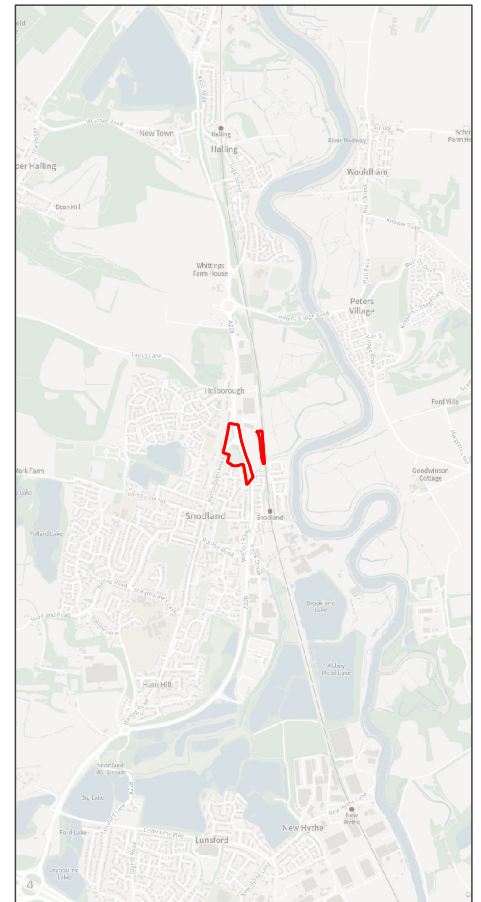
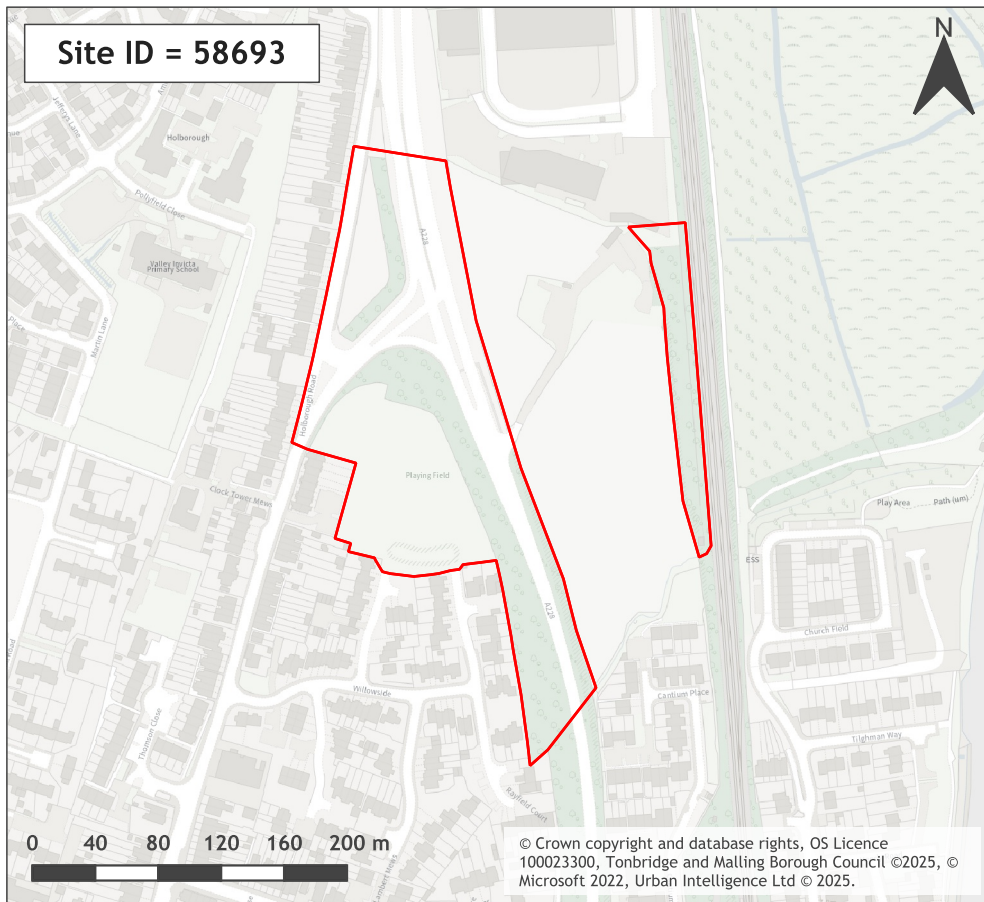


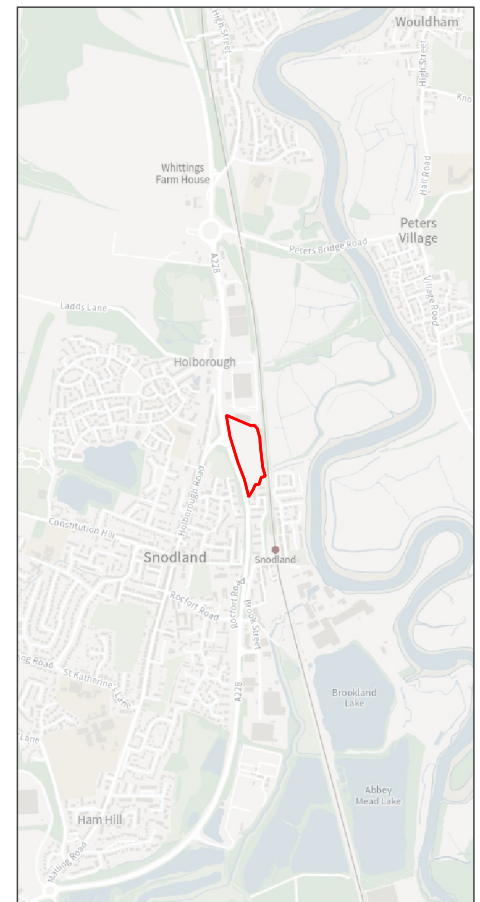
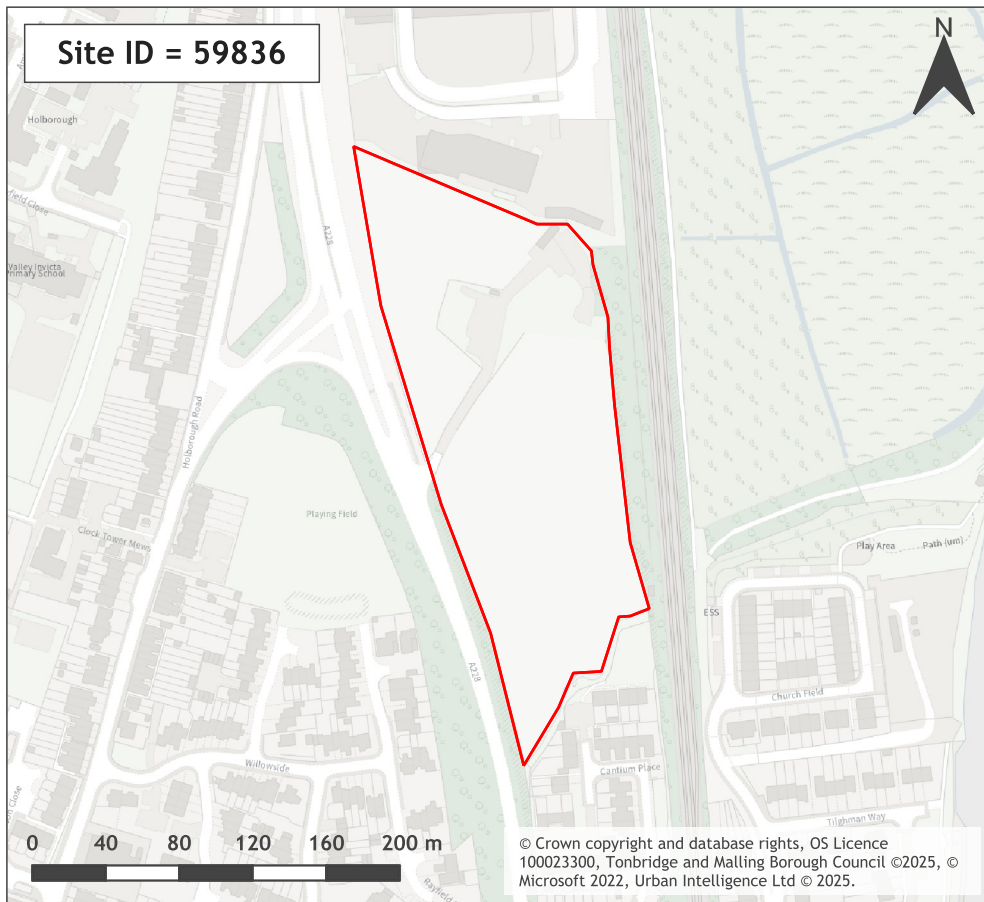
LAA Site Summary - No



TMBC LAA Reference	58693
Site Address	Land at (Mill Fields Farm) and adjacent to junction of Holborough Road and A228, Snodland
Parish	Snodland
Ward	Snodland East & Ham Hill
Settlement or nearest settlement	Snodland
Current Use	Vacant Premises
Suitable	No
Deliverable	No
Gross Site Area (ha)	3.57
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This is a medium sized site on the eastern periphery of Snodland, to the east of the A228 and Holborough Road. It is currently greenfield, used of agriculture. Vehicular and pedestrian access to the western parcel is possible from Holborough Road, access to the eastern parcel is uncertain. This medium sized greenfield site is in a highly sustainable location adjacent to Snodland. It is currently in agricultural and open space use, with 2 storey residential properties to the south and west, with the A228 and railway line to the east, and commercial units to the north. There are no high-level constraints on site. The proximity of the site to the railway line, industrial estate and the A228 means that noise and possibly odours are likely to be issues. Suitable access can be achieved from Holborough Road to the western parcel however access is uncertain for the eastern parcel. It is likely that utilities can be provided. It is considered to be suitable and located in a sustainable location. However, availability is uncertain as the site has not been promoted via a call for sites exercise or by a landowner.
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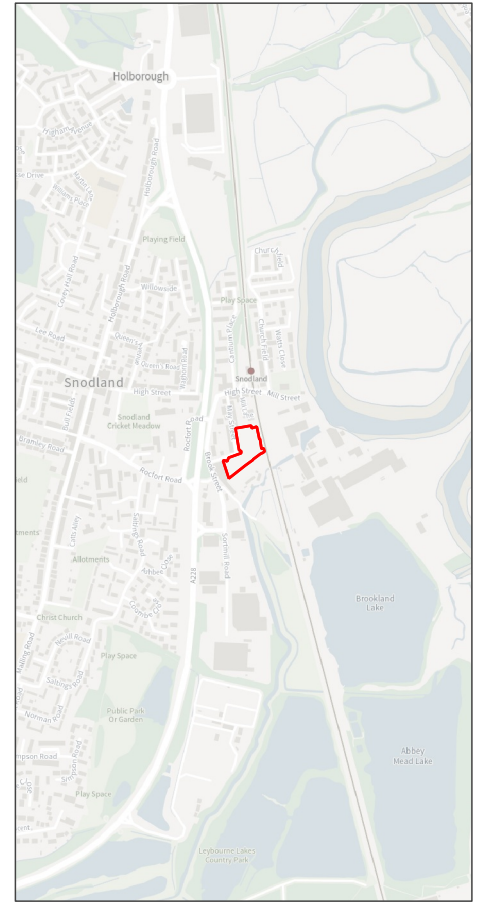
LAA Site Summary - No



TMBC LAA Reference	59836
Site Address	Land south of Vantage Point, Holborough Road, Snodland
Parish	Snodland
Ward	Snodland East & Ham Hill
Settlement or nearest settlement	Snodland
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	2.8
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	10000
Timescale	-

LAA Conclusion	The site is located to the north of properties on Cantium Place, and south of the Vantage Point industrial estate, adjacent to the sustainable settlement of Snodland. The site is currently a mixture of scrub/grassland and former agricultural uses. It is currently not easily accessible by foot or bicycle as there is no footpath along the A228 at this point. However, there is an existing narrow vehicular access from the A228, but this is not currently in use. There are commercial properties to the north, railway line to the east, residential properties to the south and the A228 to the west. The eastern part of the site is within flood zone 2 and the site is at risk from surface water flooding. A suitable access would be required from the A228 subject to Highway advice. and/or from Vantage Point in the north, which would require third party land. This site is located adjacent to a sustainable settlement with access to a range of everyday services within walking distance, including Snodland Station and local shops. However, there remains uncertainty over whether the site is available for development. Should availability be resolved alongside other constraints then this site could be considered for development. However, the conclusion for now is that the site is not available.
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LAA Site Summary - No



TMBC LAA Reference	58686
Site Address	Land east of May Street and south of East Street, Snodland
Parish	Snodland
Ward	Snodland East & Ham Hill
Settlement or nearest settlement	Snodland
Current Use	Vacant Premises, Car Park
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 is located within the settlement confines of Snodland. There are no substantial constraints on site, however the site is close to Snodland Conservation Area, and the impact on its setting should be considered. The site is currently partially in use as a car park and partially vacant. Suitable access can be achieved from East Street and it is likely that utilities can be provided. There is some surface water flood risk in the south of the site, and some TPOs along the south west boundary. The site is suitable and sustainable, but its deliverability is uncertain given that it was granted outline consent in 2006 for 42 houses and flats (06/02147/OA). The site has not been taken forward as the site was not submitted by a landowner and availability is unknown.
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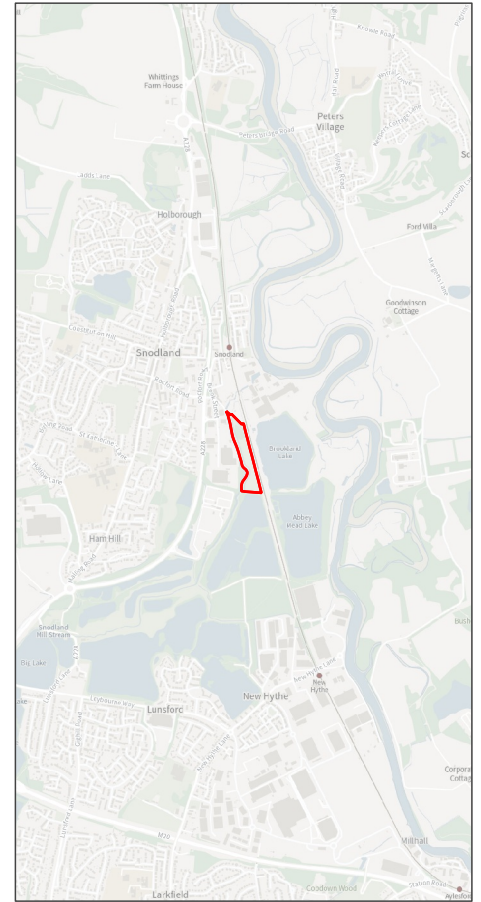
LAA Site Summary - Yes



TMBC LAA Reference	59874
Site Address	Land West of Hays Road, Snodland
Parish	Snodland
Ward	Snodland East & Ham Hill
Settlement or nearest settlement	Snodland
Current Use	Agriculture, Equestrian, Forestry
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	2.34
Developable Site Area (ha)	2.34
Residential Yield	0
Employment floorspace (sqm)	3000
Timescale	-

LAA Conclusion	This greenfield site is located to the west of Hays Road, adjacent to the sustainable settlement of Snodland. The site is predominantly Grade 3 agricultural land, with pasture for equine use. The site is well screened from adjacent properties due to dense hedgerows and woodland along the boundaries. There are commercial uses to the north, with 2 storey residential properties on Alex Hughes Close to the east, a veterinary centre to the south and agricultural land to the west. The site lies within the setting of the Kent Downs National Landscape. However the Landscape assessment confirms that a medium scale employment typology could be accommodated in the southern part of the stie, provided that adequate mitigation measures are implemented. The site is also in the Green Belt, however the site has been identified for potential release given that the site makes a less important contribution to the wider Green Belt. The site is within a minerals safeguarding area, therefore a Minerals Assessment would be required. There is an area of priority habitat to the north, therefore an ecological assessment may be required. The priority habitat and a buffer has been deducted from the developable area. The site is at a high risk of ground water flooding, and some areas are subject to surface water flooding. A Flood Risk Assessment would be required. There are pylons on site which may impact on the layout/design of any scheme. The developable area has been reduced to take account of the buffer zone applied to overhead power cables. The site has access to a range of everyday services in walking distance, including a secondary school and local shops. The nearest station is c. 1.5km away. The site is considered to be suitable, available and achievable, and in a sustainable location for employment and/or commercial uses only as there is no residential access from Hays Road currently, and this may conflict with HGV movements along this road.
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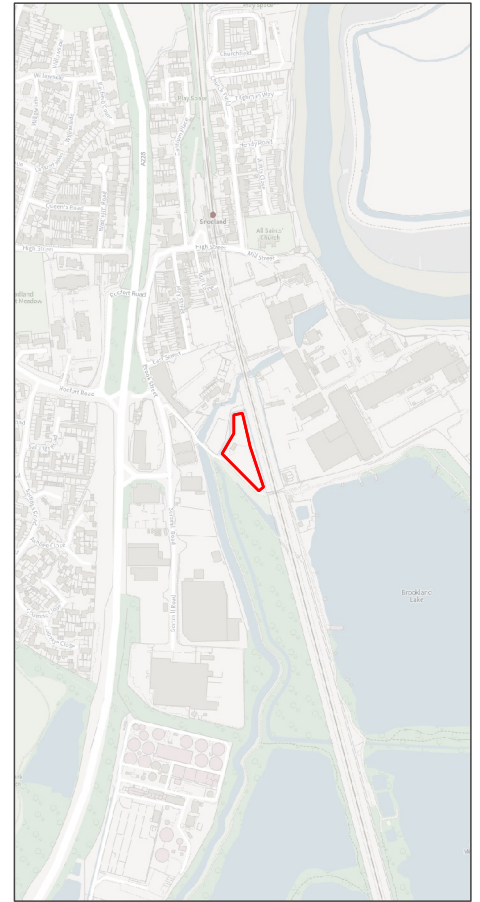
LAA Site Summary - No



TMBC LAA Reference	58687
Site Address	Land at Snodland Common, Snodland
Parish	Snodland
Ward	Snodland East & Ham Hill
Settlement or nearest settlement	Snodland
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	3.39
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is almost entirely covered by Flood Zone 3b and is registered Common Land. The site is therefore considered unsuitable for development and has been excluded from further detailed assessment. Part of this site has been considered under LAA Reference 59727.
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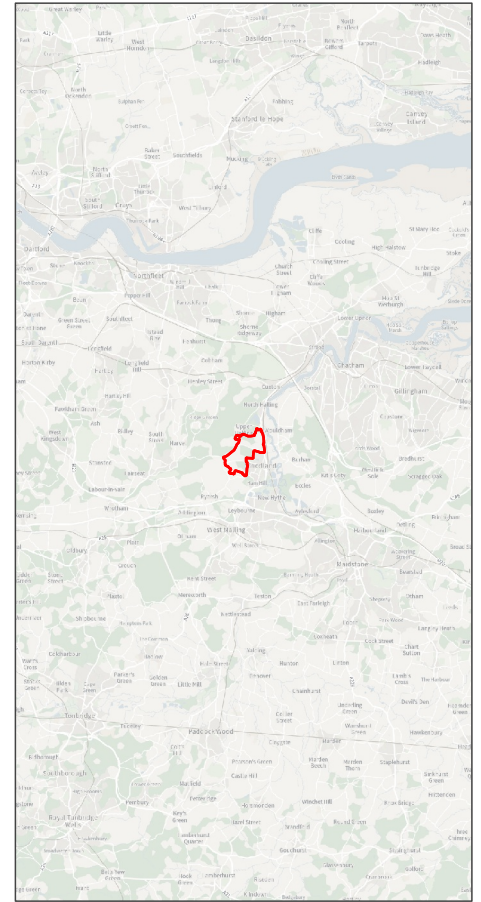
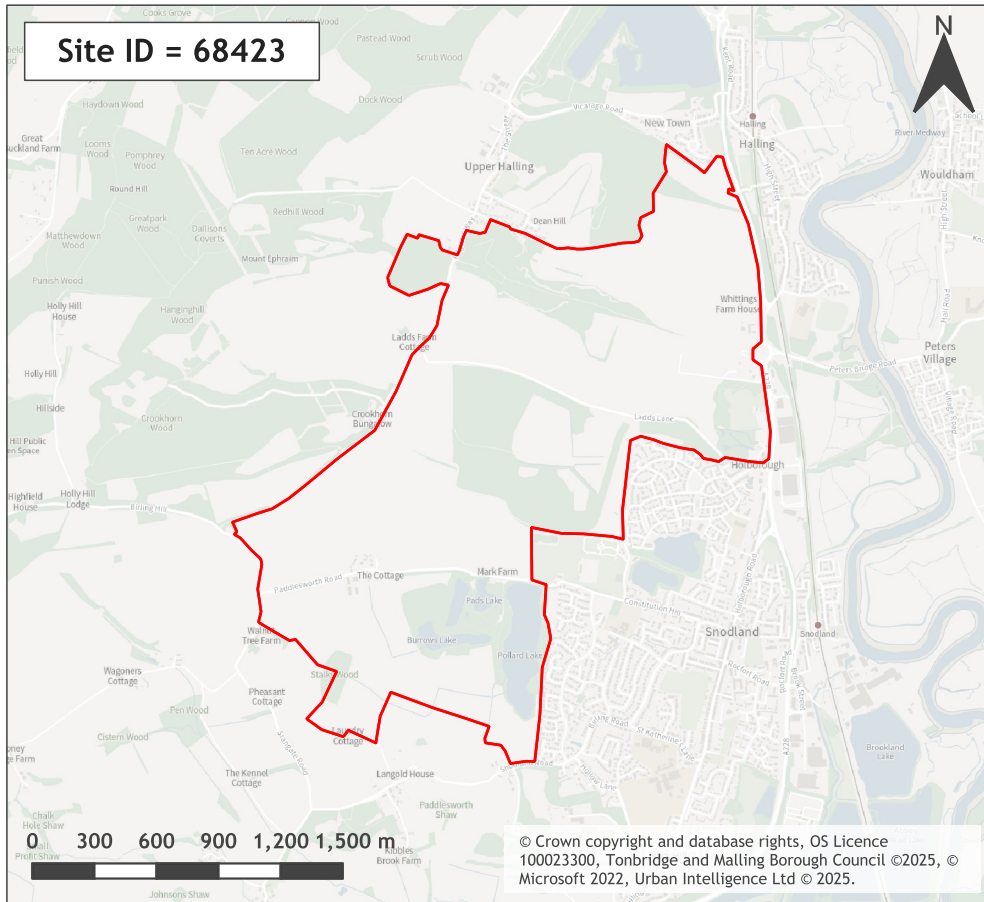
LAA Site Summary - No



TMBC LAA Reference	59727
Site Address	Land Adjacent Brookland Car Park, Brook Street, Snodland
Parish	Snodland
Ward	Snodland East & Ham Hill
Settlement or nearest settlement	Snodland
Current Use	Car Park
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.34
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	1000
Timescale	-

LAA Conclusion	This brownfield site is located off Brook Street, adjacent to the sustainable settlement of Snodland. The site is currently in use as a car park, with commercial properties to the north, a railway line to the east, and a Local Wildlife Site to the west and south. Scrub and trees form the boundaries to the sites. The site falls entirely within Flood Zone 3a. Access to the site would go through an area of Flood Zone 3B. The site is also registered as Common Land and therefore this presents a significant legal and policy barrier that is often prohibitive for development. It is therefore considered that the site is not available for development. Should this restriction be overcome, then the site would likely only be suitable for employment development given its location next to a railway line and flood risk constraints.
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LAA Site Summary - Yes



TMBC LAA Reference	68423
Site Address	Land north of Holborough Lakes, Snodland
Parish	Snodland
Ward	Snodland West & Holborough Lakes
Settlement or nearest settlement	Snodland
Current Use	Agriculture, Equestrian, Forestry, Open Water, Former Minerals Extraction
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	372.69
Developable Site Area (ha)	71.02
Residential Yield	1300
Employment floorspace (sqm)	0
Timescale	Long-term

LAA Conclusion	This large, predominantly greenfield site is located to the north and south of Ladds Lane and to the north and south of Paddlesworth Road, adjacent to the sustainable settlement of Snodland. The built-up area of Snodland lies to the east, with agricultural land to the south, and a mixture of woodland and agriculture to the west and north. There is an existing planning permission for a cement works in the centre and north of the site. The site has some former minerals workings in the north, however these have re-naturalised into the countryside landscape. The land is now in a mixture of agricultural, woodland, scrubland and open water uses with some exposed chalk faces. The topography in the north of the site is varied and reflects the history of mineral extraction and restoration in the area, with significant changes in ground level south of Ladds Lane, and the establishment of a large bund to the west of Holborough Lakes. The bund has been deducted from the developable area. Although the north of the site has been subject to minerals working, the southern half of the site has not. The site is predominantly Grade 2 and 3a agricultural land. An oil pipelines runs through the east of the site. The line of the pipeline and a 25m buffer has been excluded from the developable area. The site lies adjacent to the North Downs Special Area of Conservation and the Halling to Trottiscliffe Downs SSSI. It partially falls within the Houlder to Monarch Hill Pits SSSI and the South Hill and Houlder Quarries Local Wildlife Site (LWS). The site also contains a number of areas of priority habitat in the north, centre and south. Ecological surveys would be required. These areas of priority habitat and buffers, as well as SSSI and LWS have been removed from the developable area. The site lies partially within the Kent Downs National Landscape, and partially within its setting. The landscape evidence has confirmed that development in the southern and western parts of the site would significantly compromise the relatively high levels of tranquillity and sense of remoteness, especially in the west and that this would be harmful to the character of the National Landscape. The eastern part of the site, that is that part that lies close to the settled floodplain and potentially that within the former quarries in particular Holborough Quarry, and outside of the National Landscape, could provide some opportunity for modest scale and well considered development, designed to ensure limited visual effects on views from the National Landscape to both the west and east and to ensure no adverse harm on the setting of the National Landscape. The site is also in the Green Belt. The Green belt evidence has identified that the overall subarea for which the site falls within performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. However, there is a small area which includes existing office buildings to the north-east that makes a less important contribution to the wider Green Belt and is recommended for further consideration. Some areas of the site are at high risk of ground water flooding, and some areas are subject to surface water flooding. There are some listed buildings within the site, and potential impacts on these assets and their settings would need to be considered. Due to its size, only parts of the site have access to a range of everyday services in walking distance, including a primary school and local shops, however some parts on the western and southern part of the site would be remote from existing services, and this would need to be considered as part of any proposal. It is considered that a suitable access to the site could be achieved from the existing A228/Peters Bridge subject to Highways advice. A number of PROW cross the site. The site is adjacent to a sustainable settlement. However, the Green Belt and Landscape evidence does not support the development across the whole of this site. The north eastern portion of the site, that wraps around the existing built up area, is considered suitable only, given constraints.
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