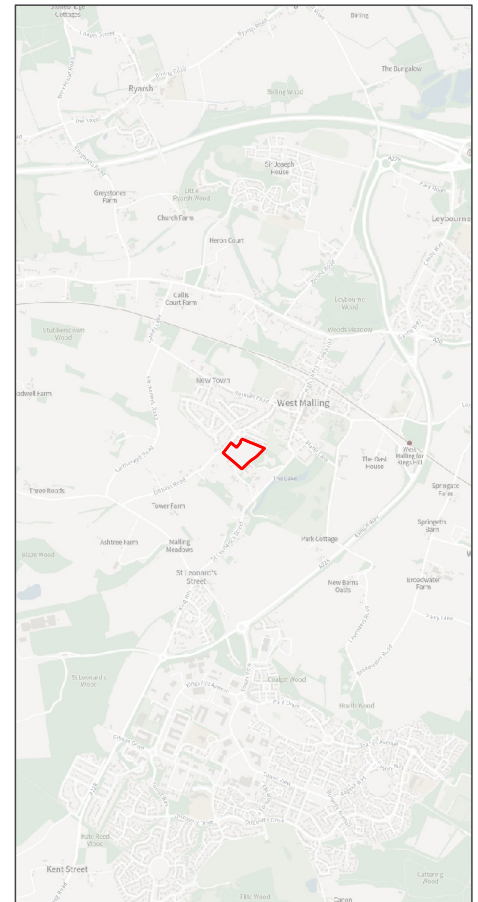
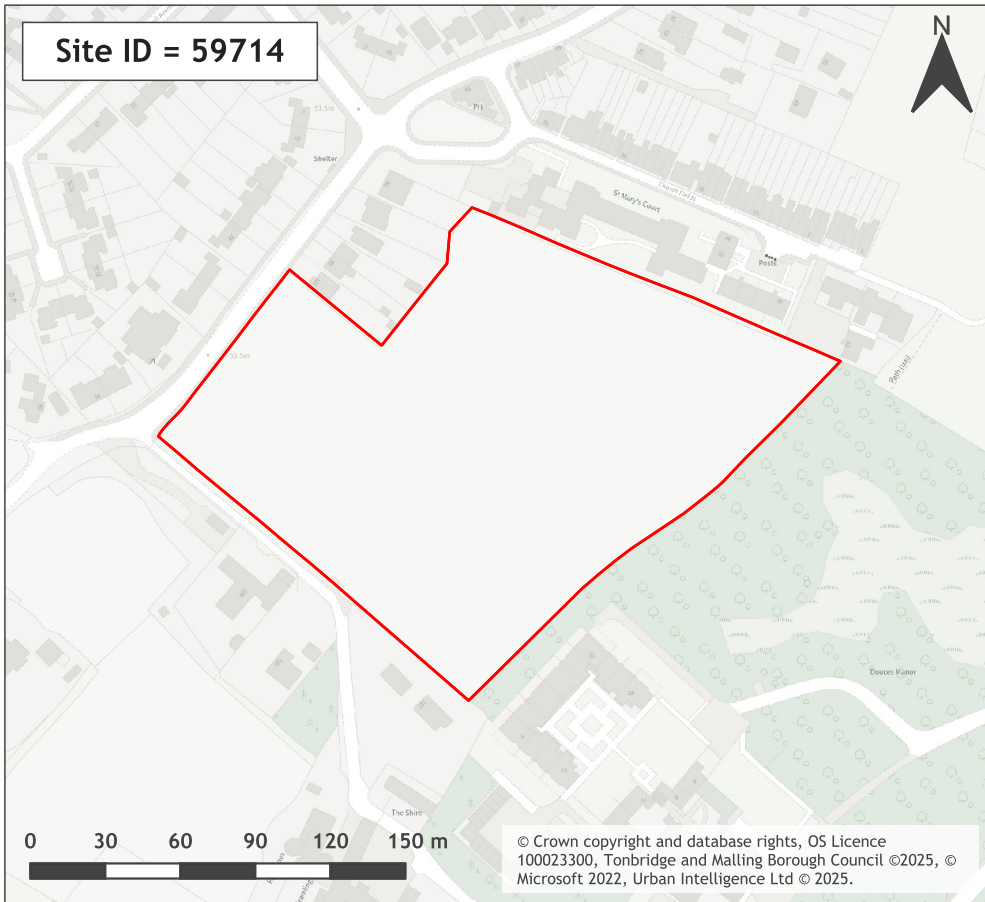


## LAA Site Summary - No



TMBC LAA Reference	59714
Site Address	Land Known as Blenheim Orchard Adjoining 99 Offham Road, West Malling
Parish	West Malling
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	West Malling
Current Use	Vacant Premises
Suitable	No
Deliverable	No
Gross Site Area (ha)	2.71
Developable Site Area (ha)	2.71
Residential Yield	70
Employment floorspace (sqm)	0
Timescale	-

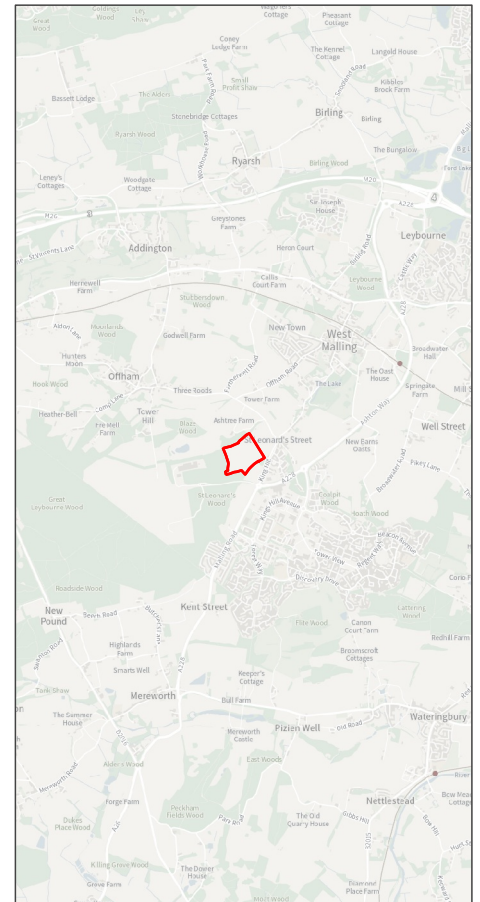
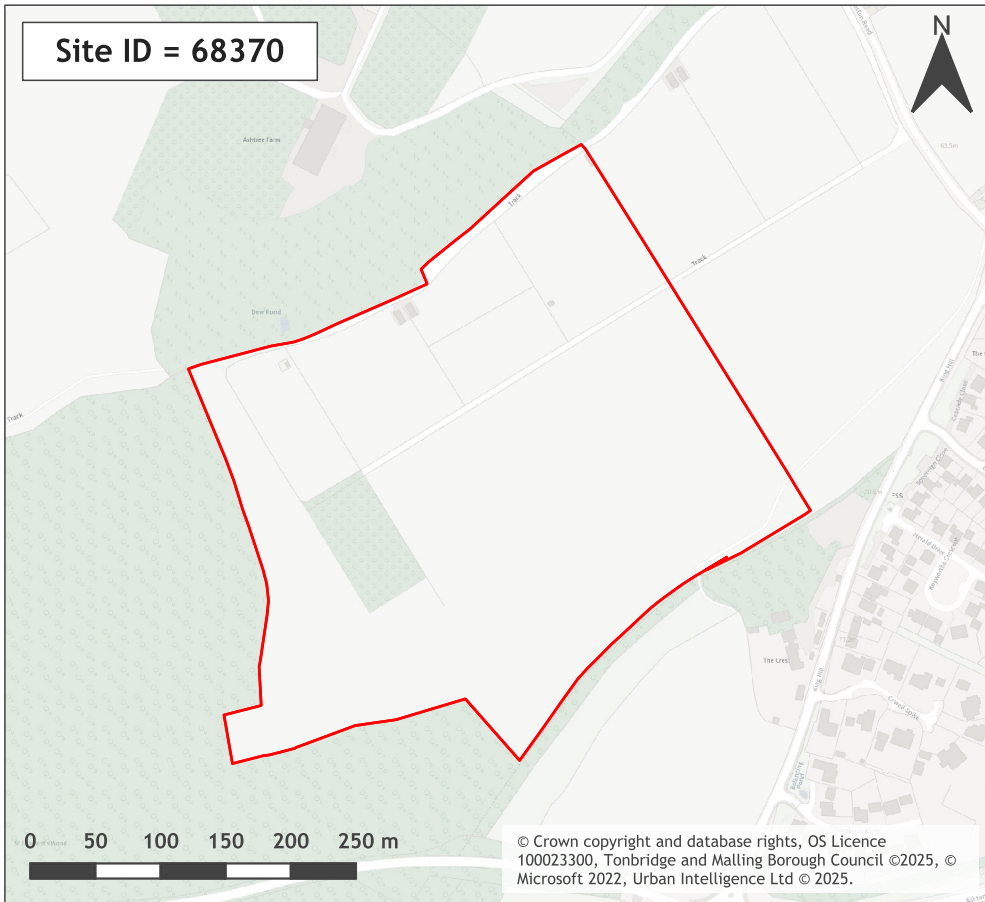
LAA Conclusion

The site is in a sustainable location, adjacent to the built-up confines of West Malling. West Malling offers a high level of essential and key service infrastructure. The centre of West Malling is within walkable distance to the site.

However, the site does fall within the Green Belt. The sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt and the site is not recommended for further consideration.

The site also abuts a Conservation Area. Development on the site has the potential to impact the character and appearance of the CA and the setting of Douce's Manor to the south east through urbanisation of existing context. There is Priority Habitat and group TPO to the southeast.

## LAA Site Summary - No

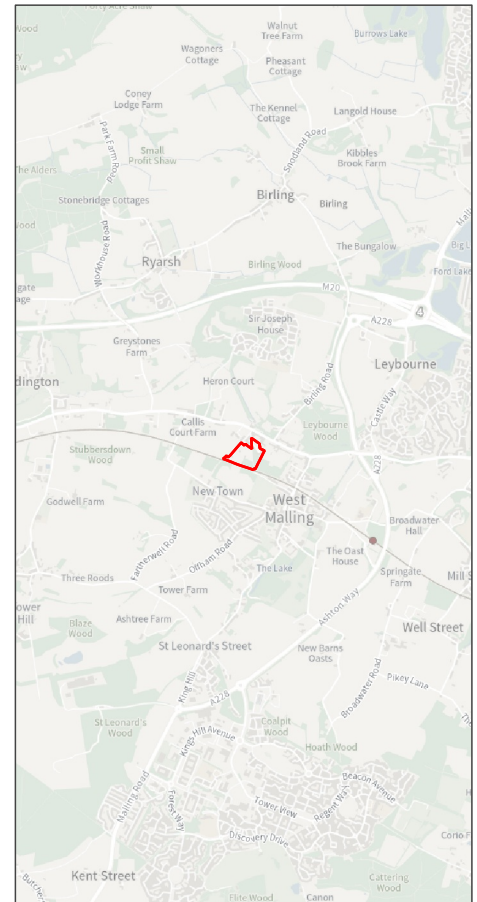
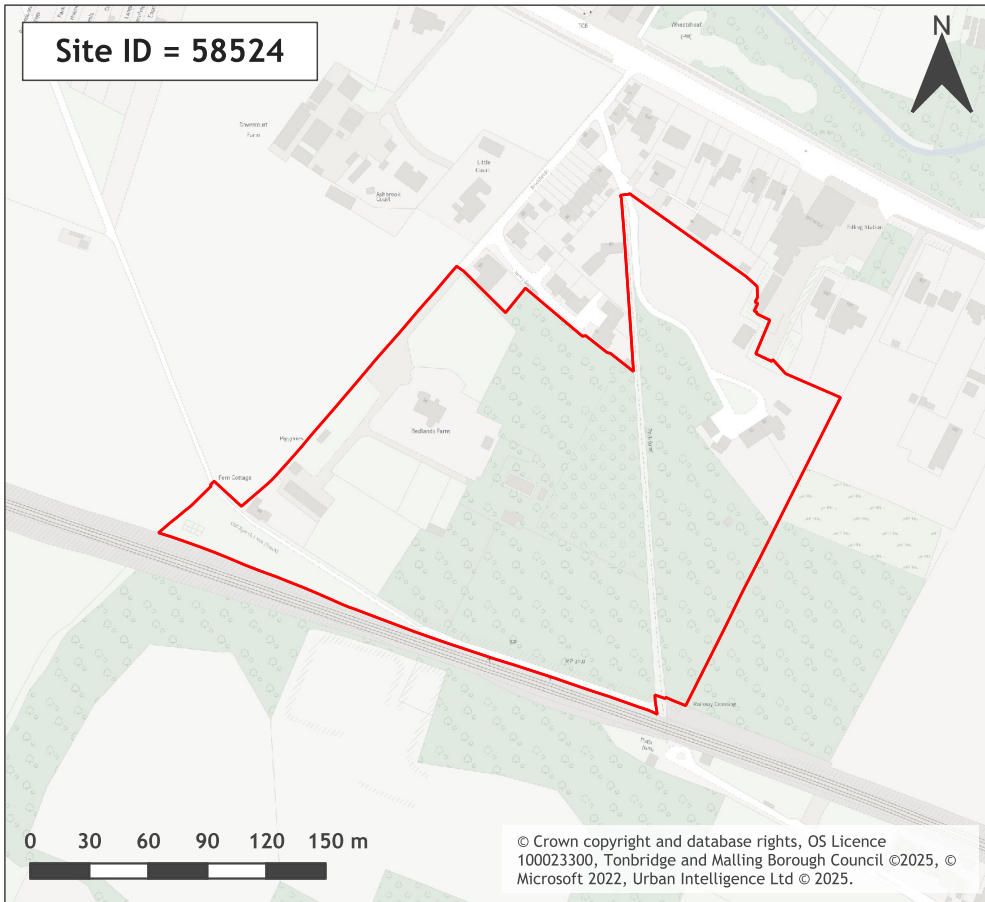


TMBC LAA Reference	68370
Site Address	Land West of Teston Road and North of King Hill, St. Leonards Street
Parish	West Malling
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	Kings Hill
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	12.76
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion

The site is located northwest of Kings Hill. The site itself is of agricultural and equestrian use comprising of a large arable field with several adjacent paddocks. The site is undulating in topography with a moderate slope to the west with a steeper bank and channel on the south boundary. The site can be seen through deciduous vegetation along the south and east boundary with an access point at the southeast corner on Teston Road. The remaining boundaries abut either woodland or private property. The site is within Green Belt and Ancient Woodland and Priority Habitats abut the northern and south western boundaries. The submitted site is not accessible from any highways or development but it is worth noting the submitted site immediately to the east which does have highway access meaning this site could be considered in tandem with 68368 which is promoted by the same landowner. In this context whilst the site is adjacent to a sustainable settlement, it is some distance from the services and facilities, and would therefore feel remote. The site has therefore been excluded from further detailed assessment.

# LAA Site Summary - No

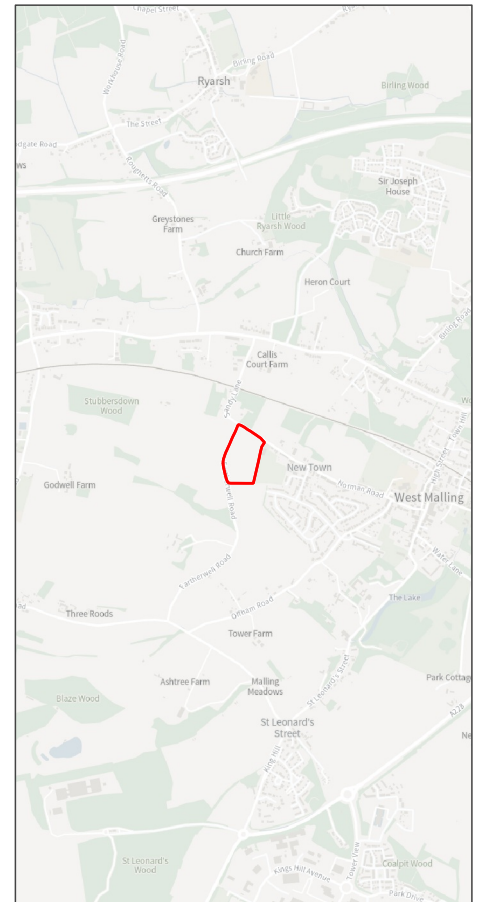


TMBC LAA Reference	58524
Site Address	Existing premises at Redlands Farm and Old Ryarsh Lane, West Malling
Parish	West Malling
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	West Malling
Current Use	Residential
Suitable	No
Deliverable	No
Gross Site Area (ha)	4.54
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion

A mixed area comprising two main residential curtilages separated by a public footpath that diagonally crosses the site. It is contained by the railway line and properties on the London Road frontage and is generally well concealed by trees and woodland on the southern boundary. In addition to the residential properties it contains a number of trees, hedgerows and woodland areas and several outbuildings. In terms of access to services, this site is in a sustainable location adjacent to the built-up confines of West Malling (rear of A20 frontage). The site is within the Green Belt and contains priority habitat. The site has not been promoted by the landowners, therefore the site is not considered to be available for development.

## LAA Site Summary - No

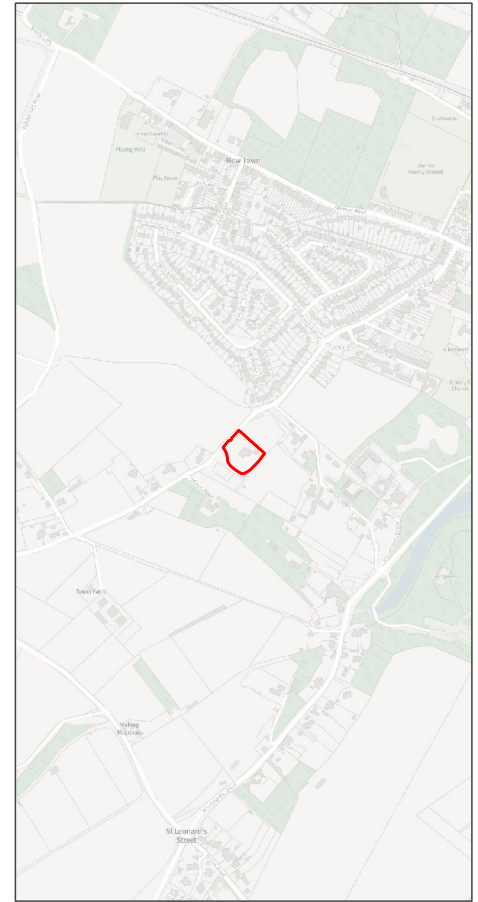


TMBC LAA Reference	58531
Site Address	Land east of Fatherwell Road and south of Norman Road, West Malling
Parish	West Malling
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	West Malling
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	4.12
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is bound by Norman Road and Fatherwell Road, with a Public Right of Way to the south. It is located to the west of West Malling Village Hall, where there is also a playing field. The site forms open fields with established hedgerow boundaries. It slopes slightly up towards Fatherwell Road. The site is located within the Green Belt and contains Grade 1 agricultural land. It is also remote from the settlement. The site is considered unsuitable for development.
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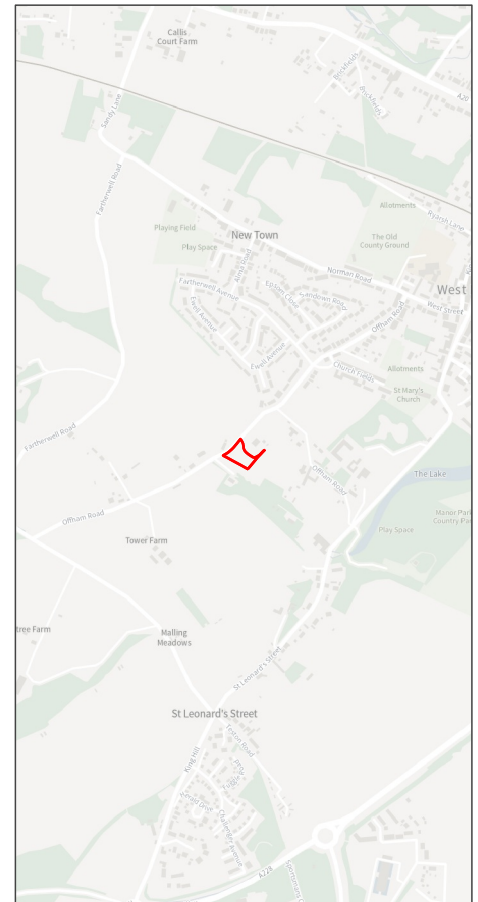
## LAA Site Summary - No



TMBC LAA Reference	68338
Site Address	Existing Premises at 157 Offham Road, West Malling
Parish	West Malling
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	West Malling
Current Use	Residential
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.38
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	<p>The site is a large detached period dwelling house and curtilage positioned upon the east side of Offham Road. The site is located upon the southwest periphery of West Malling. The site is landscaped with mature trees and the area is rural with agricultural land surrounding the property. Detached houses are sporadically located along Offham Road. It is noted that the ancillary land to the south (68348) and north (59951) is also the subject of a call for sites submission for residential development. The site is located south of the built up area of West Malling. The site is located in the Green Belt and the sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. The site is not recommended for further consideration. The landscape evidence also notes that this site is not suitable for development.</p>
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## LAA Site Summary - No



TMBC LAA Reference	68348
Site Address	Land east of Offham Road and south of 157 Offham Road, West Malling
Parish	West Malling
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	West Malling
Current Use	Greenfield
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.31
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

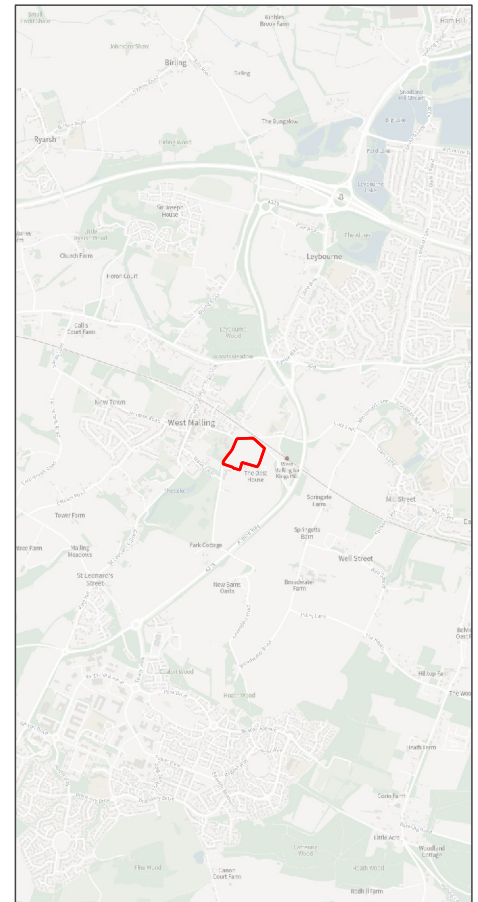
LAA Conclusion	<p>The site is ancillary land to the south of a detached dwelling house and curtilage positioned upon the east side of Offham Road. The site is located upon the south west periphery of West Malling outside of but close to the West Malling settlement boundary. The site is landscaped with mature trees and the area is rural with agricultural land surrounding the property. Detached houses are sporadically located along Offham Road. It is noted that the dwelling house and residential curtilage is also proposed (68338) as well as land to the north (Ref: 59951). The site is located south of the built-up area of West Malling. The site is located in the Green Belt and the sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. The site is not recommended for further consideration. The landscape evidence also notes that this site is not suitable for development.</p>
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LAA Conclusion

This site is a greenfield site located to the south of West Malling for Kings Hill station. The Oast House is located to the west of the site and the east boundary is the road and station car parks. This site is remote from the defined boundary of any settlement and is therefore not suitable for residential development.

## LAA Site Summary - No



TMBC LAA Reference	68426
Site Address	Land at corner of Lavenders Road and Swan Street, West Malling
Parish	West Malling
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	West Malling
Current Use	Residential (ancillary garden)
Suitable	No
Deliverable	No
Gross Site Area (ha)	4.53
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion

This site is located to the south of Lucks Hill and east of Lavenders Road, and to the west of Eden Farm Lane, east of West Malling. It is predominantly grassland, with woodland in the north west. There is woodland to the north, agricultural land and isolated residential properties to the east and south and St Mary's Abbey, a Scheduled Monument with Grade 1 Listed Buildings, to the west. The majority of the site is identified as priority habitat, and the site partially falls within a Conservation Area in the north west and is adjacent to a Conservation area to the north and west, and non-designated Historic Park and Garden to the west. The whole site is Grade 2 agricultural land Best and Most Versatile - BMV), adding a further constraint related to the loss of productive land. There is a Public Right of Way along the southern boundary.

This site is remote from the defined boundary of any settlement, and on the on-site and off-site constraints mean that this site is considered unsuitable for development.



## LAA Site Summary - No

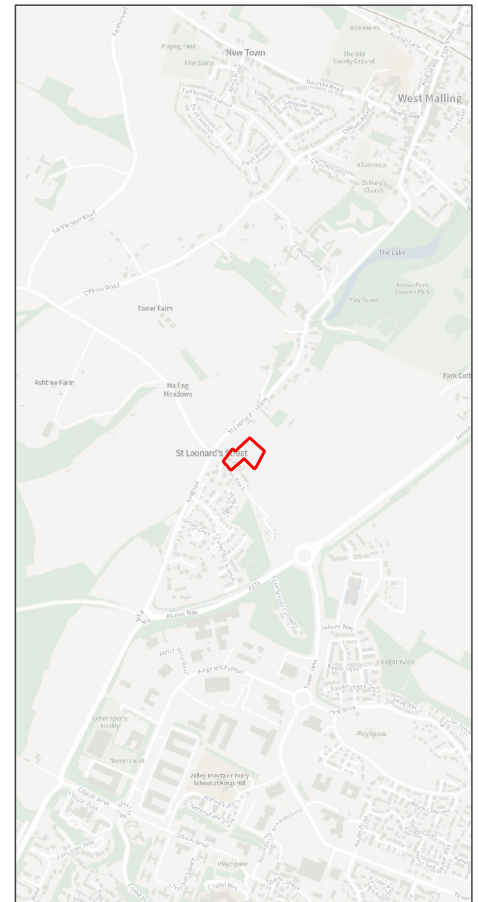
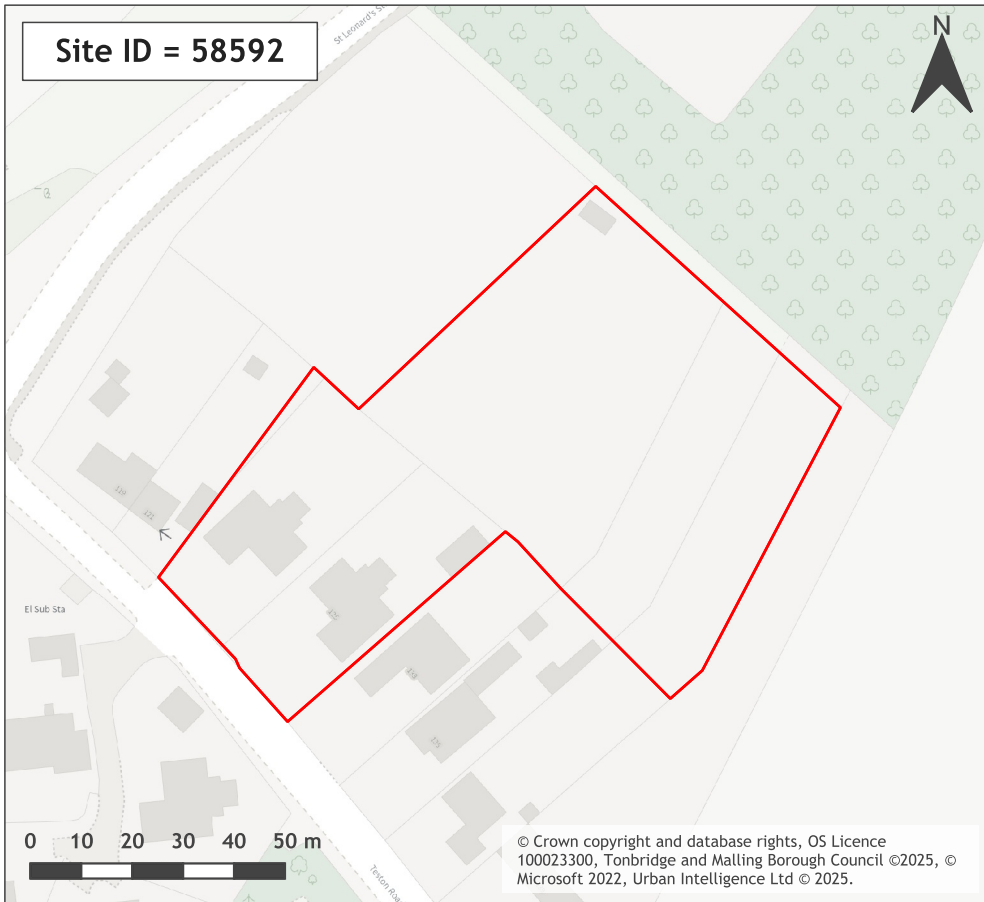


TMBC LAA Reference	60163
Site Address	The Horseshoes, Sandy Lane, Ryarsh
Parish	West Malling
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	West Malling
Current Use	Gypsy and Traveller
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.2
Developable Site Area (ha)	
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion

This site is remote from the defined boundary of any settlement and therefore considered to be an unsuitable location and not suitable for residential development.

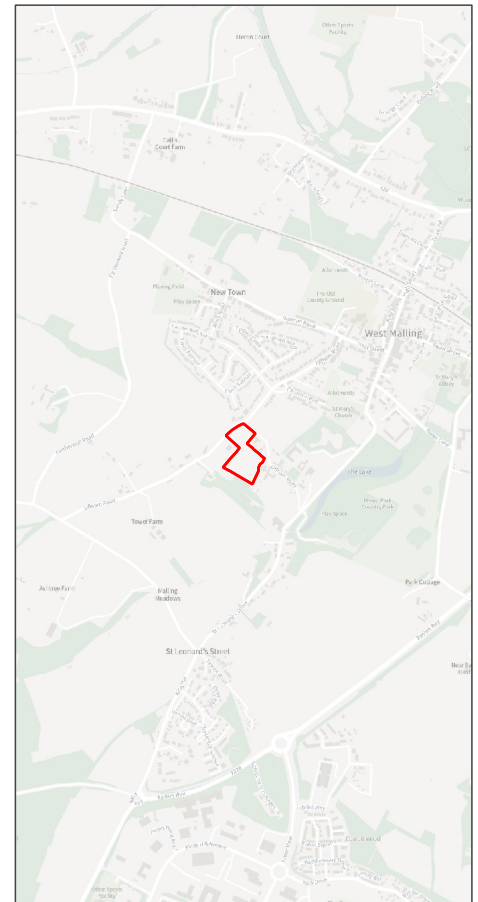
## LAA Site Summary - No



TMBC LAA Reference	58592
Site Address	Land at 123 & 125 Teston Road and rear of 119 to 139 Teston Road, West Malling
Parish	West Malling
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	West Malling
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	The site is located between Teston Road and St Leonards Street. There are no views into the site with an established hedgerow/tree boundary to the east where the site abuts fields. The frontage of the site has now been built out, and access to the northern part of the site is not possible. The northern part of the site is therefore considered unsuitable for development due to access constraints.
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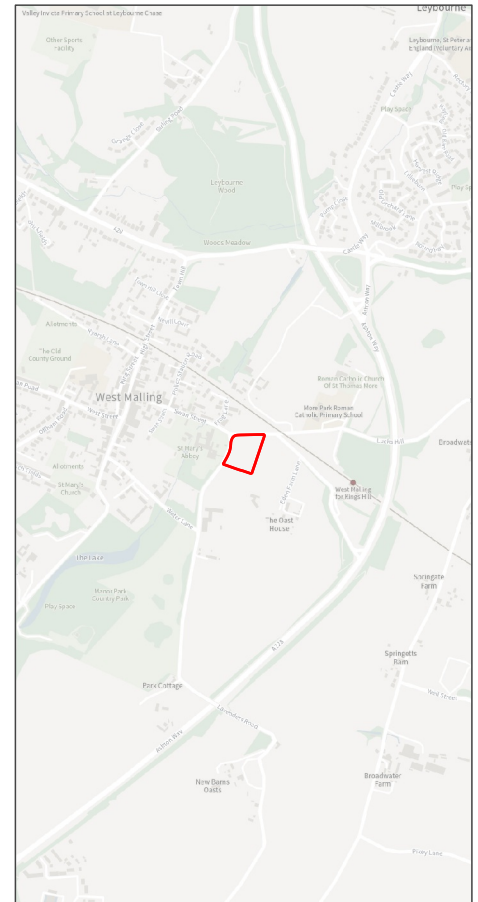
## LAA Site Summary - No



TMBC LAA Reference	59951
Site Address	Land Adjoining the Bungalow 139, Offham Road, West Malling
Parish	West Malling
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	West Malling
Current Use	Vacant Premises
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.66
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	<p>The site is agricultural. It is bounded by Offham Road to the north, by woodland to the south, and by agricultural land and residential properties to the east and west. The site is located upon the south west periphery of West Malling outside of but close to the West Malling settlement boundary. Detached houses are sporadically located along Offham Road. It is noted that land in close proximity is also put forward in the LAA. The site is located south of the built-up area of West Malling. The site is located in the Green Belt and the sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. The site is not recommended for further consideration. The landscape evidence also notes that this site is not suitable for development.</p>
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## LAA Site Summary - No



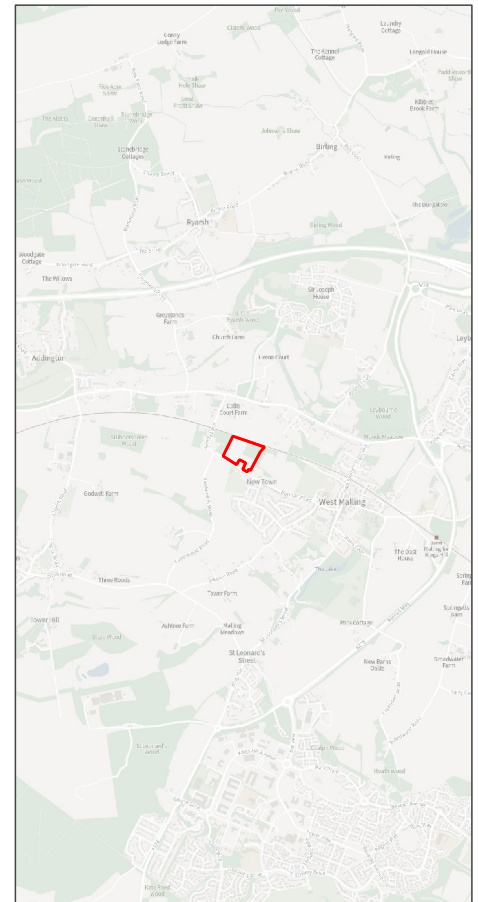
TMBC LAA Reference	58596
Site Address	Land east of Lavenders Road and south of Swan Street, West Malling
Parish	West Malling
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	West Malling
Current Use	Residential (ancillary garden)
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.02
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion

The site is located on the east side of Lavenders Road, south side of Swan Street and west side of Station Approach and Eden Farm Lane, to the east of the Settlement confines of West Malling. It predominantly comprises fields/meadows but a small equestrian sand school and associated stables building are situated within the section of the site within the northwest corner. The land is relatively flat. The Swan Street and Lavenders Road frontages are aligned with mature trees atop raised landscaped banks. A large part of the site is covered by Priority Habitat. The site has been subject to an appeal for residential development that was dismissed. The site is not suitable for development due to its location adjacent to a Conservation Area, and opposite St. Mary's Abbey, a Scheduled Ancient Monument with Grade I, II, and II\* listed buildings, and a Historic Park and Garden.



## LAA Site Summary - No



TMBC LAA Reference	59619
Site Address	Land at Appledene Farm (whole area), Norman Road, West Malling
Parish	West Malling
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	West Malling
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	4.21
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion

The site is located to the east of West Malling on Norman Road. It is vacant greenfield land with a train line to the north, Macey's meadow to the east and greenfield land to the west. To the south are residential properties. The site contains grade 1 agricultural land and Priority habitat. The site is also located within the Green Belt. The constraints related to Green Belt and Priority Habitat are particularly significant and would likely require extensive justification to overcome. Therefore, the site is unsuitable.

## LAA Site Summary - Yes

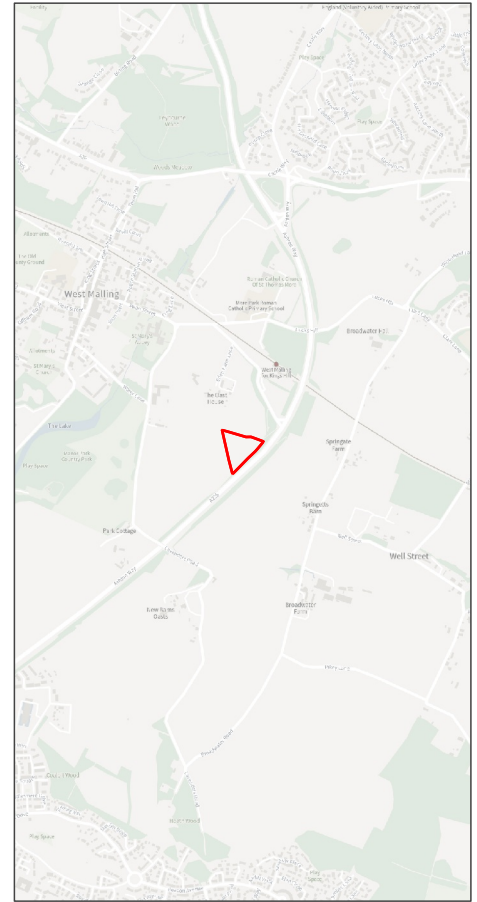
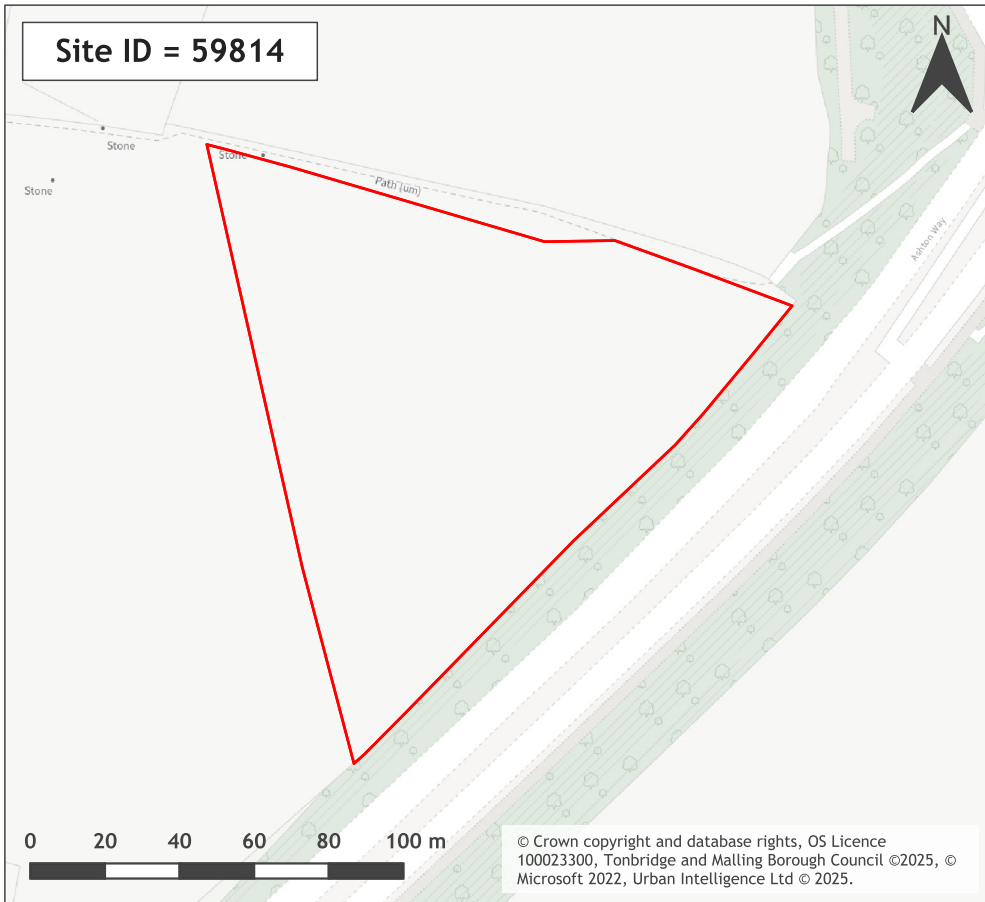


TMBC LAA Reference	59603
Site Address	Land West of King Hill and Northwest of Ashton Way / Malling Road roundabout, West Malling
Parish	West Malling
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	Kings Hill
Current Use	Agriculture, Residential, Other
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	4.25
Developable Site Area (ha)	4.25
Residential Yield	30
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion

The site is located west of King Hill, partly forming an overall ribbon development between Kings Hill and West Malling. It is comprised of a grass field dotted with trees and an enclosed residential premises at the northern end. The site is adjacent to ancient woodland to the southwest and would require a 15m buffer, rendering this part of the site undevelopable. The remainder of the site is flat and developable. The site is located in the Green Belt where the sub-area performs moderately against NPPF purposes but makes a less important contribution to the wider Green Belt and is therefore recommended for further consideration in isolation. The site fronts onto King Hill, where any development would benefit from improved foot access, as there is no path on the western side of the highway. There is a bus stop in close proximity to the site, albeit with limited service. There is a realistic prospect of development within the plan period, combined with no known legal issues on the site, meaning that it is achievable. The site has been submitted by a sole landowner and is available. The site is considered suitable.

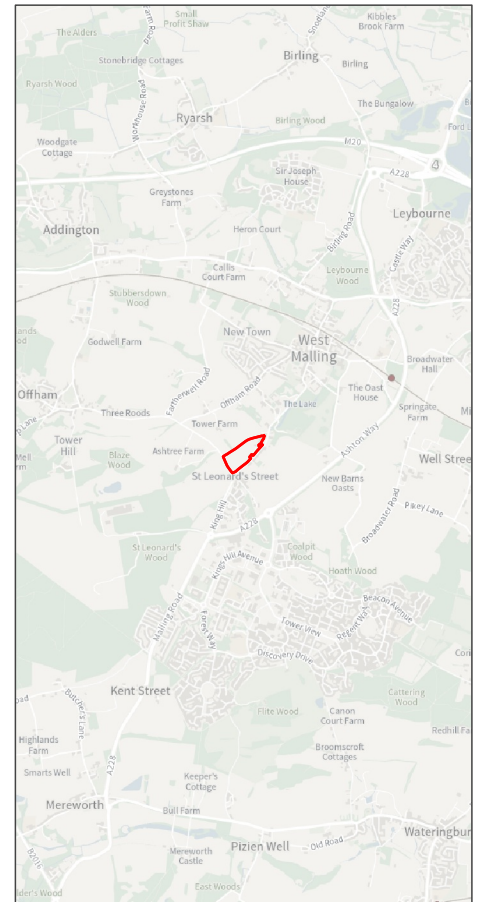
## LAA Site Summary - No



TMBC LAA Reference	59814
Site Address	Land West of Ashton Way and South of Eden Farm, West Malling
Parish	West Malling
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	West Malling
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.26
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is a greenfield site located on the A228 road to the south of West Maling for Kings Hill railway station. The site has no highways access as submitted. In addition, the site is located away from the built up area of a settlement and is considered to be in a remote and unsustainable location.
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## LAA Site Summary - No



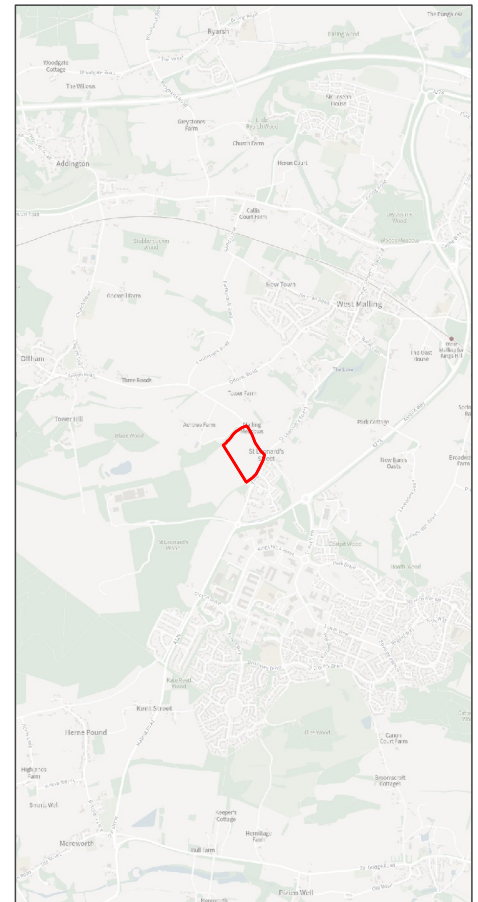
TMBC LAA Reference	59594
Site Address	Land East of Teston Road and North of St Leonards Street, West Malling
Parish	West Malling
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	West Malling
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	5.48
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion

The site forms a fairly flat and open field with a small single track access from Teston Road, which bounds the west of the site. Mature hedgerows to the site boundaries. Some longer range views to the north. There is frontage development on the opposite side to the west. The site is grade 1 agricultural land and is located within the Green Belt. The northern part of the site is also directly adjacent to the Conservation Area and includes an existing dwelling. The site is considered unsuitable for development as it does not form a natural extension to Kings Hill with the site lying in between Kings Hill and West Malling amongst other constraints mentioned above.



## LAA Site Summary - No

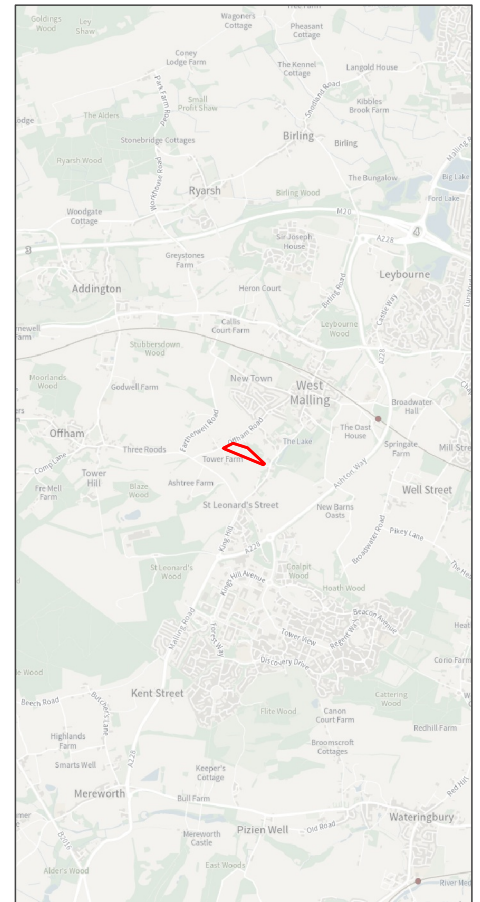
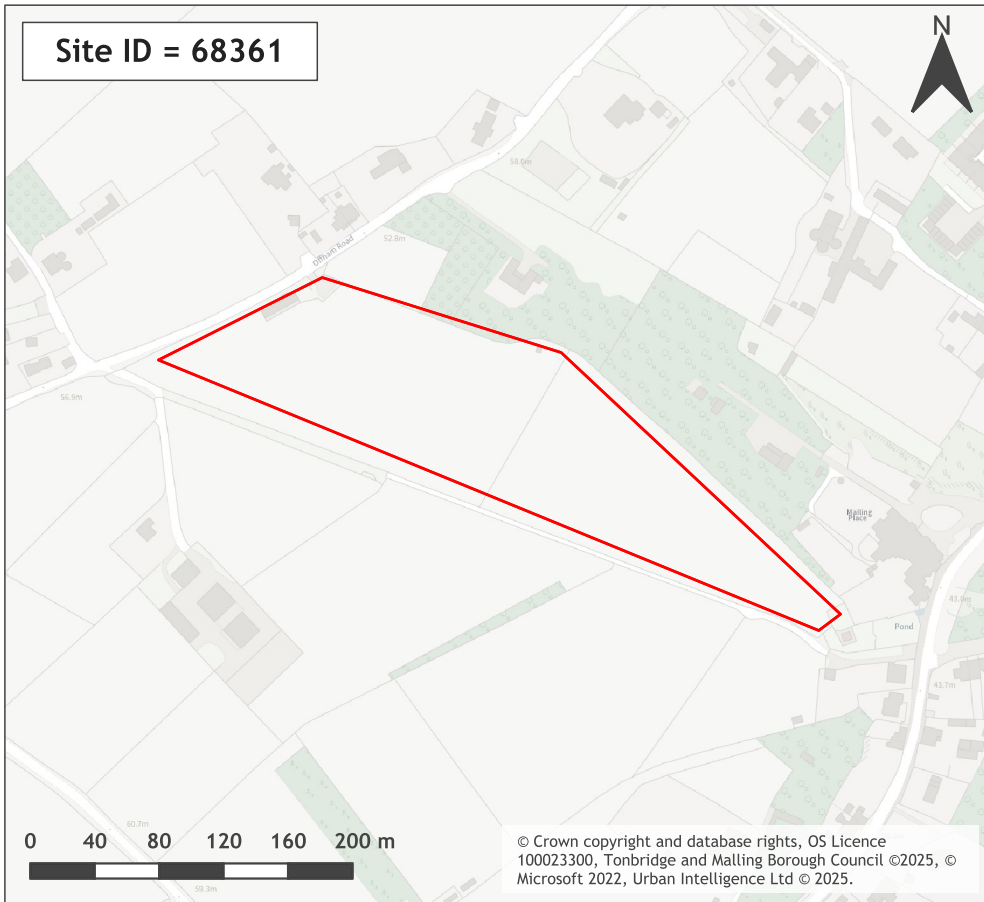


TMBC LAA Reference	68368
Site Address	Land West of Teston Road and North of King Hill, St. Leonards Street
Parish	West Malling
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	Kings Hill
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	7.2
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion

The site is located northwest of Kings Hill with a road frontage to Teston Road. The site itself is of agricultural and equestrian use comprising of a large arable field with several adjacent paddocks. The site is undulating in topography with a moderate slope to the west with a steeper bank and channel on the south boundary. The site can be seen through deciduous vegetation along the south and east boundary with an access point at the southeast corner on Teston Road. The remaining boundaries abut either woodland or private property. The site is located within the Green Belt and to north boundary is Ancient Woodland and a Priority Habitat. The site is adjacent to a sustainable settlement, but is some distance from the services and facilities, and would therefore feel remote. The site has therefore been excluded from further detailed assessment.

# LAA Site Summary - No

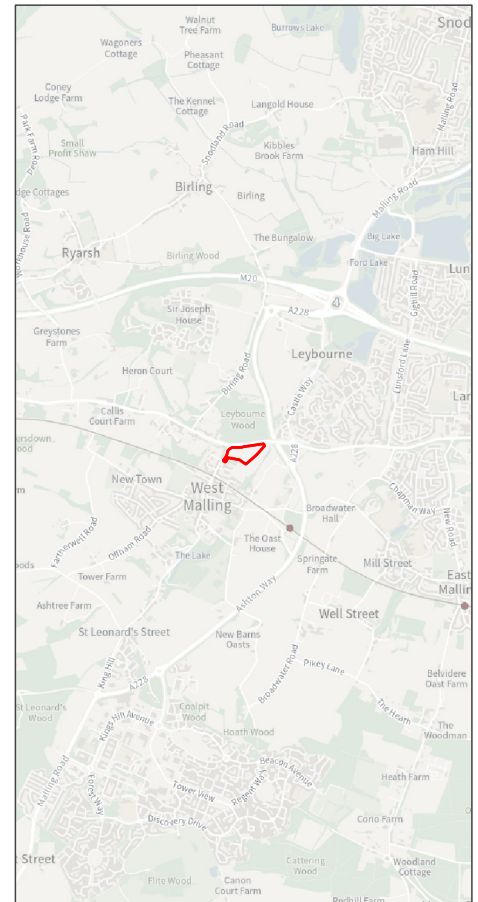
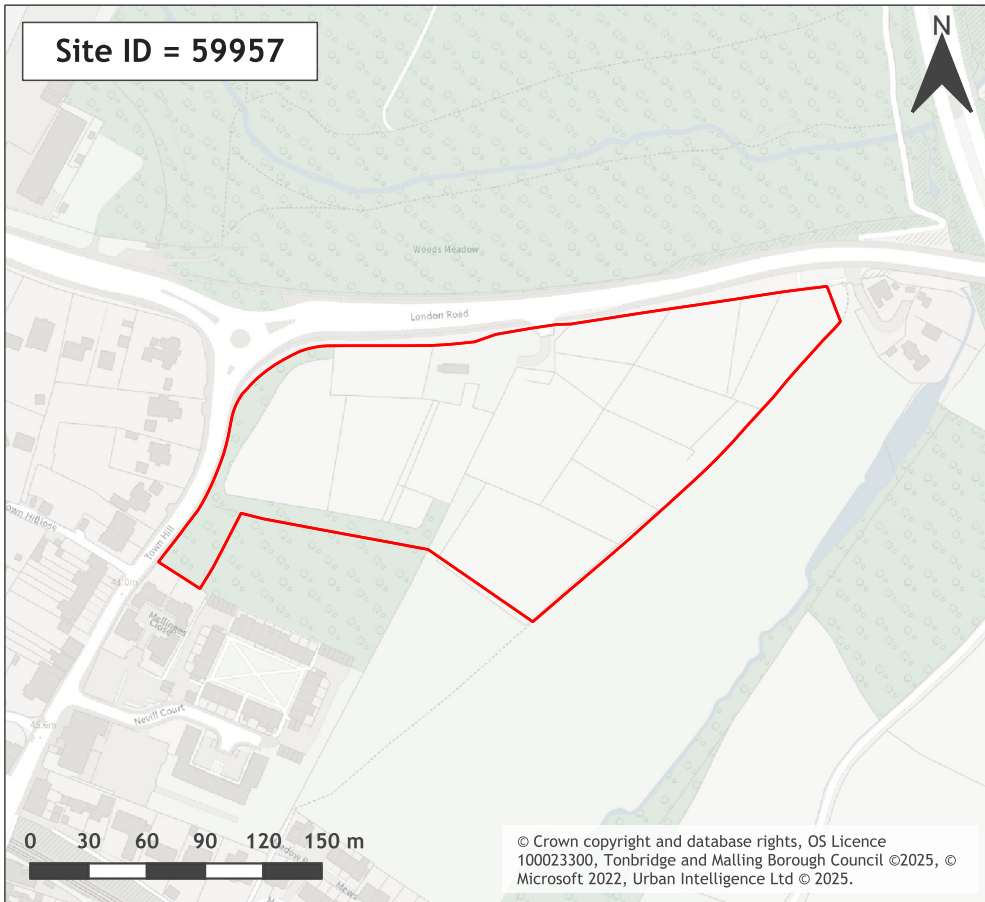


TMBC LAA Reference	68361
Site Address	Land Opposite 170 Offham Road, West Malling
Parish	West Malling
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	West Malling
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	3.01
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion

This site is located within the Green belt and is a site that is remote from any settlement and is therefore considered to be an unsustainable location and not suitable for development.

## LAA Site Summary - No

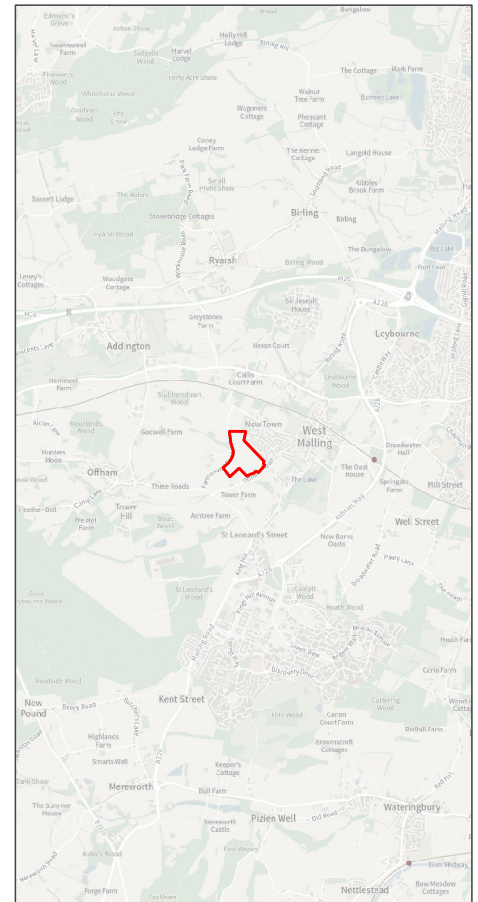


TMBC LAA Reference	59957
Site Address	Land East of Town Hill, West Malling
Parish	West Malling
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	West Malling
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	3.14
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion

A steeply sloping site used for paddocks. It is mainly screened from the A20 and Town Hill by hedgerows and trees on top of a bank and in the case of Town Hill a ragstone retaining wall, but with occasional glimpses of the site. It is prominent to view from the public footpath that bounds the site to the south. There are some trees within the site and a single stable block. There is a vehicular access into the site from the A20. In terms of surrounding uses, there is woodland or agricultural land to the north, south and east. Residential on the other side of Town Hill to the west. The site is adjacent to a sustainable settlement, however the Landscape and Heritage evidence concludes that this site is unsuitable for development. In terms of heritage, even with mitigation, this site is likely to generate levels of less than substantial harm to heritage assets in the vicinity. The allocation is identified as part of an important open green space identified in the Conservation Area Appraisal and lies just north of a key vantage point for wider views of the north downs. Mitigation of visual impacts could reduce the impact but there will always be a residual harm issue owing to loss of the open space.

# LAA Site Summary - No

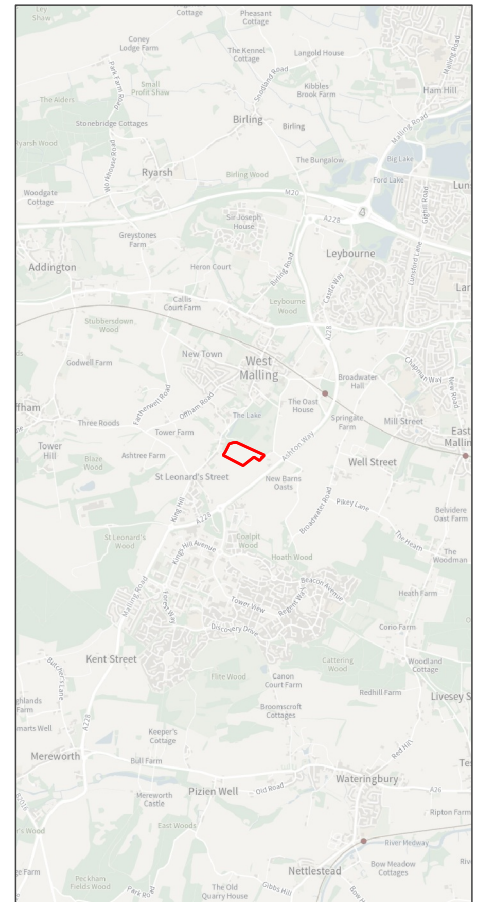


TMBC LAA Reference	68405
Site Address	Land East of Fatherwell Road, off (West of) Fatherwell Avenue and Northwest of Offham Road, West Maling
Parish	West Malling
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	West Malling
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	13.98
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	<p>A large open greenfield site situated between Fatherwell Lane and Offham Road. The site offers extensive views across to the south east from Offham Road. Boundaries include typically low-level hedgerow with some fencing. Fatherwell Lane is very narrow (single access). Residential uses in surroundings including 2 storey semi and detached dwellings. The site is located within the Green belt and the sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. The site is not recommended for further consideration. The site also has limited potential in landscape grounds also. The site is therefore considered unsuitable for development.</p>
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## LAA Site Summary - No



TMBC LAA Reference	59849
Site Address	Land West of Windmill Lane East, West Malling, ME19 6HS
Parish	West Malling
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	West Malling
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	5.62
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	<p>This site is a greenfield site located to the south of West Malling. Manor Park Country Park forms the northern boundary. West and East is residential, open fields to the south.</p> <p>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.</p>
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