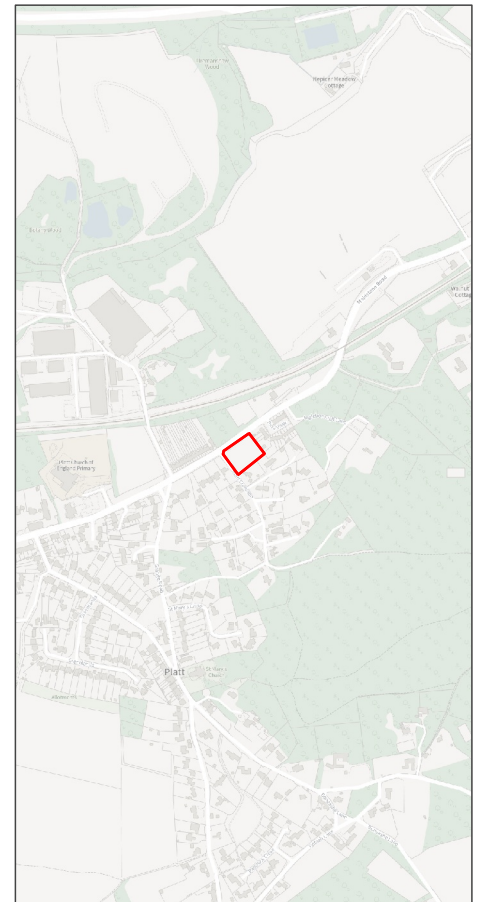


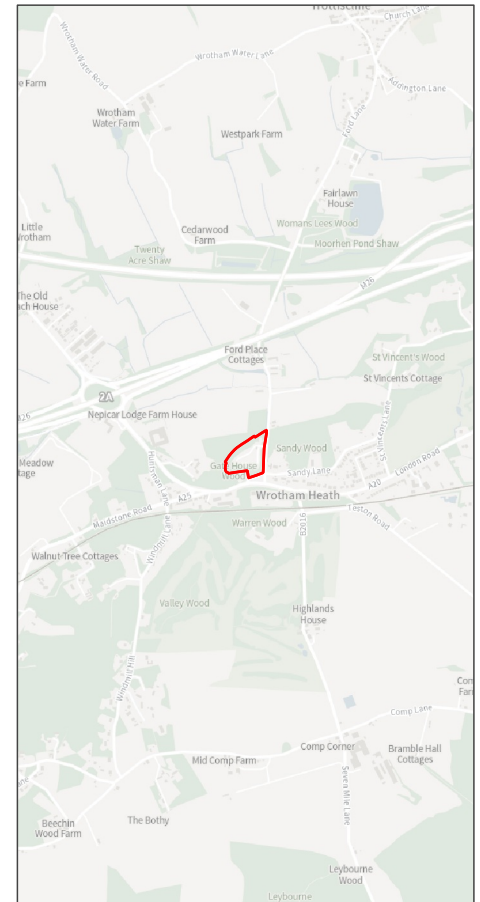
## LAA Site Summary - No



|                                  |                                                              |
|----------------------------------|--------------------------------------------------------------|
| TMBC LAA Reference               | 68349                                                        |
| Site Address                     | Land East of Platt Common and south of Maidstone Road, Platt |
| Parish                           | Platt                                                        |
| Ward                             | Borough Green & Platt                                        |
| Settlement or nearest settlement | Platt                                                        |
| Current Use                      | Educational Provision                                        |
| Suitable                         | No                                                           |
| Deliverable                      | No                                                           |
| Gross Site Area (ha)             | 0.33                                                         |
| Developable Site Area (ha)       | 0                                                            |
| Residential Yield                | 0                                                            |
| Employment floorspace (sqm)      | 0                                                            |
| Timescale                        | -                                                            |

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LAA Conclusion | <p>The site is on the south side of A25 Maidstone Road on the east side of the junction with Platt Common. The site is within the settlement confines of Platt and is previously developed land, having been the site of Platt Primary School before its relocation. The previous buildings on the site have been demolished and permission has historically been granted for the development of 11 dwellings on the site and whilst this permission has lapsed it is still a sustainable location for development. The site though has not been promoted by the landowner so has been excluded from further assessment through the LAA but is likely to come forward as a ‘windfall’.</p> |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

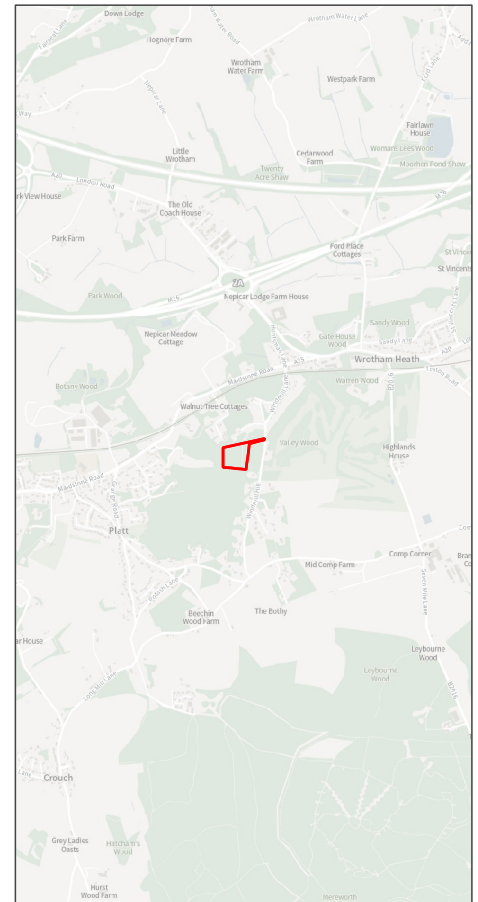
## LAA Site Summary - No



|                                  |                                                        |
|----------------------------------|--------------------------------------------------------|
| TMBC LAA Reference               | 59725                                                  |
| Site Address                     | Gate House Wood Touring Park, Ford Lane, Wrotham Heath |
| Parish                           | Platt                                                  |
| Ward                             | Wrotham Heath                                          |
| Settlement or nearest settlement | Addington Clearway                                     |
| Current Use                      | Nature, Woodland                                       |
| Suitable                         | No                                                     |
| Deliverable                      | No                                                     |
| Gross Site Area (ha)             | 2.41                                                   |
| Developable Site Area (ha)       | 0                                                      |
| Residential Yield                | 0                                                      |
| Employment floorspace (sqm)      | 0                                                      |
| Timescale                        | -                                                      |

|                |                                                                                                                                                                                                                                                                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LAA Conclusion | The site to the west of Ford Lane and North of Sany Lane. It is comprised of a touring caravan park and single storey building. The site is located within the Green Belt and is within a Minerals Safeguarding Area. The site is close to but does not adjoin Wrotham Heath which is an unsustainable settlement and therefore would not result in sustainable development. |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

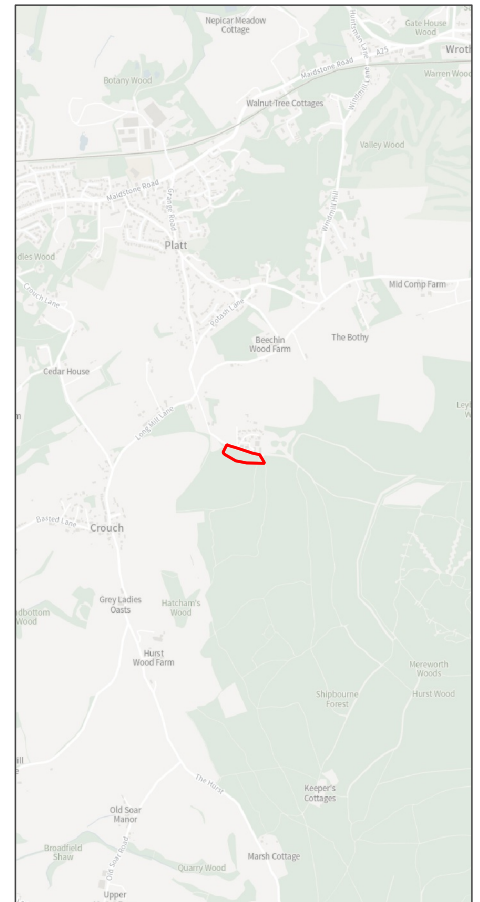
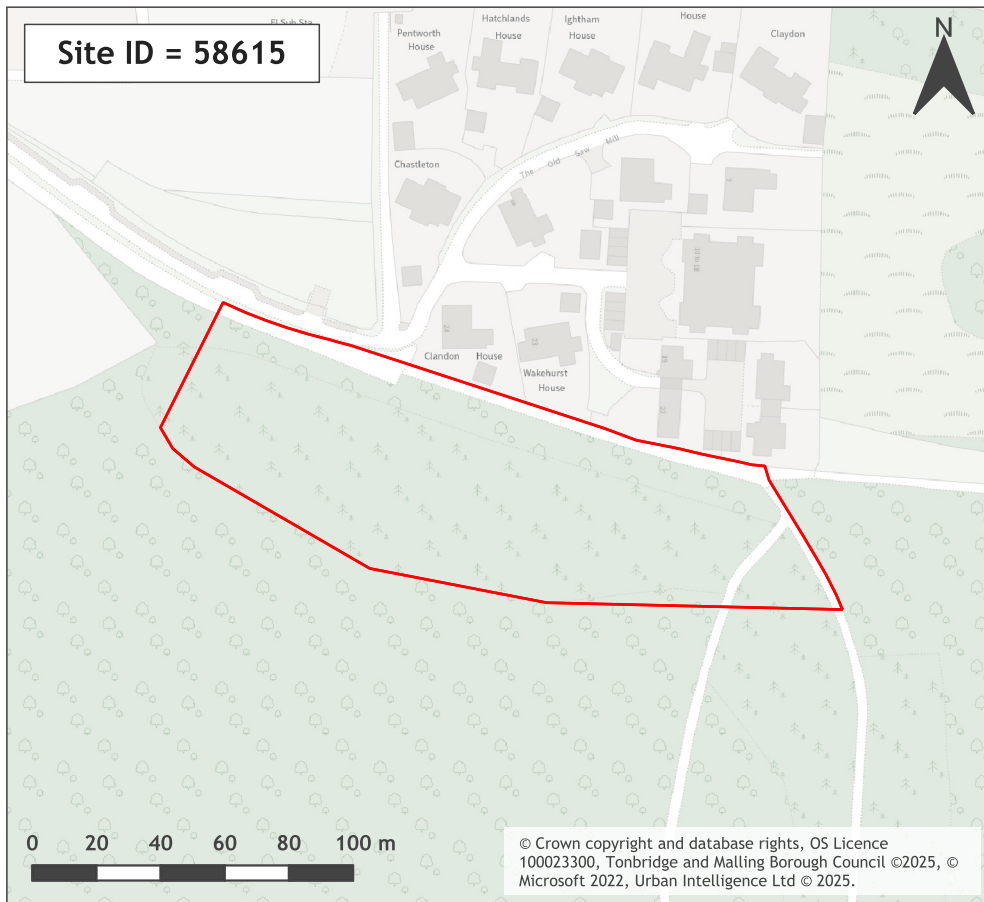
## LAA Site Summary - No



|                                  |                                                                 |
|----------------------------------|-----------------------------------------------------------------|
| TMBC LAA Reference               | 58606                                                           |
| Site Address                     | Land at Ladylees South and west of Windmill Hill, Wrotham Heath |
| Parish                           | Platt                                                           |
| Ward                             | Wrotham Heath                                                   |
| Settlement or nearest settlement | Wrotham Heath                                                   |
| Current Use                      | Agriculture, Equestrian, Forestry                               |
| Suitable                         | No                                                              |
| Deliverable                      | No                                                              |
| Gross Site Area (ha)             | 2.09                                                            |
| Developable Site Area (ha)       | 0                                                               |
| Residential Yield                | 0                                                               |
| Employment floorspace (sqm)      | 0                                                               |
| Timescale                        | -                                                               |

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LAA Conclusion | <p>This greenfield site is located to the west of Windmill Lane, north of Heath Cottage, midway between Wrotham Heath and Platt. It is heavily wooded, and is bounded by woodland to the north, east and west, with ancient woodland and a single detached residential property to the south. The site is within the Green Belt and is considered to be priority habitat. There is no apparent existing access to the site, although access could potentially be achieved to the site from Windmill Lane. The site is considered unsuitable given that it is remote from the defined boundary of any settlement.</p> |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

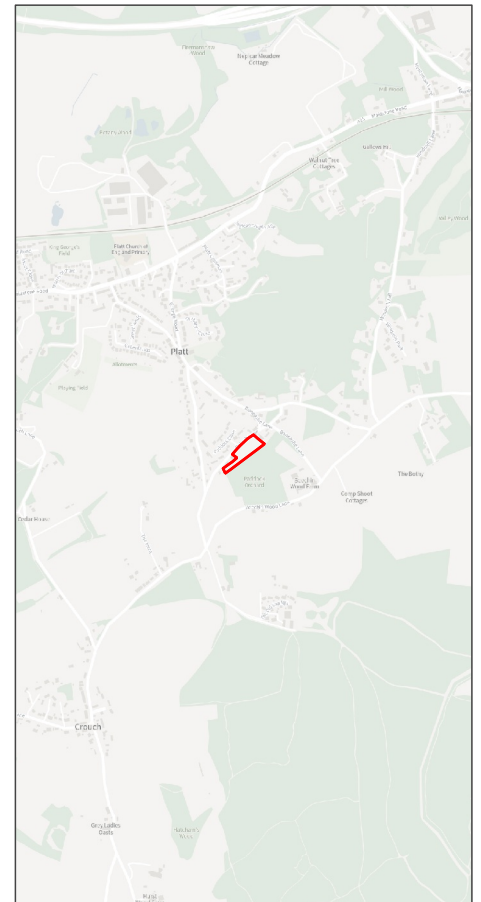
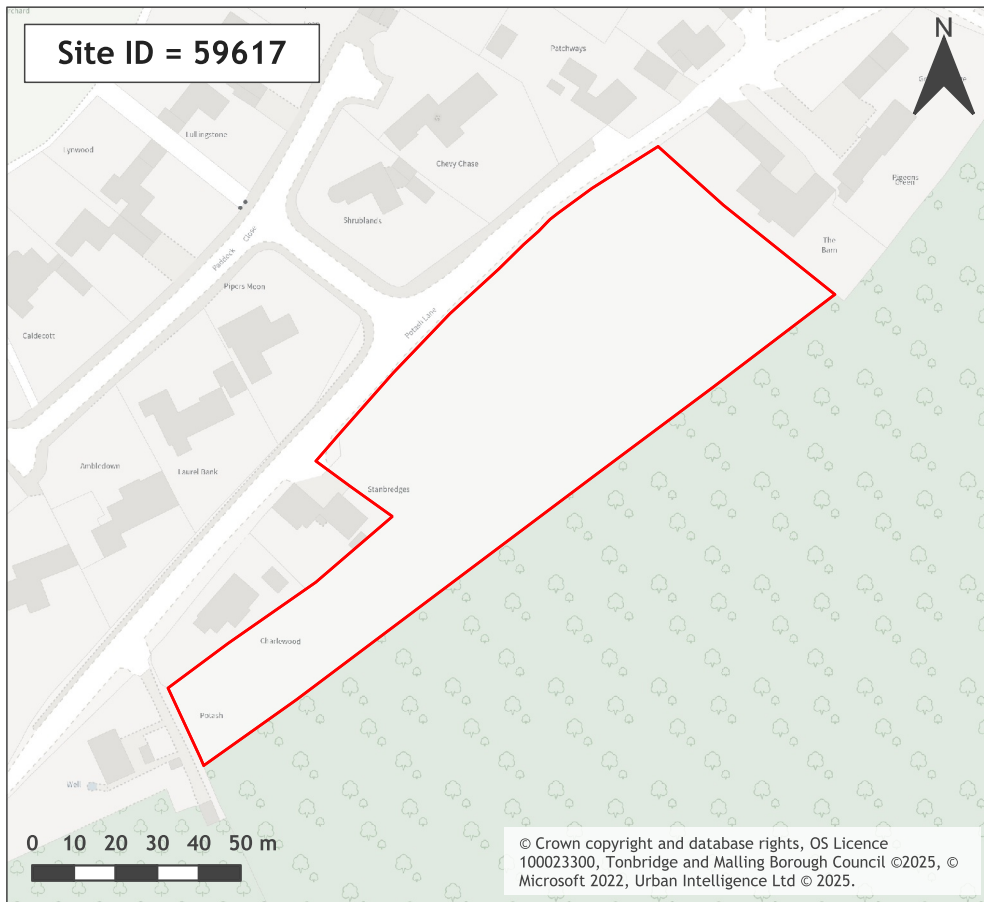
## LAA Site Summary - No



|                                  |                                                              |
|----------------------------------|--------------------------------------------------------------|
| TMBC LAA Reference               | 58615                                                        |
| Site Address                     | Land south of Birchyn Napps Farm and The Old Saw Mill, Platt |
| Parish                           | Platt                                                        |
| Ward                             | Borough Green & Platt                                        |
| Settlement or nearest settlement | Crouch                                                       |
| Current Use                      | Equestrian, Forestry, Other                                  |
| Suitable                         | No                                                           |
| Deliverable                      | No                                                           |
| Gross Site Area (ha)             | 1.09                                                         |
| Developable Site Area (ha)       | 0                                                            |
| Residential Yield                | 0                                                            |
| Employment floorspace (sqm)      | 0                                                            |
| Timescale                        | -                                                            |

|                |                                                                                                                                                                                                                                                                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LAA Conclusion | The site is to the south of The Old Saw Mill. It is undeveloped and comprised of Ancient Woodland and is located within the Green Belt. The site is remove from any settlement, and would be an unsustainable location. Given the sites composition of an irreplaceable habitat and its unsustainable location it is considered unsuitable for development. |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

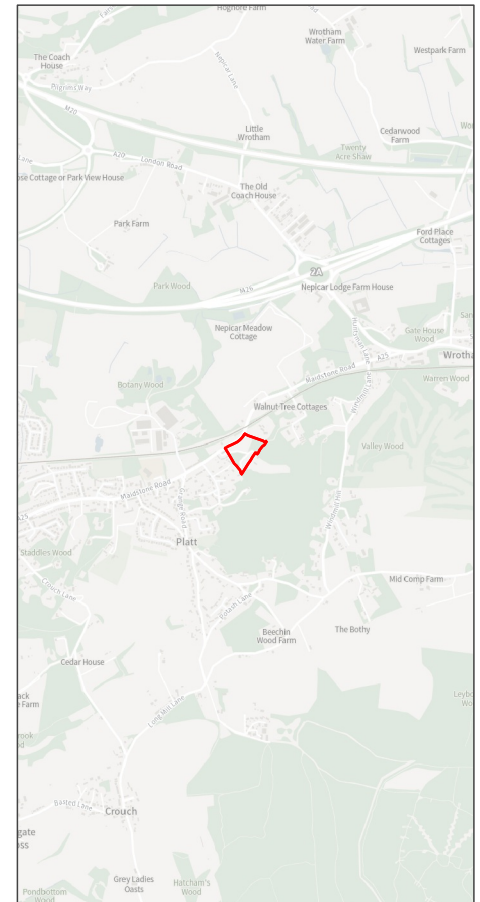
## LAA Site Summary - Yes



|                                  |                                                               |
|----------------------------------|---------------------------------------------------------------|
| TMBC LAA Reference               | 59617                                                         |
| Site Address                     | Land South of Potash Lane and North of Paddock Orchard, Platt |
| Parish                           | Platt                                                         |
| Ward                             | Borough Green & Platt                                         |
| Settlement or nearest settlement | Platt                                                         |
| Current Use                      | Agriculture, Equestrian, Forestry                             |
| Suitable                         | Yes                                                           |
| Deliverable                      | Yes                                                           |
| Gross Site Area (ha)             | 0.73                                                          |
| Developable Site Area (ha)       | 0.73                                                          |
| Residential Yield                | 5                                                             |
| Employment floorspace (sqm)      | 0                                                             |
| Timescale                        | Short-term                                                    |

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LAA Conclusion | <p>The site is to the southern edge of Platt, outside but adjacent to the settlement confines. The site is to south side of Potash Lane and features direct road frontage. The site is subject to groundwater flooding and is immediately to the south west of the Platt Conservation Area. It is currently laid predominantly to grass with a large area of mature woodland beyond to the south. There are some trees and mixed vegetation on the existing street frontage and has existing built form to the south-west and north-east along Potash Lane.</p> <p>The site is classified as Grade 2 agricultural land but due to its dimensions is unlikely to be used for agricultural purposes. The site is not subject to any other landscape or ecological designation.</p> <p>Whilst distant from the centre of Platt it is adjacent to the settlement confines and a site that does not contribute to the wider functioning of the Green Belt and is therefore considered suitable for development.</p> |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## LAA Site Summary - No



|                                  |                                                            |
|----------------------------------|------------------------------------------------------------|
| TMBC LAA Reference               | 59737                                                      |
| Site Address                     | Land Fronting Ingleborough Farm, Maidstone Road, Sevenoaks |
| Parish                           | Platt                                                      |
| Ward                             | Borough Green & Platt                                      |
| Settlement or nearest settlement | Platt                                                      |
| Current Use                      | Residential                                                |
| Suitable                         | No                                                         |
| Deliverable                      | No                                                         |
| Gross Site Area (ha)             | 2.2                                                        |
| Developable Site Area (ha)       | 0                                                          |
| Residential Yield                | 0                                                          |
| Employment floorspace (sqm)      | 0                                                          |
| Timescale                        | -                                                          |

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LAA Conclusion | <p>The site is on the south side of the A25 Maidstone Road adjacent to the east side of the settlement of Platt. It is an area of woodland and scrub with several trees and groups of trees that have Tree Preservation Orders. The site is located within the greenbelt and is classified as Grade 3 agricultural land. The site being an area of woodland is identified as a priority habitat. The site is at partial risk of surface water flooding within the North west corner adjacent to the road.</p> <p>With the majority of the site covered by priority habitat it is therefore considered wholly unsuitable for development and has been excluded from further detailed assessment.</p> |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

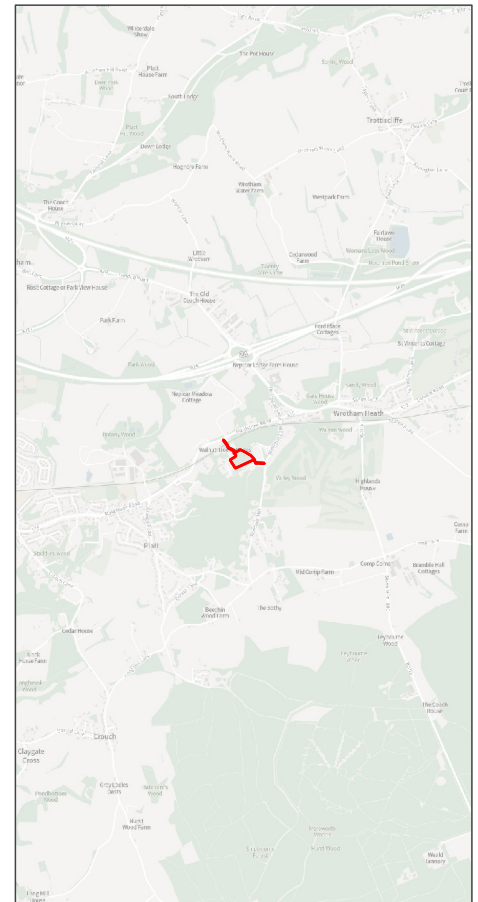
## LAA Site Summary - No



|                                  |                                              |
|----------------------------------|----------------------------------------------|
| TMBC LAA Reference               | 59773                                        |
| Site Address                     | Land North of Basted Lane, Crouch, Sevenoaks |
| Parish                           | Platt                                        |
| Ward                             | Borough Green & Platt                        |
| Settlement or nearest settlement | Crouch                                       |
| Current Use                      | Agriculture                                  |
| Suitable                         | No                                           |
| Deliverable                      | No                                           |
| Gross Site Area (ha)             | 0.78                                         |
| Developable Site Area (ha)       | 0                                            |
| Residential Yield                | 0                                            |
| Employment floorspace (sqm)      | 0                                            |
| Timescale                        | -                                            |

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LAA Conclusion | The site is located on the northern side of Basted Lane. To the east of the site is residential dwelling and the settlement boundary of Crouch. The site is an open field and is undeveloped. It is located within the Green Belt and an Area of Archaeological Potential, and is Grade 2 Agricultural Land. The site is an unsustainable location and also given its Grade 2 Agricultural Land it is considered that the site would be unsuitable for development. |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

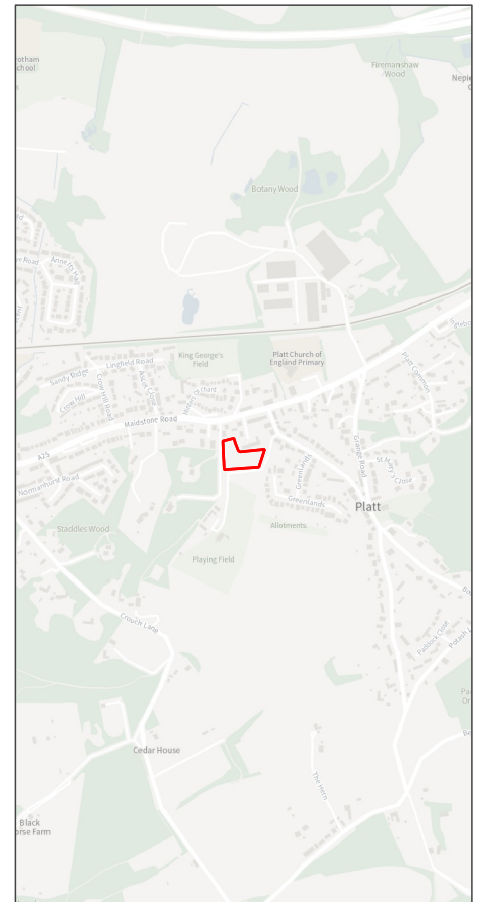
## LAA Site Summary - No



|                                  |                                                                                     |
|----------------------------------|-------------------------------------------------------------------------------------|
| TMBC LAA Reference               | 58641                                                                               |
| Site Address                     | Existing premises at Ladylees North and east of Walnut Tree Cottages, Wrotham Heath |
| Parish                           | Platt                                                                               |
| Ward                             | Wrotham Heath                                                                       |
| Settlement or nearest settlement | Wrotham Heath                                                                       |
| Current Use                      | Agriculture, Equestrian, Forestry                                                   |
| Suitable                         | No                                                                                  |
| Deliverable                      | No                                                                                  |
| Gross Site Area (ha)             | 1.47                                                                                |
| Developable Site Area (ha)       | 0                                                                                   |
| Residential Yield                | 0                                                                                   |
| Employment floorspace (sqm)      | 0                                                                                   |
| Timescale                        | -                                                                                   |

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LAA Conclusion | <p>This greenfield site is set back from any roads, and is located to the west of Windmill Lane, south of the A25. It is heavily wooded and is bounded by woodland to the north and west, with large detached residential properties to the west and south. The site is within the Green Belt and is considered to be priority habitat. The site is considered unsuitable given that it is remote from the defined boundary of any settlement.</p> |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

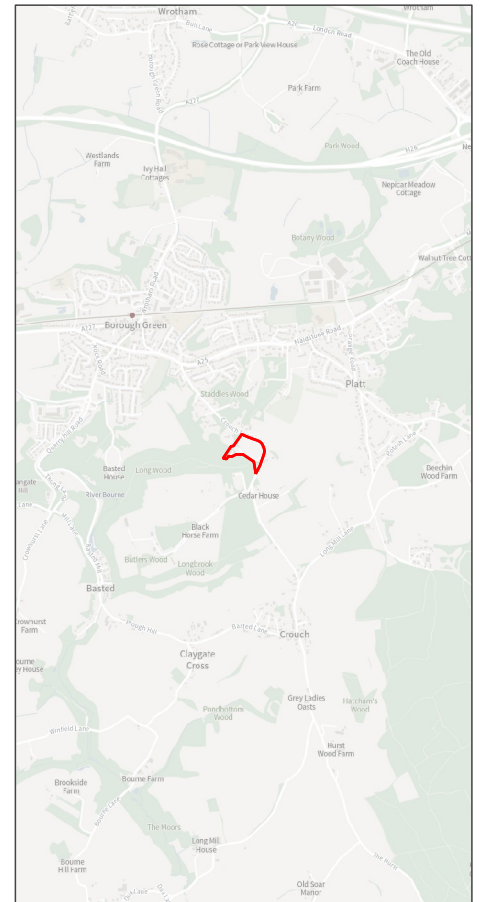
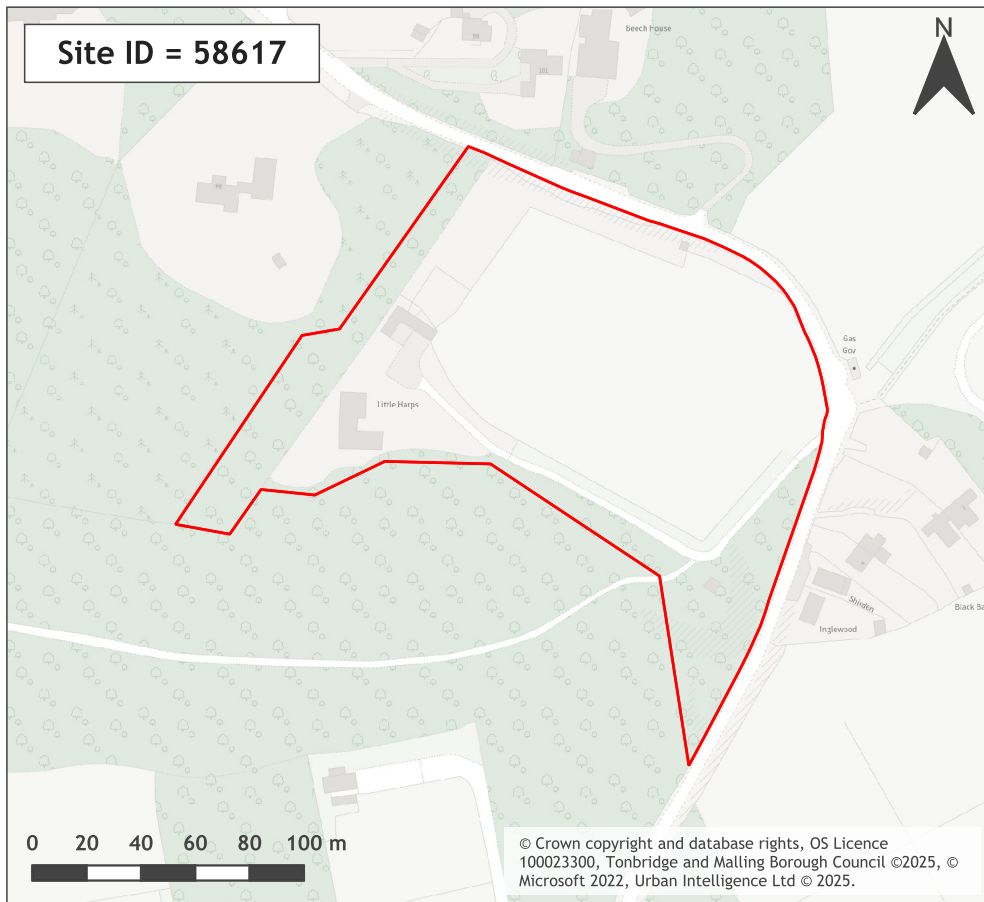
## LAA Site Summary - Yes



|                                  |                                                      |
|----------------------------------|------------------------------------------------------|
| TMBC LAA Reference               | 58613                                                |
| Site Address                     | Land south (rear of) 4 to 13 Platt Mill Close, Platt |
| Parish                           | Platt                                                |
| Ward                             | Borough Green & Platt                                |
| Settlement or nearest settlement | Platt                                                |
| Current Use                      | Agriculture, Equestrian, Forestry                    |
| Suitable                         | Yes                                                  |
| Deliverable                      | Yes                                                  |
| Gross Site Area (ha)             | 0.57                                                 |
| Developable Site Area (ha)       | 0.57                                                 |
| Residential Yield                | 10                                                   |
| Employment floorspace (sqm)      | 0                                                    |
| Timescale                        | Short-term                                           |

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LAA Conclusion | <p data-bbox="454 29 1535 190">This site is outside, but adjacent to the existing settlement confines of Platt. The site is within the green belt and is accessed from a private access from Long Mill Lane and directly due south of the residential development of Platt Mill Close.</p> <p data-bbox="454 212 1535 414">The site itself is bounded by trees to the south and west and is predominantly laid to grass with sports pitches to the south. The site is not subject to any landscape or ecological designations and whilst it is designated as Green Belt it is surrounded by existing developments on the north, east and west sides.</p> <p data-bbox="454 436 1535 557">Given the nature of the site and its surroundings, whilst it is designated as Green Belt it is considered suitable for development as the land does not contribute to the wider green belt.</p> |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

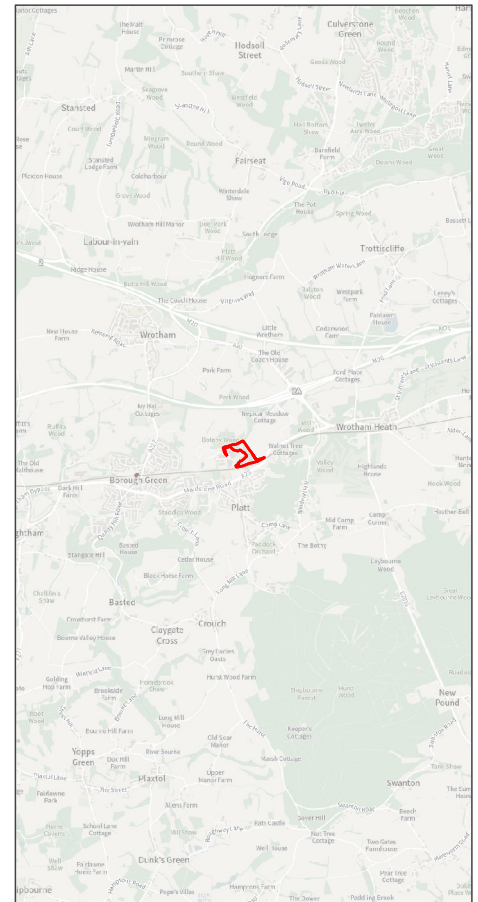
## LAA Site Summary - No



|                                  |                                                                 |
|----------------------------------|-----------------------------------------------------------------|
| TMBC LAA Reference               | 58617                                                           |
| Site Address                     | Land at Little Harps and south of Crouch Lane, St. Mary's Platt |
| Parish                           | Platt                                                           |
| Ward                             | Borough Green & Platt                                           |
| Settlement or nearest settlement | Borough Green                                                   |
| Current Use                      | Agriculture, Equestrian, Forestry                               |
| Suitable                         | No                                                              |
| Deliverable                      | No                                                              |
| Gross Site Area (ha)             | 2.27                                                            |
| Developable Site Area (ha)       | 0                                                               |
| Residential Yield                | 0                                                               |
| Employment floorspace (sqm)      | 0                                                               |
| Timescale                        | -                                                               |

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LAA Conclusion | <p>This site is on the west side of Crouch Lane to the south of the settlement of Borough Green and is outside any defined settlement confines. The is within the Green Belt and outside the Kent Downs National Landscape. The site currently contains a single dwelling and is predominantly laid to grass with trees and hedgerows around the edge. The site is classified Grade 2 agricultural land but is domestic. The site is not subject to any other landscape or ecological designation. The site is in a rural location approximately 270 metres outside the settlement confines of Borough Green and does not adjoin the settlement, with the site therefore being considered remote.</p> <p>On the basis of the sites position in relation to the existing settlement confines it is considered an unsustainable site and is therefore considered to be unsuitable for development.</p> |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## LAA Site Summary - Yes



|                                  |                                             |
|----------------------------------|---------------------------------------------|
| TMBC LAA Reference               | 59822                                       |
| Site Address                     | Land East of Platt Industrial Estate, Platt |
| Parish                           | Platt                                       |
| Ward                             | Borough Green & Platt                       |
| Settlement or nearest settlement | Platt                                       |
| Current Use                      | Agriculture, Greenfield                     |
| Suitable                         | Yes                                         |
| Deliverable                      | Yes                                         |
| Gross Site Area (ha)             | 4.64                                        |
| Developable Site Area (ha)       | 2.14                                        |
| Residential Yield                | 0                                           |
| Employment floorspace (sqm)      | 8000                                        |
| Timescale                        | -                                           |

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LAA Conclusion | <p>This site is located to the north of the railway line, and east of Platt Industrial Estate. It is predominantly woodland. There is woodland to the north, commercial premises to the west, a railway line to the south and a quarry to the east. The site is wholly within the Green Belt. The Stage 2 Green Belt Assessment concludes that the sub-area performs moderately against the NPPF purposes but makes a less important contribution to the wider Green Belt and is recommended for further consideration. Areas in the north and west of the site are identified as priority habitat, and there Public Right of Way along the southern and part of the western boundary.</p> <p>It is considered that the site is suitable, available and achievable.</p> |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|