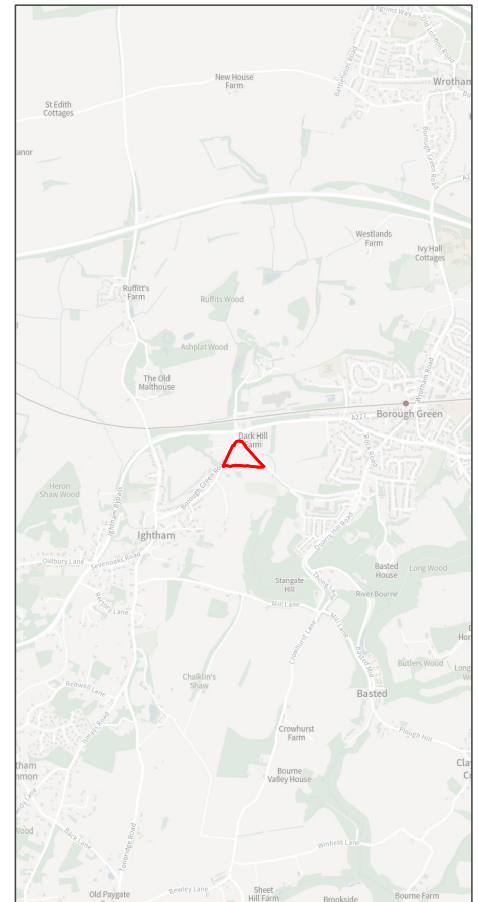
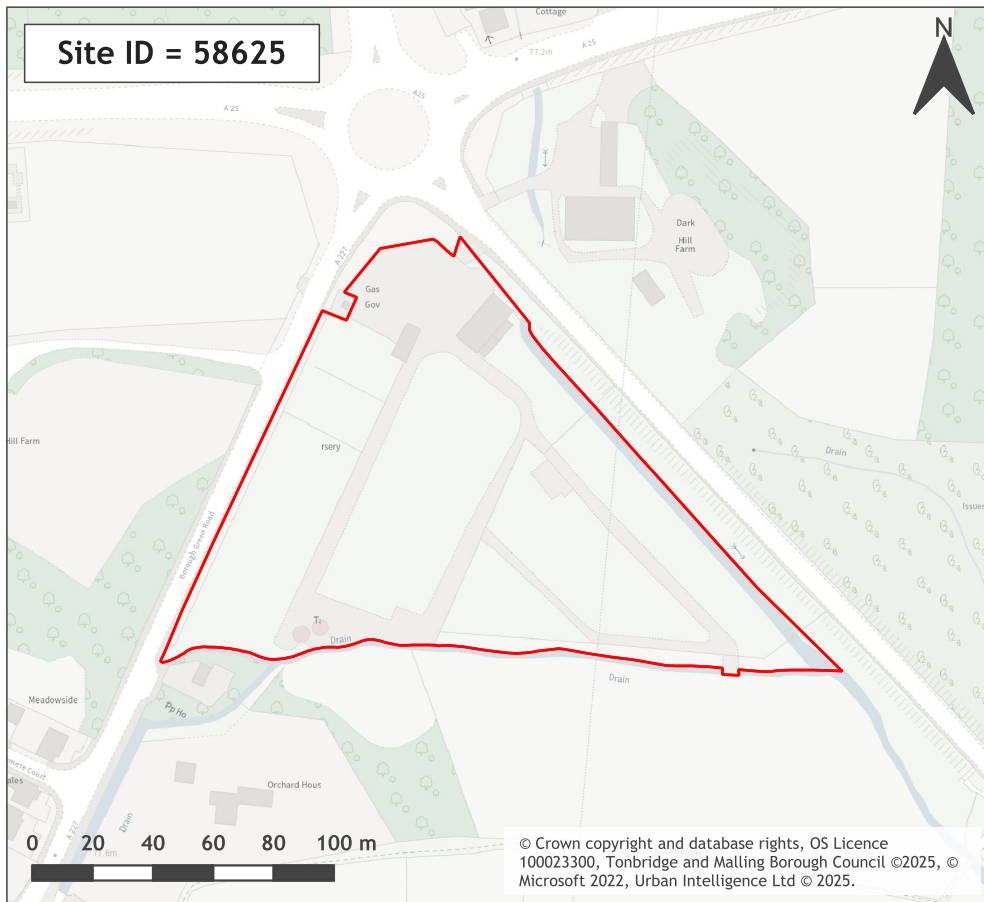


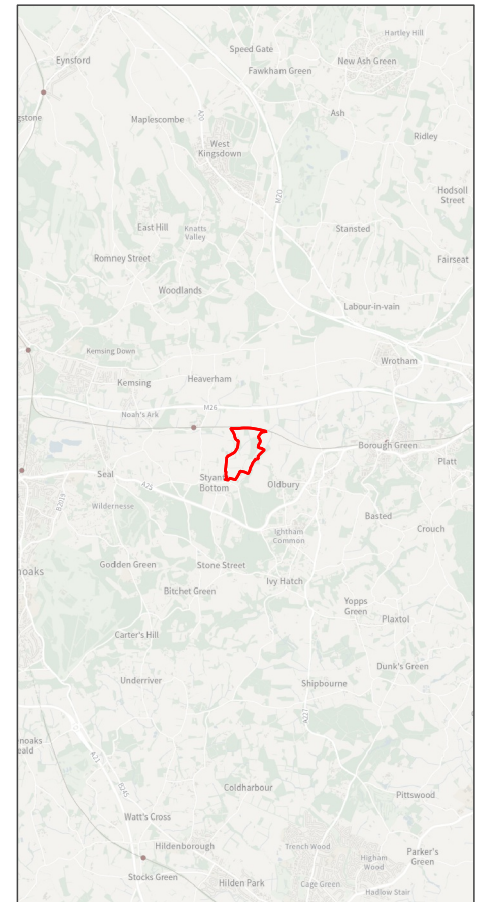
LAA Site Summary - No



TMBC LAA Reference	58625
Site Address	Land east of Borough Green Road and west of Dark Hill Road, Borough Green
Parish	Ightham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Borough Green
Current Use	Retail (garden centre)
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.7
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is an existing garden nursery to the south of the roundabout junction of the A25 and the A227. It is within the Green Belt and outside the settlement confines of Borough Green. The site is within flood zones 2 and 3 with a small area to the eastern boundary being within flood zone 3B. The site is not covered by any TPOs or landscape or ecological designations. Given its use as a garden nursery the site is predominantly open with a line of trees to the southern boundary and a number of horticultural buildings within the site. The site is remote from the existing settlement and relatively open respecting the countryside and green belt setting. There it is unsuitable for development.
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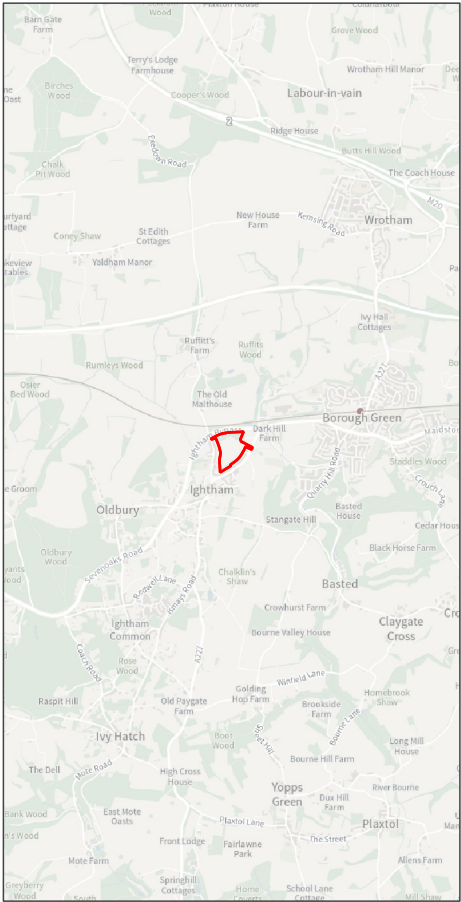
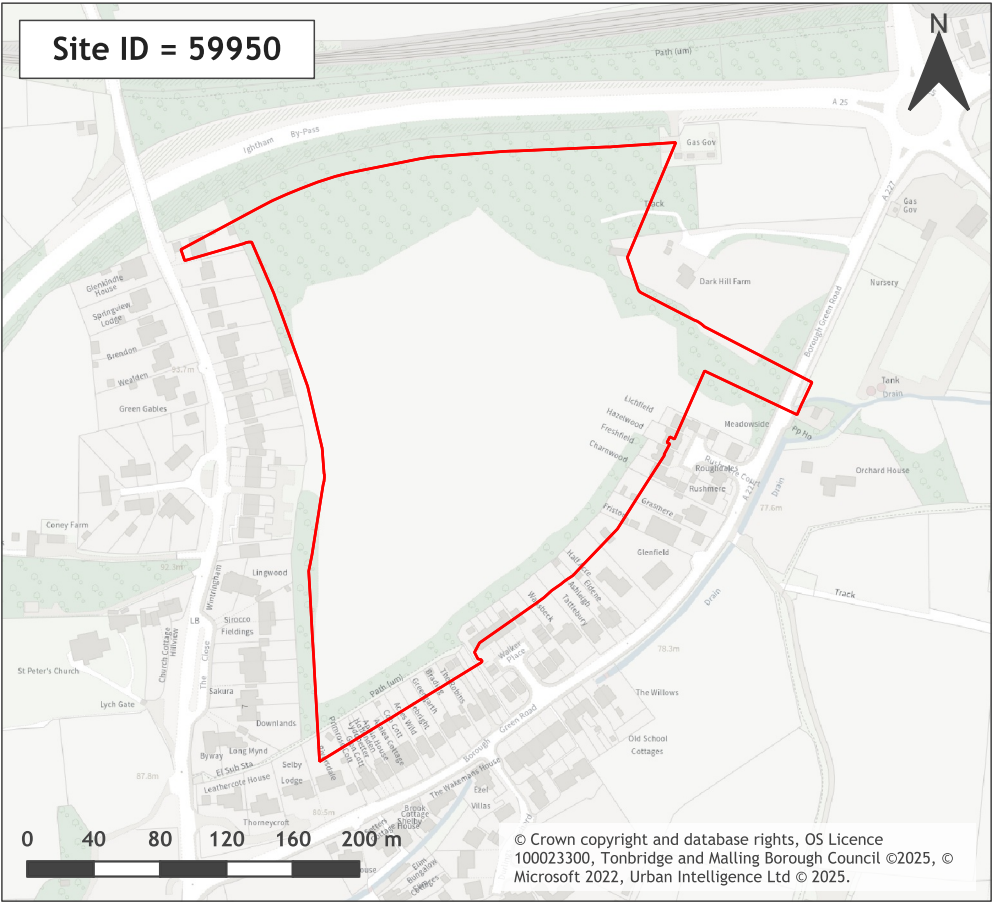
LAA Site Summary - No



TMBC LAA Reference	68371
Site Address	Land (extensive area) between of Syants Bottom and Ightham
Parish	Ightham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Ightham
Current Use	Agriculture, Greenfield
Suitable	No
Deliverable	No
Gross Site Area (ha)	56.14
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is a large area located at Chart Farm within the north west of the borough which straddles the Council’s borough boundary and extends into the Sevenoaks District. The site is located to the east of Kemsing station and south of the railway line and to the North West of Styants Bottom. It is located within the National Landscape and Greenbelt. It is an area of agricultural land with pockets of woodland including some Ancient Woodland and Priority Habitat. This site is remote from the defined boundary of any settlement.
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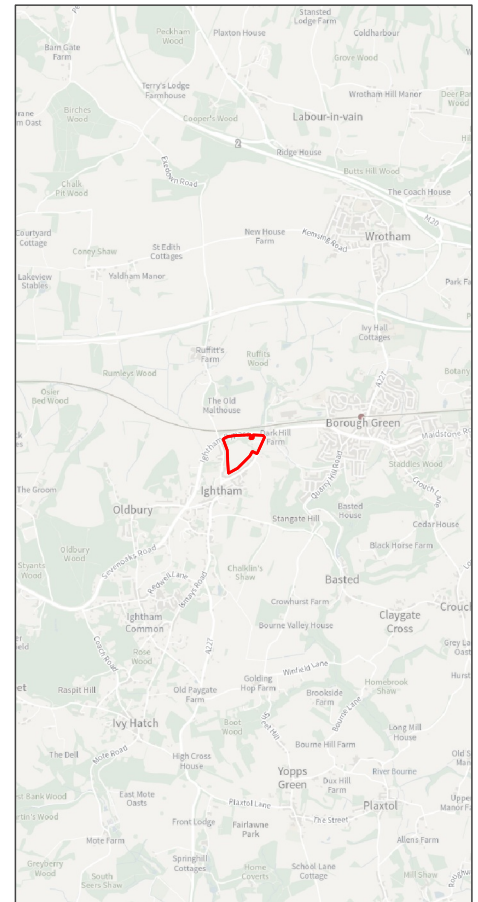
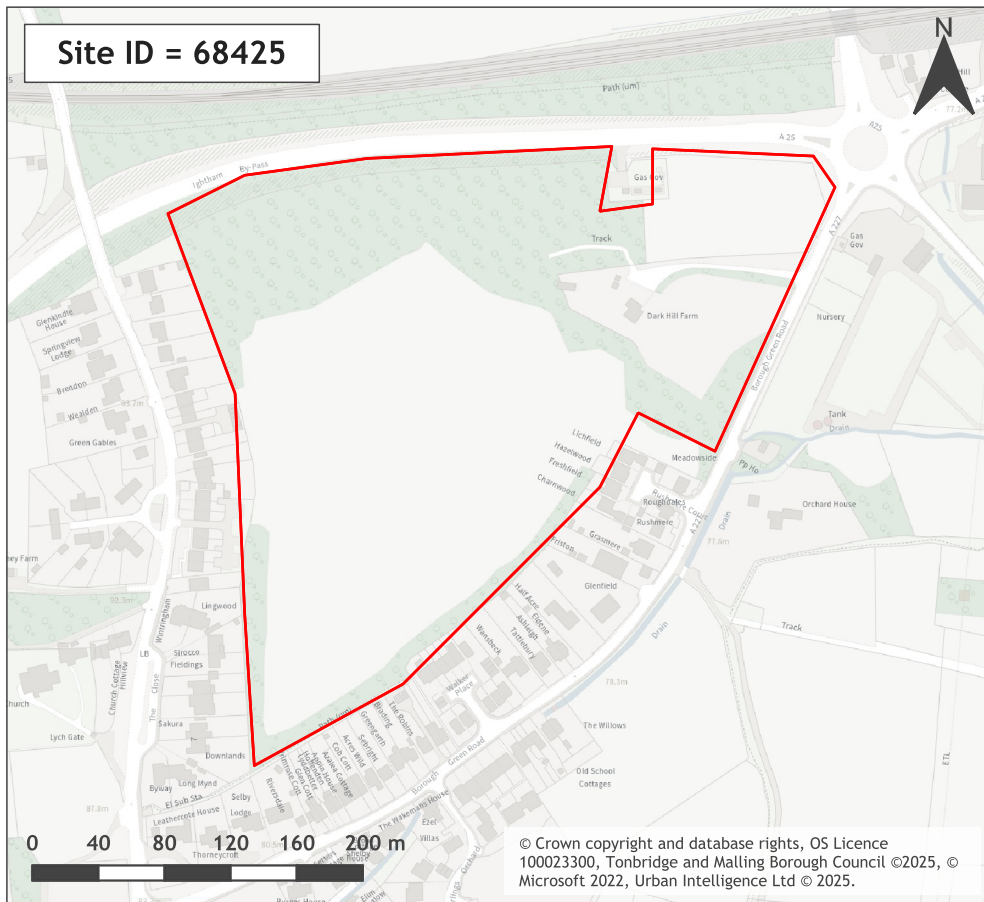
LAA Site Summary - No



TMBC LAA Reference	59950
Site Address	Land adjacent Dark Hill Farm, Borough Green Road, Sevenoaks
Parish	Ightham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Ightham
Current Use	
Suitable	No
Deliverable	No
Gross Site Area (ha)	6.62
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located behind residential properties fronting The Close and Borough Green Road with accesses to both roads. The site is generally flat and well screened from the road. The site located directly adjacent to the settlement boundary of Ightham To the north is the A25 with a tree shelter belt following the northern boundary. The north part of site is heavily wooded. The site is located in the Green Belt and the Kent Downs National Landscape with the northern part of the site comprising a Priority Habitat. The site is adjacent to a sustainable settlement, and although the Green Belt evidence recommends it for release, the Landscape evidence concludes that this site is unsuitable for development due to its location within the Kent Downs National Landscape.
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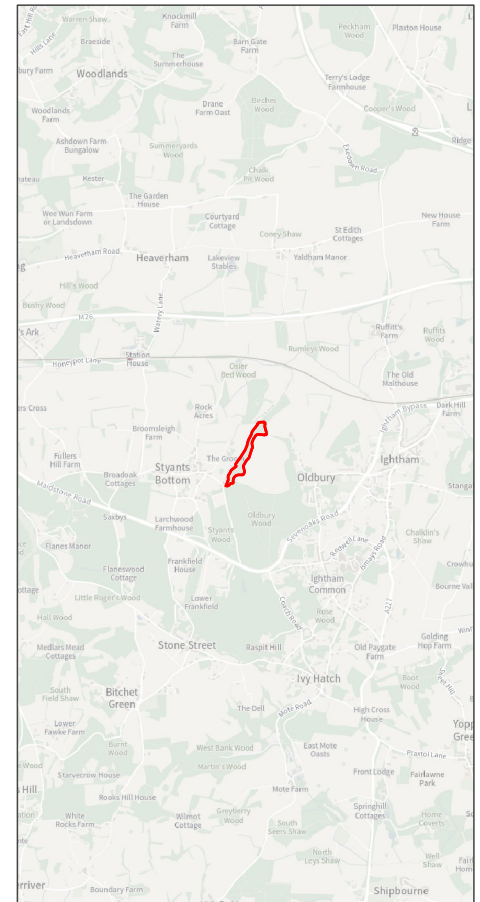
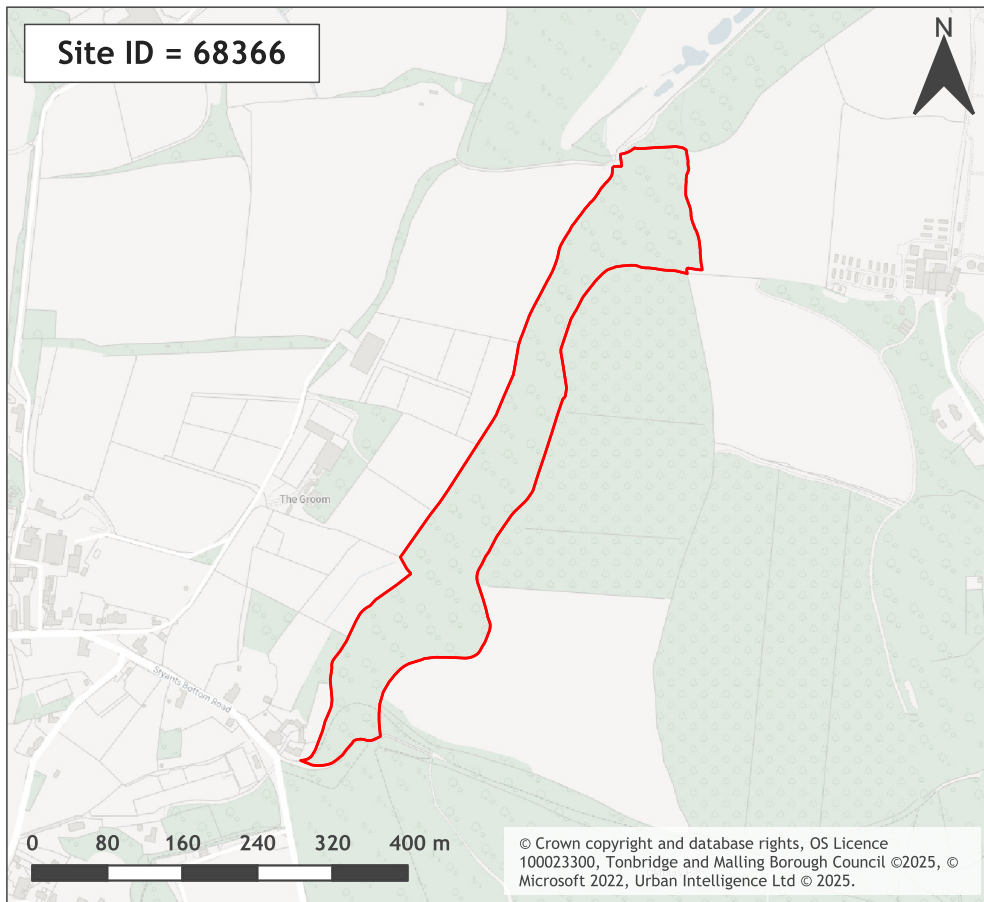
LAA Site Summary - No



TMBC LAA Reference	68425
Site Address	Land Around Dark Hill Farm, Borough Green Road, Sevenoaks
Parish	Ightham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Ightham
Current Use	Agriculture, Vacant Premises
Suitable	No
Deliverable	No
Gross Site Area (ha)	8.57
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	he site is located behind residential properties fronting The Close and Borough Green Road with access from Borough Green Road. The site is generally flat and well screened from the road. The site located directly adjacent to the settlement boundary of Ightham To the north is the A25 with a tree shelter belt following the northern boundary. The north part of site is heavily wooded. The site is located in the Green Belt and the Kent Downs National Landscape with the northern part of the site comprising a Priority Habitat. The site is adjacent to a sustainable settlement, and although the Green Belt evidence recommends it for further consideration the Landscape evidence concludes that this site is unsuitable for development due to its location within the Kent Downs National Landscape.
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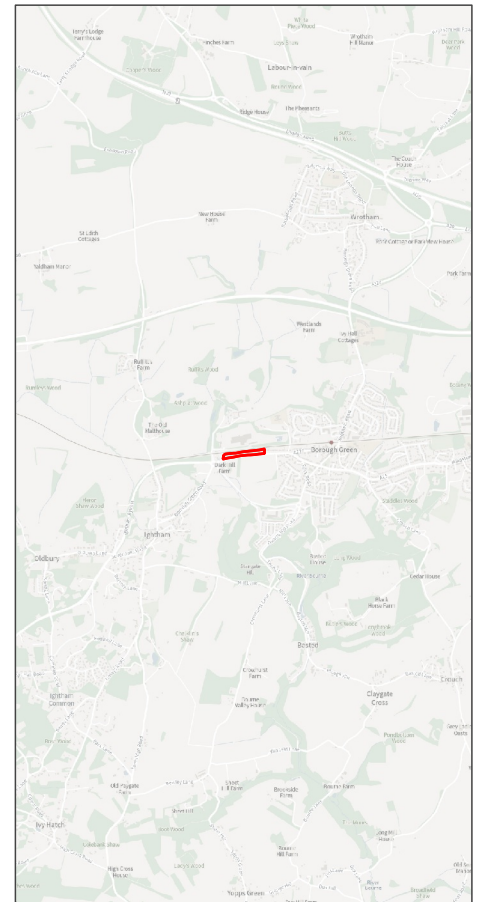
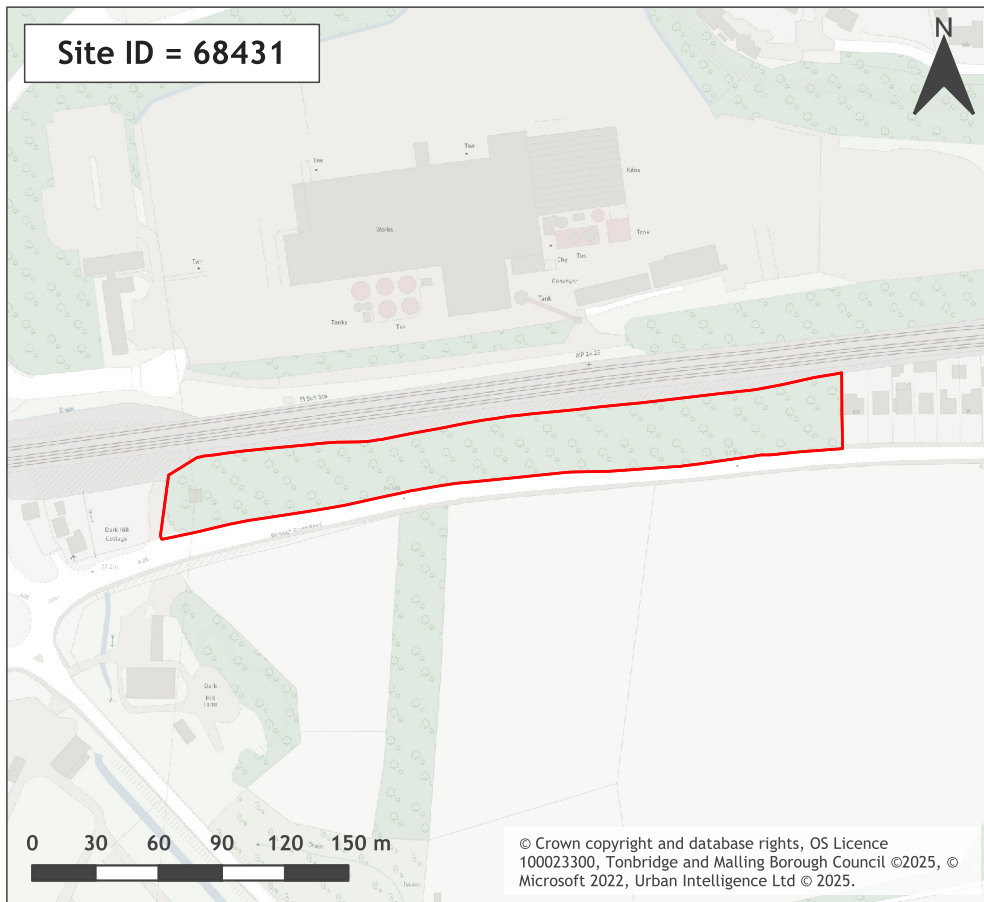
LAA Site Summary - No



TMBC LAA Reference	68366
Site Address	Land off Syants Bottom Road and east of The Groom, Ightham
Parish	Ightham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Ightham
Current Use	Agriculture, Greenfield
Suitable	No
Deliverable	No
Gross Site Area (ha)	5.42
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is a heavily wooded area of land, designed as Ancient Woodland, Site of Special Scientific Interest (SSSI), Green Belt, Kent Downs National Landscape and Priority Habitat. The site lies adjacent a Scheduled Ancient Monument. The site has been promoted for Biodiversity Net Gain. The site is not considered suitable or available for built development as it is remote from the defined boundary of any settlement and contains Ancient Woodland and SSSI.
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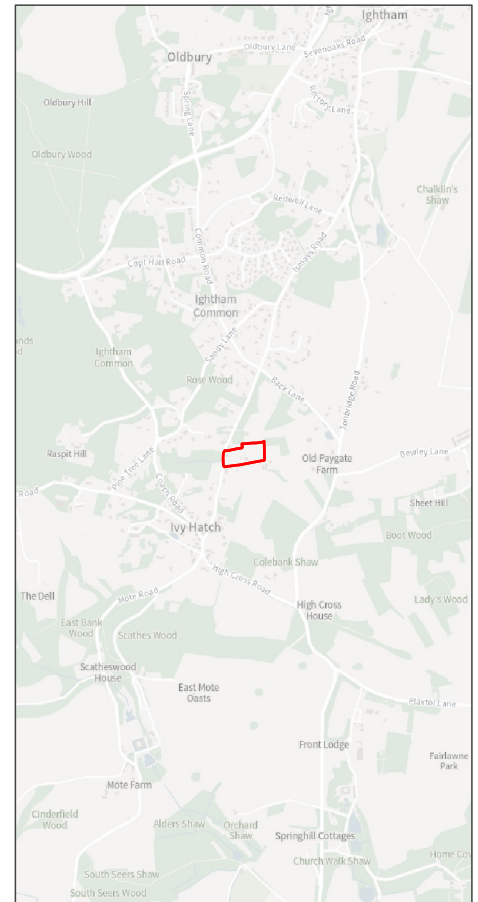
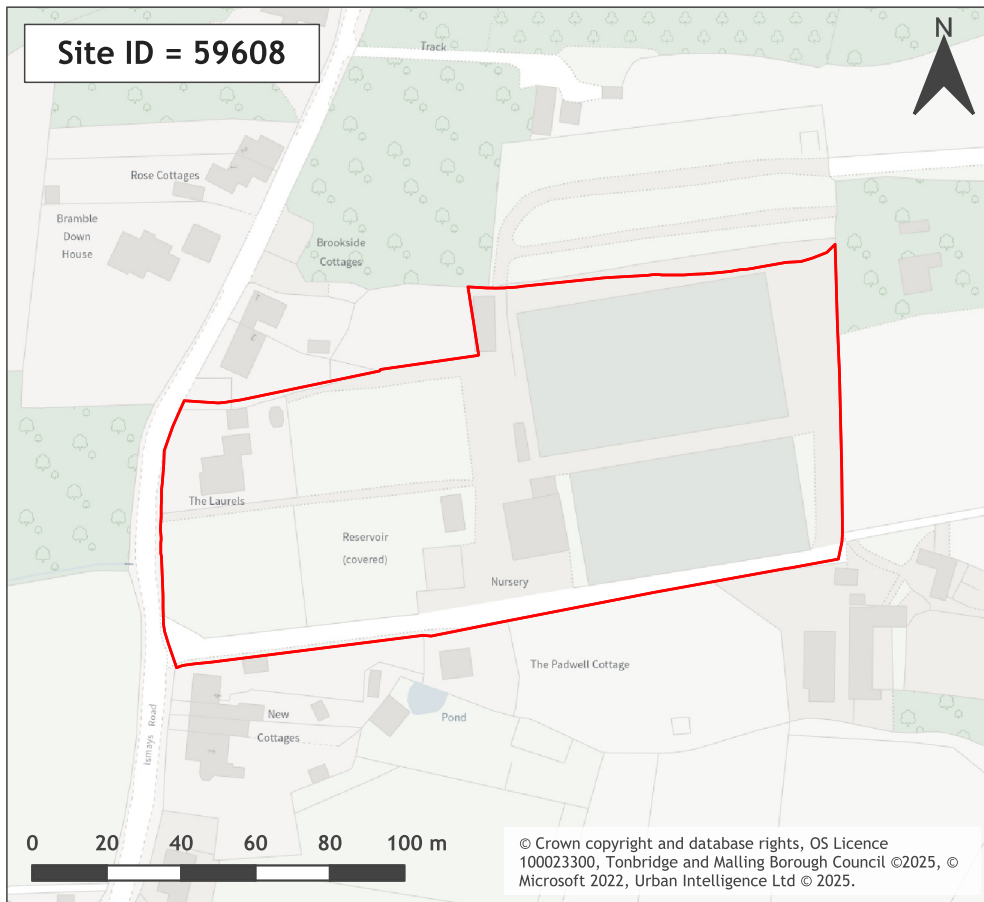
LAA Site Summary - No



TMBC LAA Reference	68431
Site Address	Land Between Borough Green Road and National Railway, East of Dark Hill Cottage
Parish	Ightham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Borough Green
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	1
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is to the north of the A25 to the west of the settlement of Borough Green and has a railway line with industrial area beyond to the north. The site is within the Green Belt and National Landscape and is entirely covered in deciduous woodland, which is a priority habitat. Given this designation and the siting within the Green Belt and National Landscape the site is considered unsuitable for development.
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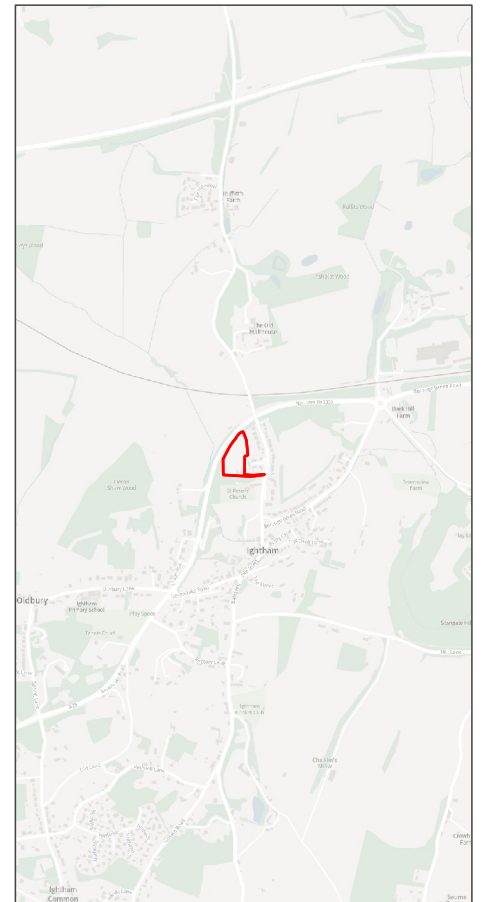
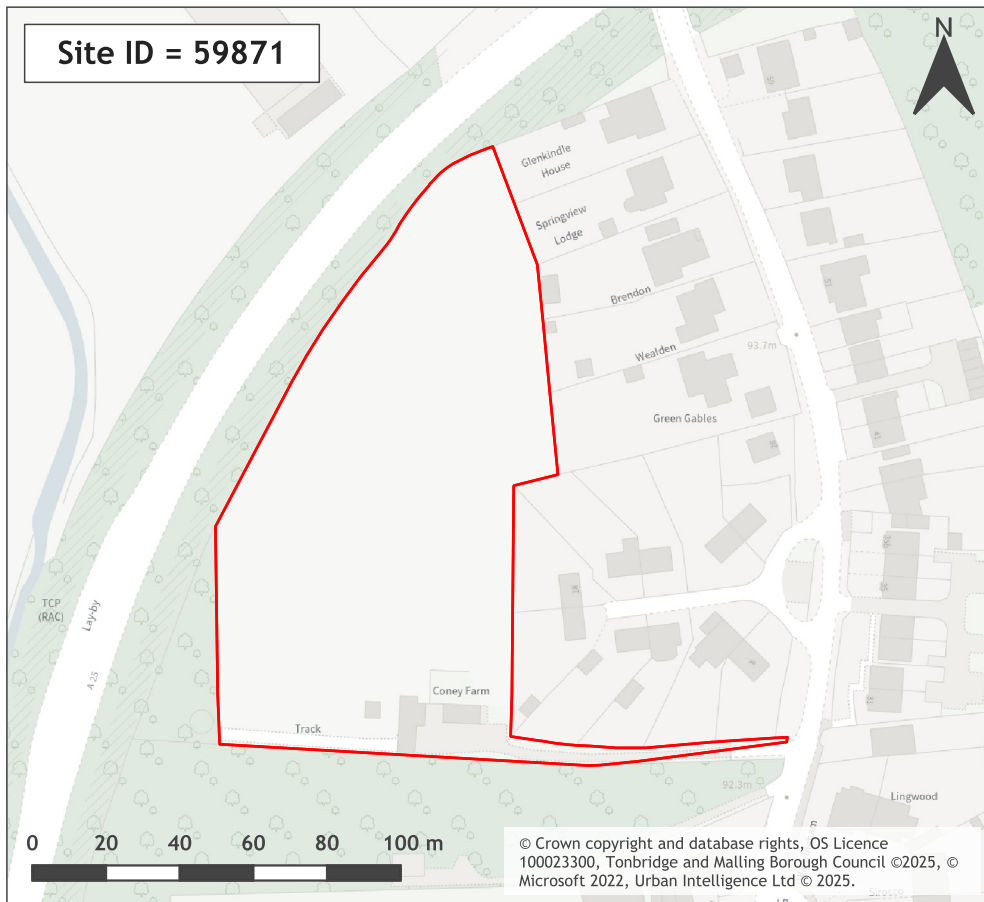
LAA Site Summary - No



TMBC LAA Reference	59608
Site Address	Land at and South and Rear of The Laurels, Ismays Road, Ivy Hatch, Ightham
Parish	Ightham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Ightham
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.43
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is accessed via Ismays Road and currently operates as a horticultural and garden centre. Residential properties are located to the north and south of the property on site. The site is located in the Green Belt and Kent Downs National Landscape. This site is remote from the defined boundary of any settlement.
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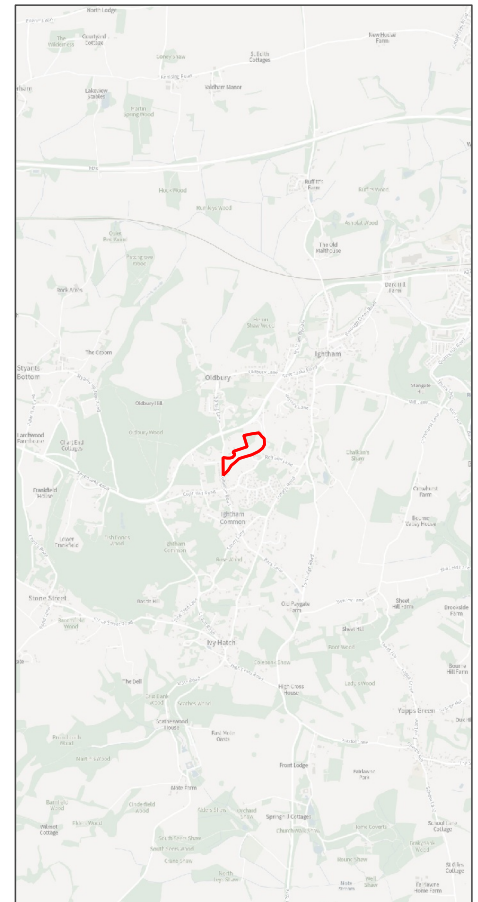
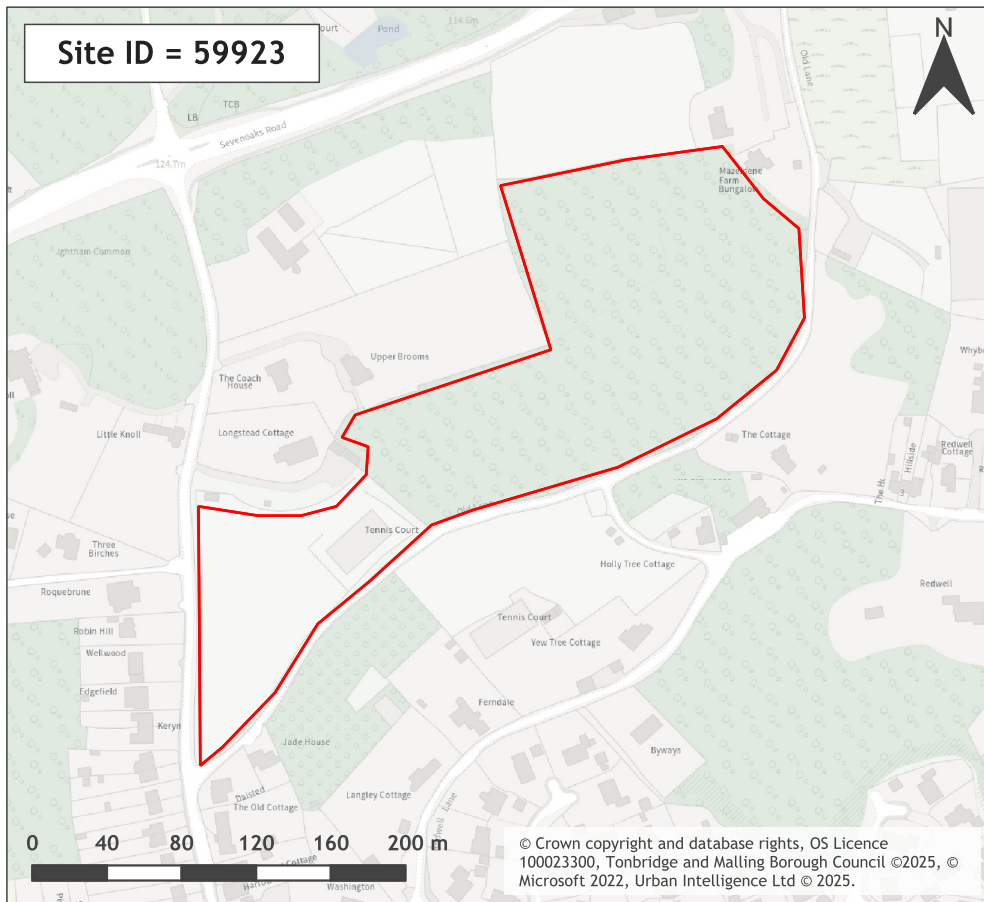
LAA Site Summary - Yes



TMBC LAA Reference	59871
Site Address	Land Known as Churchfields Farm and Coney Field, Fen Pond Road, Ightham
Parish	Ightham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Ightham
Current Use	Residential (ancillary garden)
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	1.1
Developable Site Area (ha)	0.55
Residential Yield	8
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	The lies to the east of the A25 and is access via a driveway from The Close and is located immediately adjacent to the settlement boundary of Ightham. The site is considered back land with residential properties to the east. An area of woodland lies to the immediate south. Boundaries to the site are tree lined. The site lies in the Green Belt and the Kent Downs National Landscape. Listed buildings are located to the south of the wooded area and similarly the Ightham Conservation Area. This site is suitable, available and achievable, and is proposed for allocation.
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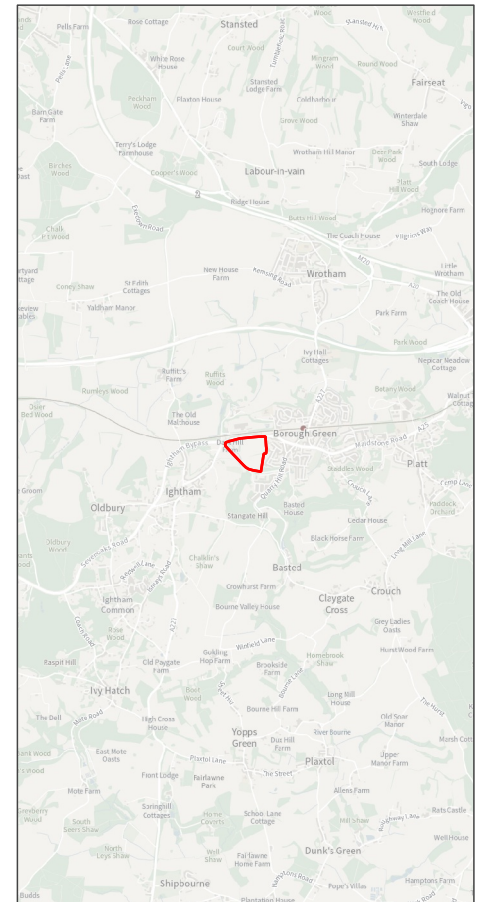
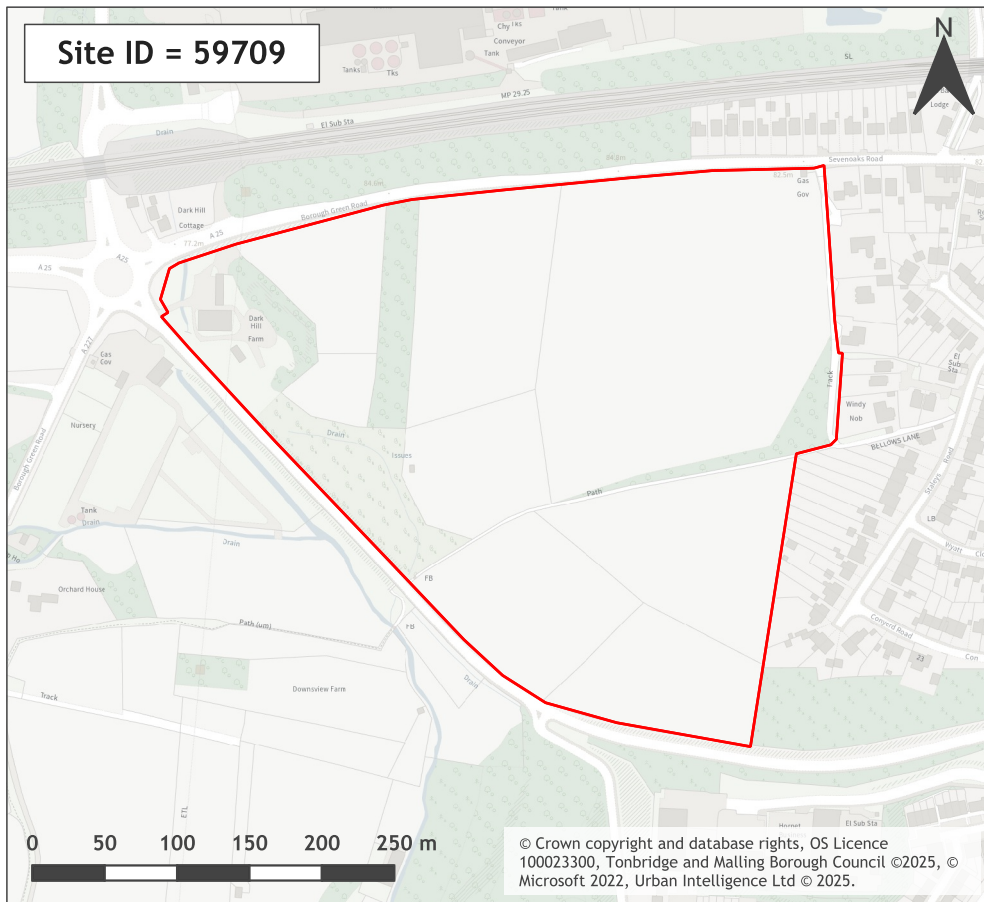
LAA Site Summary - No



TMBC LAA Reference	59923
Site Address	Land north of Old Lane, Siththam Common
Parish	Ightham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Ightham
Current Use	Residential (ancillary garden)
Suitable	No
Deliverable	No
Gross Site Area (ha)	3.58
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the north of Old Lane and east of Common Road, between Ightham and Ightham Common. It is grassland with mature trees across the site, and woodland in the north. There are large detached residential properties to the west, agricultural land to the north, and large detached residential properties to the south and east. The site is wholly within the Green Belt, and in the setting of the Kent Downs National Landscape. The north of the site is identified as an area of priority habitat, and the southern boundary is adjacent to a Conservation Area. There is Public Right of Way across the south of the site. Given that this site is remote from the defined boundary of any settlement, it is not considered to be suitable for development.
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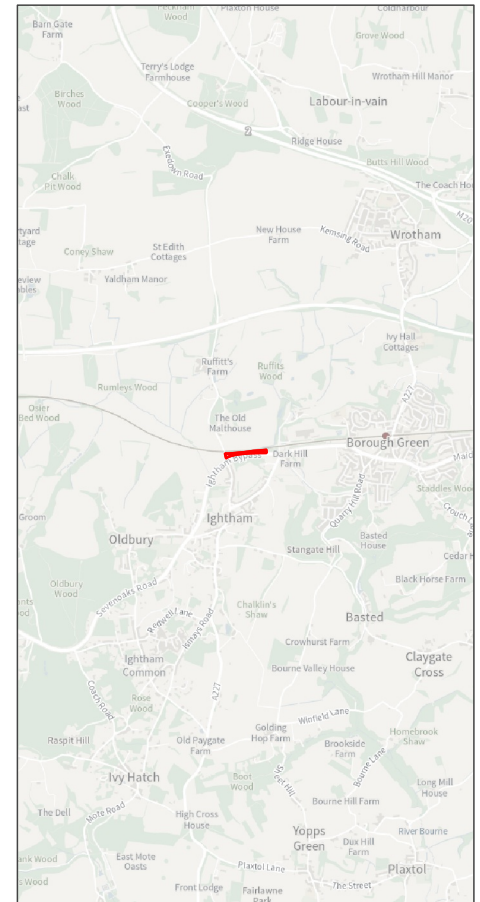
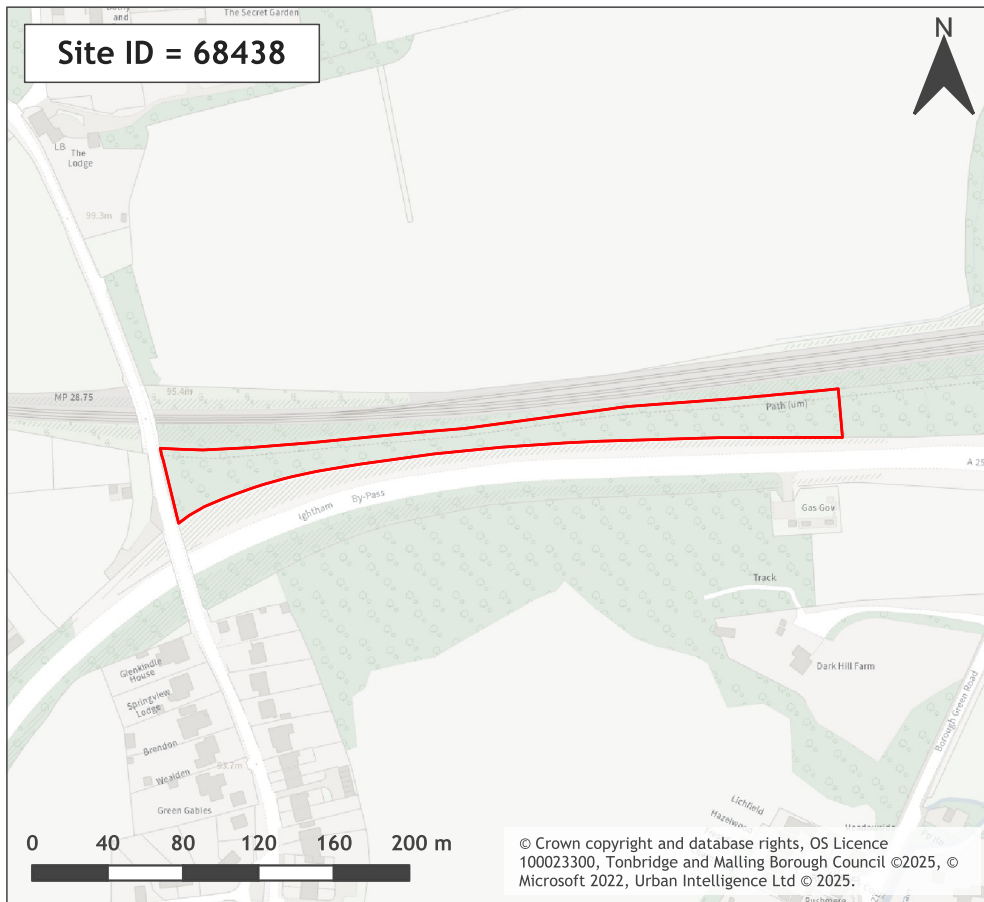
LAA Site Summary - No



TMBC LAA Reference	59709
Site Address	Land Adjoining Windy Nob, Staleys Road, Sevenoaks
Parish	Ightham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Borough Green
Current Use	Agriculture, Equestrian
Suitable	No
Deliverable	No
Gross Site Area (ha)	12.38
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is a roughly triangular parcel of land to the south side of the A25 Sevenoaks Road with Dark Hill Road to the south and west. The site is predominately open save for a small cluster of agricultural buildings in the northwest corner, adjacent to the Dark Hill roundabout. The site is gently undulating and has a PROW running east -west through the centre of the site. The site is adjacent to the western boundary of the settlement confines of Borough Green but is located within the Green Belt and also the National Landscape. The site has a tree belt running north-south towards the western edge and a small copse of trees towards the centre of the eastern boundary. A small area of the site along the south western boundary along Dark Hill Road is contained within flood zones 2 and 3. There are no other landscape or ecological constraints on the site. Whilst the site could be considered to be in a sustainable location being immediately adjacent to the settlement confines, the site is wholly within the National Landscape and also in a visibly open area of high performing Green Belt. On the basis of the National Landscape location and the high performing Green Belt the site is considered unsuitable for development.
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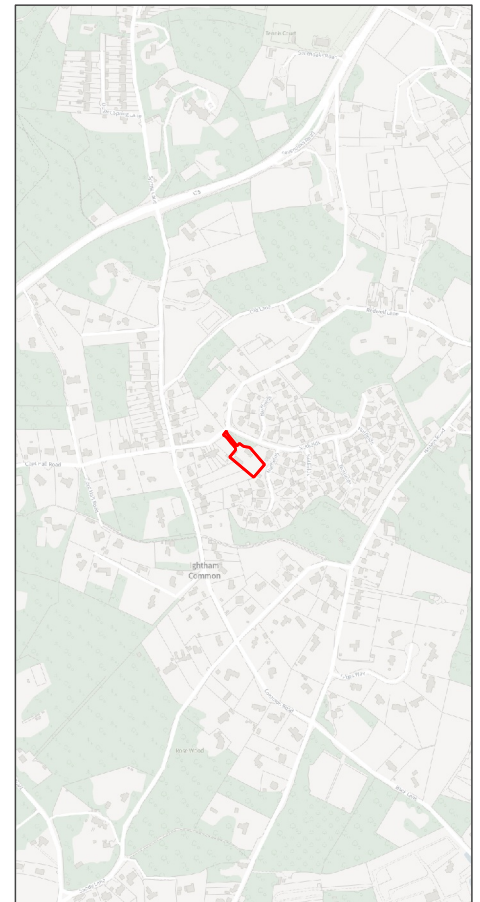
LAA Site Summary - No



TMBC LAA Reference	68438
Site Address	Land strip between the London-Ashford railway and A25, Borough Green
Parish	Ightham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Ightham
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.66
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the immediate south of the railway line and north of Ightham By-pass. The site is heavily wooded and forms part of a Priority Habitat. Parts of the site are within Flood Zones 2 & 3. The site lies within the Green Belt and National Landscape. The site promoted for Biodiversity Net Gain. The site is not considered suitable or available for built development as it is remote from the defined boundary of any settlement.
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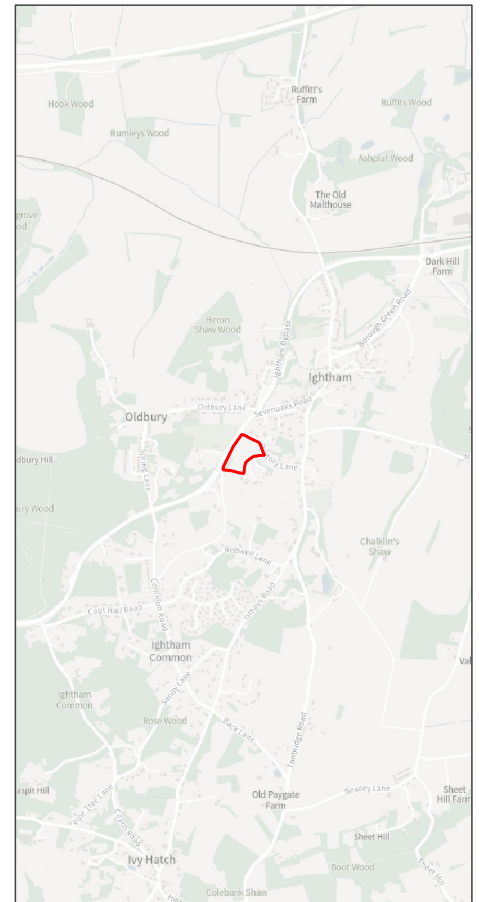
LAA Site Summary - No



TMBC LAA Reference	58800
Site Address	Existing premises at industrial site 'Plasterite Mouldings', Redwell Lane, Ightham
Parish	Ightham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Ightham
Current Use	Office, Industrial & logistics
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.21
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is accessed via Redwall Lane and surrounded by residential properties. The site is currently an employment site (plaster products and is located in the Green Belt. This site is remote from the defined boundary of any settlement.
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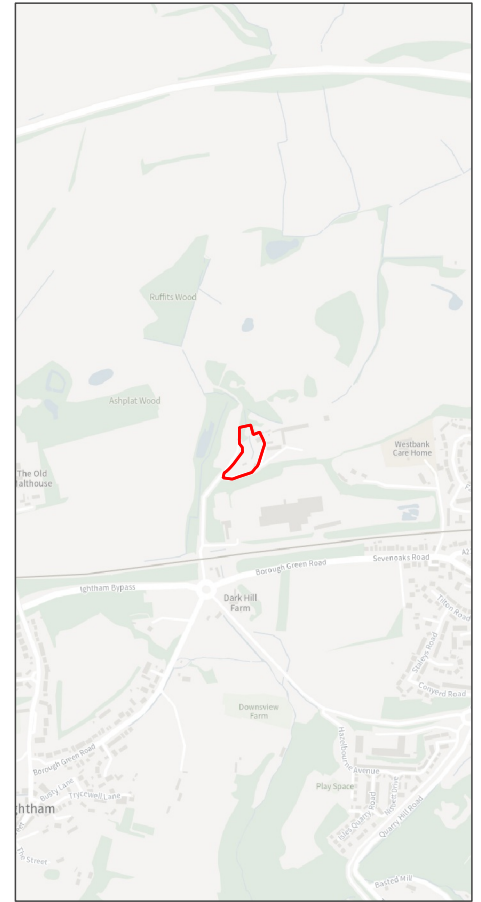
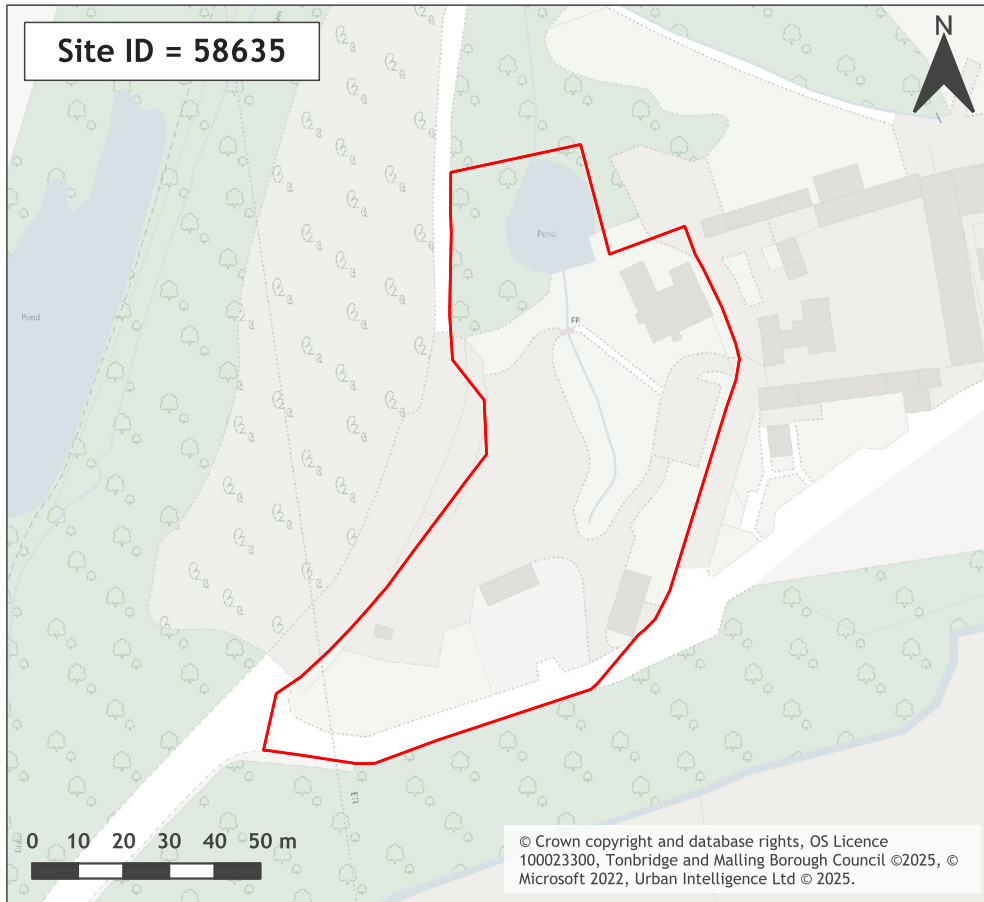
LAA Site Summary - Yes



TMBC LAA Reference	59770
Site Address	Land South of Bramleys, Rectory Lane, Ightham, Sevenoaks
Parish	Ightham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Ightham
Current Use	Agriculture, Vacant Premises
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	1.83
Developable Site Area (ha)	0.98
Residential Yield	10
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	The site is located and has a frontage to the east of Sevenoaks Road and lies adjacent to the existing settlement boundary of Ightham. Mature trees surround the boundaries of the site. There are residential properties predominantly to the north, east and south of the site. To the east adjoining the site is Ightham Conservation Area. The site also lies within the Green Belt and is adjacent to the Kent Downs National Landscape. This site is suitable, available and achievable, and is proposed for allocation.
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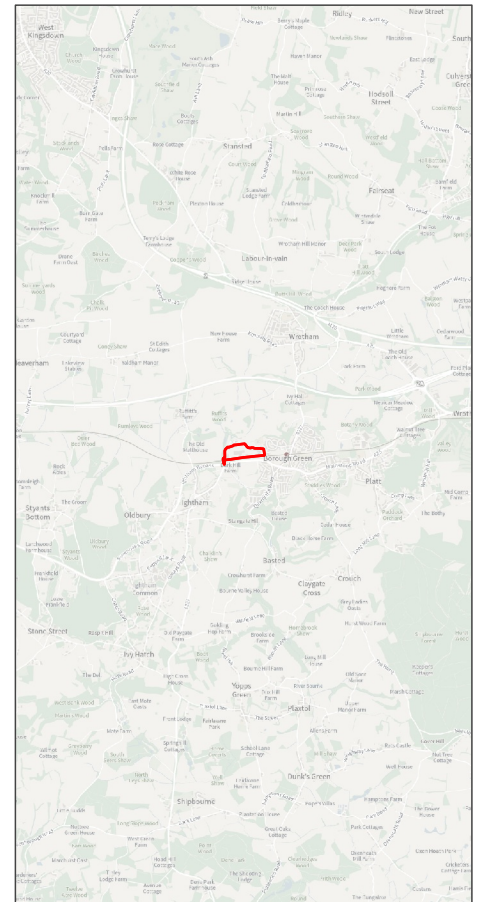
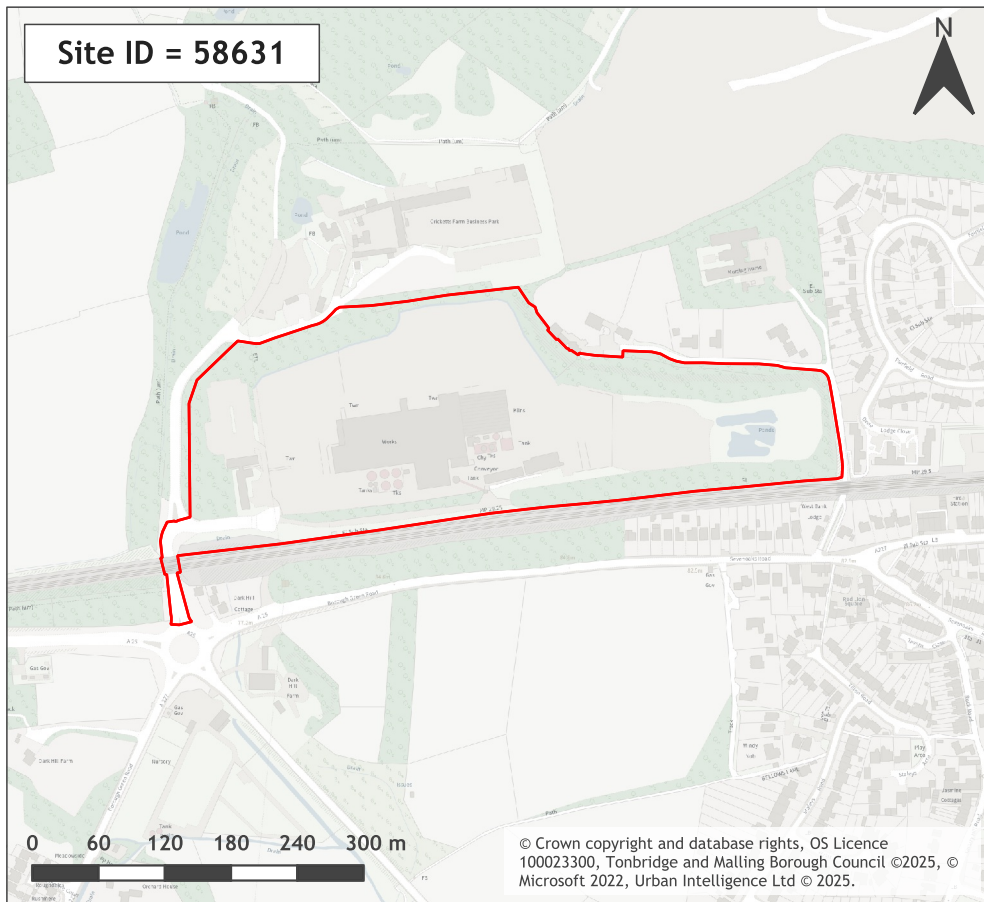
LAA Site Summary - No



TMBC LAA Reference	58635
Site Address	Existing premises at Crickets Farm, Borough Green Road, Ightham
Parish	Ightham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Borough Green
Current Use	Industrial & logistics
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.7
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is to the north of the A25 and west of the Cricketts Farm Business Park. The site shares an access under the railway with the Celcon works. The site is within the Green Belt and National Landscape and contains an area of open storage, a pond and a Grade II listed building, Cricketts Farm. The site features a number of trees, none of which are subject to a TPO. The site is outside the settlement confines and given its remoteness from the existing settlement and its location within the Kent Downs National Landscape is considered to not be a sustainable for development.
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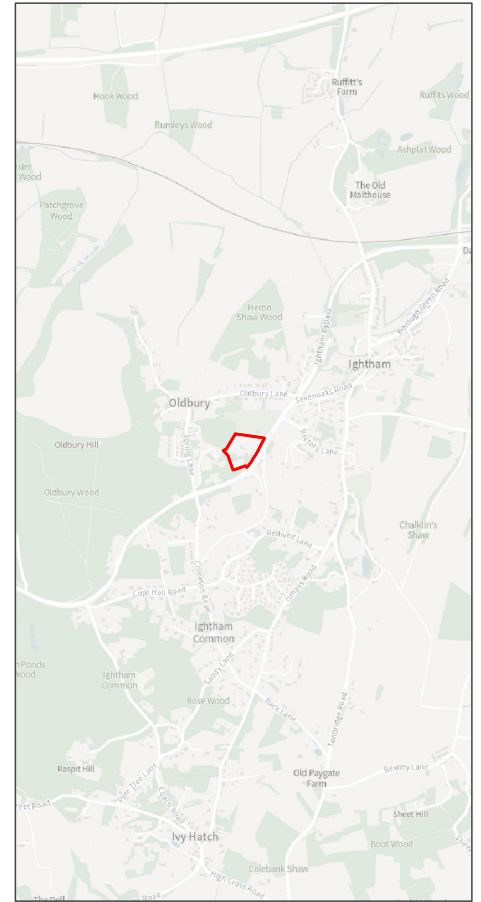
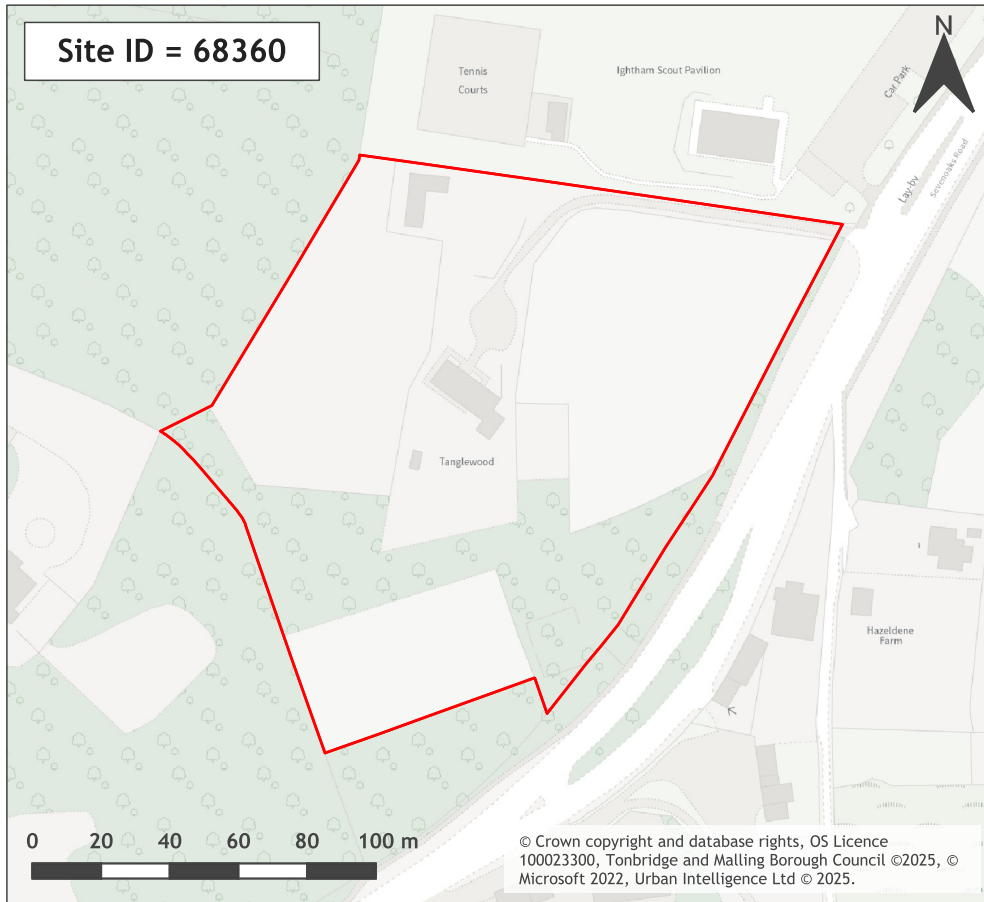
LAA Site Summary - Yes



TMBC LAA Reference	58631
Site Address	Existing premises at Celcon Works, Borough Green Road, Borough Green
Parish	Ightham
Ward	Borough Green & Platt / Pilgrims with Ightham
Settlement or nearest settlement	Borough Green
Current Use	Industrial & logistics
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	9.59
Developable Site Area (ha)	9.59
Residential Yield	0
Employment floorspace (sqm)	4000
Timescale	-

LAA Conclusion	The site is the Celcon works at the western periphery of Borough Green. The site is to the north of the A25 and railway line. The site is accessed from the A25 via a roadway that runs under the railway. The site an industrial site containing a large industrial building, a number of smaller buildings and external storage and parking. The site is identified in the current Local Plan for employment purposes under policy E2j and a major developed site in the greenbelt under policy M1(e). The site is wholly within the greenbelt and partially within the Kent Downs National Landscape, and partially within its setting with the eastern half outside of the designation. The western and central areas of the site are in flood zones 2, 3a and 3b for fluvial flooding and other areas of the site are at risk from surface water flooding. There is a defined woodland boundary to the site that would be a priority habitat. The site is not subject to any other landscape or ecological designation no any TPOs. The site is previously developed land and a major developed site in the Green Belt and subject to landscape impact and flooding is considered suitable for development.
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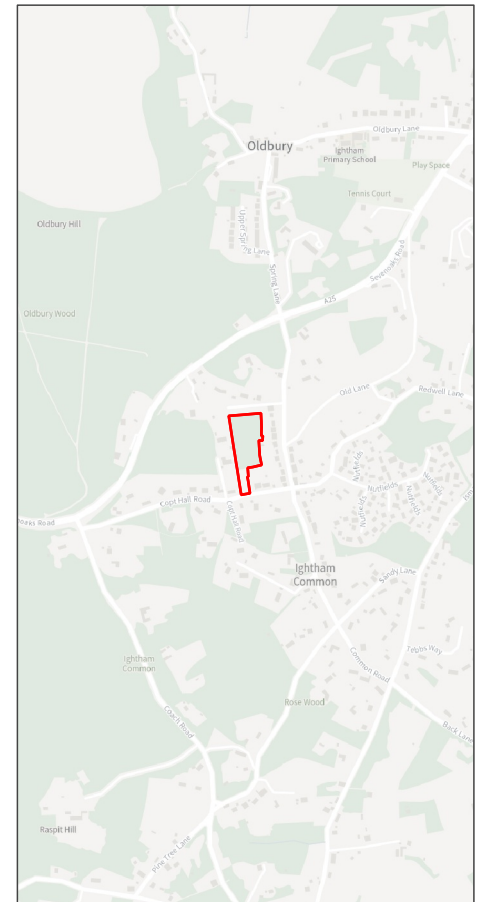
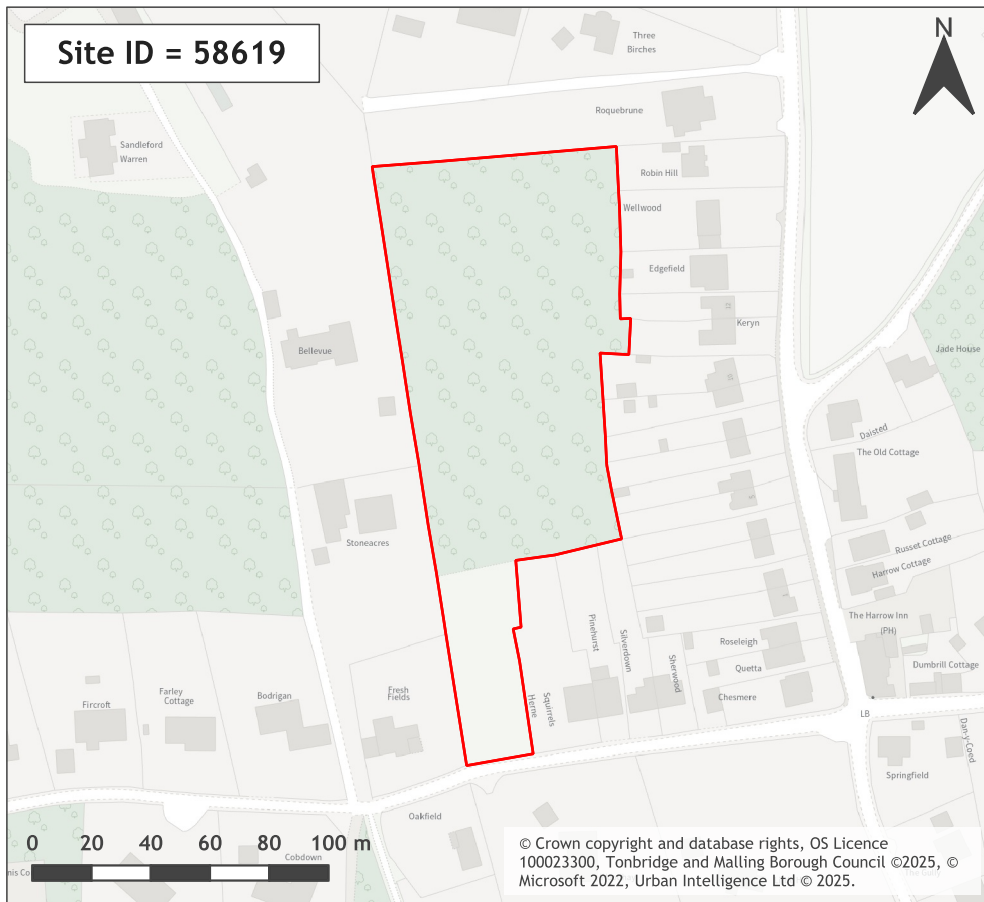
LAA Site Summary - No



TMBC LAA Reference	68360
Site Address	Existing premises at Tanglewood, Sevenoaks Road, Ightham
Parish	Ightham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Ightham
Current Use	Residential
Suitable	No
Deliverable	No
Gross Site Area (ha)	2.03
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is a detached residential dwelling house with spacious curtilage named Tanglewood and is located to the southwest of Ightham centre, to the north of the A25 highway with the access off Sevenoaks Road. Ightham Primary Scholl is located to the north with residential properties principally to the north, east and west. The site is located in the Green Belt and within the Kent Downs National Landscape. To the south and within the site is a wooded Priority Habitat area with this Priority Habitat area extending northwards and extending adjacent to the site. The Oldbury Conservation Area lies adjacent to the site o the north-west and south-west. This site is remote from the defined boundary of any settlement.
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LAA Site Summary - No



TMBC LAA Reference	58619
Site Address	Land north of Copt Hall Road and south of Roquebrune, Common Road, Ightham
Parish	Ightham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Ightham
Current Use	Vacant Premises
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.13
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is accessed via Copt Hall Road with residential properties to almost all boundaries. The site has a sylvan character and is located in the Green Belt and adjacent to the Kent Downs National Landscape. A Priority Habitat is located across the northern/central part of the site. This site is remote from the defined boundary of any settlement.
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