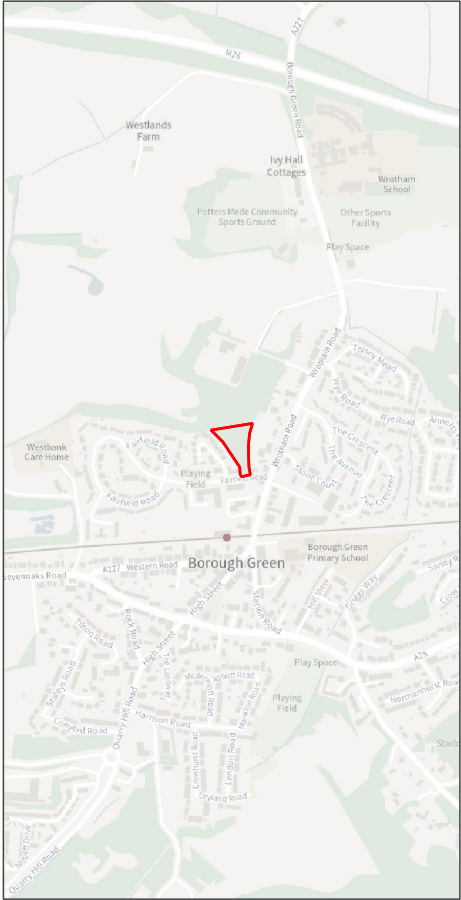
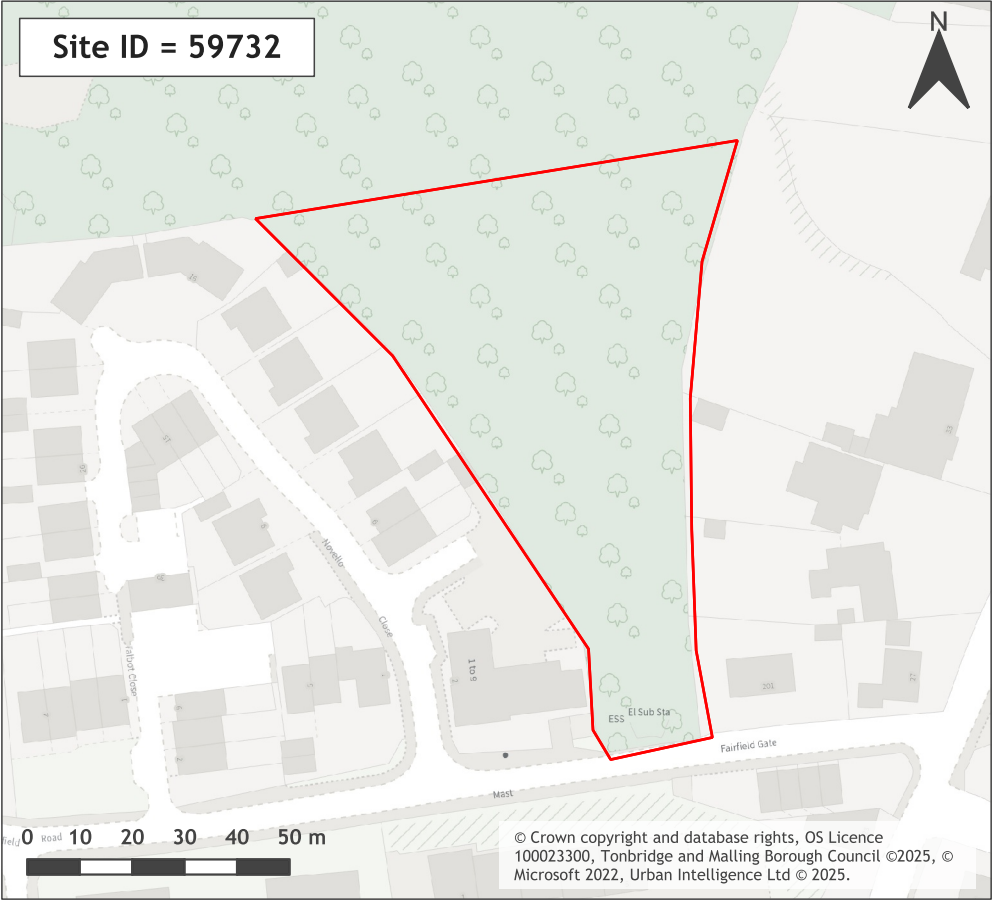


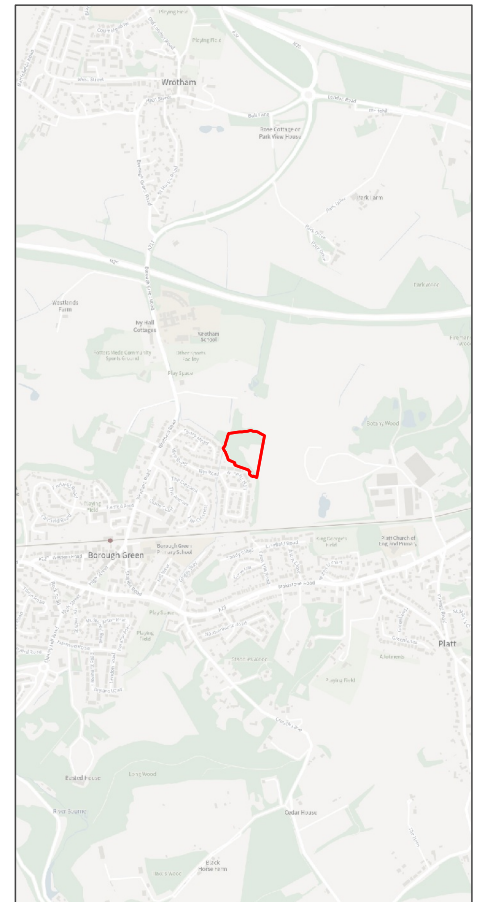
LAA Site Summary - Yes



TMBC LAA Reference	59732
Site Address	Land at Fairfield Road, Borough Green, Sevenoaks
Parish	Borough Green
Ward	Borough Green & Platt
Settlement or nearest settlement	Borough Green
Current Use	Greenfield
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	0.51
Developable Site Area (ha)	0.51
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is to the north side of Fairfield Road on the northern edge of the settlement of Borough Green. The site is outside the settlement confines and within the Green Belt. It is a roughly triangular parcel of flat land predominantly laid to grass with vegetation forming the southern boundary and a mixture of fencing and vegetation. The site has residential development to the south, east and west and has no landscape or ecological designations. There are no TPOs on the site and it is not subject to any flood risks. The site, whilst being in the Green Belt, is surrounded on three sides by residential development and therefore does not function highly in green belt purposes. The site is in close proximity to a variety of services and public facilities. The site is immediately to the north of the wide Borough Green Gardens site so potentially could form an additional access for that site but ultimately is suitable for development in its own right.
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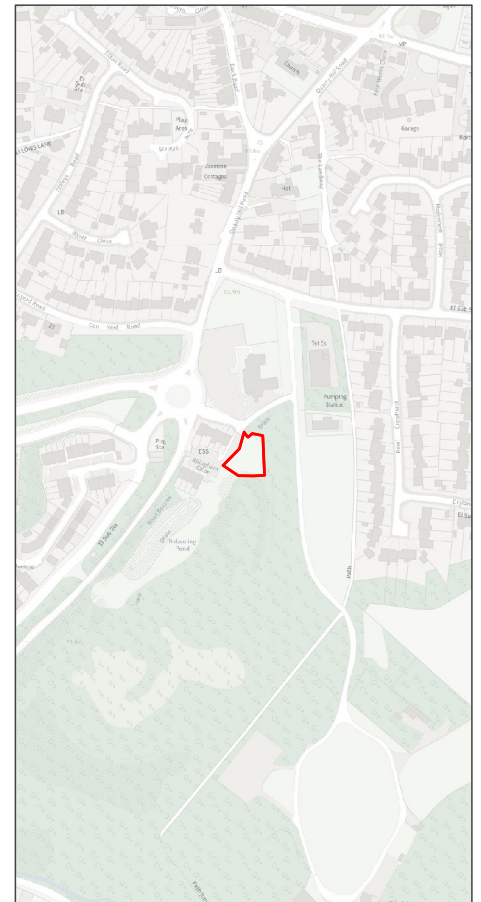
LAA Site Summary - No



TMBC LAA Reference	59829
Site Address	Former Joco Pit, Wrotham Road, Sevenoaks
Parish	Borough Green
Ward	Borough Green & Platt
Settlement or nearest settlement	Borough Green
Current Use	Nature, Woodland
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.88
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is a former quarry workings to the north of the settlement confines of Borough Green and within the Green Belt and the setting of the National Landscape. The site is to the north and east of Wye Road but has no vehicular access due to the arrangement of the existing development. The site is predominantly woodland, designated as a priority habitat and has a TPO in the north east corner. The site has a small area that is contained within flood zones 2 and 3 running diagonally through the site. Given the lack of access and priority habitat the site is considered unsuitable for development.
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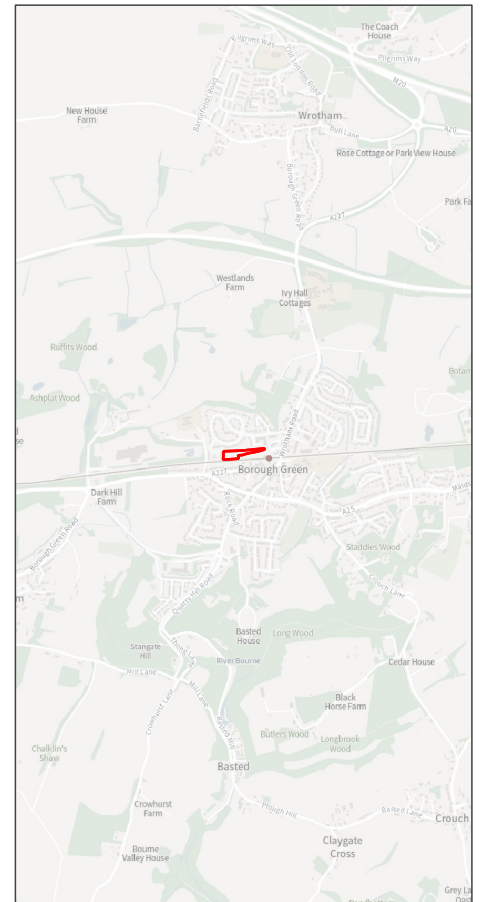
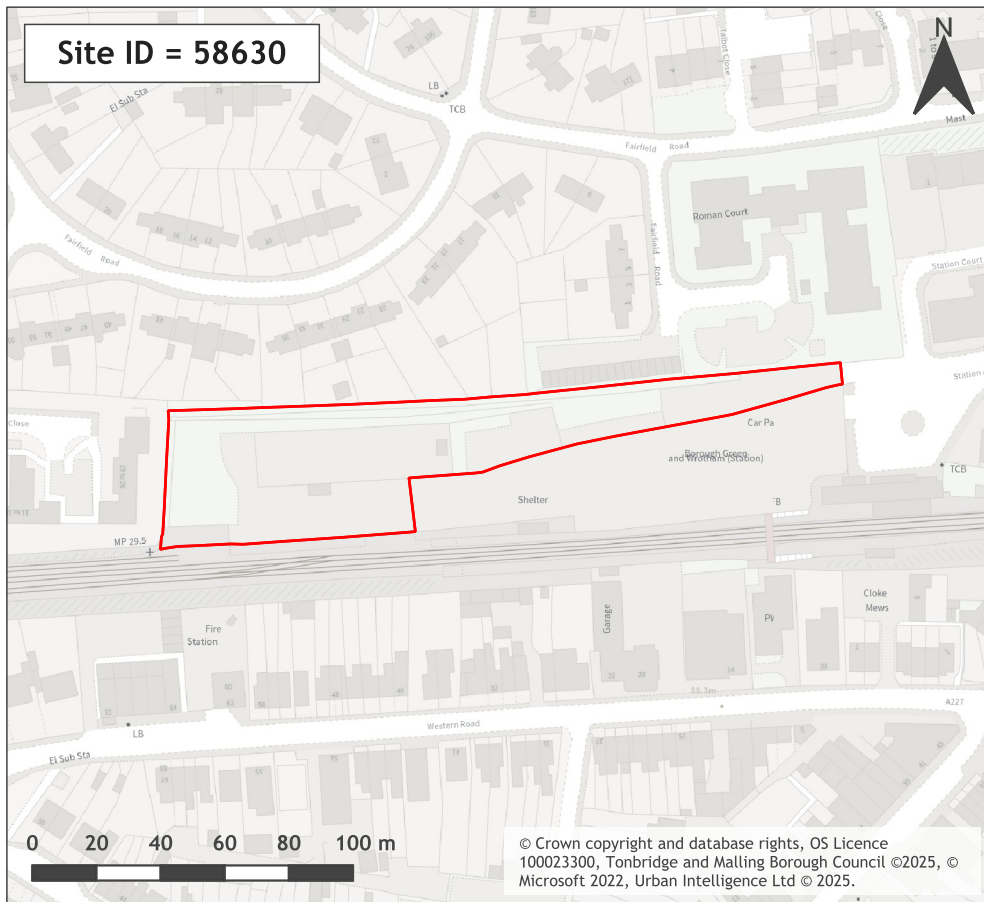
LAA Site Summary - No



TMBC LAA Reference	68341
Site Address	Land East of Allingham Close, Borough Green
Parish	Borough Green
Ward	Borough Green & Platt
Settlement or nearest settlement	Borough Green
Current Use	Residential
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.08
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This small greenfield site is located to the east of Allingham Close, in Borough Green. It is a grassed area, with mature trees along the northern, eastern and southern boundaries. There are residential properties to the west, with woodland to the north, east and south. The site is wholly within the Green Belt and in the setting of the Kent Downs National Landscape. The whole site is identified as an area of priority habitat, and the existing entrance to the site falls within Flood Zone 3b. Despite this site being located in close proximity to a sustainable settlement, the constraints identified above mean that the site is considered unsuitable for development.
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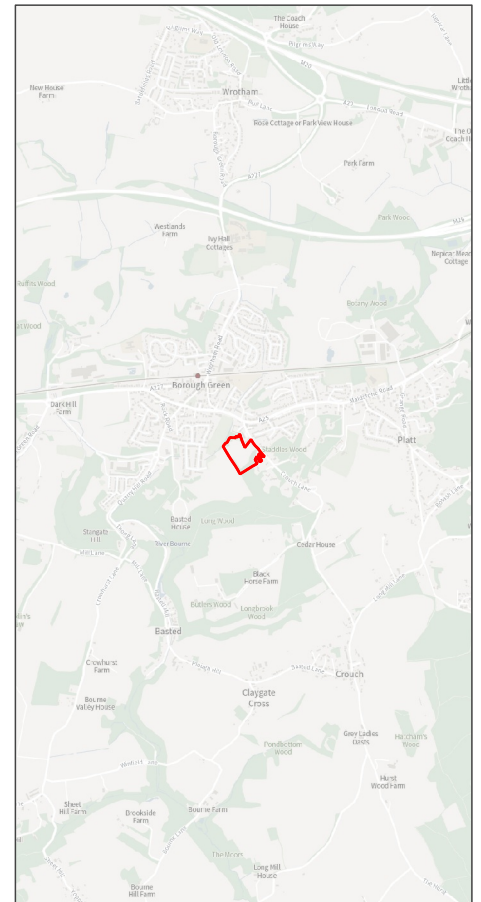
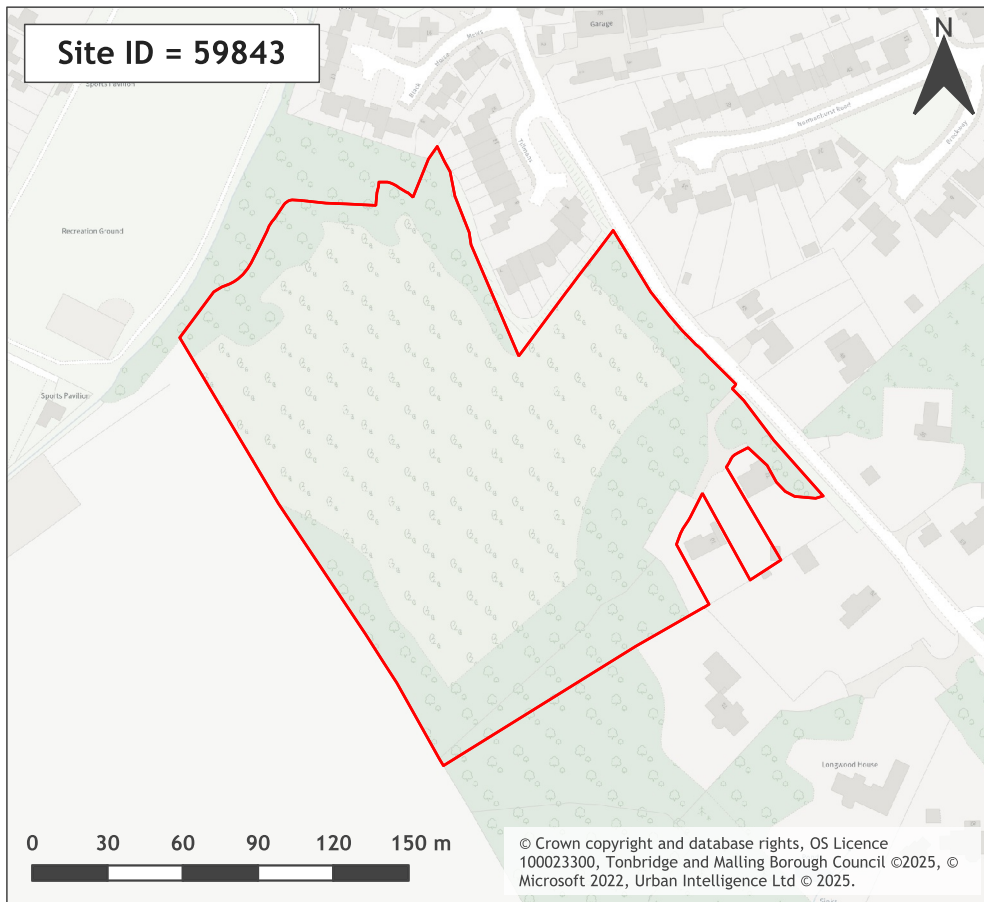
LAA Site Summary - No



TMBC LAA Reference	58630
Site Address	Land north and west of Borough Green & Wrotham Train Station
Parish	Borough Green
Ward	Borough Green & Platt
Settlement or nearest settlement	Borough Green
Current Use	Car Park
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.54
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the north the railway line and west of Borough Green Station. It is in use for open storage with a large area of hardstanding. Ther are mature trees along the northern and western boundaries. There is railway line to the south, car parking to the east, and residential properties to the north and west. This relatively unconstrained site is located within a sustainable settlement. However, there remains uncertainty over whether the site is available for development. Therefore, the site is considered to be unavailable.
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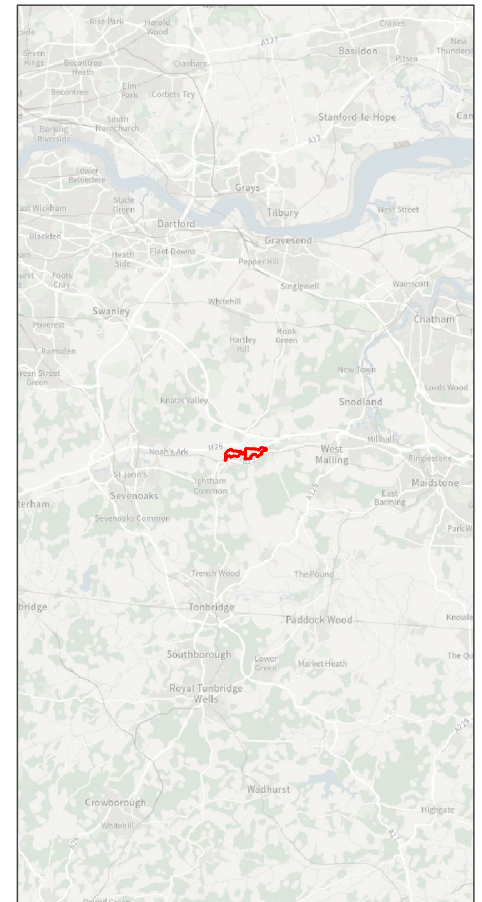
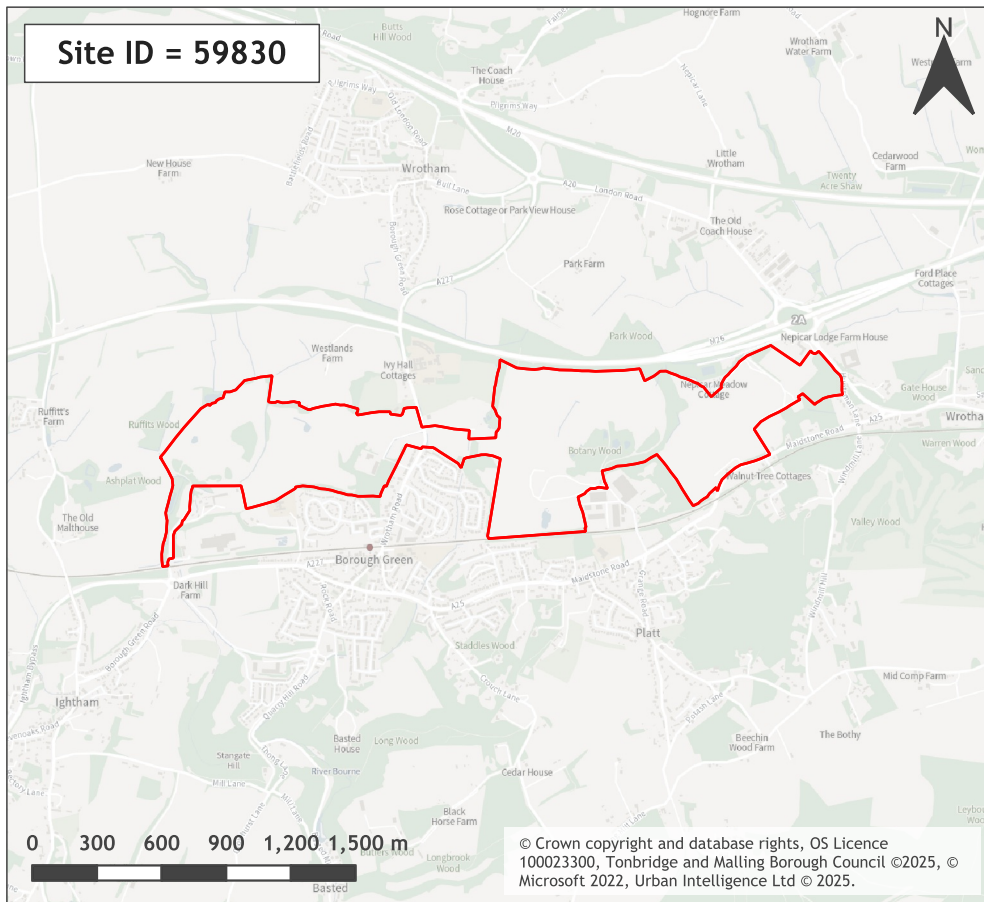
LAA Site Summary - Yes



TMBC LAA Reference	59843
Site Address	Land South and West of Tillmans Off, Crouch Lane, Sevenoaks
Parish	Borough Green
Ward	Borough Green & Platt
Settlement or nearest settlement	Borough Green
Current Use	Nature, Woodland
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	3.16
Developable Site Area (ha)	3.16
Residential Yield	50
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	The site is to the western side of Crouch Lane, adjacent to the settlement boundary of Borough Green and within the Green Belt. It is located between two areas of TPO. The land rises gradually to the south. The site contains a large area of scrub land with a number of trees within and has residential development to the north west and south east. The site is not subject to flooding and given the surrounding development does not function highly in terms of Green Belt. The presence of trees close to the boundary reduces the developable area available, however its close proximity to services and availability of pedestrian and vehicular access. Given the potential for access, close proximity to services and the presence of adjacent development to this Green Belt site the location is considered suitable.
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LAA Site Summary - Yes



TMBC LAA Reference	59830
Site Address	Land North of Borough Green, Sevenoaks
Parish	Borough Green
Ward	Borough Green & Platt
Settlement or nearest settlement	Borough Green
Current Use	Minerals Extraction, Nature, Woodland
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	129.97
Developable Site Area (ha)	119.07
Residential Yield	3000
Employment floorspace (sqm)	0
Timescale	Long-term

LAA Conclusion

The site stretches from the A20 in the east to the Dark Hill roundabout in the south west crossing over the A227 Wrotham Road. It comprises of a series of former [now landfill] and operational quarries, together with a mixture of agricultural land and farm buildings, woodland and hedgerows. The topography is undulating and gently rises to the north. Located to the north is the M26 motorway and Wrotham village, to the south are the built environments of Borough Green and Platt with the railway line running in an east-west direction, to the west is open countryside with the Celcom factory in the south west corner and to the east is open countryside and the built environment of Wrotham Heath.

The site is located to the north of Borough Green and Platt, on the edge of the settlements the site is considered to be a relatively sustainable location and is considered to have very good accessibility being in close proximity to a range of public services and facilities. The site is partially within the Kent Downs National Landscape and where the setting would be affected.

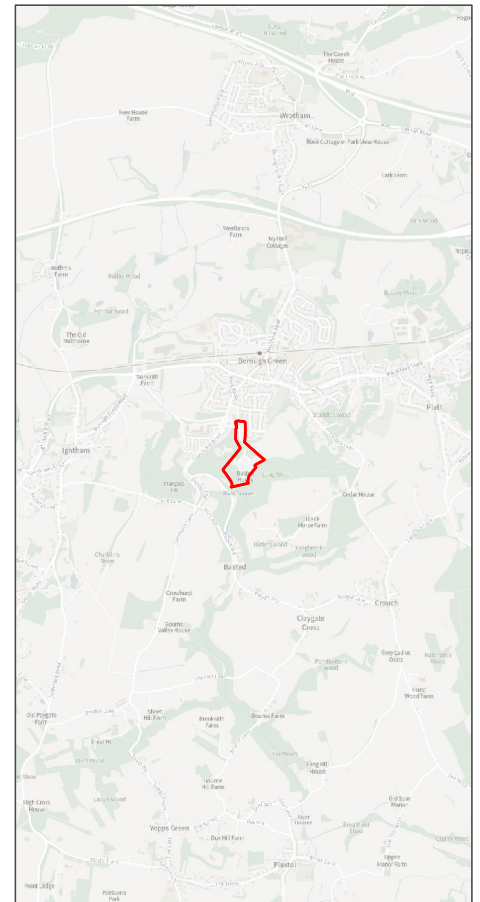
The site is within the Green Belt, with the functioning of this land varying across the site. There are some small parcels that are agricultural land, whereby two small parcels within the eastern section are grade 1, A small parcel upon the far west boundary is grade 2 and a parcel up in the NE corner is grade 3a. Given the locations within old and current quarries, these areas of former agricultural land are unlikely to be used now for modern farming. The site is also within a mineral safeguarding area for silica sand and sub alluvial river terrace deposits. The presence of the active minerals working will mean that a minerals assessment will be required, and potential extraction of the mineral is likely to be required prior to the commencement of any future development to prevent sterilisation. Concerning ecology and trees, there are two areas of ancient woodland within the approximate centre of the site as well as various pockets of priority habitat and numerous areas of group tree preservation orders. Concerning flood risk, the site is at risk from several sources. A small area in the far south west is in indicative flood zone 3b as well as flood zone 2 and 3a. The whole southern half is in an area of high risk ground water flood risk and the majority of the area is at high risk of surface water flooding.

With regard to heritage, there are no assets within the site but there is a small group of listed buildings in the Northeast corner adjacent to the site (Nepicar House). The site is also partly within an area of archaeological potential in the western half. This will all need a heritage assessment to consider the setting of the listed buildings and the potential presence of archaeology. Given the proximity to the M26 to the north, the railway to the south and current quarrying operations, there is likely to be issues surrounding noise and amenities. There is some land within the site which is used for landfill and due to the potential for contamination further assessment will be required.

For access, various locations are available. Vehicular access can be achieved off the A20 to the east, locations off the A25 to the south, sections of the A227 and the road serving the Dark Hill roundabout in the south west corner.

Overall, it is considered that the site would be suitable for development subject to the developable area taking into considerations the constraints of the site with regard to Green Belt, National Landscape, noise, protected trees and ancient woodland, the safeguarded mineral deposits and flood risk.

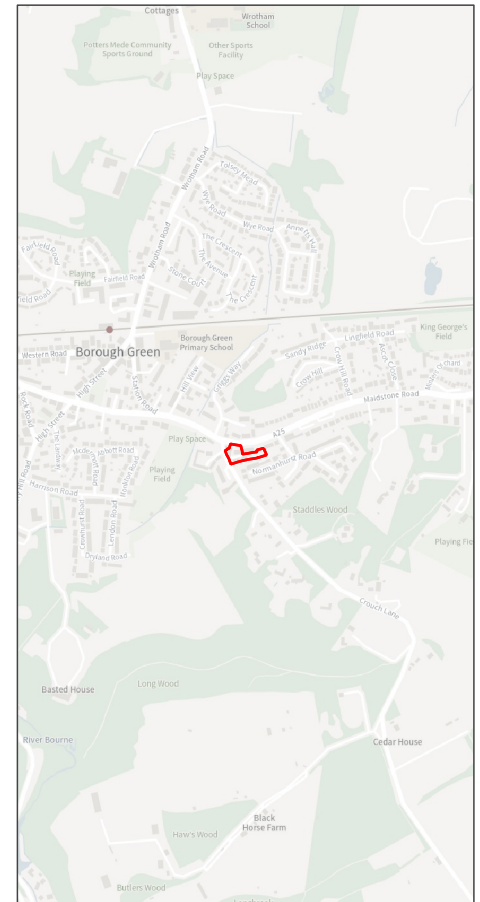
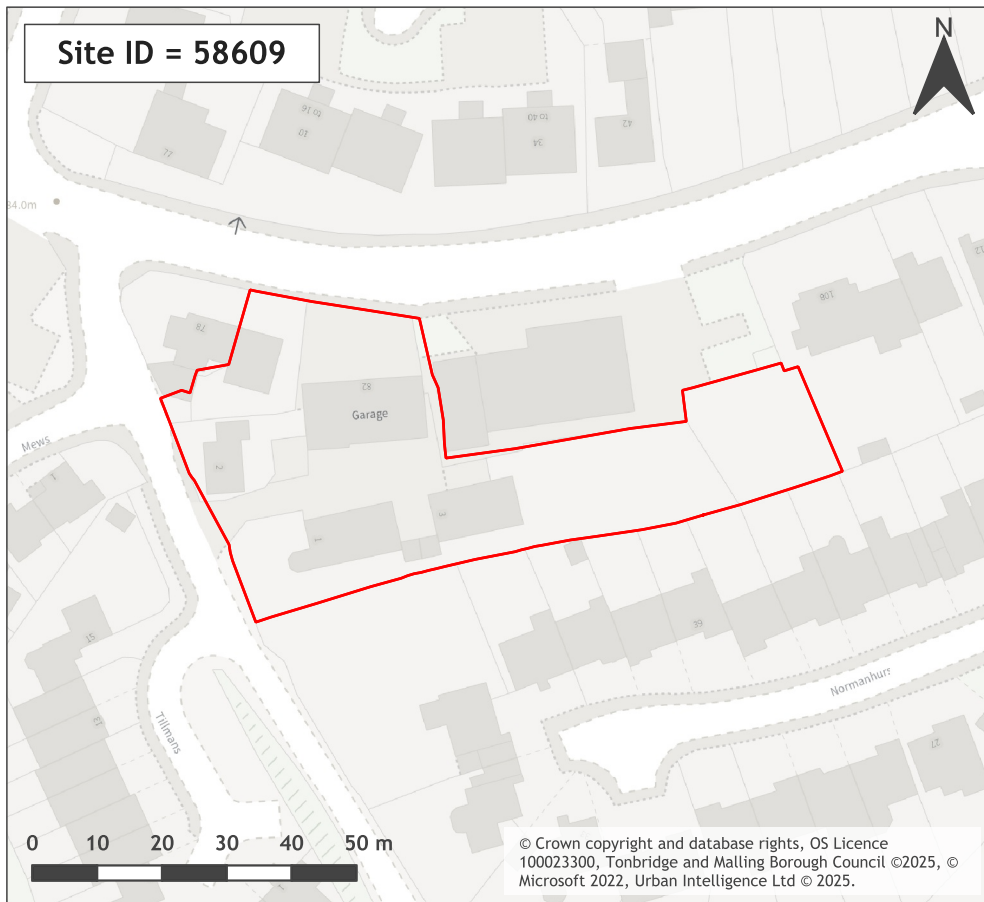
LAA Site Summary - No



TMBC LAA Reference	59877
Site Address	Existing premises at Basted House, Harrison Road, Borough Green
Parish	Borough Green
Ward	Borough Green & Platt
Settlement or nearest settlement	Borough Green
Current Use	Indoor Sports or Leisure
Suitable	No
Deliverable	No
Gross Site Area (ha)	6.23
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site contains Basted House, a health and fitness spa, located to the south of the settlement boundary of Borough Green. The site is within the Green Belt and is accessed from a long private driveway from the south side of Harrison Road. The site itself has a parkland style setting with a flat area predominantly laid to grass to the north of the existing building with a number of mature trees within. There are also a number of hard surfaced parking areas around the grassed area. The site has a TPO to the south and north covering the trees along the entrance road. The site also contains an area of Ancient Woodland and is adjacent to a local wildlife site. The site is considered to be in part adjacent to the settlement, however the presence of the TPOs and Ancient Woodland within the site significantly restricts the potential for development adjacent to the settlement meaning that any proposed land would be remote from the settlement. On this basis the site is considered unsuitable for development.
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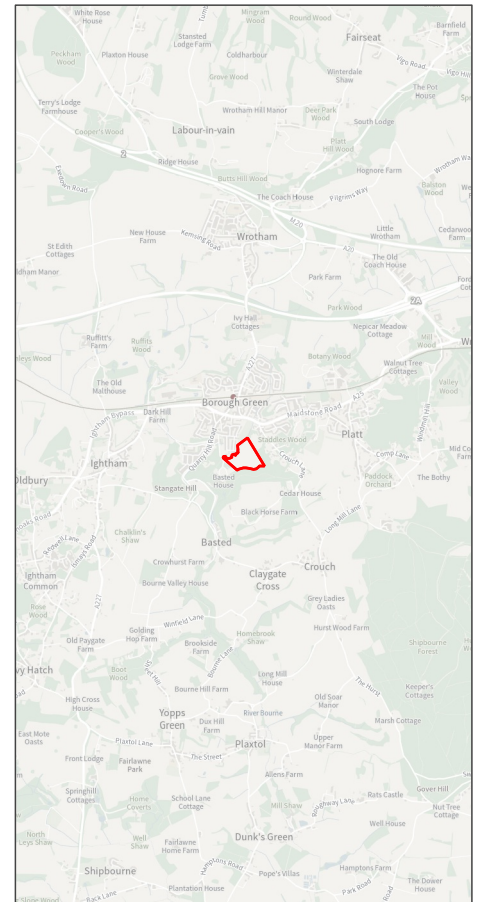
LAA Site Summary - No



TMBC LAA Reference	58609
Site Address	Existing premises at 83 Maidstone Road, Borough Green
Parish	Borough Green
Ward	Borough Green & Platt
Settlement or nearest settlement	Borough Green
Current Use	Office, Retail, Residential, Other
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.26
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located south of the A25 Maidstone Road, and west of Crouch Lane, in Borough Green. It is in a mix of commercial and residential uses. There is a petrol filling station to the east, a residential property to the west, The A25 to the north and residential properties to the south. This relatively unconstrained site is located within a sustainable settlement. However, there remains uncertainty over whether the site is available for development. Therefore, the site is considered unavailable.
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LAA Site Summary - No



TMBC LAA Reference	59748
Site Address	Land off (East of) Dryland Road and South of Borough Green Bowles Club, Borough Green
Parish	Borough Green
Ward	Borough Green & Platt
Settlement or nearest settlement	Borough Green
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	7.73
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the south of but adjoins the settlement confines of Borough Green and within the Green Belt. It is to the east and south of Dryland Road and is predominantly laid to grass with sporadic tree cover. There is an area of Ancient Woodland to the south and east of the site, the buffer zone for which extends into the proposed site. The site is in close proximity to services but has very limited vehicular access, with this only being able to be gained from the eastern end of Dryland Road. The lack of an appropriate vehicular access, combined with the Ancient Woodland adjacent means that this site would be considered unsuitable for development.
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