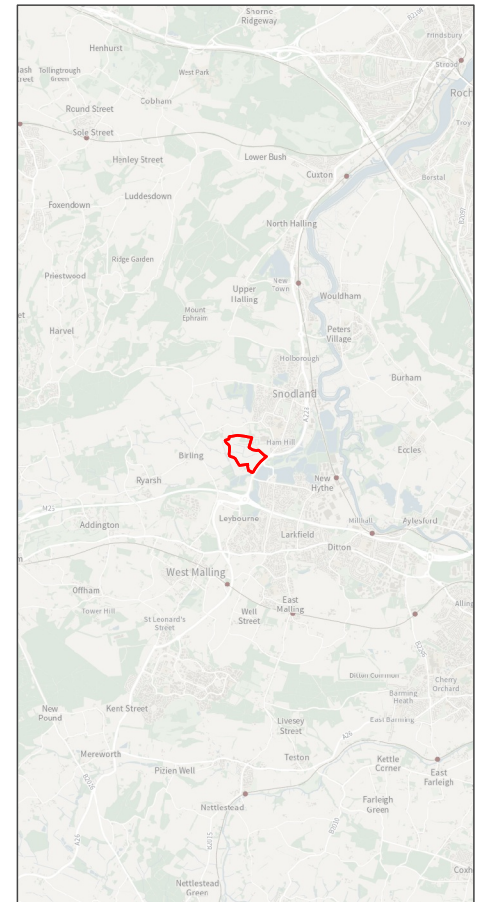


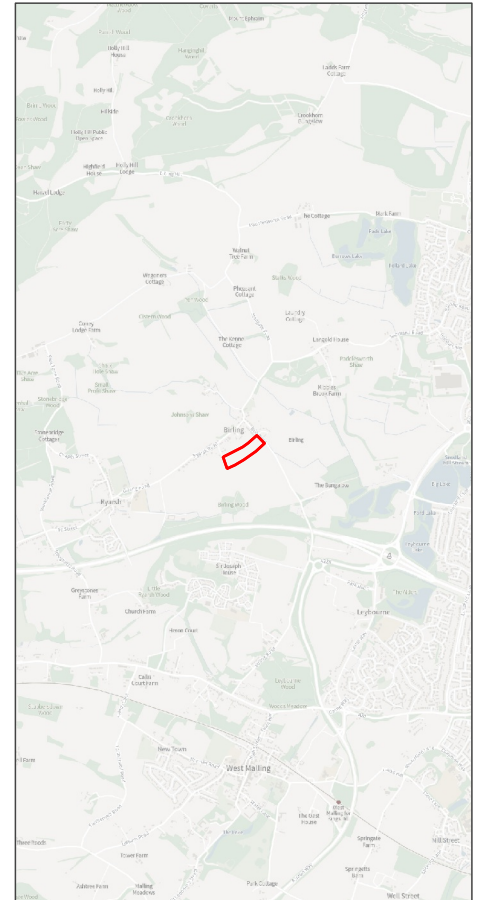
LAA Site Summary - No



TMBC LAA Reference	68458
Site Address	Land off Sandy Lane, West Malling
Parish	Birling
Ward	Birling, Leybourne & Ryarsh
Settlement or nearest settlement	Snodland
Current Use	Agriculture, Equestrian, Forestry, Open Space
Suitable	No
Deliverable	No
Gross Site Area (ha)	40.07
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This is a large gently sloping greenfield site off Sandy Lane, south of Snodland. It is currently in agricultural and equine use in the north, with grassland, scrub and woodland to the south. There are isolated 2 storey residential properties to the north, with agricultural land to the north and west, some commercial properties at a lower elevation to the west, and the A228 and veterinary centre to the south. There are areas of priority habitat throughout the site. This site lies wholly within the in the Kent Downs National Landscape. Major development is not supported within the protected landscape, and a development of this scale would be considered major development. The site is also wholly within the Green Belt. Public rights of way run along most of the boundaries to the site. Given these constraints and the location of the site being remote from the confines of Snodland, the site is considered to be unsuitable for development.
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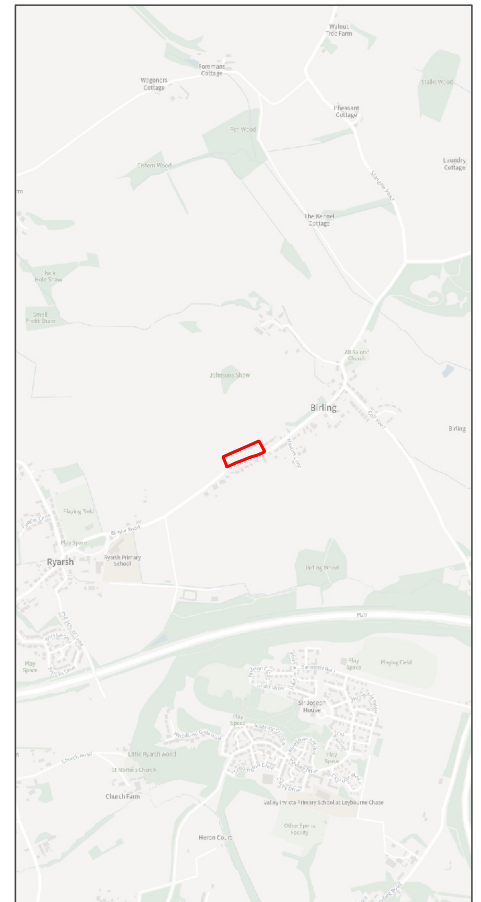
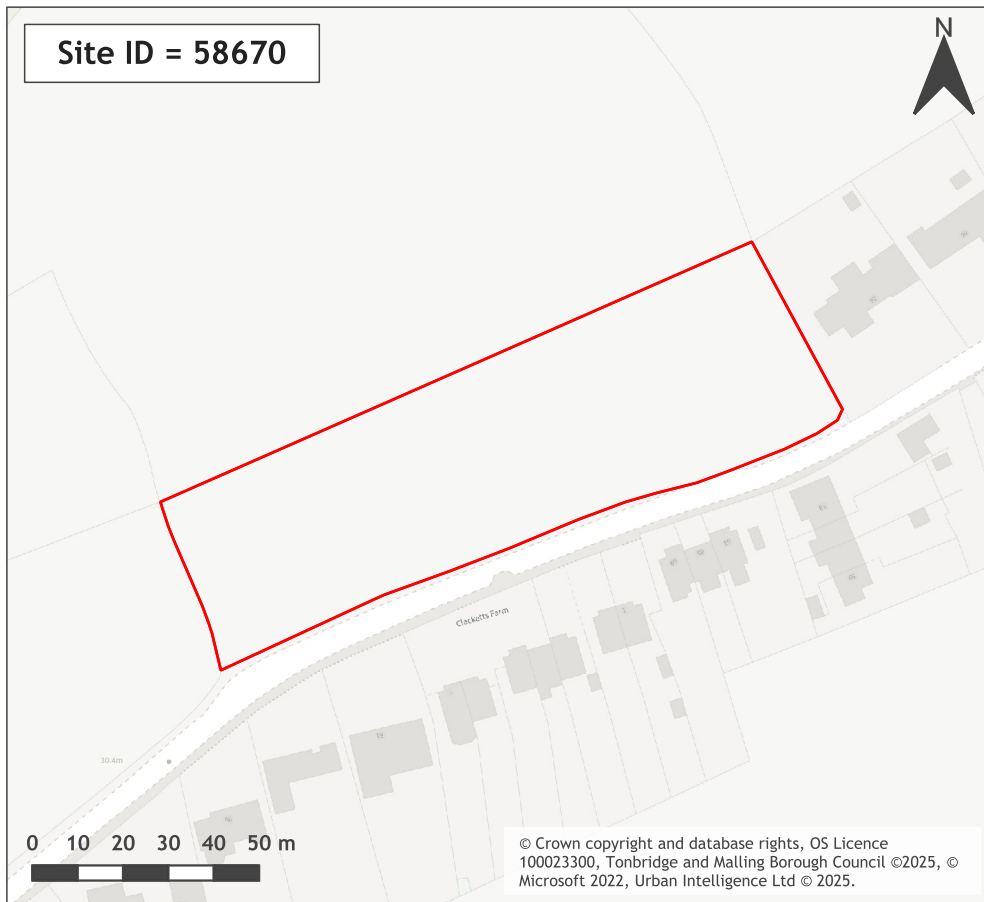
LAA Site Summary - No



TMBC LAA Reference	68466
Site Address	Land east of Masters Lane and west of Bull Road, Birling
Parish	Birling
Ward	Birling, Leybourne & Ryarsh
Settlement or nearest settlement	Birling
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	3.03
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is situated south east of Birling, immediately south west of Bull Road, to the rear of properties fronting Ryarsh Road and north east of Masters Lane. The site is an existing agricultural field with established tree and hedge boundaries, situated adjacent to the built confines of Birling. The site is however wholly within the Kent Downs National Landscape and Green Belt and is adjacent to Birling Conservation Area to the north. The Green Belt Assessment concludes that the sub-area in which the site is situated, performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. The site is not therefore recommended for further consideration. The Landscape Visual Appraisal further concludes that if development were to come forward on the site, there would likely be significant adverse landscape effects. Even with mitigation, there are no clear opportunities for a potential development to achieve overall enhancement to the National Landscape. Given the identified constraints, Green Belt and landscape evidence, the site is considered to be unsuitable for development.
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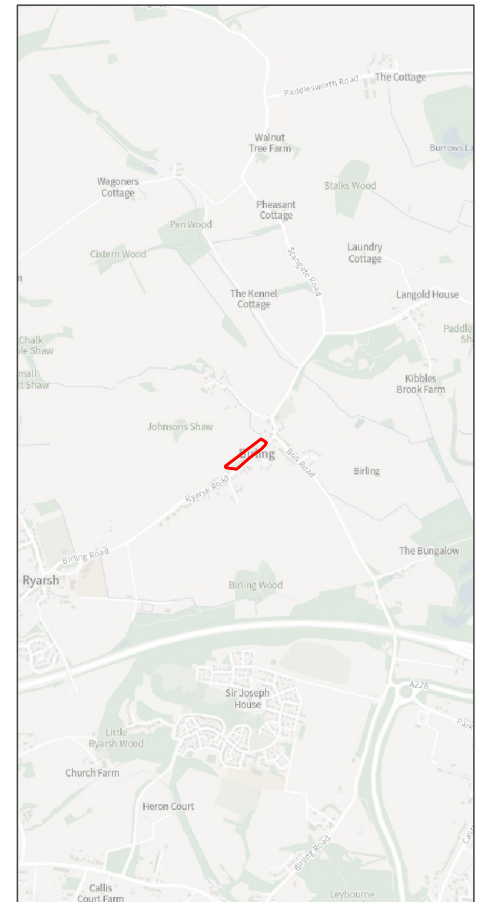
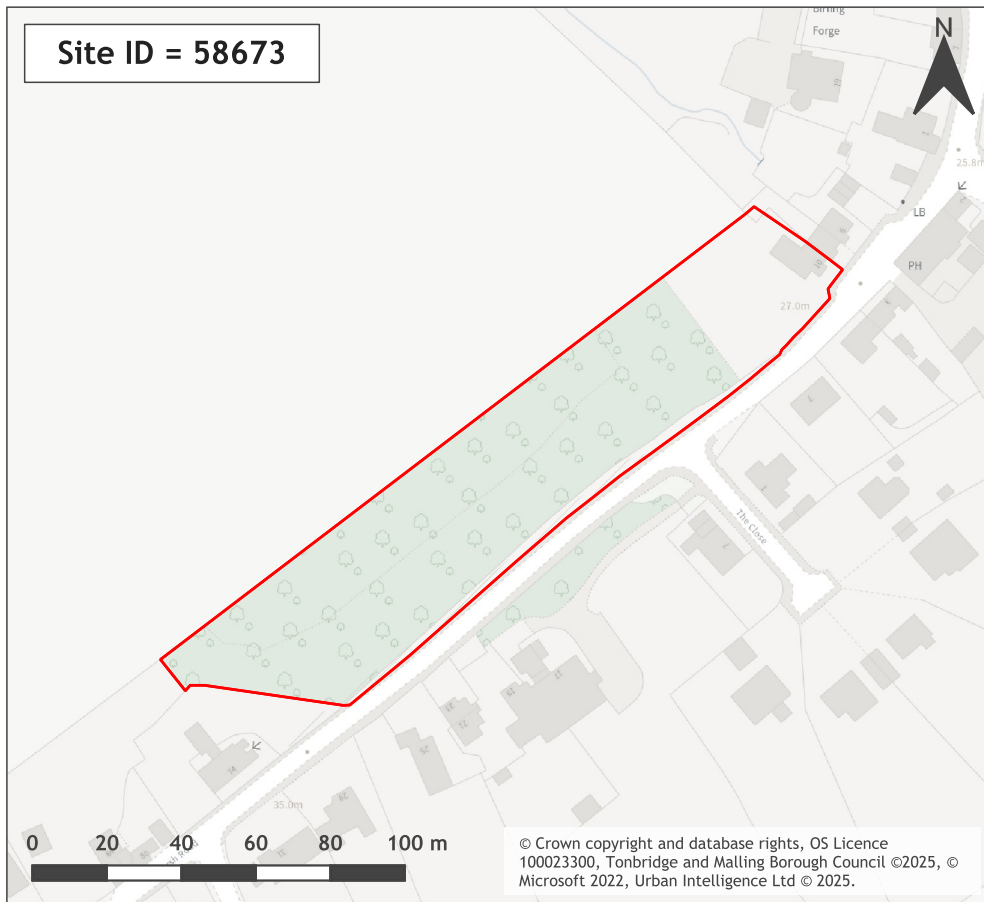
LAA Site Summary - No



TMBC LAA Reference	58670
Site Address	Land west of 92 Ryarsh Road and north of Ryarsh Road, Birling
Parish	Birling
Ward	Birling, Leybourne & Ryarsh
Settlement or nearest settlement	Birling
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.6
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is an open greenfield site that slopes up to the north. It has a gated access from Ryarsh Road with a hedgerow boundary to road. There is residential development immediately opposite comprising detached and semi-detached properties with ragstone facades. The site falls within the National Landscape and Green Belt and is adjacent to the Birling Conservation Area to the south. Whilst the site is adjacent to a sustainable settlement, the site performs strongly against NPPF Green Belt purposes and would likely result in significant adverse landscape effects. The site is therefore unsuitable for development.
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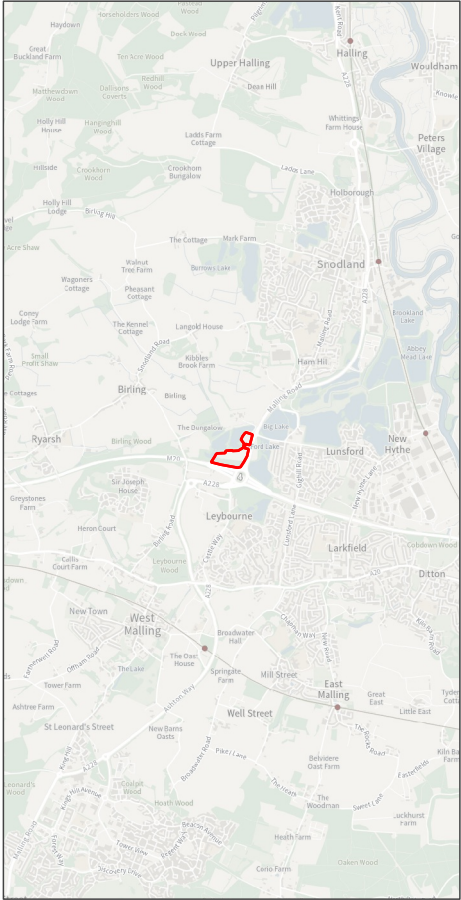
LAA Site Summary - No



TMBC LAA Reference	58673
Site Address	Land between 10 & 74 Ryarsh Road and north of Ryarsh Road, Birling
Parish	Birling
Ward	Birling, Leybourne & Ryarsh
Settlement or nearest settlement	Birling
Current Use	Residential (ancillary garden)
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.71
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site lies at the top of a steep bank topped by a high dense hedgerow/trees. There are no views into the site from the public highway. The site falls within the Green Belt and National Landscape and abuts Birling Conservation Area to the south, east and west. The site is adjacent to the settlement boundary and the highway. There is residential development immediately opposite and to the east and west comprising detached and semi-detached properties. A listed building lies to the west of the site. Whilst the site is adjacent to a sustainable settlement, the site performs strongly against NPPF Green Belt purposes and would likely result in significant adverse landscape effects. The site is therefore unsuitable for development.
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LAA Site Summary - No



TMBC LAA Reference	59691
Site Address	Land Rear Of 155 And 163, Castle Way, West Malling
Parish	Birling
Ward	Birling, Leybourne & Ryarsh
Settlement or nearest settlement	Medway Gap
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	7.07
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located approximately 500 meters northwest of Leybourne fronting Castle Way on its eastern boundary. The site has no definitive use being comprised of dense vegetation and long grassed areas. The site is bounded by disused gravel pits (now lakes) with surrounding banks and trees to the west and north, a commercial premises to the east and a residential property to the south, separated by Junction 4 of the M20 motorway. The site is severed from any built-up area and is generally rural in nature and is isolated and remote from local services, facilities and public transport. The site is therefore considered unsuitable for development.
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