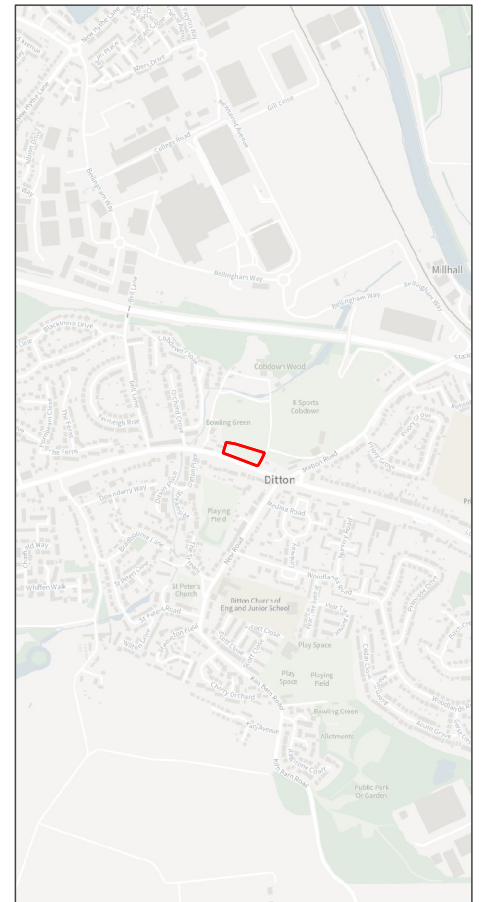


LAA Site Summary - No



TMBC LAA Reference	58552
Site Address	Land north of London Road and east of 562 London Road, Ditton
Parish	Ditton
Ward	Aylesford South & Ditton
Settlement or nearest settlement	Medway Gap
Current Use	Greenfield
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.43
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This is a greenfield site north of the A20, within the sustainable settlement of the Medway Gap. It is currently in open space use. There are open space uses to the north, with residential properties to the east, south and west. The site is accessible by car, bicycle and foot and it is considered that a suitable access to the site could be achieved from the A20 subject to Highways advice. The site is within a minerals safeguarding area, therefore a Minerals Assessment would be required. The site also falls partially within the Cobdown Farm Conservation Area, therefore a heritage assessment would be required. The site has access to a range of everyday services in walking distance, including a primary school, leisure centre and local shops. The nearest station is c. 1km away. It is considered uncertain whether this site could come forward for development within the plan period as it was not promoted by the landowners. In addition, it is unknown whether development in this area would impact open space provision which would be against policy. The site is currently considered to be unavailable. Should the site be promoted by landowners in the future then careful consideration of the site would be required to ensure that development would not impact the open space provision
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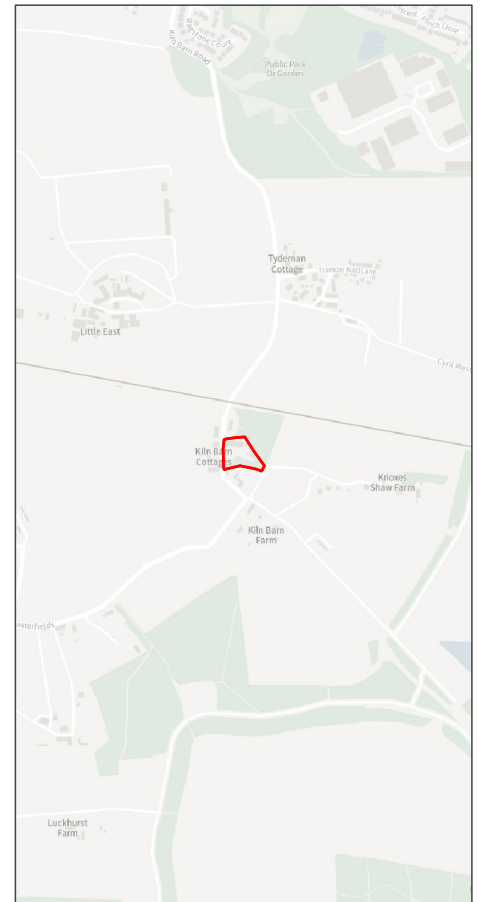
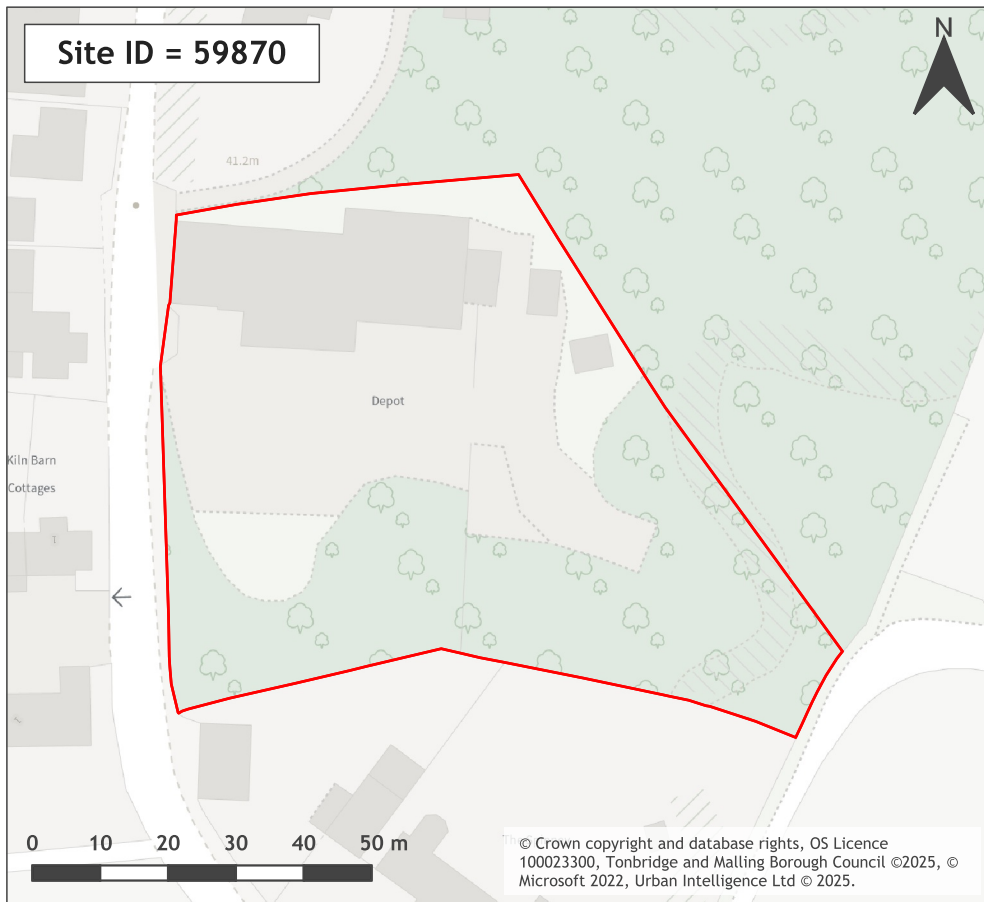
LAA Site Summary - No



TMBC LAA Reference	58508
Site Address	Land north (rear of) 23 to 29 Cobdown Close and south of M20 motorway, Ditton
Parish	Ditton
Ward	Aylesford South & Ditton
Settlement or nearest settlement	Medway Gap
Current Use	Greenfield
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.3
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This is a steep sloping greenfield site off Cobdown Close, within the sustainable settlement of the Medway Gap. It is currently scrub and woodland between the M20 and the rear of properties to the north of Cobdown Close. The M20 lies to the north, with 2 storey residential to the east, west and south. Whilst the site is in a sustainable location it is unlikely that a suitable access to the site could be achieved from Cobdown Close due to the steep topography. In addition, the site is in close proximity to the M20 where the site would be affected by noise. Given the access issue, the site is considered unsuitable for development.
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LAA Site Summary - No



TMBC LAA Reference	59870
Site Address	Existing premises at Potts Ltd, Kiln Barn Road, East Malling
Parish	Ditton
Ward	Aylesford South & Ditton
Settlement or nearest settlement	Medway Gap
Current Use	Office, Industrial & logistics
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.56
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is an existing non-allocated employment site in use comprised of retail / storage unit and associated car parking. The site is surrounded by low density detached dwellings. The site is severed from any built-up area and is isolated and remote from local services, facilities and public transport. The site is therefore considered unsuitable for development.
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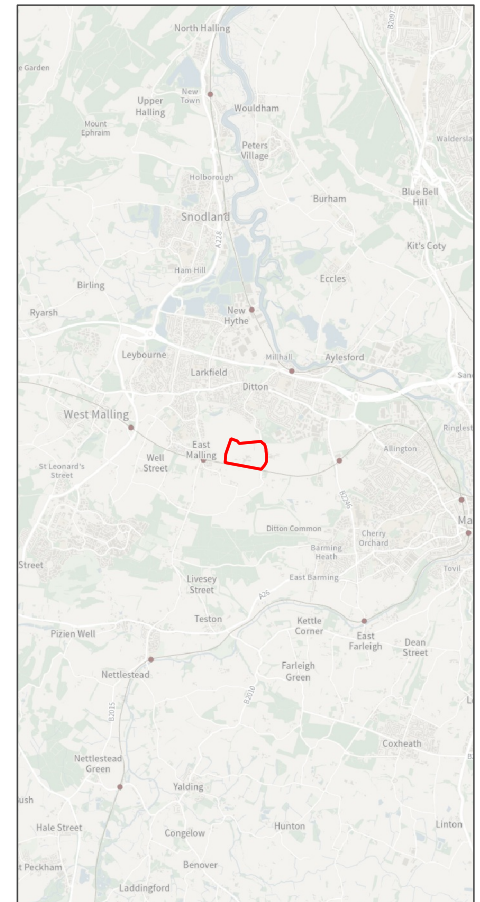
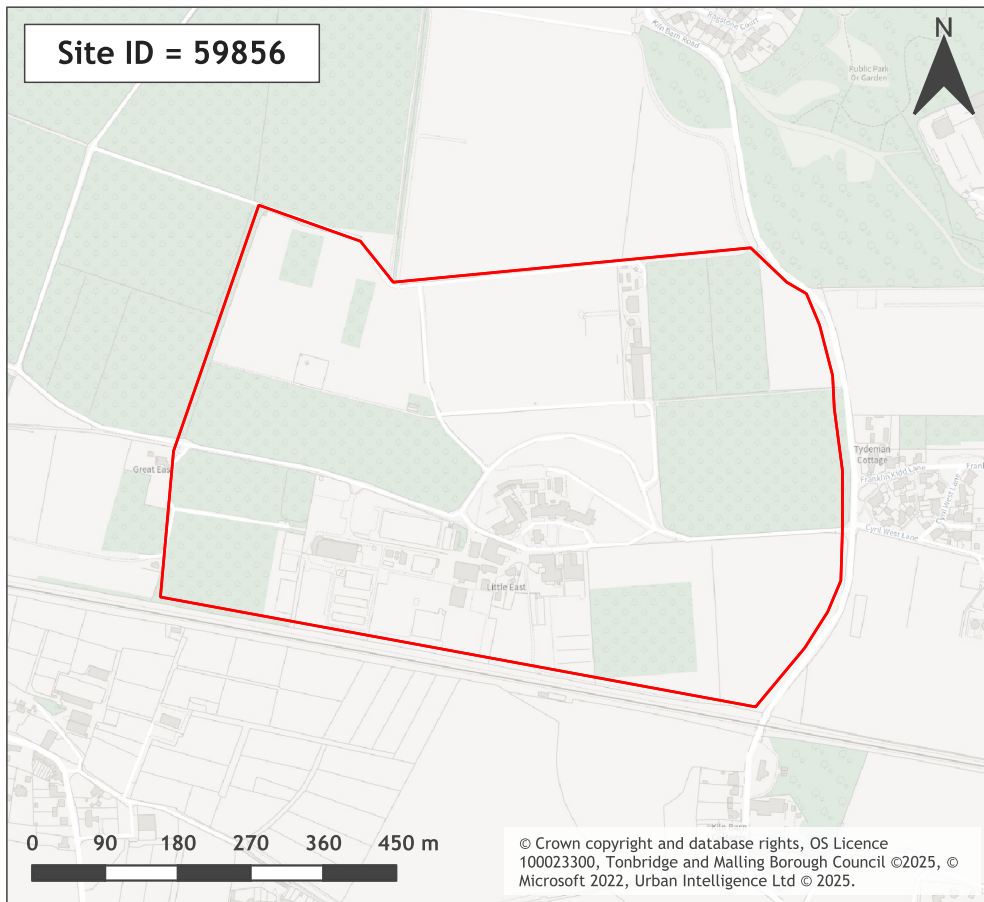
LAA Site Summary - No



TMBC LAA Reference	59873
Site Address	The Spinney, Kiln Barn Road, East Malling
Parish	Ditton
Ward	Aylesford South & Ditton
Settlement or nearest settlement	Medway Gap
Current Use	Residential
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.4
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is an existing residential property. The site is surrounded by low density detached dwellings with a commercial premises to the north. The site is currently remote from settlement confines and is not considered suitable for development.
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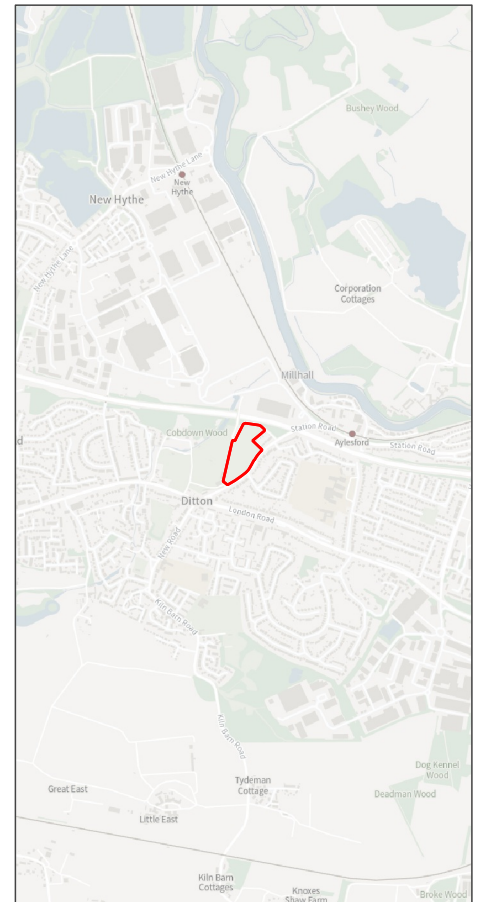
LAA Site Summary - Yes



TMBC LAA Reference	59856
Site Address	East Malling Research Station, New Road, East Malling
Parish	Ditton
Ward	Aylesford South & Ditton
Settlement or nearest settlement	East Malling
Current Use	Agriculture, Office, Other
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	39.12
Developable Site Area (ha)	11.58
Residential Yield	0
Employment floorspace (sqm)	45080
Timescale	-

LAA Conclusion	This site is an extensive area located to the east of East Malling. It is a commercial/business site surrounded by orchards that is in existing use as a horticultural research station as well as other commercial businesses with an access off Kiln Barn Road. It is allocated in the current Local Plan under policy E1S for general employment purposes. The site is bounded to the east by Kiln Barn Road, to the south by the railway line and to the north is open countryside. The site forms part of the larger former SLAA site reference 304 - East Malling Research Station which was considered suitable and deliverable. The site is located in the open countryside and not in a protected landscape nor the Green Belt. The site is within an area of archaeological potential, and a minerals safeguarding area. Although remote from a sustainable settlement, the site is considered suitable for employment development to expand the existing employment uses in that location, and part of the site is proposed for allocation.
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LAA Site Summary - No



TMBC LAA Reference	58559
Site Address	Land west of Station Road and rear of 113 to 131 Station Road, Ditton
Parish	Ditton
Ward	Aylesford South & Ditton
Settlement or nearest settlement	Medway Gap
Current Use	Open Space
Suitable	No
Deliverable	No
Gross Site Area (ha)	3.09
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This greenfield site is located to the west of Station Road, within the sustainable settlement of The Medway Gap. The site is currently used as playing pitches, and associated car parking. It is accessible by car, bicycle and foot and it is considered that a suitable new access to the site could be achieved from Station Road subject to Highways advice. The site lies within a minerals safeguarding area, therefore a Minerals Assessment would be required. The majority of the site falls within FZ3b/indicative 3b, and is therefore unsuitable for development. A small area in the east of the site, falls outside of FZ3b/indicative 3b, and could be considered suitable for development. A flood risk assessment would be required as there remains a risk of groundwater and surface water flooding on that part of the site where development may be suitable. It is considered uncertain whether this site could come forward for development within the plan period as it was not promoted by the landowners. In addition, it is unknown whether development in this area would impact open space provision which would be against policy. The site is currently considered to be unavailable. Should the site be promoted by landowners in the future then careful consideration of the site would be required to ensure that development would not impact the open space provision.
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