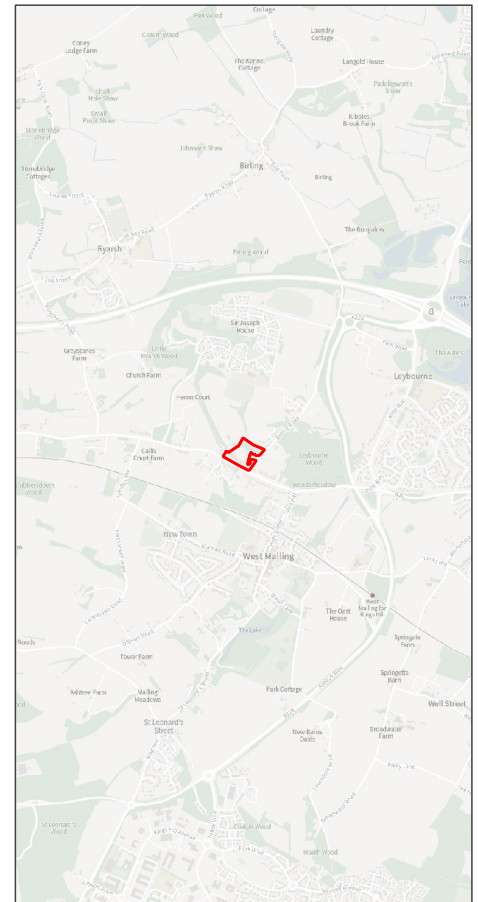


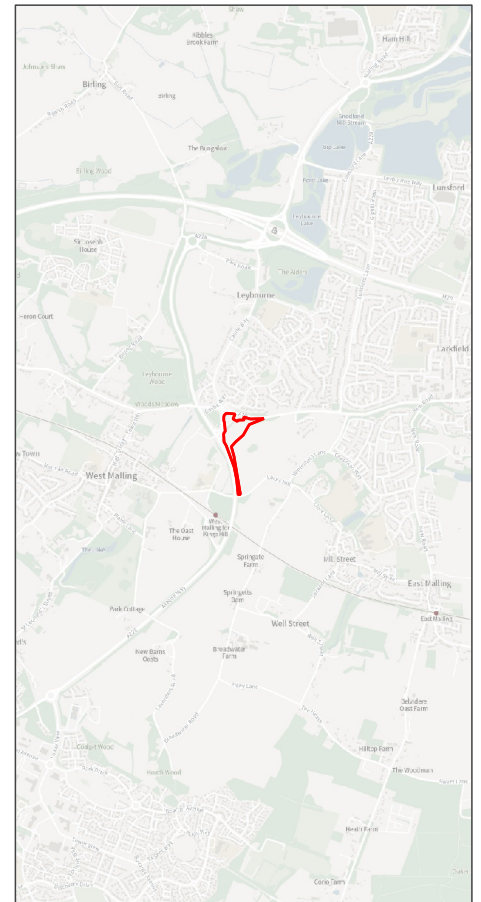
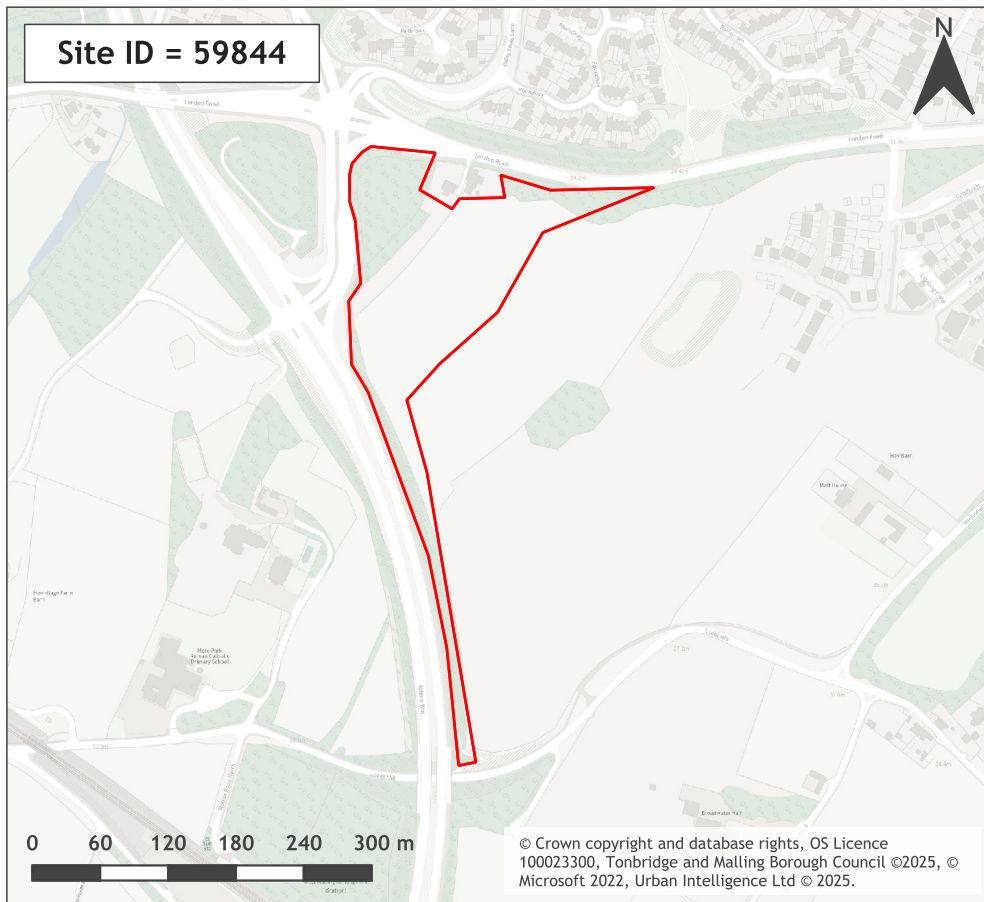
LAA Site Summary - No



TMBC LAA Reference	59946
Site Address	Land West of Birling Road and North of London Road, West Malling
Parish	Leybourne
Ward	Birling, Leybourne & Ryarsh
Settlement or nearest settlement	West Malling
Current Use	Residential (ancillary garden)
Suitable	No
Deliverable	No
Gross Site Area (ha)	2.72
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	Site is adjacent to West Malling, fronting London Road and Birling Road. The site is agricultural and woodland. It is bounded by woodland on London Road to the south, Birling Road and residential properties to the east, residential properties and agricultural land to the west and north. The site is located within the Green Belt. The site is adjacent to a sustainable settlement. However, the site is heavily wooded around the perimeter, and part of the site falls within Flood Zone 3b. Locating development outside of these areas would result in development that is remote from the defined boundary of a settlement. Therefore, the site is not considered unsuitable for development.
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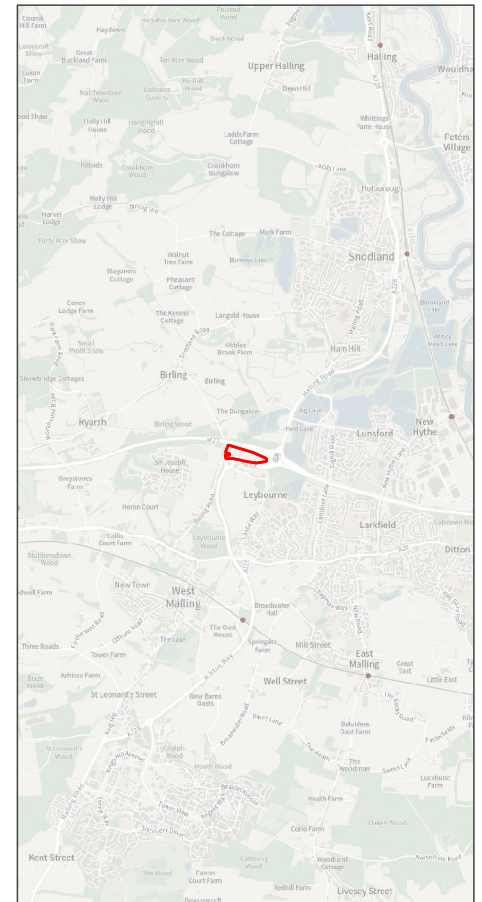
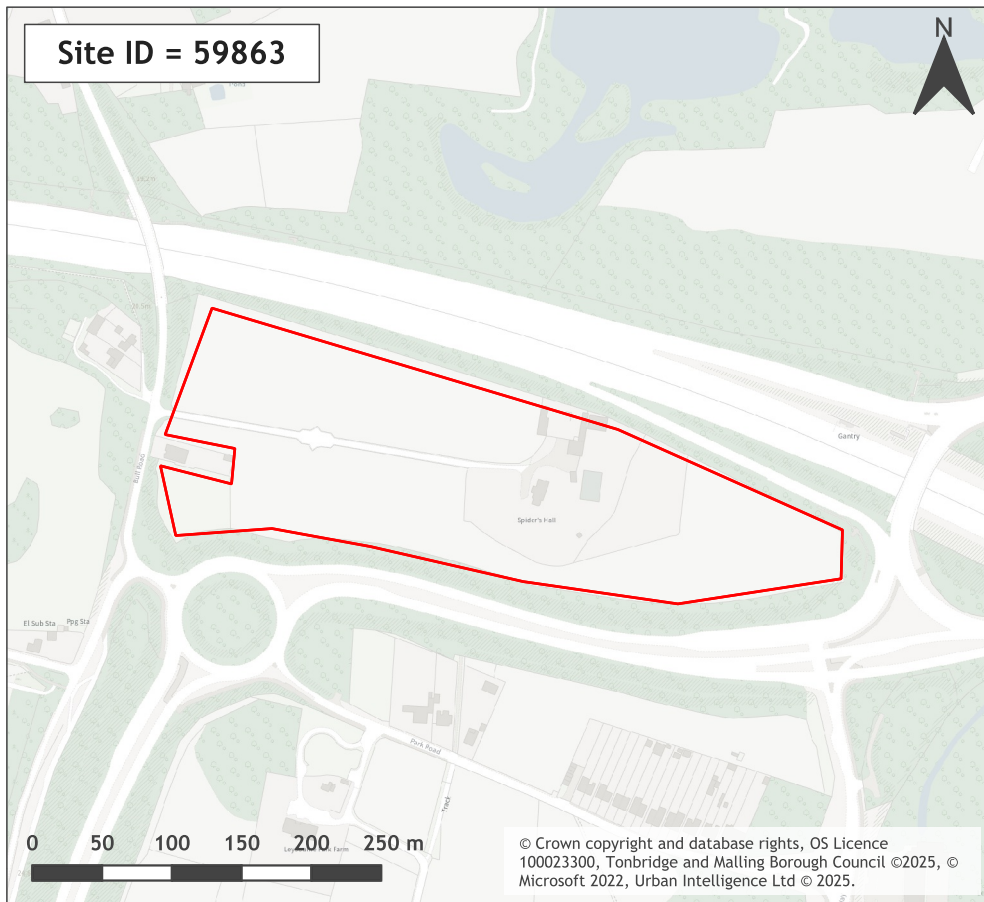
LAA Site Summary - Yes



TMBC LAA Reference	59844
Site Address	Land Between Ashton Way and London Road, Leybourne, West Malling
Parish	Leybourne
Ward	Birling, Leybourne & Ryarsh
Settlement or nearest settlement	Medway Gap
Current Use	Agriculture, Equestrian, Forestry
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	3.22
Developable Site Area (ha)	3.22
Residential Yield	30
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	This is a gently sloping greenfield site south of the A20, close to the sustainable settlement of the Medway Gap. It is currently in arable agriculture use. The site is well screened from the north and partially to the east with mature trees along the boundaries. There are residential uses and the A20 to the north, with agricultural uses to the south and east and the A228 to the west. The site is accessible, and it is considered that a suitable access to the site could be achieved from the A20 subject to highways advice or through the adjacent LAA site 59756. An arboriculture assessment and ecological assessment to consider the potential impact of TPOs and priority habitat along the North boundary where a new vehicular access may be provided. An oil pipeline runs through the east of the site. The line of the pipeline and a 25m buffer has been excluded from the developable area. The site is within a mineral safeguarding area, therefore a Minerals Assessment would be required. The northern section of the site is at risk from surface water flooding, therefore a SFRA Level 2 is required. There is a government oil pipeline that runs across the site, which has an easement for exclusion c. 6m, which could impact on the layout/design of any scheme in the northeast of the site. There is also a group of TPOs in the centre of the site which could impact layout and design. The TPOs (including buffers) and a parcel of land in the northwest of the site has been removed from the developable area as it would be isolated from the rest of the site due to TPOs. The site has access to a range of everyday services in walking distance, including a GP and local shops. The nearest station is c. 1.5km away. The site is considered suitable, available and achievable.
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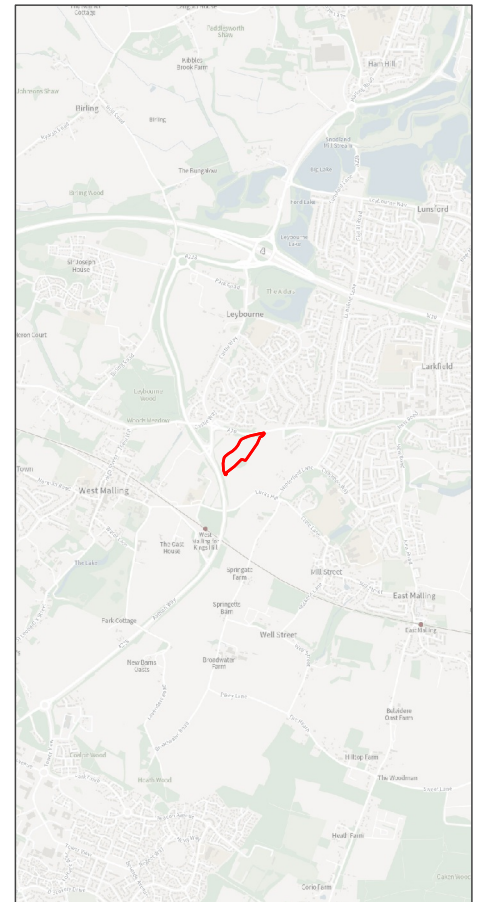
LAA Site Summary - Yes



TMBC LAA Reference	59863
Site Address	Land at Spider Hall Farm, Bull Road, Leybourne, West Malling
Parish	Leybourne
Ward	Birling, Leybourne & Ryarsh
Settlement or nearest settlement	Medway Gap
Current Use	Agriculture, Equestrian, Forestry
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	5.53
Developable Site Area (ha)	5.53
Residential Yield	0
Employment floorspace (sqm)	1000
Timescale	-

LAA Conclusion	This greenfield site is located to the east of Bull Road and north of the A228. The site is predominantly Grade 2 agricultural land with scrub and woodland. It is accessible by car, bicycle and foot and it is considered that a suitable access to the site could be achieved from Bull Road subject to Highways advice. The site lies within the setting of the Kent Downs National Landscape and a landscape assessment would be required. The site is also in the Green Belt. The site is at risk from groundwater flooding, and a Flood Risk Assessment would be required. This site is remote from settlement confines, however it has good access to the strategic highway network and could provide a potential location for employment land. There are potential noise and air quality impacts associated with the proximity of the site to the M20, junction 6. The site is considered to be potentially suitable for employment development, and is available and deliverable. The Green Belt evidence recommends the site for consideration for release, should it be required to meet growth requirements.
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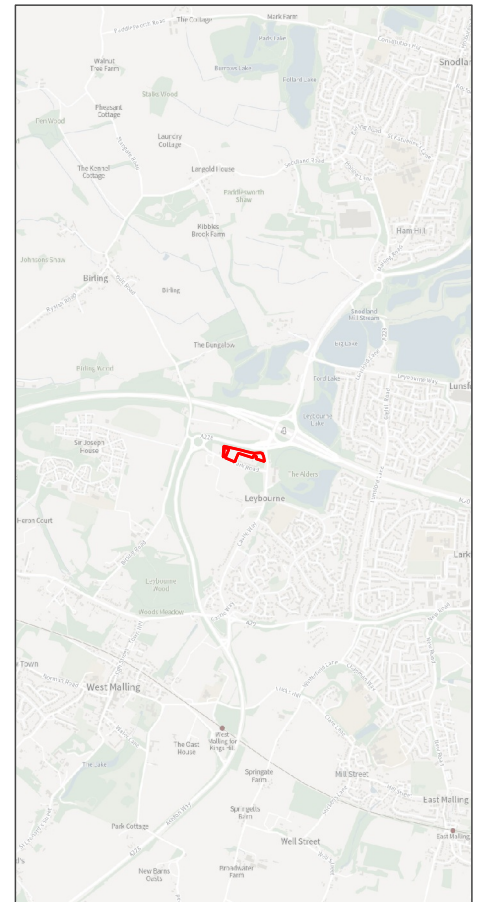
LAA Site Summary - Yes



TMBC LAA Reference	59756
Site Address	Land Between Ashton Way and London Road, Leybourne, West Malling
Parish	Leybourne
Ward	Birling, Leybourne & Ryarsh
Settlement or nearest settlement	Medway Gap
Current Use	Agriculture, Equestrian, Forestry
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	2.96
Developable Site Area (ha)	2.96
Residential Yield	40
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	This is a gently sloping greenfield site south of the A20, close to the sustainable settlement of the Medway Gap. It is currently in arable agricultural use and is grade 2 agricultural land. The site is well screened from the north and partially to the east with mature trees along the boundaries. There are residential uses to the north and east (currently under construction), with agricultural uses to the south and west. The site is accessible by bicycle and foot and it is considered that a suitable access to the site could be achieved from the A20 subject to highways agreement or through the adjacent development site to the east or LAA site 59844. An arboriculture assessment and ecological assessment would likely be required to consider the potential impact of TPOs and priority habitat along the north boundary where a new vehicular access may be provided. An oil pipelines runs through the centre of the site. The line of the pipeline and a 25m buffer has been excluded from the developable area. The developable area excludes the TPOs and a buffer zone to them also. The site is within a mineral safeguarding area, therefore a Minerals Assessment would be required. The northern section of the site is at risk from surface water flooding, therefore a Flood Risk Assessment would be required. The site has access to a range of everyday services in walking distance, including a GP and local shops. The nearest station is c. 1.5km away. Overall, the site is considered suitable for housing given its sustainable location and proximity to an existing urban area.
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LAA Site Summary - No



TMBC LAA Reference	58513
Site Address	Land at and north (rear of) 14 to 62 Park Road, Leybourne
Parish	Leybourne
Ward	Birling, Leybourne & Ryarsh
Settlement or nearest settlement	Medway Gap
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.08
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This is a greenfield site located to the north west of Leybourne Chase. The site is bounded by a row of residential properties to the east and west and the A228 leading to the M20 to the north. The site is located within the Green Belt. The Pluto oil line runs through the site. Taking this into account including the 25m buffer that would be required would mean that only 2-3 homes could be delivered on this. Notwithstanding this, the site is severed from the main built-up area and is remote from local services and facilities. The site is therefore considered unsuitable for development.
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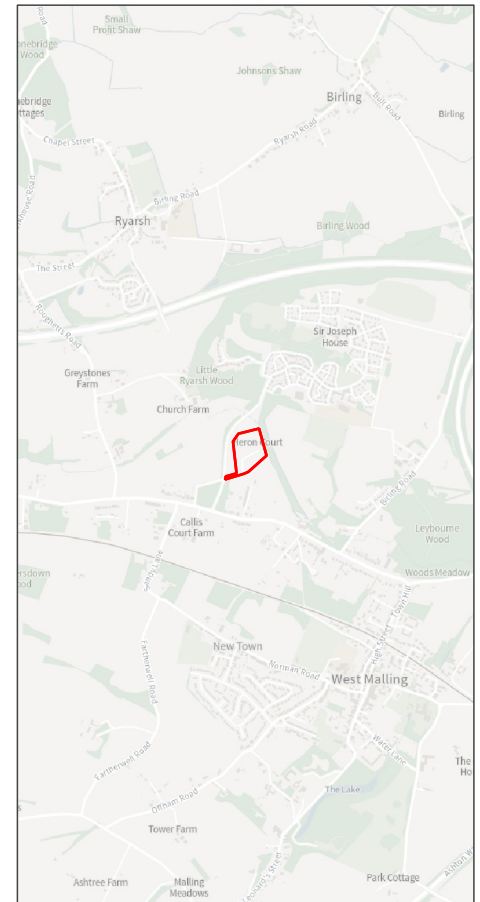
LAA Site Summary - No



TMBC LAA Reference	58675
Site Address	Land east of Castle Way and west of Leybourne Lake, Leybourne
Parish	Leybourne
Ward	Birling, Leybourne & Ryarsh
Settlement or nearest settlement	Medway Gap
Current Use	Industrial & logistics
Suitable	No
Deliverable	No
Gross Site Area (ha)	1
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	2000
Timescale	-

LAA Conclusion	This site is located to the east of the A228 Castle Way, and south of Leybourne Way, between Snodland and the Medway Gap. It is in use as a highway’s works depot. There is woodland to the east and south, Leybourne Way to the north and the A228 Castle Way to the west. The site is in the setting of the Kent Downs National Landscape which is to the west. It is adjacent to a Local Wildlife Site to the north, east and south. There is an area identified as priority habitat along the eastern boundary. There is uncertainty as to whether this site is available for development, therefore the site is considered to be unavailable.
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LAA Site Summary - No



TMBC LAA Reference	59762
Site Address	Land at Heron Court, Hawley Drive, West Malling
Parish	Leybourne
Ward	Birling, Leybourne & Ryarsh
Settlement or nearest settlement	Leybourne Chase
Current Use	Vacant Premises
Suitable	No
Deliverable	No
Gross Site Area (ha)	2.25
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site, located off Hawley Drive, is a flat, previously developed parcel of land formed by the redundant sewer works of the former Leybourne Grange hospital. A flood zone (including a small area of indicative Flood Zone 3b) runs to the east of the site. The site is located within the Green Belt and performs strongly against the NPPF purposes. Given the site's location remote from the defined boundary of any settlement, the site is unsuitable.
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