

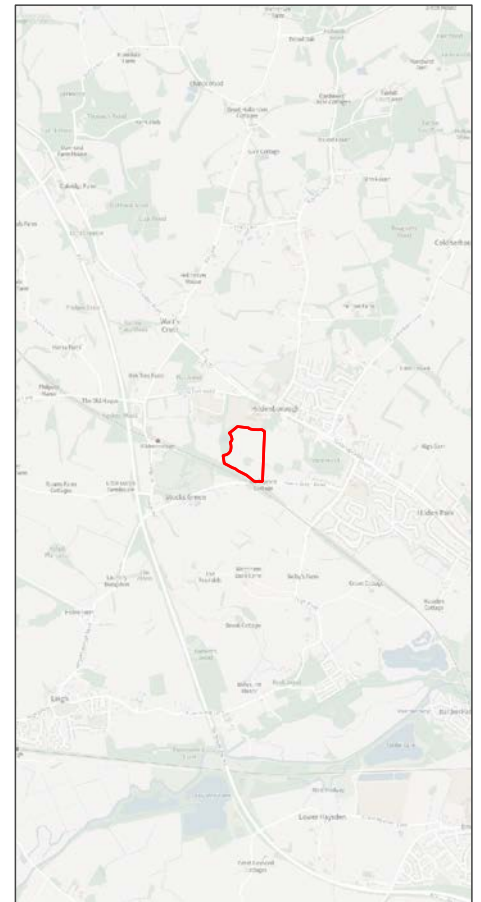
LAA Site Summary - No



TMBC LAA Reference	59679
Site Address	Existing premises at Fosse Bank School, Noble Tree Road, Hildenborough, Tonbridge
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Educational Provision
Suitable	No
Deliverable	No
Gross Site Area (ha)	10.95
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the south of Noble Tree Road, west of Hildenborough. The site is a mixture of educational uses in the north, and agricultural land in the south, the two halves divided by a nature tree line running east west across the centre of the site. It is bounded by ancient woodland and areas identified as priority habitat to the east, a railway line to the south, ancient woodland, agricultural land a children’s nursery and a residential property to the west, with Noble Tree Road to the north. A Public Right of Way runs along the majority of the eastern boundary. The site is wholly in the Green Belt. The Stage 2 Green Belt Assessment concludes that the sub-area performs weakly against the NPPF purposes but makes an important contribution to the wider Green Belt and does not recommend it further consideration. The site also falls wholly within a non-designated Historic Park and Garden. The heritage evidence identifies that development in the north of the site could impact on heritage assets. Given its remoteness from the existing settlement and constraints, it is considered to be unsuitable for development.
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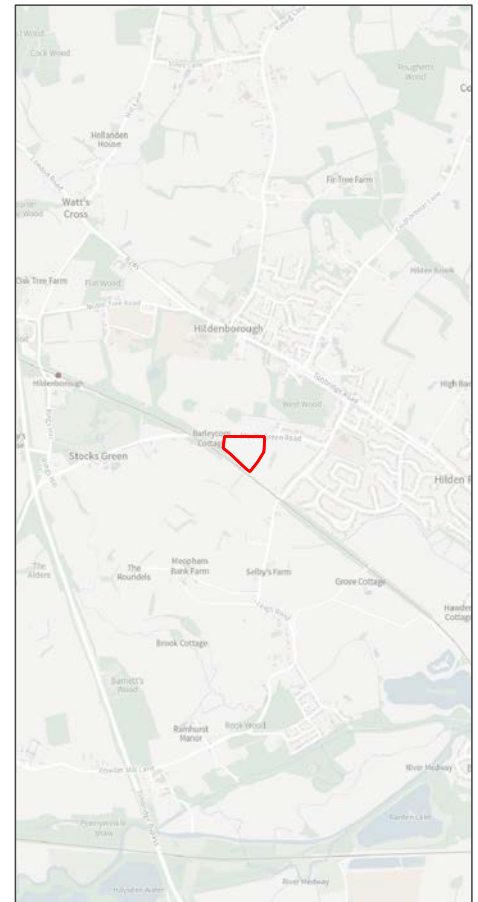
LAA Site Summary - Yes



TMBC LAA Reference	59653
Site Address	Land North of Stocks Green Road, Hildenborough
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Agriculture
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	9.3
Developable Site Area (ha)	9.3
Residential Yield	248
Employment floorspace (sqm)	0
Timescale	Medium-term

LAA Conclusion	The greenfield site is located to the north of Stocks Green Road, and to the south of Sackville School. It is in agricultural use, with a pocket of ancient woodland in the centre of the site. It is bounded to the south by Stocks Green Road, a railway line and mature trees, by ancient woodland to the west, by Sackville School and its grounds to the north and by agricultural land to the east. The site is wholly within the Green Belt, and within a non-designated Historic Park and Garden. The Stage 2 Green Belt Assessments concludes that the sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. However, the site is in a sustainable location and the need to promote sustainable development in accessible locations is considered to outweigh the Green Belt recommendation in this instance. The heritage evidence recommends locating development away from the northern boundary in order to provide a buffer to neighbouring heritage assets. Therefore, the site is considered to be suitable, available and achievable, and is proposed for allocation.
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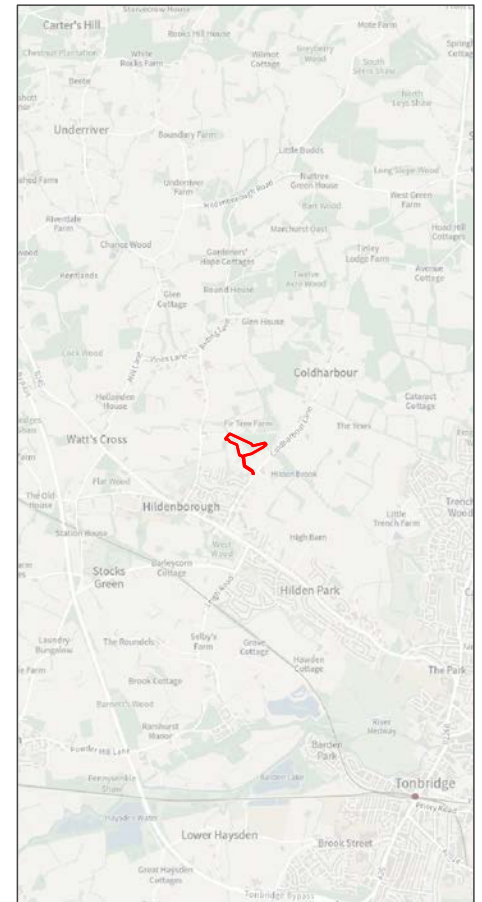
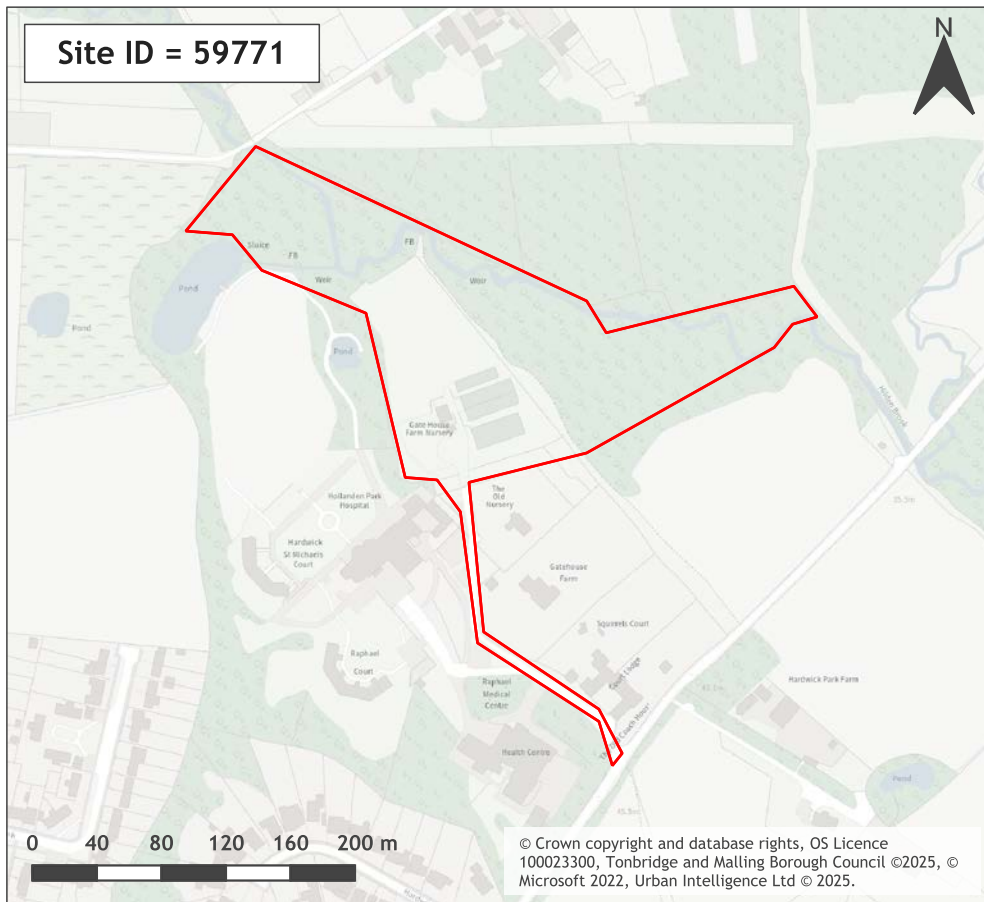
LAA Site Summary - Yes



TMBC LAA Reference	59615
Site Address	Land South of Stocks Green Road, Hildenborough
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Agriculture
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	2.7
Developable Site Area (ha)	2.7
Residential Yield	65
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	This greenfield site is located to the south of Stocks Green Road, Hildenborough. It is in agricultural use and is bounded by a railway line to the south, a single residential property to west, a small cluster of residential properties and agricultural land to the east, and Stocks Green Road to the north. There is a Public Right of Way running along the eastern boundary of the site, and an area identified as priority habitat to the south west of the site. The site lies wholly within the Green Belt. The Stage 2 Green Belt Assessment concludes that the sub-area performs strongly against the NPPF purposes but makes a less important contribution to the wider and is recommended for further consideration. This site is suitable, available and achievable, and proposed for allocation.
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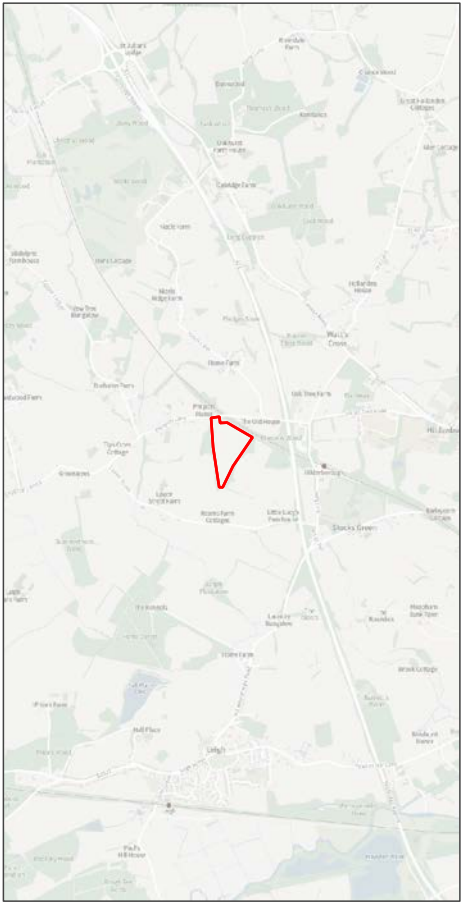
LAA Site Summary - No



TMBC LAA Reference	59771
Site Address	Gatehouse Nursery, Coldharbour Lane, Tonbridge
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Agriculture, Nature, Woodland
Suitable	No
Deliverable	No
Gross Site Area (ha)	3.24
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This back land site is located to the north of Coldharbour Lane, north of Hildenborough. The site is a mixture of horticulture and woodland. It is bounded by woodland to the north, west and east, with agricultural land, medical uses and large detached residential properties to the south. The site is wholly in the Green Belt, and the north of the sites falls within an area identified as priority habitat as well as Flood Zone 3b. Given its remoteness from the existing settlement and constraints, it is considered to be unsuitable for development.
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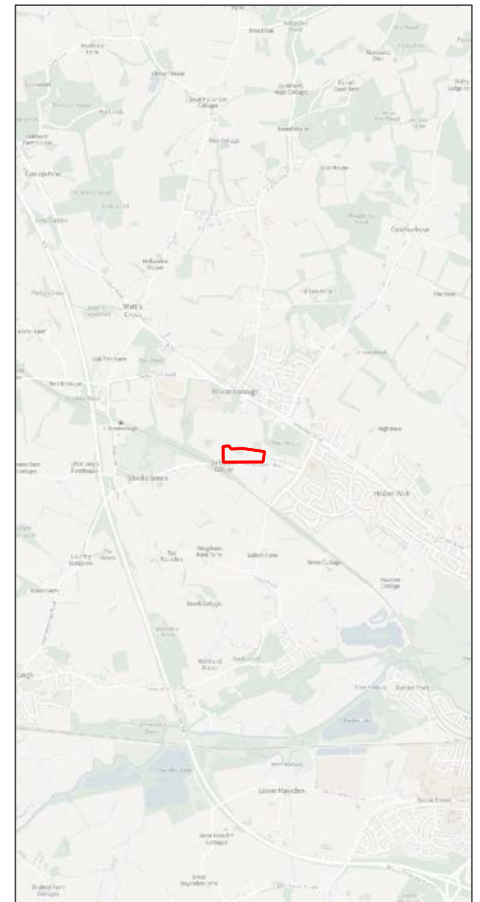
LAA Site Summary - No



TMBC LAA Reference	59783
Site Address	Land At Philpots Lane, Tonbridge
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	7.13
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This greenfield site is located to the south of Philpots Lane, west of Hildenborough. The site is in agricultural use. It is bounded by ancient woodland on all but the northern boundary, with a railway line to the north, and agricultural land to the east and south, and woodland and agricultural land in the west. The site is wholly in the Green Belt. Given its remoteness from the existing settlement, it is considered to be unsuitable for development.
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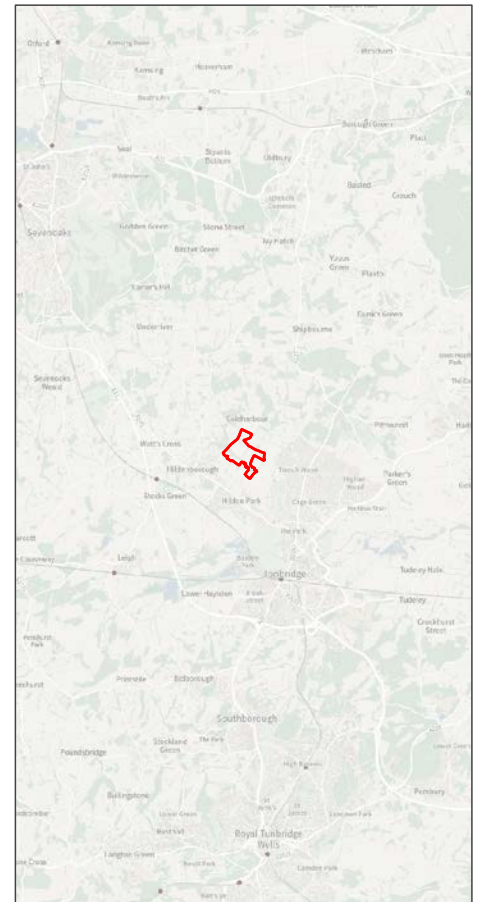
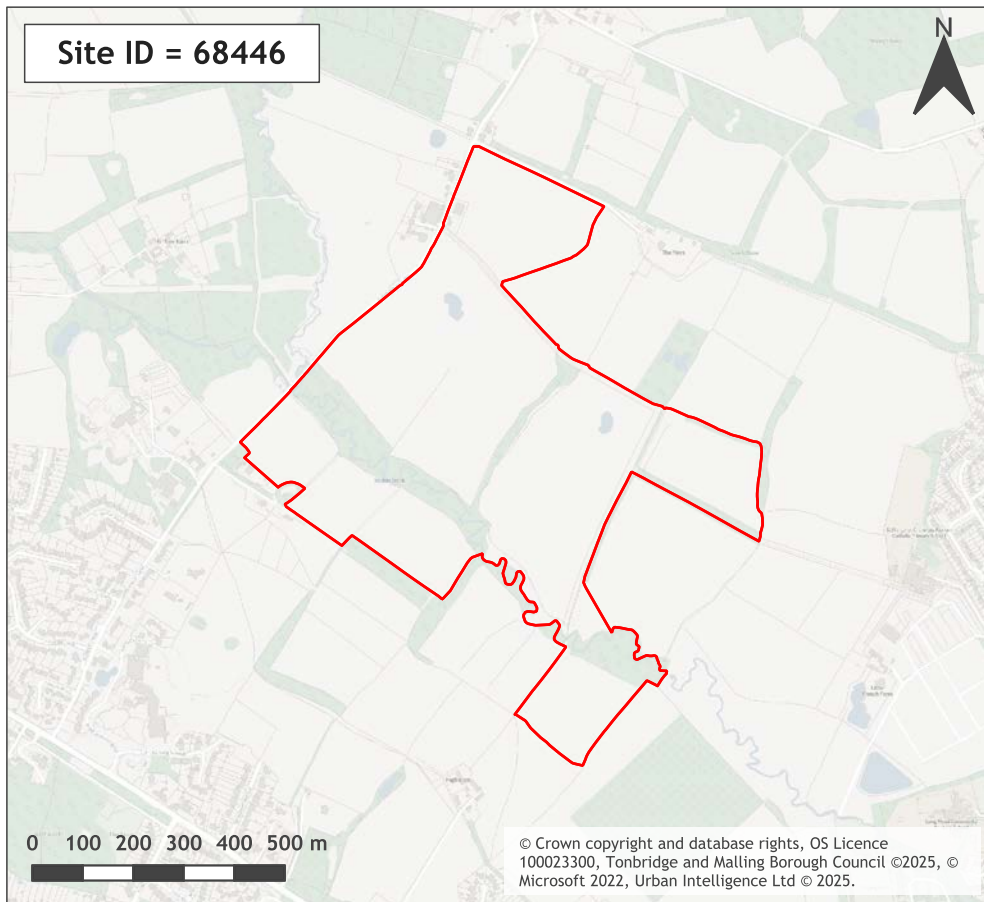
LAA Site Summary - Yes



TMBC LAA Reference	68433
Site Address	Land fronting Stocks Green Road, Hildenborough
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Agriculture
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	3.22
Developable Site Area (ha)	3.22
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The greenfield site is located to the north of Stocks Green Road, Hildenborough. It is grassland and woodland. It is bounded to the south by Stocks Green Road, agricultural land to the west, by agricultural land and woodland to the north, and residential properties to the east. The site is wholly within the Green Belt, within a non-designated Historic Park and Garden. Some of the land in the north falls within Flood Zone 3b, and there is an area identified as priority habitat in the north of the site. The Stage 2 Green Belt Assessments concludes that the sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. However, the site is in a sustainable location and the need to promote sustainable development in accessible locations is considered to outweigh the Green Belt recommendation in this instance. Therefore, the site is considered to be suitable, available and achievable, and is proposed for allocation. This site overlaps with, and is being considered as part of 68432.
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LAA Site Summary - No



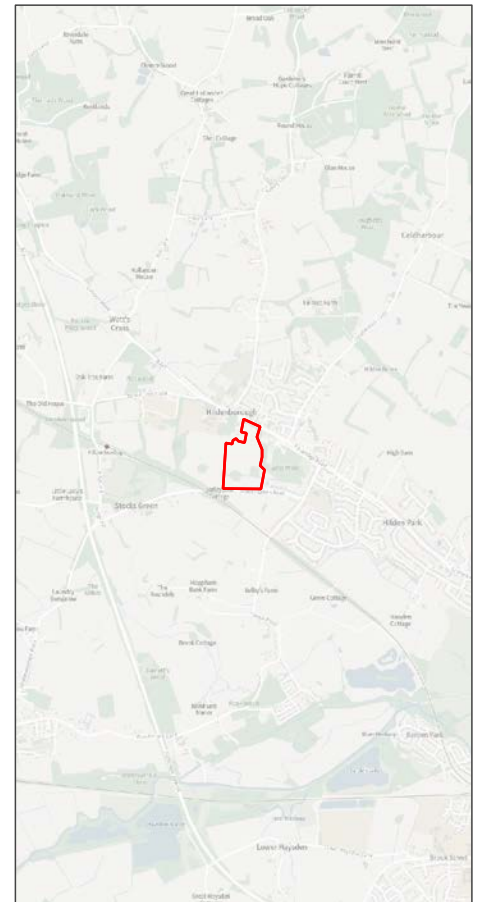
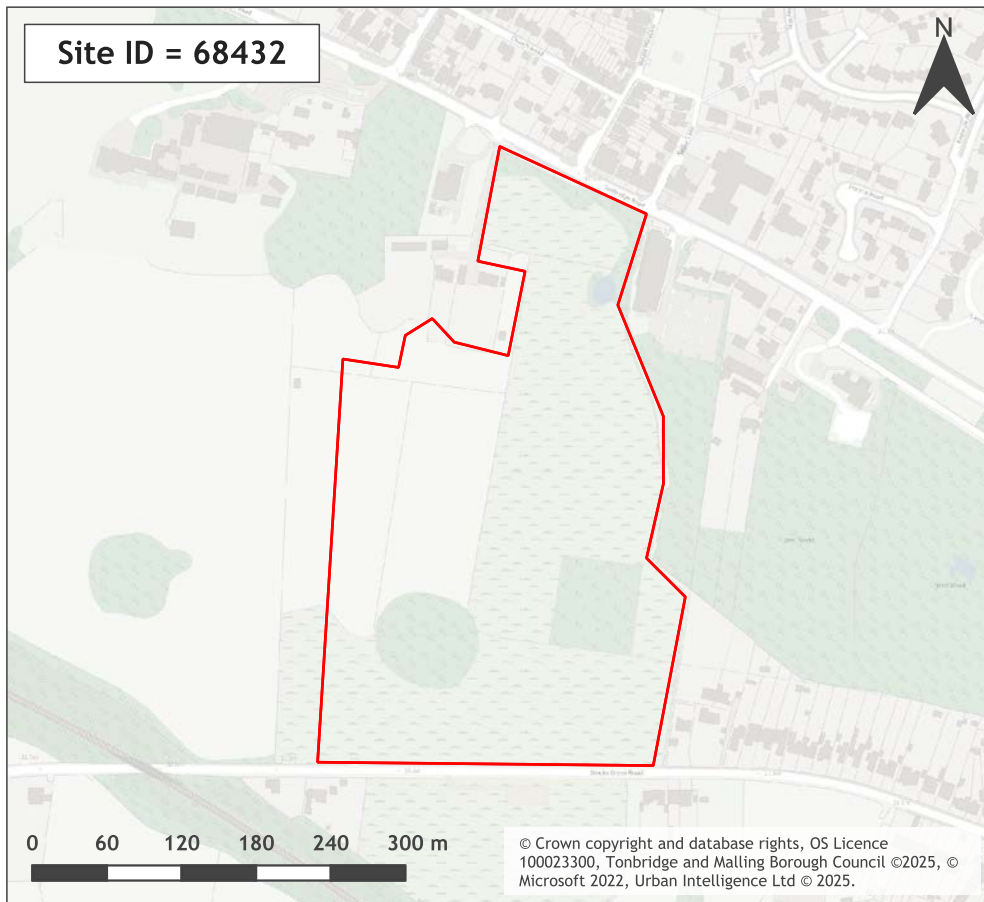
TMBC LAA Reference	68446
Site Address	Land east of Coldharbour Lane
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	48.49
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion

This greenfield site is located east of Coldharbour Lane, north east of Hildenborough and north of Hilden Park. The majority of the site is in agricultural use, with a stream and woodland running through the centre of the site, along with hedgerows dividing the individual fields. The site is surrounded by agricultural land, with pockets of woodland, and some farm building in along the western boundary. There are several Public Rights of Way that run through the site and along its boundaries. The site is wholly within the Green Belt, and a line of ancient woodland runs south east to north west through the centre of the site along the route of the Hilden Brook, which falls within Flood Zone 3b. There is also an area identified as priority habitat in the west of the site. The site is adjacent to a Conservation Area in the north west.

Given the site is remote from any existing settlement and the constraints above, it is considered to be unsuitable for development.

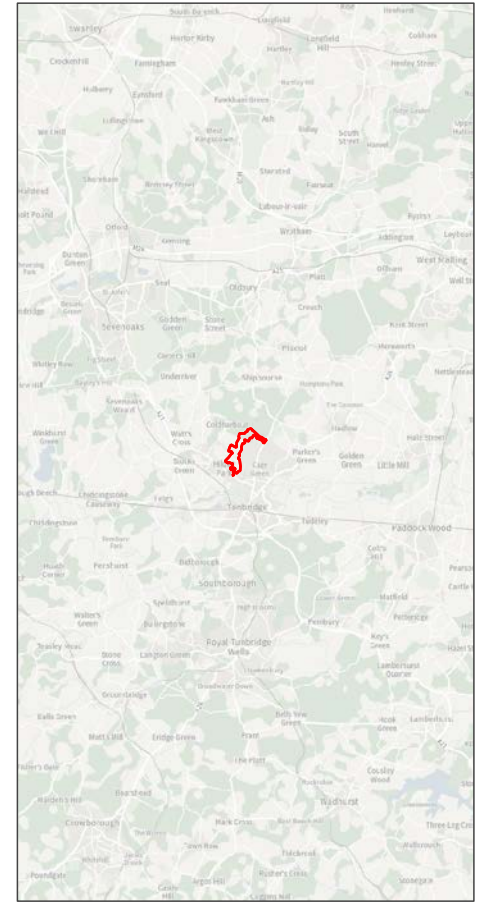
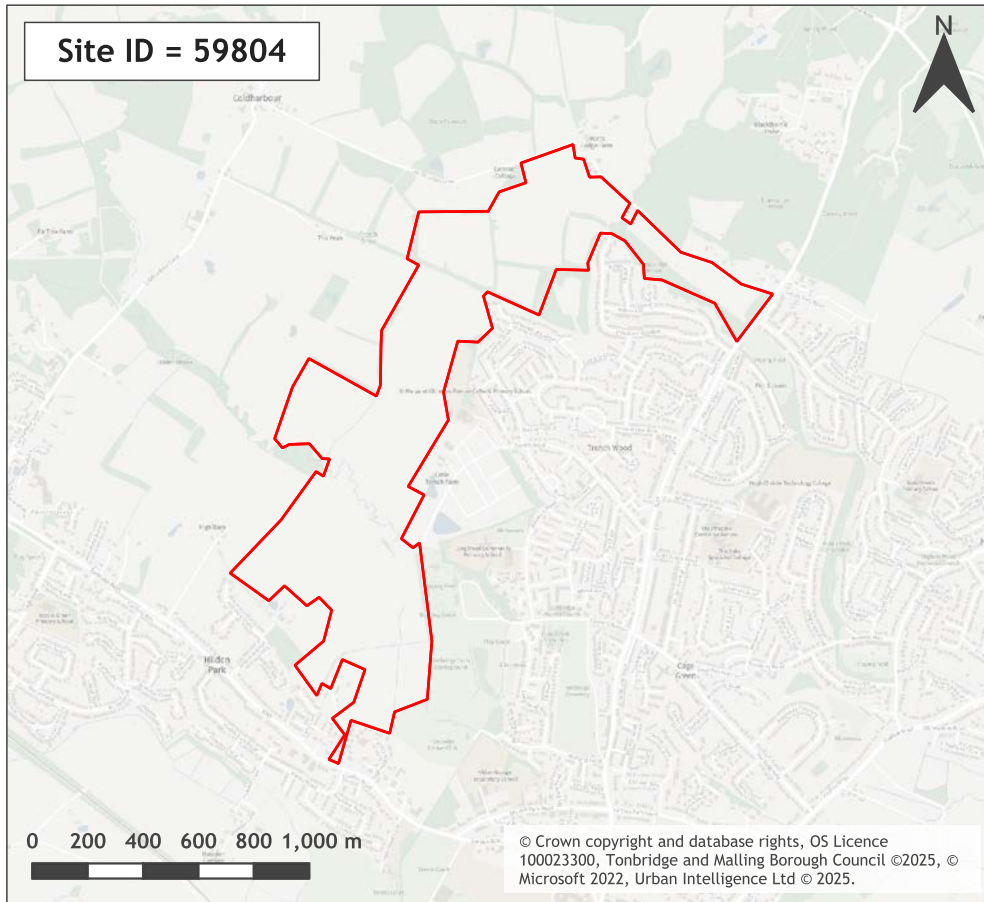
LAA Site Summary - Yes



TMBC LAA Reference	68432
Site Address	Land between Tonbridge Road and Stocks Green Road, Hildenborough
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Agriculture
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	10.38
Developable Site Area (ha)	12.08
Residential Yield	232
Employment floorspace (sqm)	0
Timescale	Medium-term

LAA Conclusion	The greenfield site is located to the north of Stocks Green Road, and to the south of Tonbridge Road. It is partly in agricultural use, and partly grassland and woodland. It is bounded to the south by Stocks Green Road, agricultural land to the west, by Tonbridge Road and a cluster of residential properties to the north, with an area identified as priority habitat and commercial properties to the east. The site is wholly within the Green Belt, within a non-designated Historic Park and Garden. Some of the land in the south and east falls within Flood Zone 3b, and there is an area identified as priority habitat in the north of the site, and the site is adjacent to a Conservation Area in the north. The Stage 2 Green Belt Assessments concludes that the sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. However, the site is in a sustainable location and the need to promote sustainable development in accessible locations is considered to outweigh the Green Belt recommendation in this instance. The heritage evidence recommends locating development away from the northern boundary in order to provide a buffer to neighbouring heritage assets. Therefore, the site is considered to be suitable, available and achievable, and is proposed for allocation.
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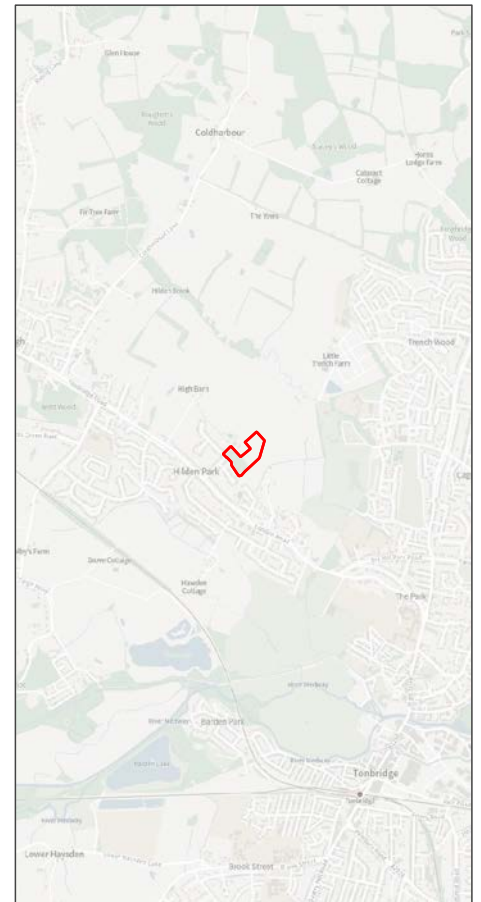
LAA Site Summary - No



TMBC LAA Reference	59804
Site Address	Land West of Tonbridge
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	101.73
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is a large area of land that wraps around the north west of the Tonbridge urban area. It extends from properties to the rear of London Road B245, northwards following the built confines where land ownership allows, to Horns Lodge Lane. The site comprises predominantly agricultural fields but also includes paddocks in the north take are used for livestock and horses. Site access is considered to be a constraint given the scale of the site, as this could only be achieved from Oast Lane in the south and Horns Lodge Lane in the north, both of which would require upgrade. The site is visually well contained within northernmost parcels adjacent to Frogbridge Wood due to the mature tree cover, more open in the middle and south due to topography. The site includes parcels of woodland, some of which are protected by tree preservation orders, as well as areas of priority habitat. The site is wholly within the Green Belt, the assessment of which concludes that the sub-area in which the site is situated performs moderately against the NPPF purposes but makes an important contribution to the wider Green Belt. The site is not therefore recommended for further consideration. In terms of potential heritage impacts, the Heritage Assessment concludes that development of the site would pose a low risk of significant impact. Site access via London Road in vicinity of Manor Cottages has potential to impact on the setting of these buildings. The site boundary adjacent to the barn at Latters Farmhouse and could result in erosion of the rural context. Given the identified constraints the site is deemed unsuitable for development.
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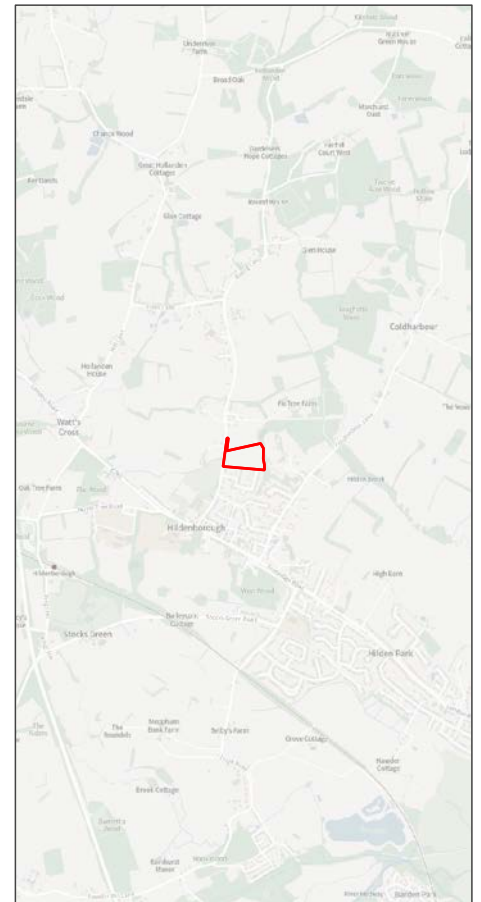
LAA Site Summary - Yes



TMBC LAA Reference	59745
Site Address	Hilden Farm Road, Tonbridge
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	2.81
Developable Site Area (ha)	2.81
Residential Yield	30
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	This site is situated north east of Hilden Park, a residential road of detached and semi-detached dwellings, and is adjacent to existing built confines. The site wraps around the curtilage of an existing detached dwelling to the north east, south east and south western sides. It comprises two agricultural paddocks that are used for grazing. The site could be made accessible from Hilden Avenue/Hill View Road with the creation of a new site access, or the rearrangement of the existing access to properties which are situated to the rear. The site slopes gently upwards to the northeast and the lower part contains some mature TPO trees. Beyond the internal field/paddock boundary the site is flat within the northern most part and is partially contained by existing hedge and tree screening. The site is situated wholly within the Green Belt but is otherwise unconstrained. The Green Belt Assessment concludes that the site is part of a sub-area that performs moderately against the NPPF purposes but makes an important contribution to the wider Green Belt. The sub-area is not recommended for further consideration. The landscape visual appraisal concludes that development of the site would result in high to moderate overall impacts. It therefore concludes that the site has very limited potential independently but better potential with the 'Hilden Park/Tonbridge West Group. The Heritage Assessment concludes that development of the site would pose a moderate risk of significant conflict, given the site's western boundary is close to the curtilage of a listed barn at Latters Farmhouse. It further concludes that the landscape to the east of the site is more open to visual impact as there is less tree planting. When considering this site as part of a wider area of sites and in considering the location of this on sustainability grounds, this site is considered to be suitable, available and achievable, and is proposed for allocation.
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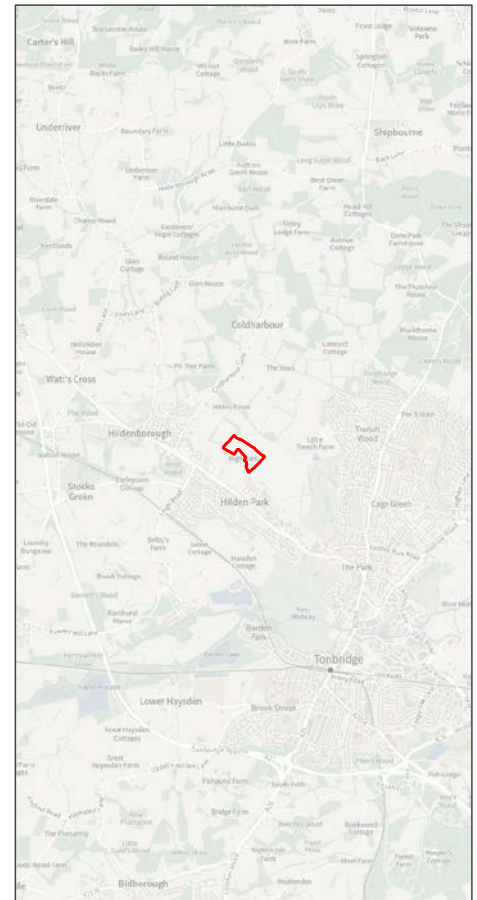
LAA Site Summary - Yes



TMBC LAA Reference	59896
Site Address	Ivy Hall Farmland, St Marys Road, Wrotham, Sevenoaks
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Agriculture
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	3.33
Developable Site Area (ha)	3.33
Residential Yield	77
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	This site is situated east of Riding Lane and north of Riding Park, adjacent to the built confines of Hildenborough. A flat open field in current agricultural use, it is visually well contained due to mature trees and hedges to boundaries. Site access is available from Riding Lane, currently gated. This could be easily improved for both vehicles and pedestrians, to provide continuous footway provision. The site is relatively unconstrained but is wholly in the Green Belt. The Green Belt Assessment concludes that the site is part of a sub-area which performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. The site is therefore recommended for further consideration. The Landscape Visual Appraisal concludes that development of the site would have moderate to low impact, it therefore has good development potential. The site is considered appropriate as it is located adjacent to the built confines of Hildenborough, which is considered to be a sustainable location. This site is therefore considered to be suitable, available and achievable.
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LAA Site Summary - No



TMBC LAA Reference	68441
Site Address	Land at High Barn, Hildenborough
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	7.61
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The greenfield site is located to the west of Tonbridge, close to the Hilden Park area. The site is predominantly agricultural land divided by hedgerows, with some associated buildings, and accessed via a long farm track off the Tonbridge Road. The site is surrounded on all sides by agricultural land. There are two Public Rights of Way, one runs along running along the western edge and one runs north south through the site . The site is wholly within the Greenbelt. The Stage 2 Green Belt Assessment concludes that the sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt and is therefore not recommended for further consideration. The landscape evidence concludes that if only the southern adjoining sites come forward (59893 and 68401) then it is still considered that there would be only limited or no potential for development at this site. Therefore, although the site is close to a sustainable settlement, the Green Belt and Landscape evidence concludes that this site is unsuitable for development.
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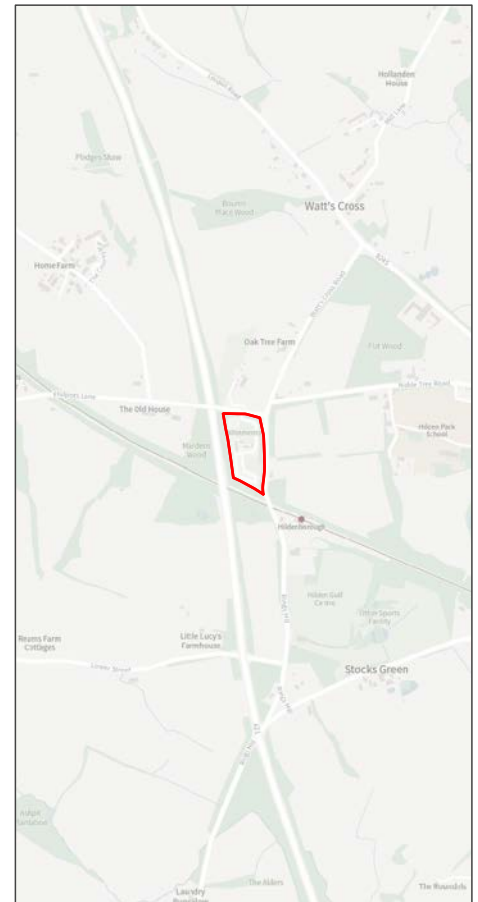
LAA Site Summary - No



TMBC LAA Reference	58775
Site Address	Land at Horns Lodge Lane and west of Horns Lodge Farm, Tonbridge
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.9
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the north and south of Horns Lodge Lane, north of Tonbridge. It is in agricultural use and does not have defined boundary features. There is agricultural land to the south and west, a line of ancient woodland to the north and a cluster of residential properties 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 an important contribution to the wider Green Belt and is therefore not recommended for further consideration. There are some Tree Preservation Orders in the north of the site, Publish Rights of Way run through the centre of the site, and along part of the eastern boundary. This site is considered to be unsuitable given that it is in an unsustainable location, remote from the defined boundary of any settlement.
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LAA Site Summary - No



TMBC LAA Reference	68373
Site Address	Land south of Philpots Lane and west of Rings Hill, Hildenborough
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Allotments
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.9
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the south of Philpots Lane, west of Rings Hill, Hildenborough. The site is allotments. It is bounded by a railway line to the south, by mature trees and the A21 to the west, by mature trees and Rings Hill to the west and Philpots Lane to the north. The site is wholly in the Green Belt. Given its remoteness from the existing settlement, it is considered to be unsuitable for development.
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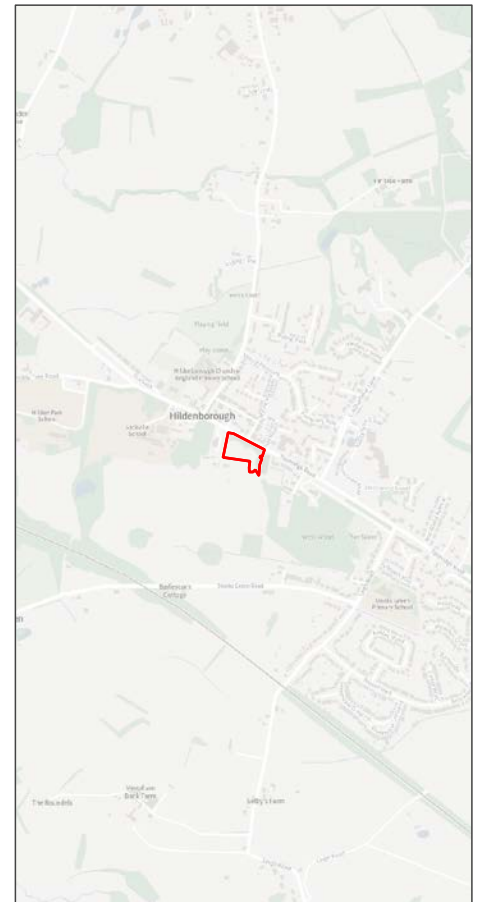
LAA Site Summary - No



TMBC LAA Reference	58902
Site Address	Existing premises at Langley Hotel, London Road, Tonbridge
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Health
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.28
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the north of London Road and west of Courtlands in Hilden Park. It is a care home with mature trees along its northern and eastern boundaries. There are large detached residential properties to the west, woodland to the north, mature trees, a footpath and Hilden Brook to the east and London Road to the south. This relatively unconstrained brownfield site is located within a sustainable settlement and is currently in use as a care home so there remains uncertainty over whether the site is available for development. Therefore, the site is considered to be unavailable.
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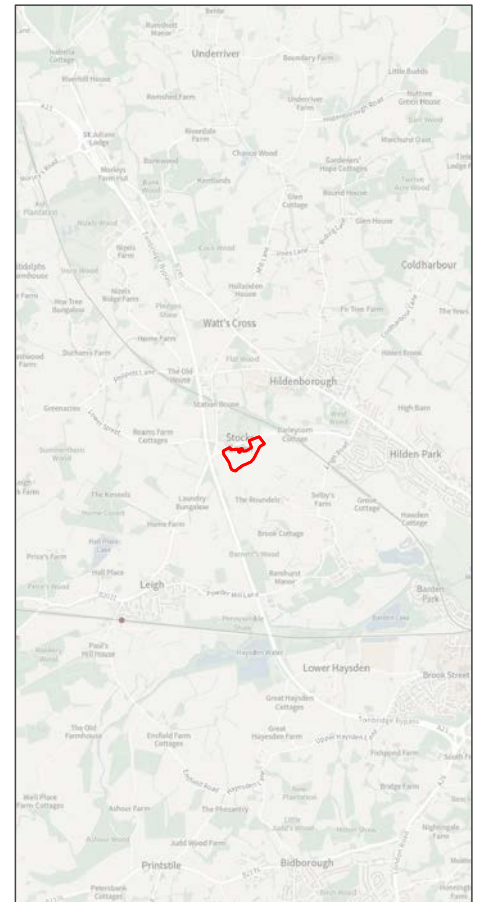
LAA Site Summary - No



TMBC LAA Reference	68439
Site Address	Land fronting Tonbridge Road, Hildenborough
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.96
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This greenfield site is located south of Tonbridge Road, Hildenborough. There is a commercial property to the east, woodland and grassland to the south, large detached residential properties to the west and Tonbridge Road to the north. The site falls wholly within the Green Belt. The Stage 2 Green Belt Assessments concludes that the sub-area performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. However, the site is in a sustainable location and the need to promote sustainable development in accessible locations is considered to outweigh the Green Belt recommendation in this instance. The north of the site, fronting Tonbridge Road, is covered by a Tree Preservation Order which may impact on the ability to provide suitable vehicular access in to the site. The site is within a non-designated Historic Park and Garden and is also adjacent to a Conservation Area. A Public Right of Way runs along the eastern boundary. Although the site is adjacent to a sustainable settlement, the Tree Preservation Order along the frontage with Tonbridge Road suggest that in isolation this site is unsuitable for development, unless alternative access could be provided.
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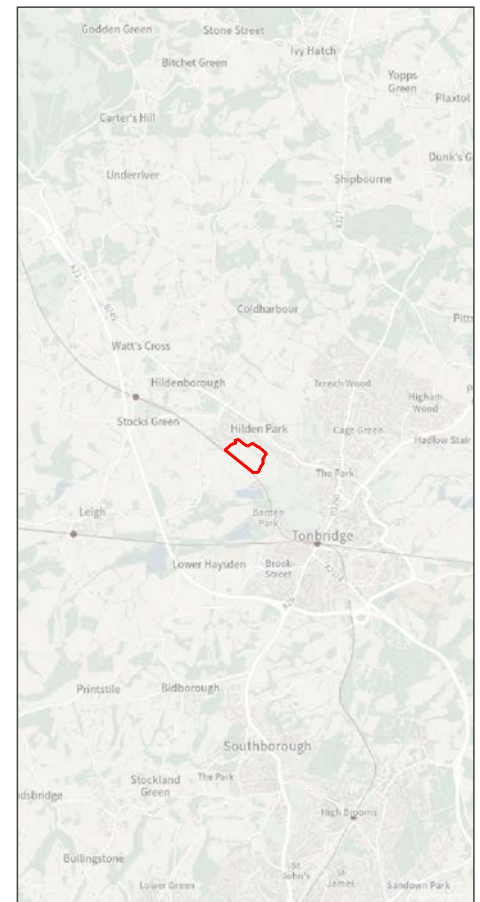
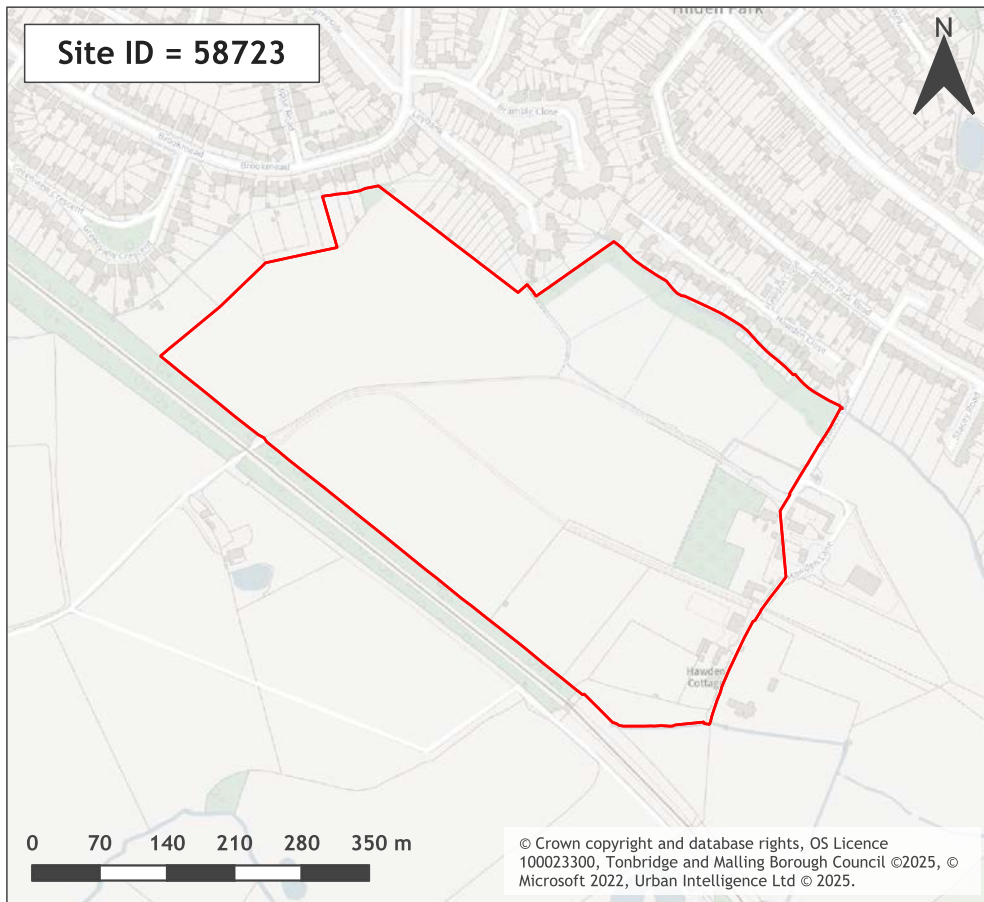
LAA Site Summary - No



TMBC LAA Reference	68416
Site Address	Land Adjoining the Old Barn, Stocks Green Road, Hildenborough, Tonbridge
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	6.97
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is situated on the southern side of Stocks Green Road, east of the junction with Rings Hill. The site comprises existing parcels of woodland and a field. The site wraps around the rear of an existing group of residential properties including Stocks Close that front onto Stocks Green Road, which include listed buildings. The site is wholly within the Green Belt. The site is in an unsustainable location distant from the existing built confines of Hildenborough, which is the nearest settlement. For these reasons it is not considered suitable for development.
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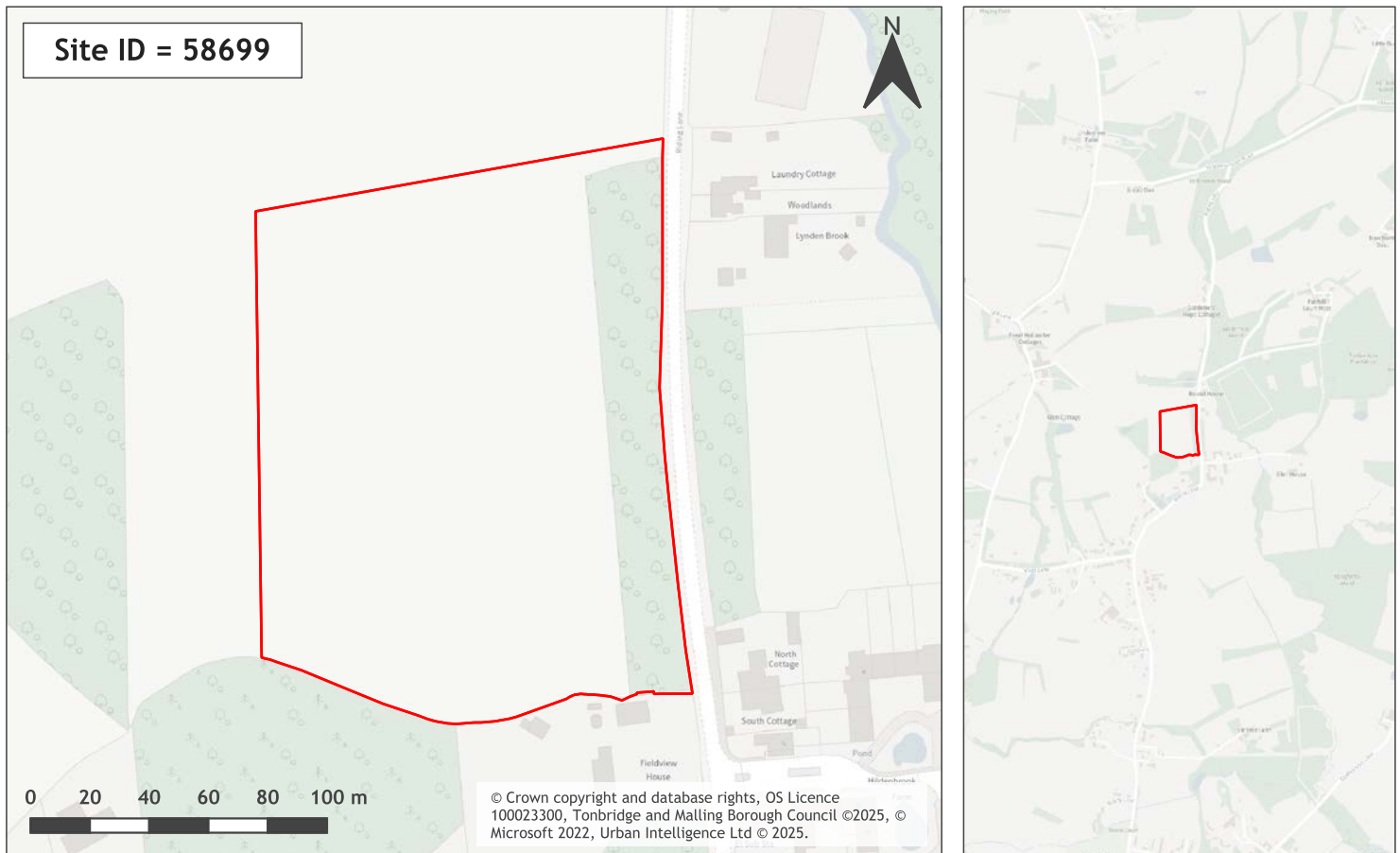
LAA Site Summary - No



TMBC LAA Reference	58723
Site Address	Land at Hawden Farm, west of Hawden Lane and south (rear of) 1 to 30 Hawden Close, Tonbridge
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	21.13
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located west of Hawden Lane, south of Hilden Park. The site is in predominantly agricultural use, with some isolated residential properties in the east of the site. There is a railway line to the south, with residential properties to the north, with residential properties and agricultural land to the west, and agricultural land and isolated detached residential properties to the east. The Hildenborough Embankment flood storage/mitigation scheme is situated within the north east of the site. The site is wholly within the Green Belt and there is an area identified as priority habitat in the east of the site, along with several Listed Buildings within and adjacent to the site. The northern portion of the site is within Flood Zone 3b, which would mean that development on the rest of the site would be detached from Hilden Park. There are several Public Rights of Way crossing the site. Although in close proximity to Hilden Park, the site has not been promoted by the landowner. As there remains uncertainty over the site's availability, it is considered to be unavailable.
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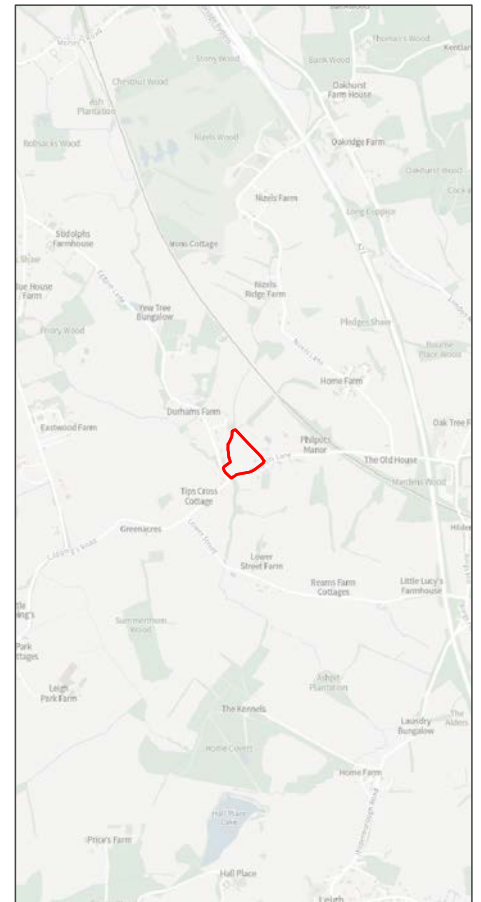
LAA Site Summary - No



TMBC LAA Reference	58699
Site Address	Land north of Fieldview House and west of Riding Lane, Hildenborough
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	2.45
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site located to the west of Riding Lane north of Hildenborough. It is currently in predominantly agricultural use, with mature trees along the eastern boundary. It is bounded by agricultural land to the east and north, with an area identified as priority habitat and large detached residential property to the south, and woodland and residential properties to the east. The site is in the Green Belt. The site is outside any settlement confines. Given its remoteness from the existing settlement, it is considered to be unsuitable for development.
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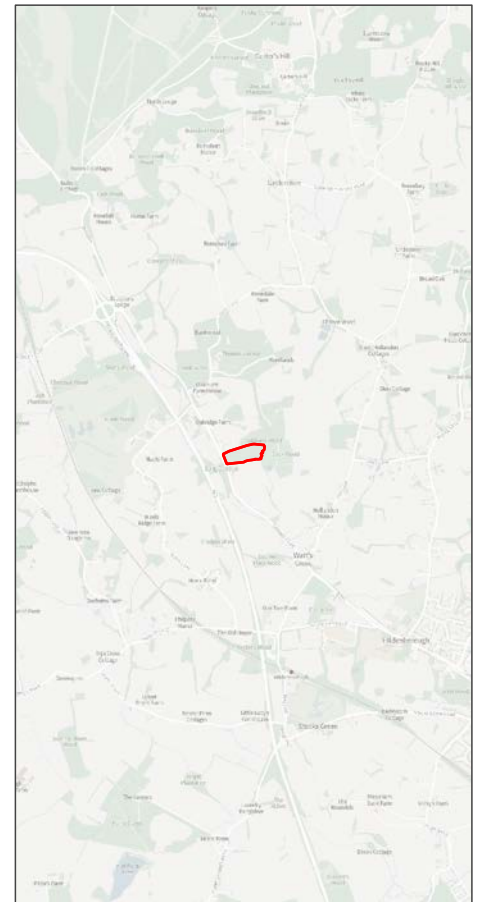
LAA Site Summary - No



TMBC LAA Reference	68383
Site Address	Land north of Philpots Lane and east of Eggpie Lane, Hildenborough
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	2.78
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the north of Philpots Lane, and east of Eggpie Lane, west of Hildenborough. The site is a single large detached Grade 2 listed residential property with associated grounds. It is bounded by large detached residential properties and mature trees, with some agricultural land to the east and south. The site is wholly in the Green Belt. Given its remoteness from the existing settlement and on-site heritage asset, it is considered to be unsuitable for development.
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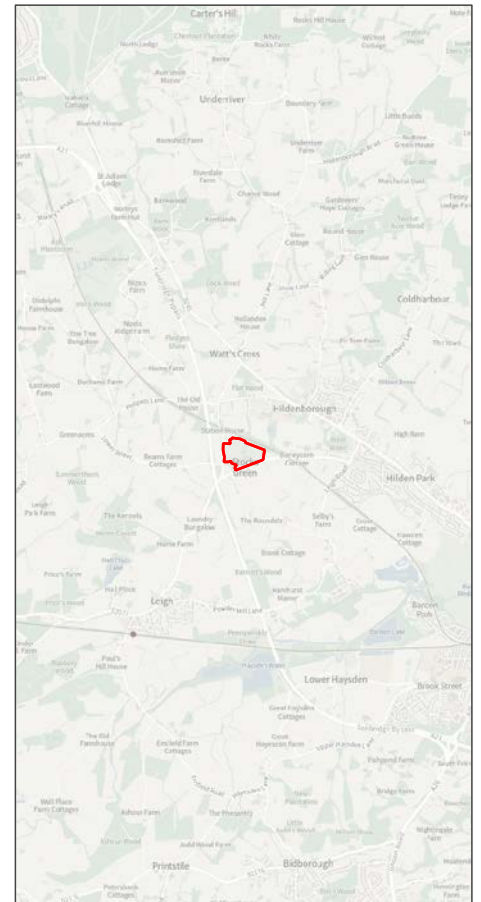
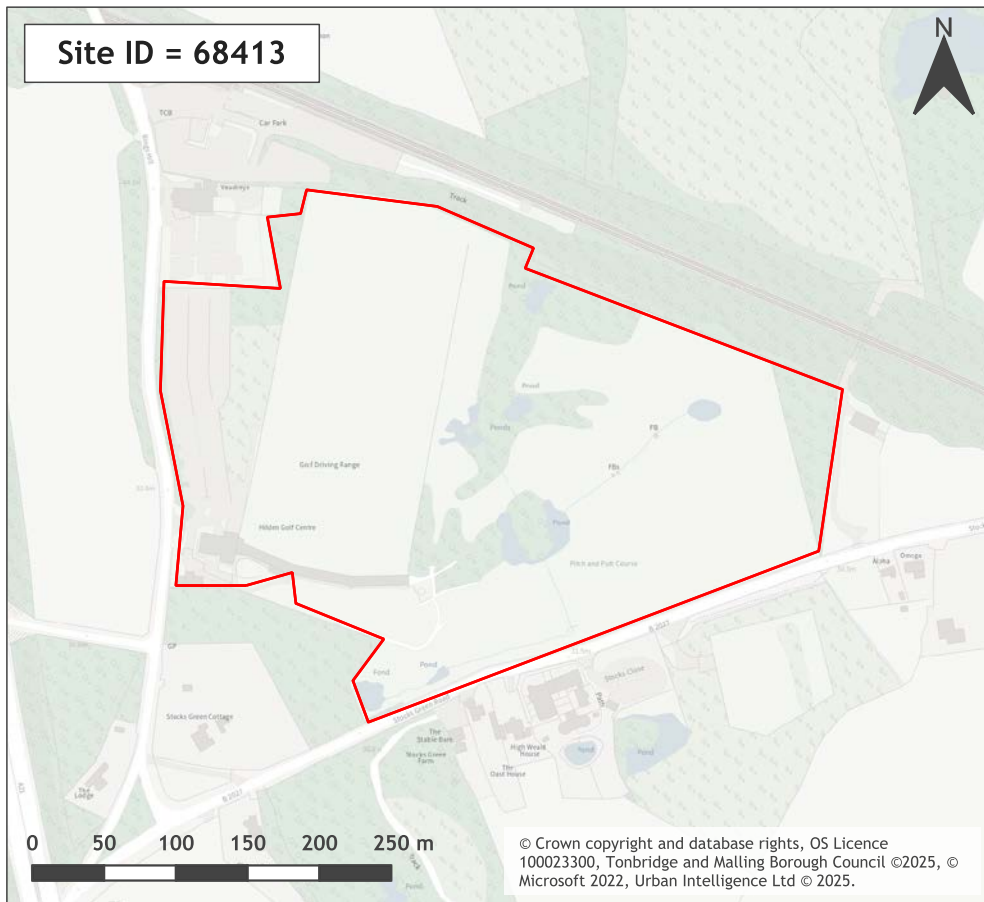
LAA Site Summary - No



TMBC LAA Reference	58709
Site Address	Land north of Huntsmoor and west of Mill Lane, Hildenborough
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	3.27
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site located to the east of London Road, north west of Hildenborough. It is woodland. It is bounded by agricultural land and residential properties to the south, with a residential property and ancient woodland to the north, further ancient woodland to the east, and London Road to the west. The site is wholly in the Green Belt and is a mixture of ancient woodland and land identified as a priority habitat. The site is outside any settlement confines. Given its remoteness from the existing settlement and constraints, it is considered to be unsuitable for development.
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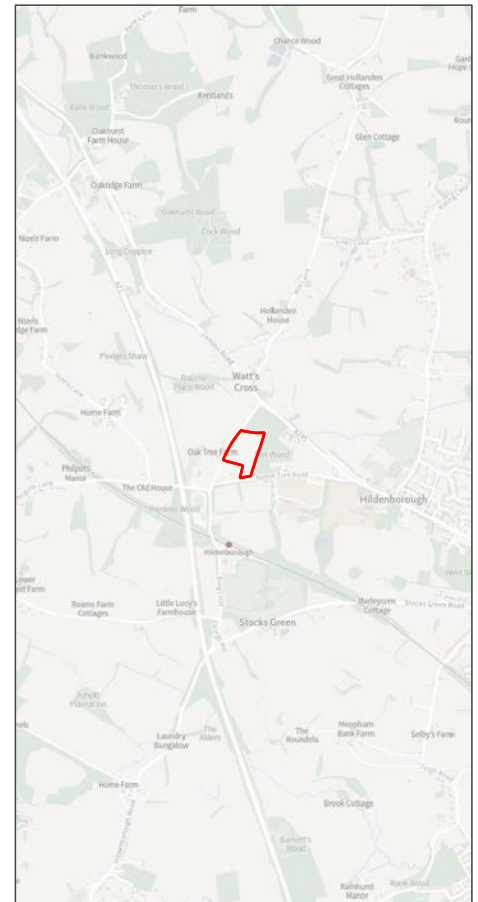
LAA Site Summary - No



TMBC LAA Reference	68413
Site Address	Land Between Rings Hill and Stocks Green Road, Hildenborough, Tonbridge
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Outdoor Sports or Leisure
Suitable	No
Deliverable	No
Gross Site Area (ha)	11.16
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the north of north of Stocks Green Road, to the west of Hildenborough. The site is a golf course, and associated car parking. It is bounded by woodland identified as either priority habitat or covered by Tree Preservation Orders. There is also a railway line to the north, agricultural land to the east, Stocks Green Road to the south and Rings Hill and Hildenborough Station car park to the west. The site is wholly in the Green Belt. The Stage 2 Green Belt Assessment concludes that the sub-area performs weakly against the NPPF purposes but makes an important contribution to the wider Green Belt and is therefore not recommended for further consideration. Given the sites remoteness from the existing settlement, it is considered to be unsuitable for development.
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LAA Site Summary - No



TMBC LAA Reference	68382
Site Address	Land north of Noble Tree Road and east of Watt's Cross Road, Hildenborough
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	3.15
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the east of Watt’s Cross Road, and north of Noble Tree Road, west of Hildenborough. The site is in agricultural use. It is bounded by woodland to the north and east, with a single large residential property to the south and a mature tree line along Watt’s Cross Road in the west. The site is wholly in the Green Belt and there are areas identified as priority habitat to the north and east of the site. Given its remoteness from the existing settlement, it is considered to be unsuitable for development.
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LAA Site Summary - Yes



TMBC LAA Reference	68401
Site Address	Land West of Hillview Road, Hildenborough
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	2.56
Developable Site Area (ha)	2.56
Residential Yield	62
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	The site comprises the eastern part of site 59893. It is an existing agricultural field situated to the south east of the drive approaching High Barn, to the west and rear of properties in Hill View Road and Park Avenue. Site access can be achieved via the demolition of the included property fronting London Road. The site is gently sloping downwards from north to south. Well established natural boundaries include trees and hedgerows. Site is visually well contained with limited views beyond to the north due to the density of boundary trees and hedgerows. A group TPO protects the trees situated on the drive to High Barn. The site is situated wholly within the Green Belt. The Green belt Study concludes that the site is part of a sub-area that performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. The sub-area is therefore recommended for further consideration, with required strengthening of the new inner Green Belt boundary. The Landscape Visual Appraisal concludes that development of the site would have moderate to low impact, it therefore has good development potential. The site is considered appropriate as it is located adjacent to the built confines of Hilden Park and is therefore considered sustainable.
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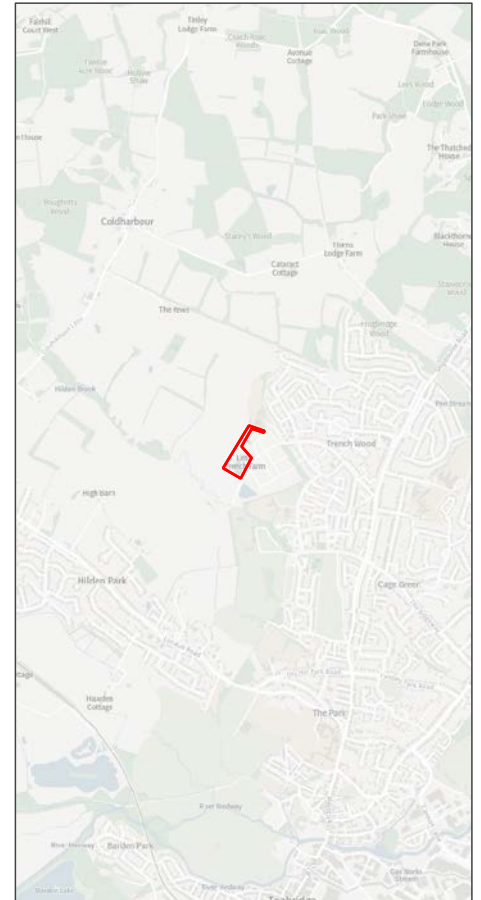
LAA Site Summary - No



TMBC LAA Reference	59592
Site Address	Land South and East Of 108 Tonbridge Road and North of Tonbridge Road, Hildenborough, Tonbridge
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Nature, Woodland
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.06
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the north of Tonbridge Road, opposite Fairfield Way, Hilden Park. The site is a mixture of woodland and scrubland. There is large detached residential property to the north, agricultural land and woodland to the east, residential properties to the west and Tonbridge Rad to the south. The site is wholly within the Green Belt, and the majority of the site is identified as priority habitat. Therefore, the site is considered unsuitable for development.
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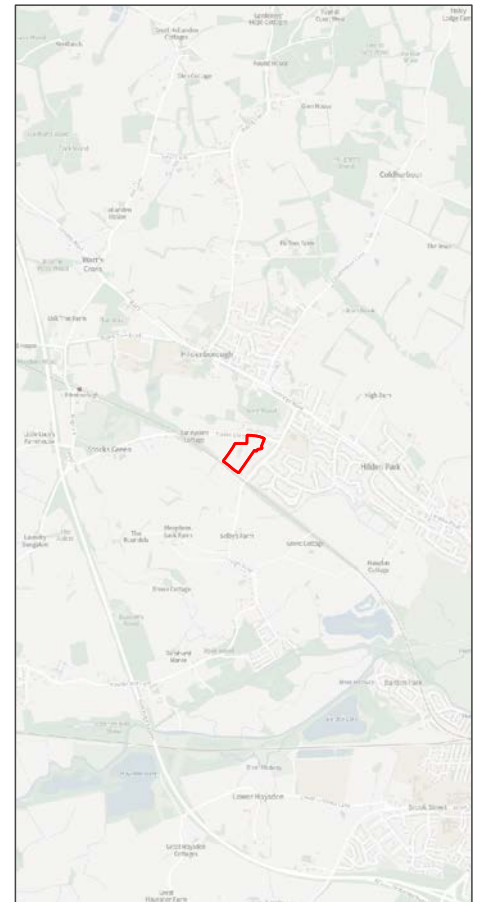
LAA Site Summary - Yes



TMBC LAA Reference	59625
Site Address	Little Trench Farm, Trench Road, Tonbridge
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	2.06
Developable Site Area (ha)	2.06
Residential Yield	39
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	This site is situated to the north west of Coblands Nursery, beyond the western built confines of north Tonbridge. Accessed off Beaulieu Road via a long tree lined drive from the north, the site has an open aspect with views of the wider landscape west of Tonbridge. Trench Road which provides the main point of access and has footway provision. Beaulieu Road would need to be upgraded to support delivery of the site. Dedicated cycle route provision is available on Shipbourne Road A227. The site comprises of a cluster of low scale 1 and 2 storey farmstead buildings of traditional Kentish vernacular within the centre of the site and adjacent to the boundary with the neighbouring Coblands site. The site is broadly flat and is otherwise set out as gardens to the properties, including lawns, established trees and ponds. The site is relatively unconstrained however it is situated wholly within the Green Belt. The Green Belt Assessment concludes that the site is part of a sub-area that performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. It is not therefore recommended for further consideration. The Landscape Visual Appraisal concludes that development of the site would have high to moderate impacts. Therefore, development potential is considered to be very limited independently but better with the 'Hilden Park/Tonbridge West Group'. On its own the site is not considered to be in a sustainable location, being remote from the existing built confines of Tonbridge. However, when considered with the adjacent Coblands Nursery site (ref: 59746) which is adjacent to existing built confines, the site is considered appropriate as it would then be adjacent to the built confines of a sustainable settlement. This site is therefore considered to be suitable, available and achievable.
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LAA Site Summary - Yes



TMBC LAA Reference	59692
Site Address	Land West of Leigh Road, Stocks Green, Tonbridge
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	3.49
Developable Site Area (ha)	3.49
Residential Yield	84
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	The greenfield site is located to the south of Stocks Green Road, Hildenborough. It is in agricultural use and is bounded to the south by a railway line, to the east by the rear of residential properties on Leigh Road, by agricultural land and residential properties to the west, and by Stocks Green Road to the north. The site is wholly within the Green Belt and has a Public Right of Way running along the western and southern boundaries. The Stage 2 Green Belt Assessments concludes that the sub-area performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt and is recommended for consideration. Therefore, the site is considered to be suitable, available and achievable, and is proposed for allocation.
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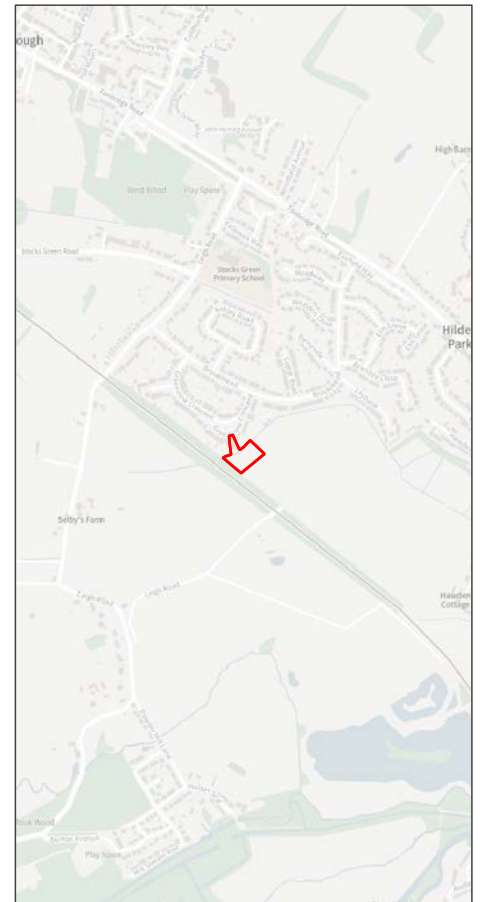
LAA Site Summary - No



TMBC LAA Reference	58708
Site Address	Land north of Woodland Barn and west of Mill Lane, Hildenborough
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.32
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This greenfield site is located to the west of Mill Lane, north of Hildenborough. It is currently in agricultural use. It is bounded by agricultural land to the west and north, with cluster of detached residential properties to the south, and Mill Lane to the east. The site is in the Green Belt, with a Public Right of Way running long the northern edge of the site. The site is outside any settlement confines. Given its remoteness from the existing settlement, it is considered to be unsuitable for development.
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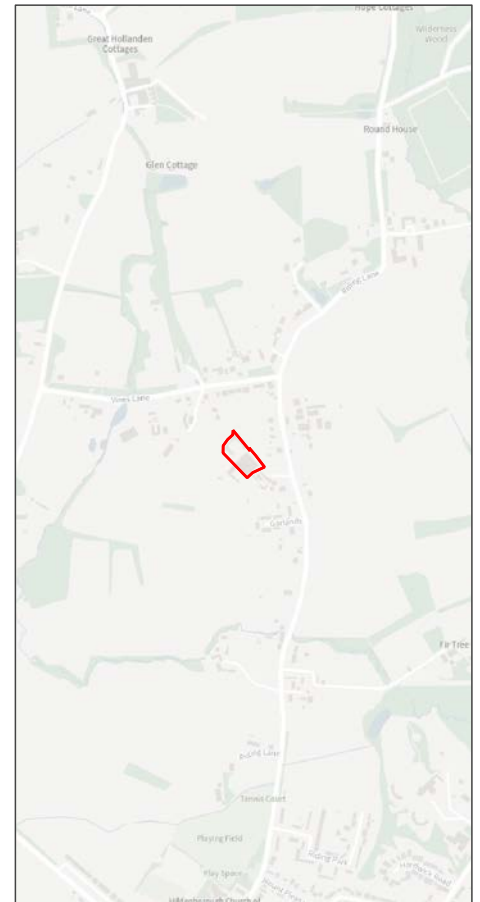
LAA Site Summary - No



TMBC LAA Reference	58724
Site Address	Land at and south (rear of) 40 Greenview Crescent, Hildenborough
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Equestrian
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.52
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the rear of 40, Greenview Crescent, in Hilden Park. The site is a single residential property and garden in the north, with grassland to the south. There is a railway line to the south, with residential properties to the west, and grassland and residential properties to the east and Greenview Crescent to the north. The south of the site is in the Green Belt and partially falls within Flood Zone 3b. This site has no highway access, without the demolition of the existing residential property. Therefore the site is considered to be unsuitable and undeliverable.
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LAA Site Summary - No



TMBC LAA Reference	59775
Site Address	Gosling Riding Farm, Riding Farm Equestrian Centre, Riding Lane, Tonbridge
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Equestrian
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.54
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This back land site is located to the west of Riding Lane, north of Hildenborough. The site comprises an existing riding centre and pond. It is bounded by agricultural land to the north and west, with agricultural buildings to the south and residential properties to the east. The site is wholly in the Green Belt and a Public Bridleway runs along the northern and eastern site boundary. Given its remoteness from the existing settlement and constraints, it is considered to be unsuitable for development.
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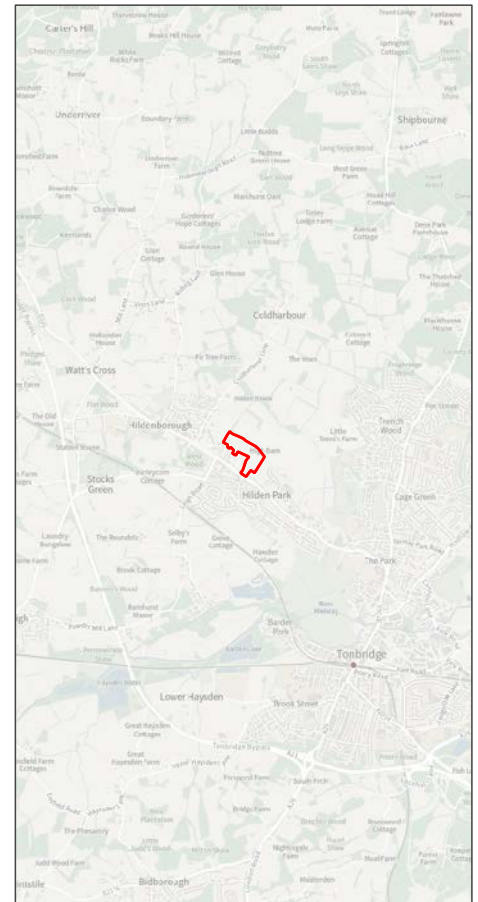
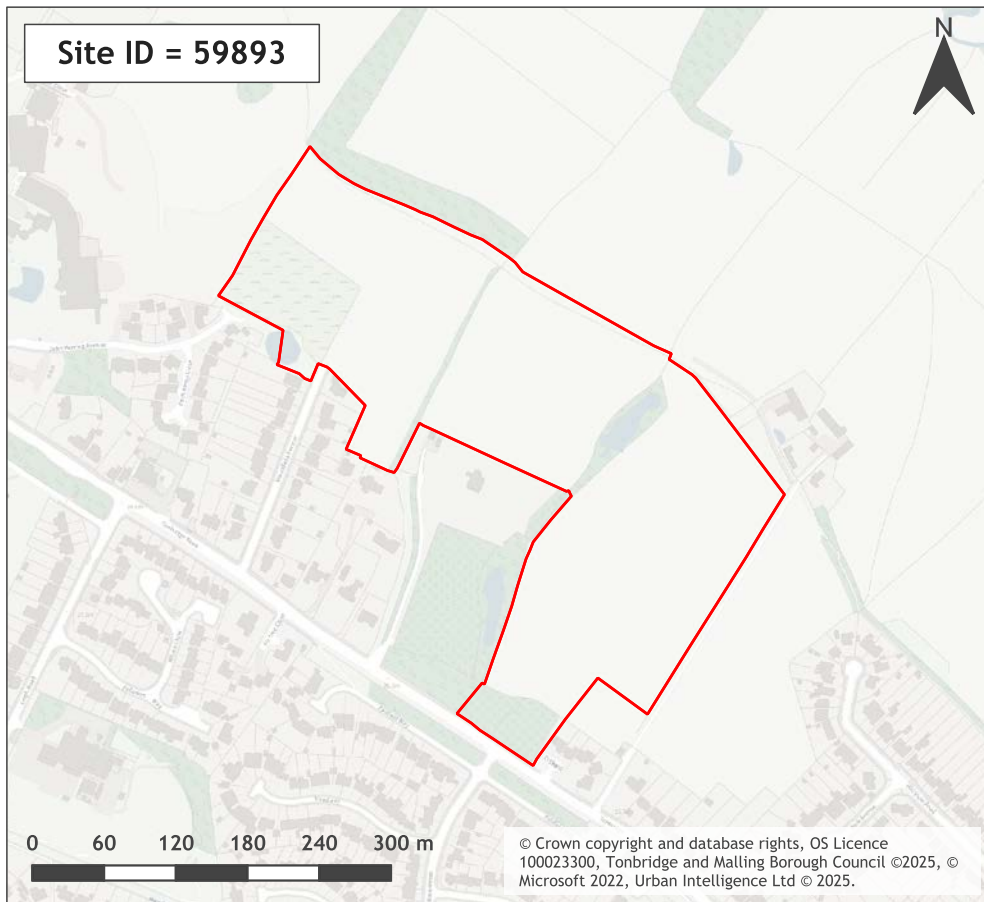
LAA Site Summary - No



TMBC LAA Reference	58720
Site Address	Land west (rear of) Bourne House, Leigh Road, Hildenborough
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	3.1
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the west of Leigh Road, south of the railway line. It is in agricultural use with strong mature tree and hedgerow boundaries. There is a railway line to the north which separates the sites from the built-up area of Hilden Park, with agricultural land to the west and south, and residential properties to the east. The site is wholly within the Green Belt. With the site being separated from the built-up area by the railway line, it is considered that it would not form a logical extension to an existing settlement, the site is considered unsuitable for development. There also remains uncertainty over whether the site is available for development.
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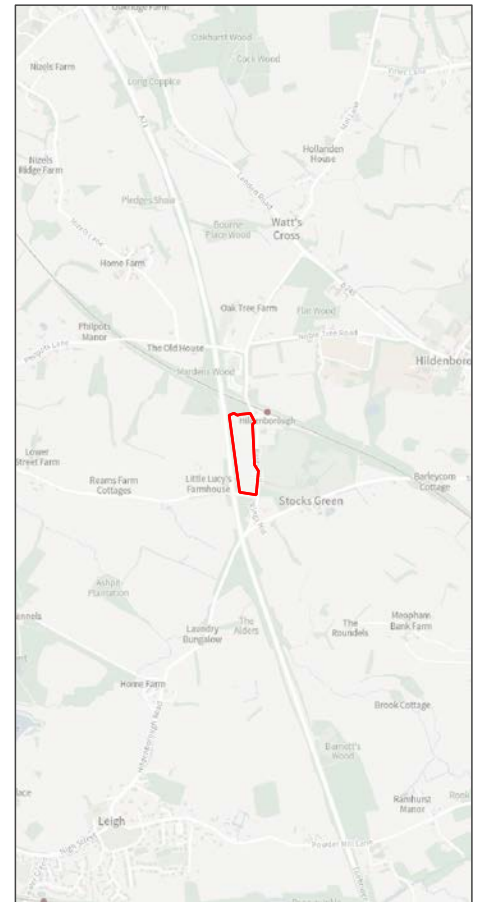
LAA Site Summary - Yes



TMBC LAA Reference	59893
Site Address	Land Northwest of Roundabout At, London Road, Sevenoaks
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	9.72
Developable Site Area (ha)	9.72
Residential Yield	227
Employment floorspace (sqm)	0
Timescale	Medium-term

LAA Conclusion	The site is situated northeast of the Tonbridge Road, B245 at Hilden Park. It comprises a series of agricultural fields which stretch from the rear of Woodford Avenue, southwest of High Barn, to the rear and north west of properties situated at Hill View Road and Park Avenue. The landscape slopes downwards from North East to South West in this area. The fields are well contained with existing mature boundary trees and hedgerows. Site access can be achieved from Woodfield Avenue and via the drive to New Barn, however this would need to be improved for both vehicles and pedestrians as it is only single track in width. Access could also be achieved via Longdon Down Road, from the adjacent Oakhill House development. A small area of priority habitat is present in the middle of the site and a group TPO protects the trees situated on the drive to High Barn. The site is situated wholly within the Green Belt. The Green Belt Assessment concludes that the site is part of a sub-area that performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. The sub-area is therefore recommended for further consideration, with required strengthening of any new inner Green Belt boundary. The Landscape Visual Appraisal concludes that development of the site would have moderate to low impact, it therefore has good development potential. The site is considered appropriate as it is located adjacent to the built confines of Hilden Park and is therefore considered sustainable.
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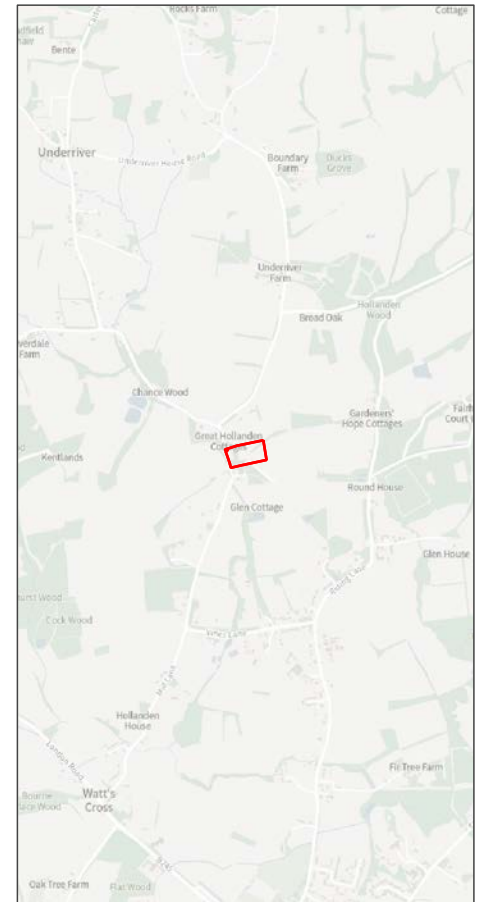
LAA Site Summary - No



TMBC LAA Reference	59704
Site Address	Land Between A21 And Rings Hill, North of Lower Street, Tonbridge
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	3.69
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This greenfield site is located to the west of Rings Hill, west of Hildenborough. The site is agricultural land. It is bounded by an area identified as priority habitat to the south, the A21 to the west, by woodland and a single residential property to the north, and by Rings Hill, Hildenborough Station and car parking to the east. The site is wholly in the Green Belt. Given its remoteness from the existing settlement and constraints, it is considered to be unsuitable for development.
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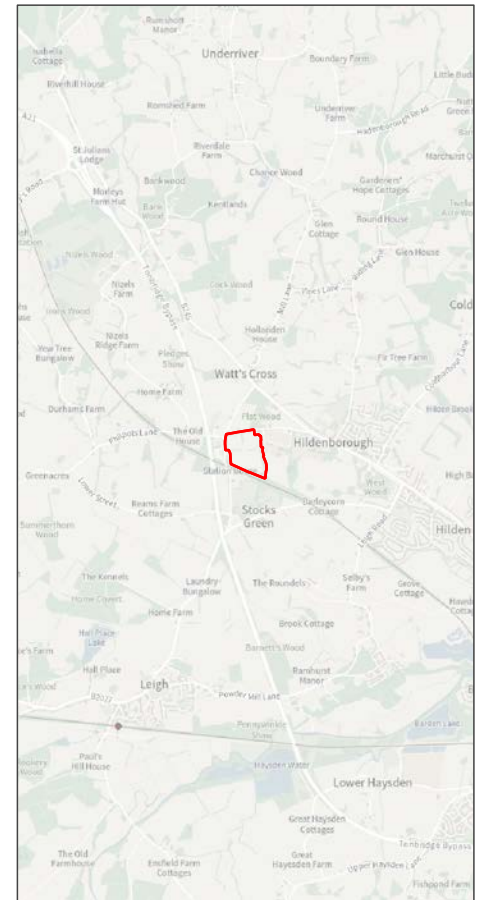
LAA Site Summary - No



TMBC LAA Reference	58695
Site Address	Land east of Mill Lane and south of Great Hollenden Cottages, Hildenborough
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.53
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site located to the east of Mill Lane, north of Hildenborough, and falls partially outside of the borough boundary. It is currently in agricultural use, including agricultural buildings in the west of the site. It is bounded by agricultural land to the east and west, with agricultural and residential properties to the north, and commercial and medical uses to the south. The site is in the Green Belt, with a Public Right of Way running along the eastern boundary. The site is outside any settlement confines. Given its remoteness from the existing settlement it is considered to be unsuitable for development.
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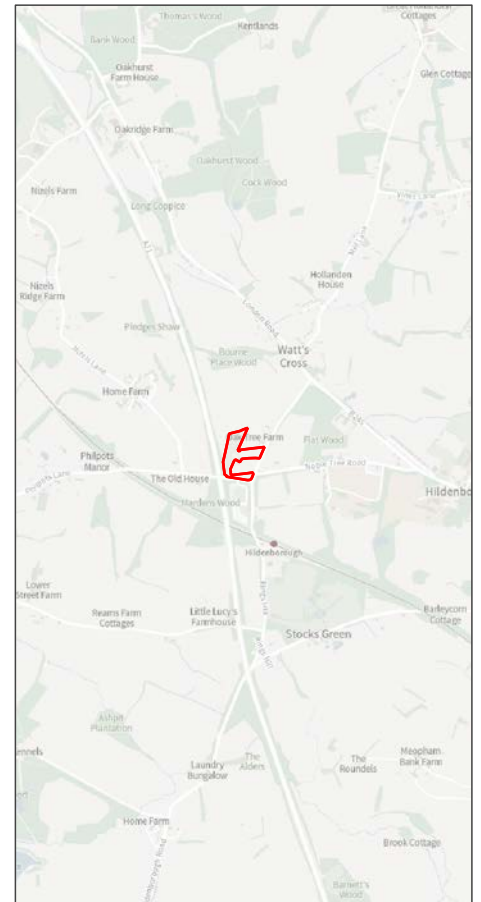
LAA Site Summary - No



TMBC LAA Reference	68459
Site Address	Land Southeast of Junction of Noble Tree Road and Watts Cross Road, Hildenborough, Tonbridge
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	11.44
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This greenfield site is located to the south of Noble Tree Road, and east of Rings Hill, west of Hildenborough. The site is in agricultural use, with strong mature tree and hedgerow boundaries dividing the site in to four distinct parcels. There is a railway line to the south, agricultural land, education uses and a large detached residential property to the east, Noble Tree Road to the north, and Rings Hill and a single large detached residential property to the west. The site is wholly within the Green Belt. The Stage 2 Green Belt Assessment concludes that the sub-area performs weakly against the NPPF purposes but makes an important contribution to the wider Green Belt and it is therefore not recommended for further consideration. There are areas identified as priority habitat along the southern boundary, ancient woodland along part of the eastern boundary and Tree Preservation Order along the northern and part of the western boundary. The site is also adjacent to a non-designated Historic Park or Garden. This site is considered unsuitable given that it is remote from the defined boundary of any settlement.
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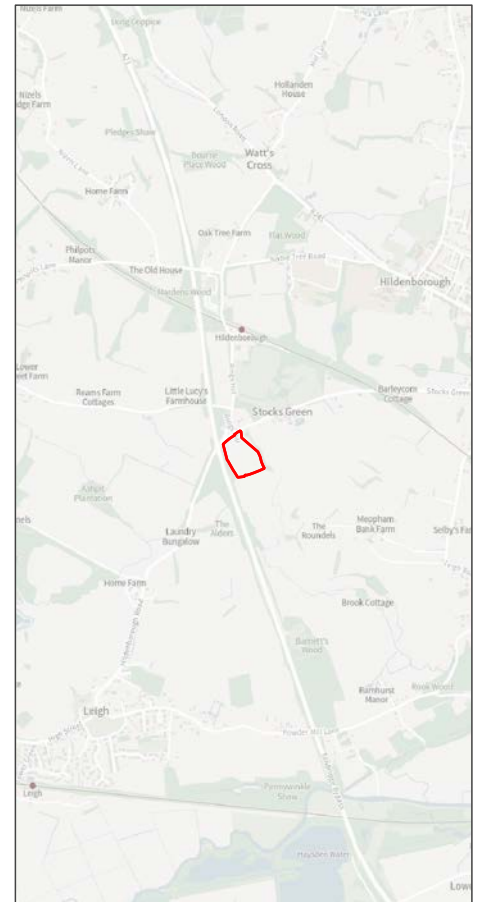
LAA Site Summary - No



TMBC LAA Reference	58715
Site Address	Land west (rear of) Noble Tree End, Philpots Lane, Hildenborough
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Residential
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.93
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the west of Watt’s Cross Road, and north of Philpots Lane, west of Hildenborough. It is a residential property and associated grounds, with mature trees and areas identified as priority habitat in the south of the site. It is bounded by agricultural land and a single large, detached property to the north and further large detached residential properties to the east, with mature trees sand agricultural land to the west , and Philpots Lane to the south. The site is wholly in the Green Belt. The site is outside any settlement confines. Given its remoteness from the existing settlement and constraints, it is considered to be unsuitable for development.
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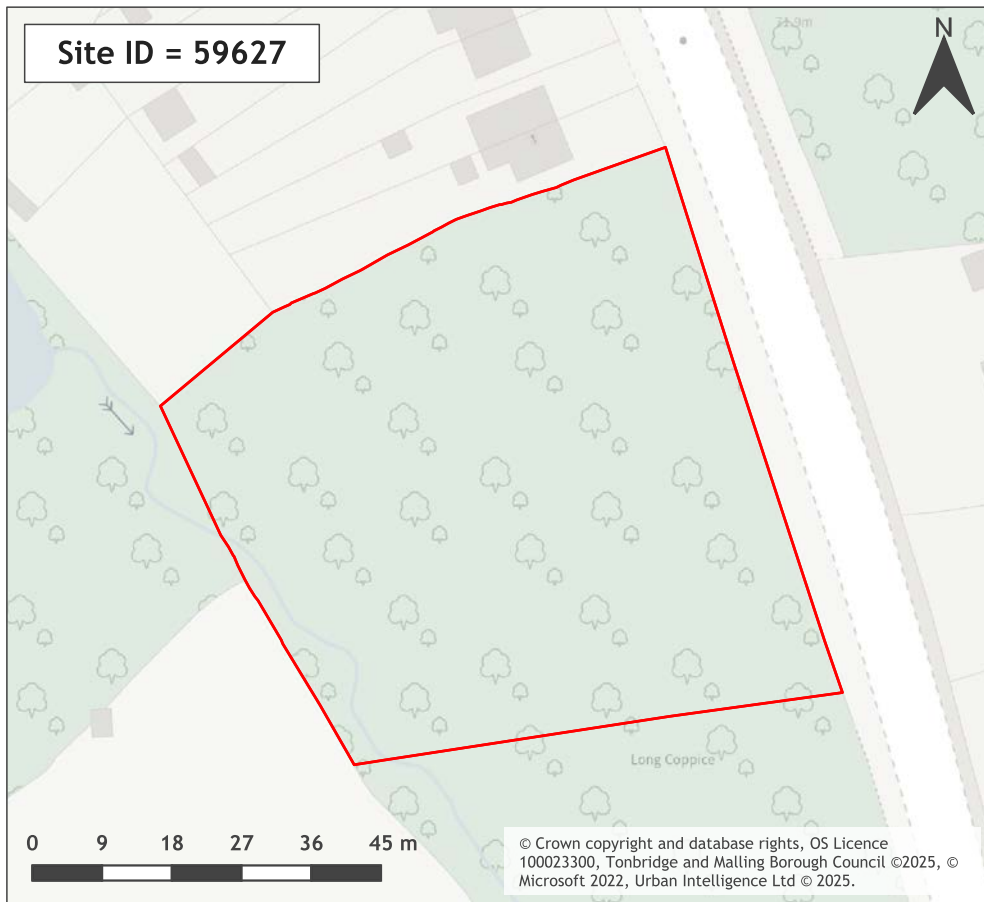
LAA Site Summary - No



TMBC LAA Reference	58721
Site Address	Land south of Stocks Green Road and west of Chapel Cottage, Stocks Green Road, Hilden Park
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	2.88
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the south of Stocks Green Road, south of the railway line and east of the A21. It is in agricultural use. There is woodland to the west, with woodland and single detached residential property to the east, agricultural land to the south and Stocks Green Road to the north. The site is wholly within the Green Belt, and there is a Public Right of Way along part of the eastern boundary. The site is remote from any defined settlement boundaries and is therefore considered unsuitable for development.
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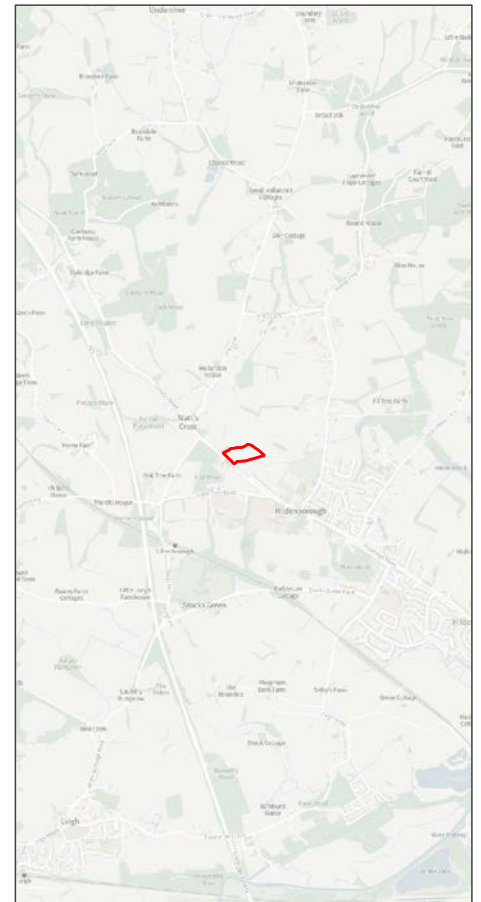
LAA Site Summary - No



TMBC LAA Reference	59627
Site Address	Land at Grove Wood, London Road, Tonbridge
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Other
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.45
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the west of London Road, north west of Hildenborough. It is ancient woodland. It is bounded by woodland to the south and west, with residential properties to the north and London Road to the west. The site is wholly in the Green Belt, is ancient woodland and is identified as an area of priority habitat. The site is outside any settlement confines. Given its remoteness from the existing settlement and constraints, it is considered to be unsuitable for development.
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LAA Site Summary - No



TMBC LAA Reference	59667
Site Address	Land East of London Road Opposite Brookside Garage, Hildenborough
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Agriculture
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	This site is located to the north of London Road, west of Hildenborough. It is agricultural land. It is bounded by woodland and agricultural land to the north and east, with scrubland to the south and London Road to the west. The site is wholly in the Green Belt. Given its remoteness from the existing settlement and constraints, it is considered to be unsuitable for development.
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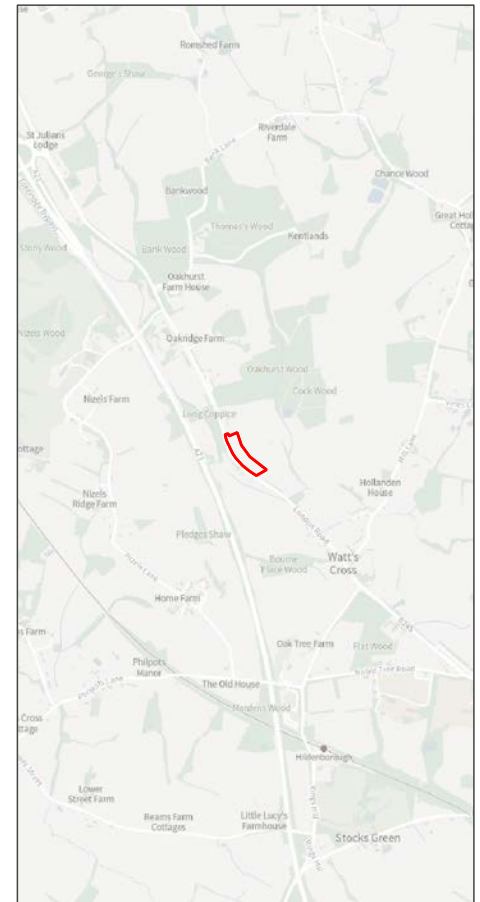
LAA Site Summary - No



TMBC LAA Reference	58717
Site Address	Land east of Bridge Cottage and south of Stocks Green Road, Hilden Park
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Tonbridge and Hilden Park
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.93
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the south of Stocks Green Road, south of the railway line, west of Hilden Park. It is in agricultural use. There is woodland and a railway line to the north, with agricultural land to the east and south, with agricultural land and a single detached residential property to the west, and Stocks Green Road to the north. The site is wholly within the Green Belt, with an area identified as priority habitat to the north. With the site being remote from any settlement, the site is considered unsuitable for development.
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LAA Site Summary - No



TMBC LAA Reference	58710
Site Address	Land east of London Road and south of Whitesteps, London Road, Hildenborough
Parish	Hildenborough
Ward	Hildenborough
Settlement or nearest settlement	Hildenborough
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.32
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This greenfield site is located to the west of London Road, north west of Hildenborough. It is agricultural land with mature trees along the western boundary. It is bounded by agricultural land to the south and east, with residential properties to the north and west. The site is wholly in the Green Belt and is covered by an area Tree Preservation Order, with a Public Right of Way running east west across the centre of the site. The site is outside any settlement confines. Given its remoteness from the existing settlement and constraints, it is considered to be unsuitable for development.
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