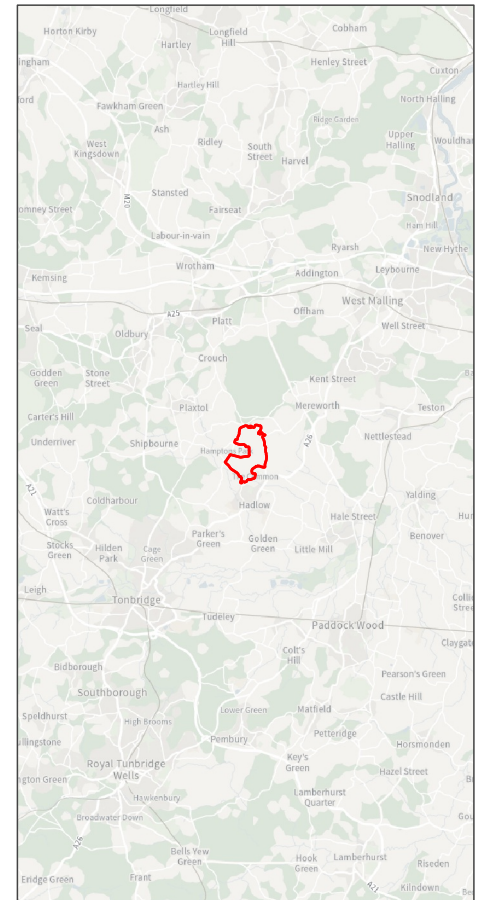
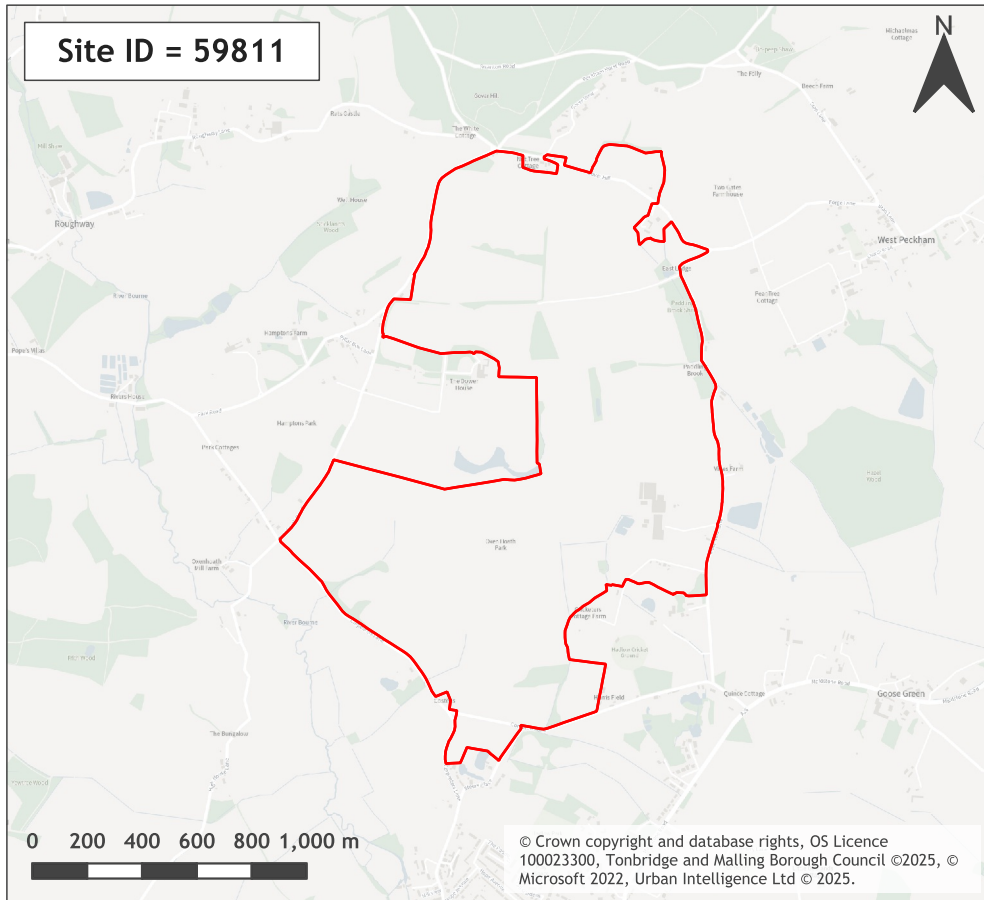


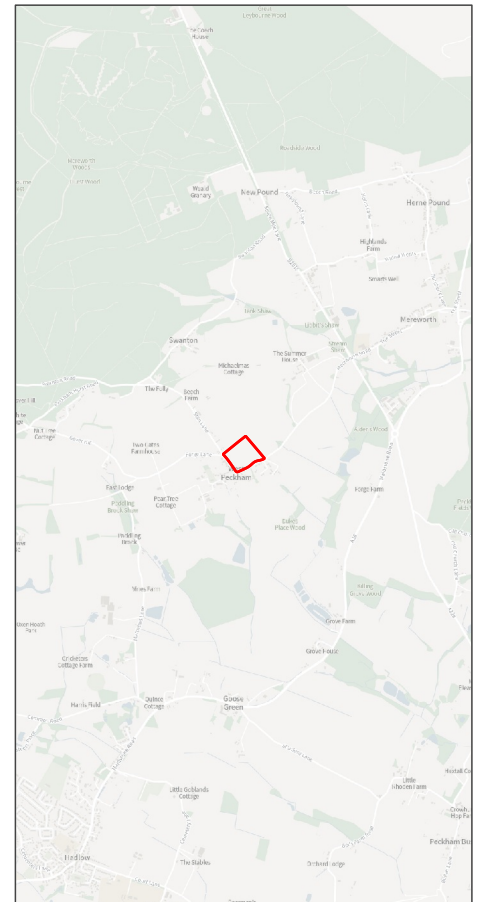
LAA Site Summary - No



TMBC LAA Reference	59811
Site Address	Gover Hill, Tonbridge
Parish	West Peckham
Ward	Bourne
Settlement or nearest settlement	Hadlow
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	194.43
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	<p>The site is a large area of predominantly agricultural land to the north of the settlement of Hadlow. The site is roughly bounded by Common Road, Carpenters Lane, Oxenhoath Road, Gover Hill and Matthews Lane. The site is gently undulating and contains a number of areas of priority habitat and is in part grade 2 agricultural land with the remainder grade 3. The land is within the Green Belt but not subject to any other landscape or ecological designations, nor has any TPOs.</p> <p>The site is in a remote location outside any defined settlement confines with no facilities or public amenities in the vicinity. The site, being remote from defined settlement boundaries, means the site is unsuitable.</p>
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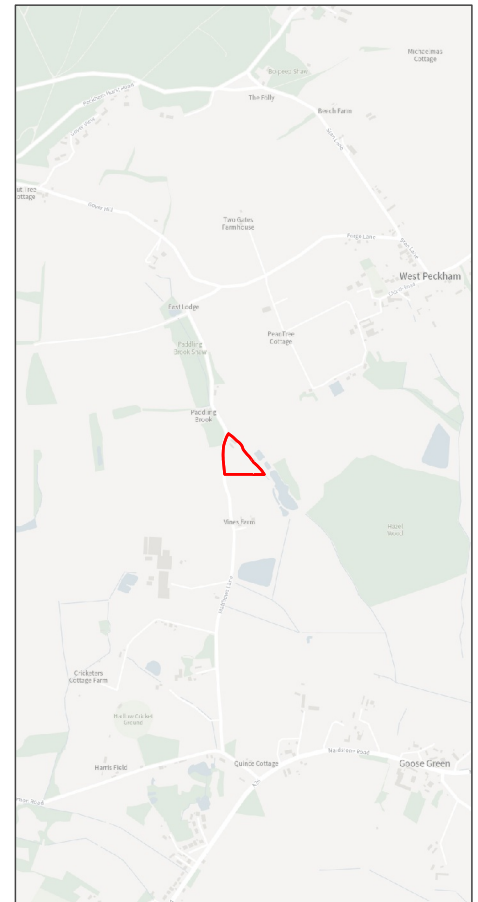
LAA Site Summary - No



TMBC LAA Reference	58793
Site Address	Land north of Mereworth Road and east of Stan Lane, West Peckham
Parish	West Peckham
Ward	East Peckham, West Peckham, Mereworth & Watlingbury
Settlement or nearest settlement	West Peckham
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	3.97
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The greenfield site is located to the north of Mereworth Road and east of Forge Lane. There are detached residential properties to the south and west, with agricultural land to the north and east. The site is in agricultural use and is wholly within the Green Belt. The site is on Grade 2 agricultural land (Best and Most Versatile - BMV), adding a further constraint related to the loss of productive land. West Peckham is considered to be an unsustainable settlement with limited services and facilities and therefore residential development is not considered suitable on sustainability grounds.
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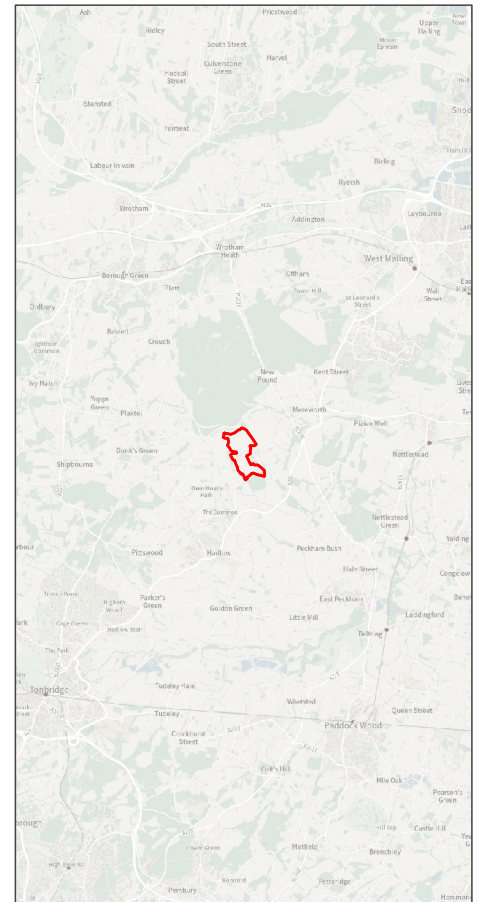
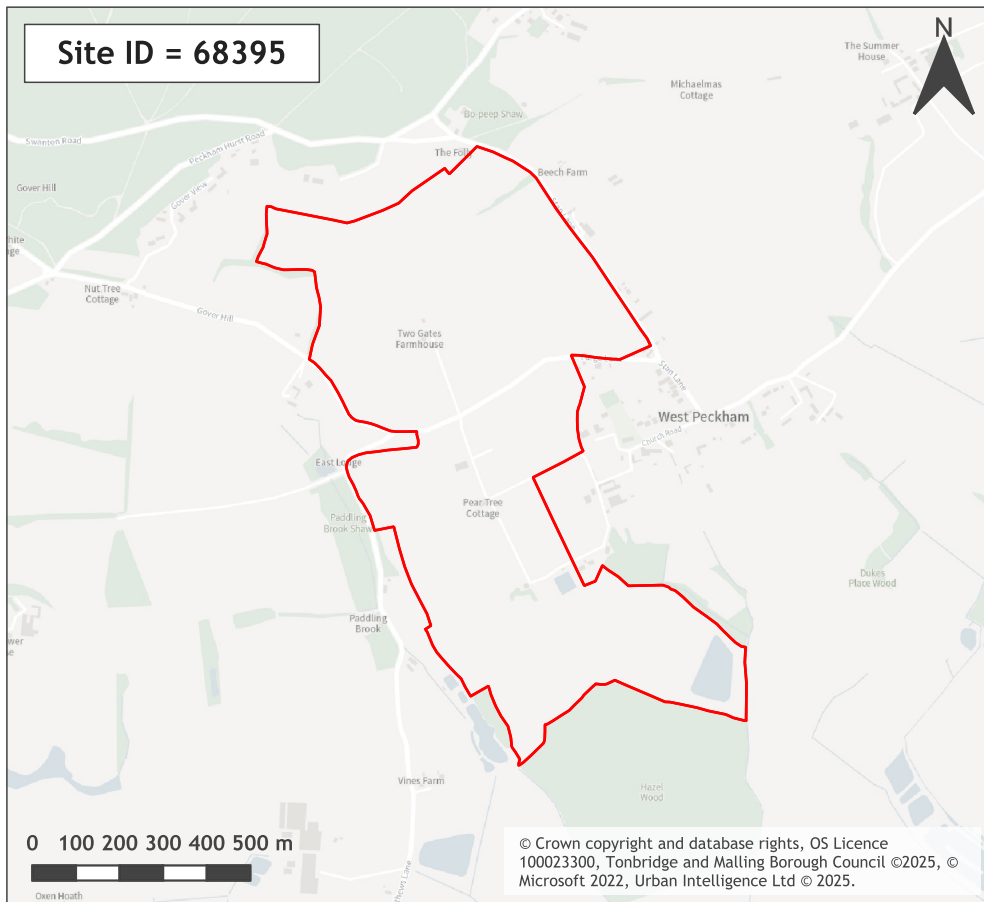
LAA Site Summary - No



TMBC LAA Reference	59595
Site Address	Existing premises at Small Vines, Matthews Lane, West Peckham, Maidstone
Parish	West Peckham
Ward	East and West Peckham, Mereworth & Watlington
Settlement or nearest settlement	West Peckham
Current Use	Agriculture, Industrial & logistics
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.09
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	<p>The greenfield site is located to the east of Matthews Lane, between West Peckham and Hadlow. There is agricultural land to the south and west, with woodland to the north and a series of ponds to the east. The site is predominantly flat scrubland with some existing outbuildings in the north. The site is wholly within the Green Belt.</p> <p>This site is considered unsustainable given that it is remote from the defined boundary of any settlement.</p>
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LAA Site Summary - No



TMBC LAA Reference	68395
Site Address	Land (extensive area) north of Hazel Wood, west of West Peckham
Parish	West Peckham
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	West Peckham
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	69.64
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	<p>This large site is located to the north of Forge Lane and east of Gover Hill, and south of Forge Lane and east of Matthews Lane, adjacent to West Peckham. The site contains several detached residential properties and associated outbuildings, agricultural land and polytunnels. There is woodland to the south and west, agricultural land to the north and the village of West Peckham to the east. The site is wholly within the Green Belt, and the central portion of the site is Grade 2 agricultural land (Best and Most Versatile - BMV), adding a further constraint related to the loss of productive land. This site is considered unsuitable given that West Peckham is considered to be an unsustainable settlement given its limited access to services and facilities.</p>
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