

Ightham

185 Greenacres Garden Centre
189 Southways, Borough Green (part)
230 Dark Hill Farm/Gracelands Park
256 Dark Hill Farm
296 Dark Hill Farm/Gracelands Park
298 South of Rectory Lane
383 Plasterite, Redwell Lane
384 The Paddock, Copt Hall Road
408 North of Borough Green and Platt (part)
416 Celcon Works, Borough Green (part)

Scroll down for individual site maps

INTERIM SITE ASSESSMENT: CALL FOR SITES



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



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.

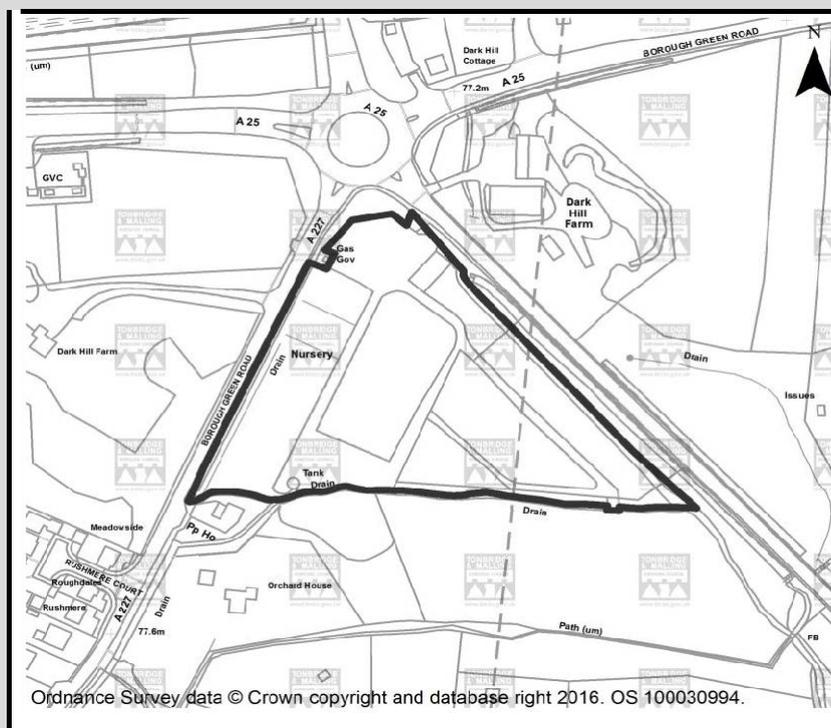
Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

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
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.

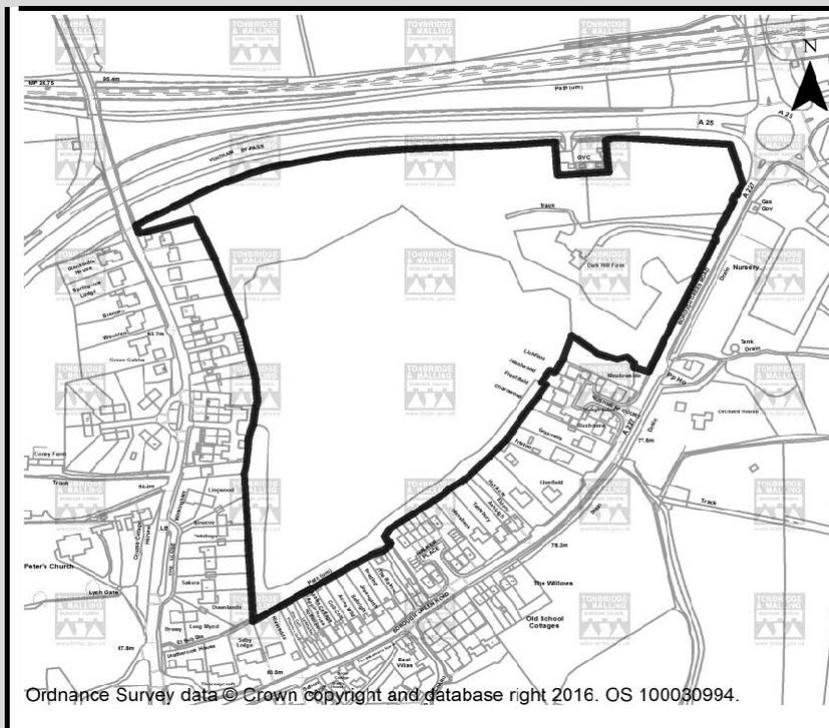
Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

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
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.

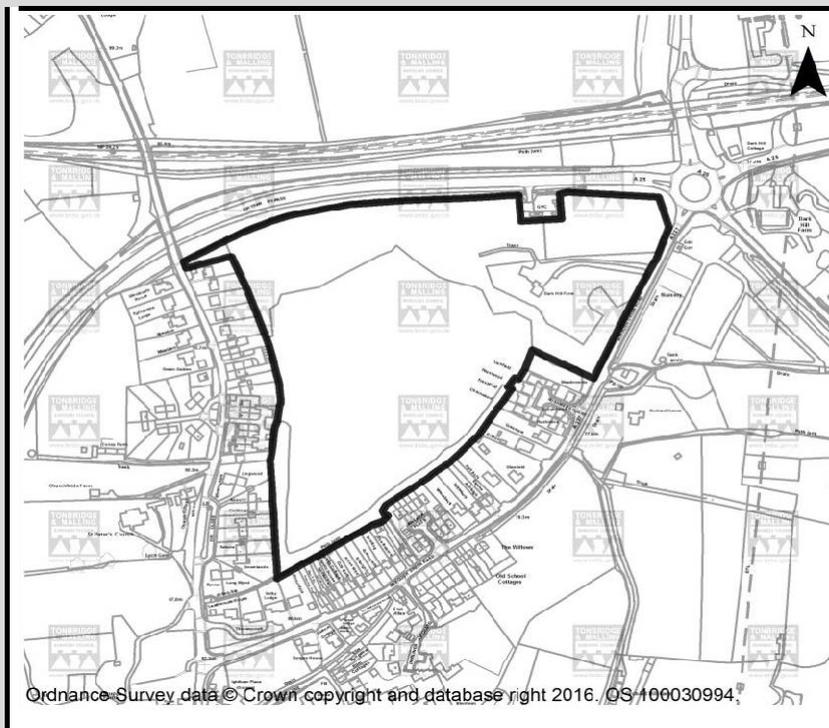
Potential Residential Yield (units):	243
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	6-10 years

Assessment Outcome: Suitable and deliverable

INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
296	Dark Hill/Gracelands Park, Ightham	Ightham



Site Description

This triangular site fall into three parts. The main part of the site is a large almost flat 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 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

This submission has not been promoted by the landowner. However a submission for the same site has been made separately 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.

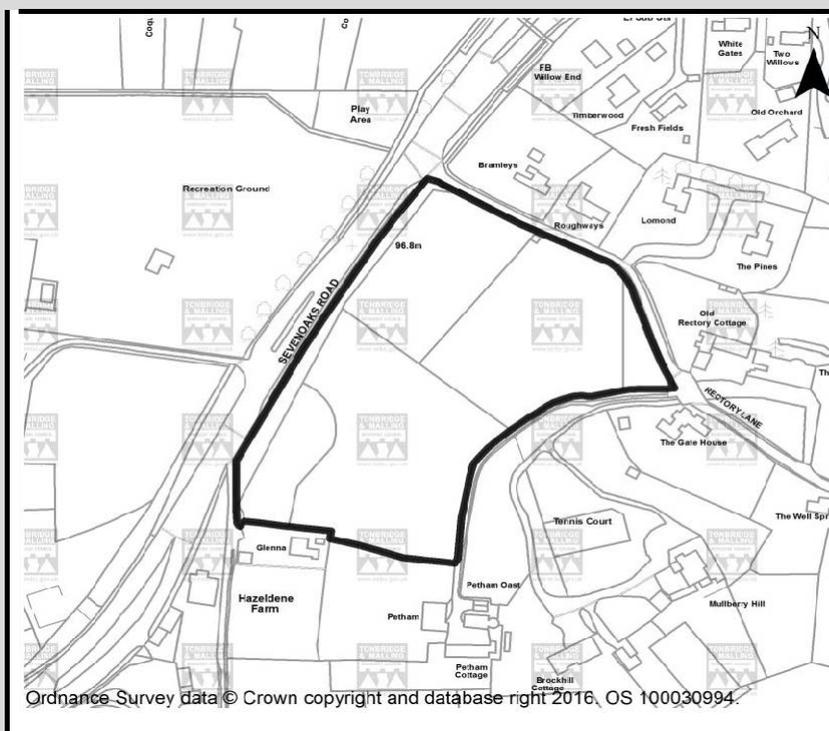
Please note: Potential yield figures for each use are mutually exclusive, i.e. they represent what could be achieved for that single use across the site with no other uses. Mixed uses on a site would impact upon the potential yield for each use.

Potential Residential Yield (units):	243
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	8.2
Anticipated Start Date:	6-10 years

Assessment Outcome: **Suitable and deliverable**

INTERIM SITE ASSESSMENT: CALL FOR SITES

SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
298	South of Rectory Lane, Ightham	Ightham



Site Description

A prominent field gently rising to the south, bounded by some large specimen trees and hedgerows but exposed to view from the A25. There is a small copse in the eastern corner and another one on Rectory Lane.

Surrounding Uses

Playing field on the opposite side of the A25 with housing on all other boundaries, that to the south and east being extremely low density.

Current/Previous Use: Agriculture, paddock or forestry

Type of Site: Greenfield

Gross Site Area (ha): 1.94

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location, adjacent to the built-up confines of Ightham. The site is not subject to any high level constraints, but it lies adjacent to the Kent Downs AONB and Ightham Conservation Area. Existing access unsuitable, direct access onto the A25 would be required. 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.

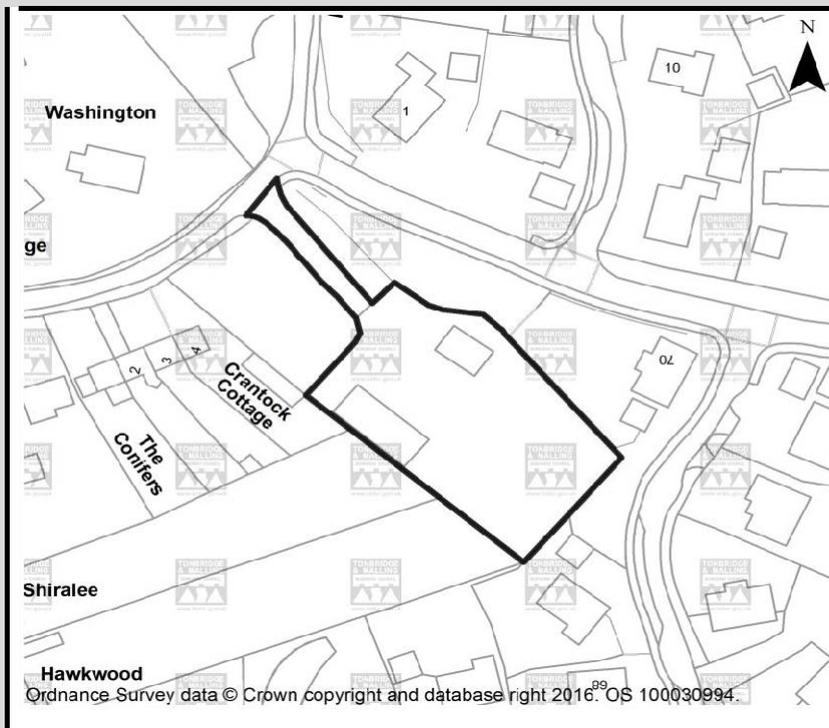
Potential Residential Yield (units):	0
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Unsuitable**

INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
383	Plasterite, Redwell Lane, Ightham	Ightham



Site Description

A small flat commercial site occupied by a couple a small sheds with associated parking, circulation and open storage areas. It is accessed up a rising track that runs across an open grassed area with a few trees.

Surrounding Uses

Residential.

Current/Previous Use: Mixed: Residential and commercial

Type of Site: Previously developed land

Gross Site Area (ha): 0.21

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location some distance from the defined confines of Ightham Village. However, it does lie within a well developed part of Ightham Common surrounded by houses. The site is not subject to any high level constraints. The site can be accessed from Redwell Lane. There are surface water flooding issues on the site that would need to be addressed. A Minerals Assessment would be needed. This assessment concludes that this 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.

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 are likely to be associated with demolition and breaking out of hardstanding. There is potential for contamination which may impact on viability.

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.

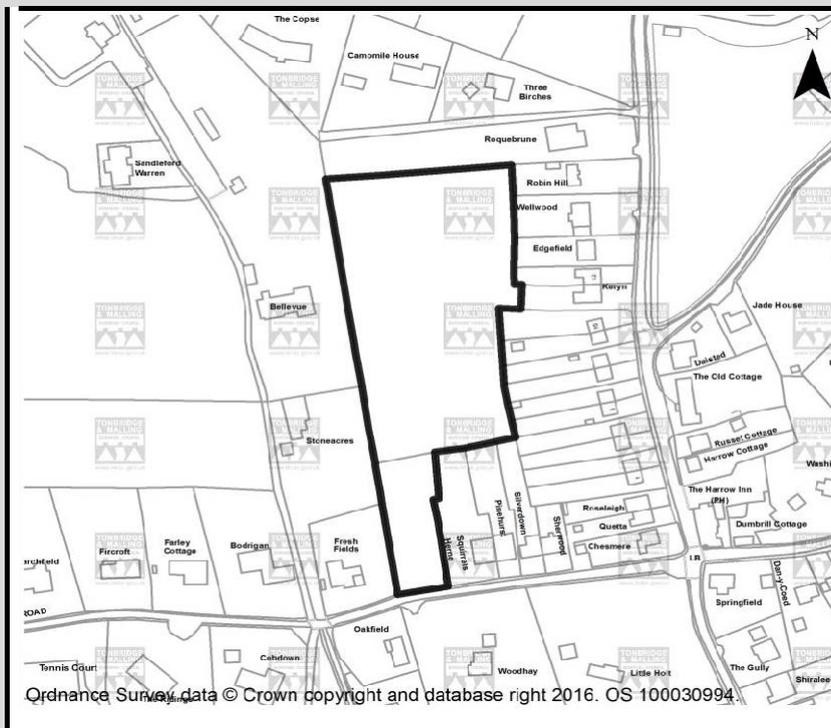
Potential Residential Yield (units):	6
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	Not phased

Assessment Outcome: **Suitable but undeliverable**

INTERIM SITE ASSESSMENT: CALL FOR SITES



SLAA SITE REF	SITE NAME	PARISH/SETTLEMENT
384	The Paddock, Copt Hall Road, Ightham	Ightham



Site Description

A wooded and well-concealed backland site with some open grassed areas set behind properties in Common Road and Copt Hall Road.

Surrounding Uses

Residential.

Current/Previous Use: Vacant/Derelict

Type of Site: Greenfield

Gross Site Area (ha): 1.13

SUITABILITY

In terms of access to services, this site is in a relatively unsustainable location some distance from the defined confines of Ightham Village. However, it does lie within a well developed part of Ightham Common surrounded by houses and it is well concealed. The site is not subject to any high level constraints although it does lie immediately adjacent to the boundary of the Kent Downs Area of Outstanding Natural Beauty (AONB). The site can be accessed from Redwell Lane. There are surface water flooding issues on the site that would need to be addressed. A Minerals Assessment would be needed. 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):	34
Potential Employment Area (ha) :	0
Potential Other Use Area (ha):	0
Anticipated Start Date:	0-5 years

Assessment Outcome:	Suitable and deliverable
----------------------------	---------------------------------

