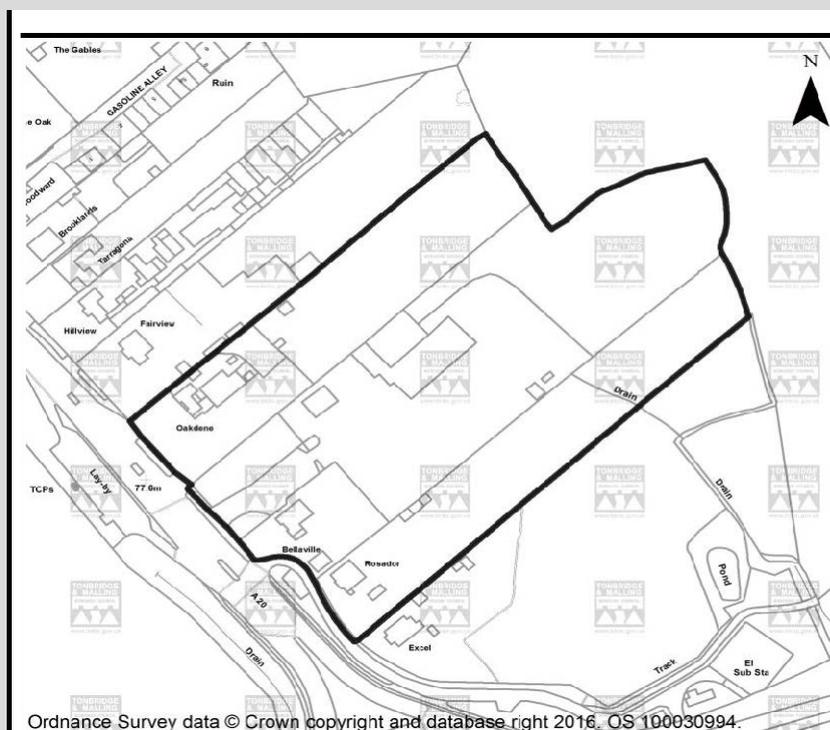
<b>Potential Residential Yield (units):</b>	0
<b>Potential Employment Area (ha) :</b>	3.22
<b>Potential Other Use Area (ha):</b>	0
<b>Anticipated Start Date:</b>	Not phased

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

# INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
240	East of London Road, Wrotham	Wrotham



## Site Description

A flat exposed site fronting onto the A20. It comprises a mixture of uses, the main central part of the site is a mainly open lorry depot with some buildings and further back some unused open land. The former residential property (The Poplars) on the frontage has been demolished. To the north is the Oakdene Café with its associated parking with an extensive grassed area to the rear. To the south is a small, vacant (now demolished), Residential Care Home (Bellaville) surrounded by a high conifer hedge and south of this is a residential bungalow (Rosador) with some sheds and open storage to the rear and scrubland at the back of the site.

## Surrounding Uses

On the frontage the site is bounded on either side by residential properties but it is otherwise surrounded by agricultural land and paddocks.

<b>Current/Previous Use:</b>	Mixed: Employment, residential, café and open unused land
<b>Type of Site:</b>	Mixed
<b>Gross Site Area (ha):</b>	3.45

## SUITABILITY

In terms of access to services, this site is in a relatively sustainable location and is remote from the confines of the built up area. It is within the Kent Downs AONB. It is not subject to any other high level constraints and falls within a water source protection zone. The redevelopment of this site for employment purposes already has planning permission and is under construction. This assessment concludes that this site is suitable for employment.

### AVAILABILITY

The site is in multiple ownership but only one of the landowners has made the submission - other owners are not known. 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. Site preparation/abnormal costs may be associated with demolition.

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.

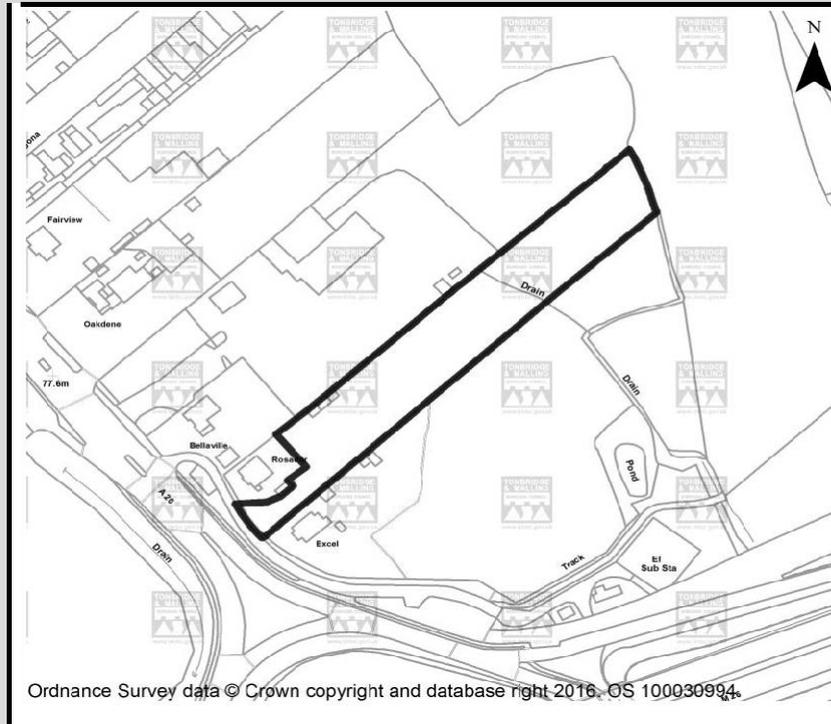
<b>Potential Residential Yield (units):</b>	0
<b>Potential Employment Area (ha) :</b>	3.45
<b>Potential Other Use Area (ha):</b>	0
<b>Anticipated Start Date:</b>	Not phased

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

# INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
255	Rosador, London Road, Wrotham	Wrotham



## Site Description

This flat site includes part of the residential garden of the property known as Rosador and an area of open land to the rear which includes a few trees. It is well screened by trees and hedgerows.

## Surrounding Uses

Residential either side of the proposed access. To the rear the site is bounded by agricultural land to the south and east and to the north by employment use.

<b>Current/Previous Use:</b>	Mixed: Partly residential and partly vacant/derelict
<b>Type of Site:</b>	Mixed
<b>Gross Site Area (ha):</b>	0.71

## SUITABILITY

In terms of access to services, this site is in a relatively sustainable location remote from the built up area but in close proximity to junction 5 of the M20 motorway. The site lies within the Kent Downs AONB. If developed, any issues relating to noise, light, odours etc would need to be addressed along with surface water drainage issues. This assessment concludes that this site is suitable for employment use.

## 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.

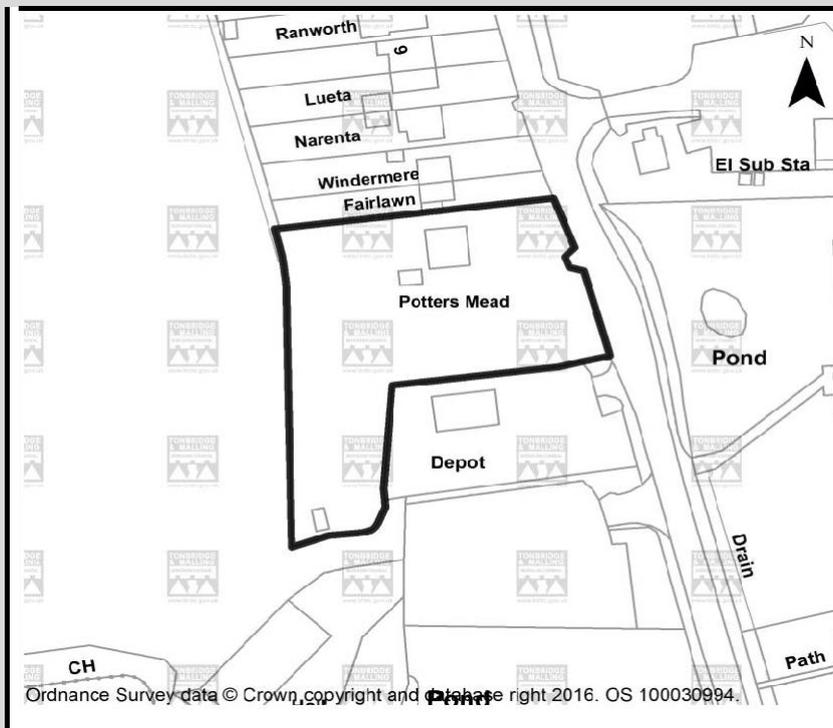
<b>Potential Residential Yield (units):</b>	0
<b>Potential Employment Area (ha) :</b>	0.71
<b>Potential Other Use Area (ha):</b>	0
<b>Anticipated Start Date:</b>	Not phased

**Assessment Outcome:** Suitable and deliverable

# INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
315	Potters Mead, Wrotham Rd, Borough Green	Wrotham



## Site Description

This site contains a residential dwelling in the centre of the plot and wraps behind commercial premises that front on to the A228 Borough Green Road.

## Surrounding Uses

Potters Mead sports ground is to the west of the site, a string of residential properties facing on to Borough Green Road to the north and further playing pitches across the road to the east. To the south, commercial premises, open fields and quarrying.

<b>Current/Previous Use:</b>	Residential
<b>Type of Site:</b>	Previously developed land
<b>Gross Site Area (ha):</b>	0.35

## SUITABILITY

In terms of access to services, this site is in a sustainable location, but it is remote from any built-up confines. The site is not subject to any high level constraints but it lies wholly within the Kent Downs AONB. There is access from Borough Green Road. 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.

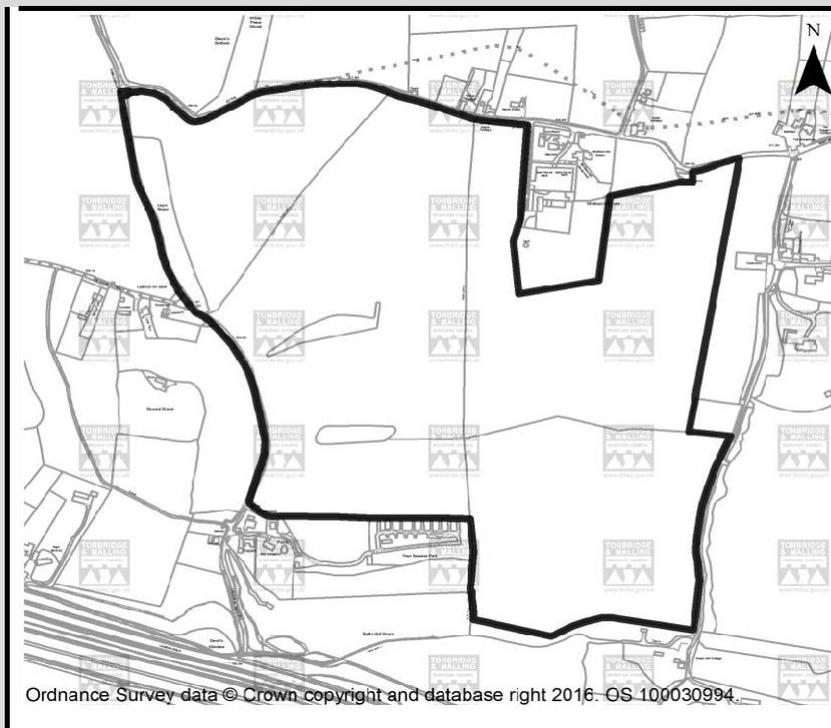
<b>Potential Residential Yield (units):</b>	0
<b>Potential Employment Area (ha) :</b>	0
<b>Potential Other Use Area (ha):</b>	0
<b>Anticipated Start Date:</b>	Not phased

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

# INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
374	Land at Wrotham Hill Road	Wrotham



## Site Description

This large, relatively flat farmland site sits at the top of the North Downs. It is bounded in part by bands of trees along its boundary with small clusters of protected trees within the site.

## Surrounding Uses

The site is surrounded by open countryside and farm buildings, the North Downs Escarpment to the south.

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

**Type of Site:** Greenfield

**Gross Site Area (ha):** 41.33

## SUITABILITY

In terms of access to services, this site is in an unsustainable location, isolated from Wrotham to the south. The site lies in a prominent position within the Kent Downs Area of Outstanding Beauty (AONB). 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.

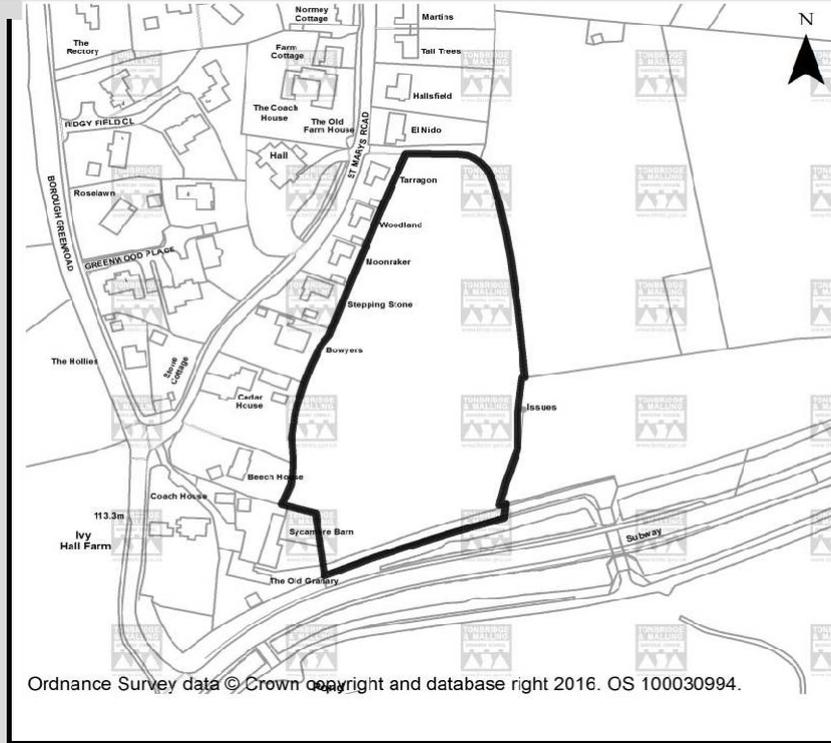
<b>Potential Residential Yield (units):</b>	0
<b>Potential Employment Area (ha) :</b>	0
<b>Potential Other Use Area (ha):</b>	0
<b>Anticipated Start Date:</b>	Not phased

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

# INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
339	St Mary's Road, Wrotham	Wrotham



## Site Description

A small low lying field on the southern edge of Wrotham behind the houses in St Mary's Road and well concealed from the bypass by highway landscaping.

## Surrounding Uses

Housing to the west and north. A227 to south, agricultural land to the east.

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

**Type of Site:** Greenfield

**Gross Site Area (ha):** 1.51

## SUITABILITY

In terms of access to services this site is in a sustainable location, and is adjacent to the built-up confines of Wrotham. The site has no high level constraints however the site lies wholly within the Kent Downs AONB and bounded on three sides by the Wrotham Conservation Area. There is currently no access to the public highway. This assessment concludes that this site is suitable.

## AVAILABILITY

The site has been promoted by the landowner. However there is no existing access to the public highway and access to the site would be required over third party land. 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>	45
<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



