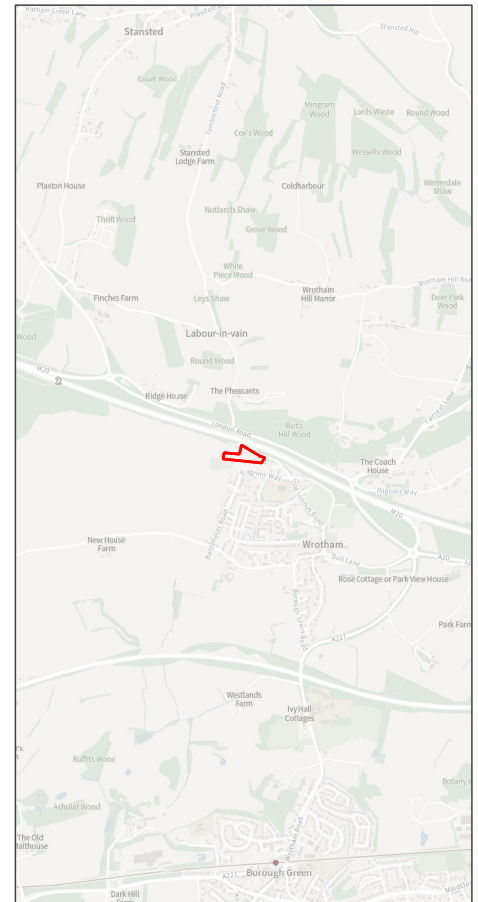
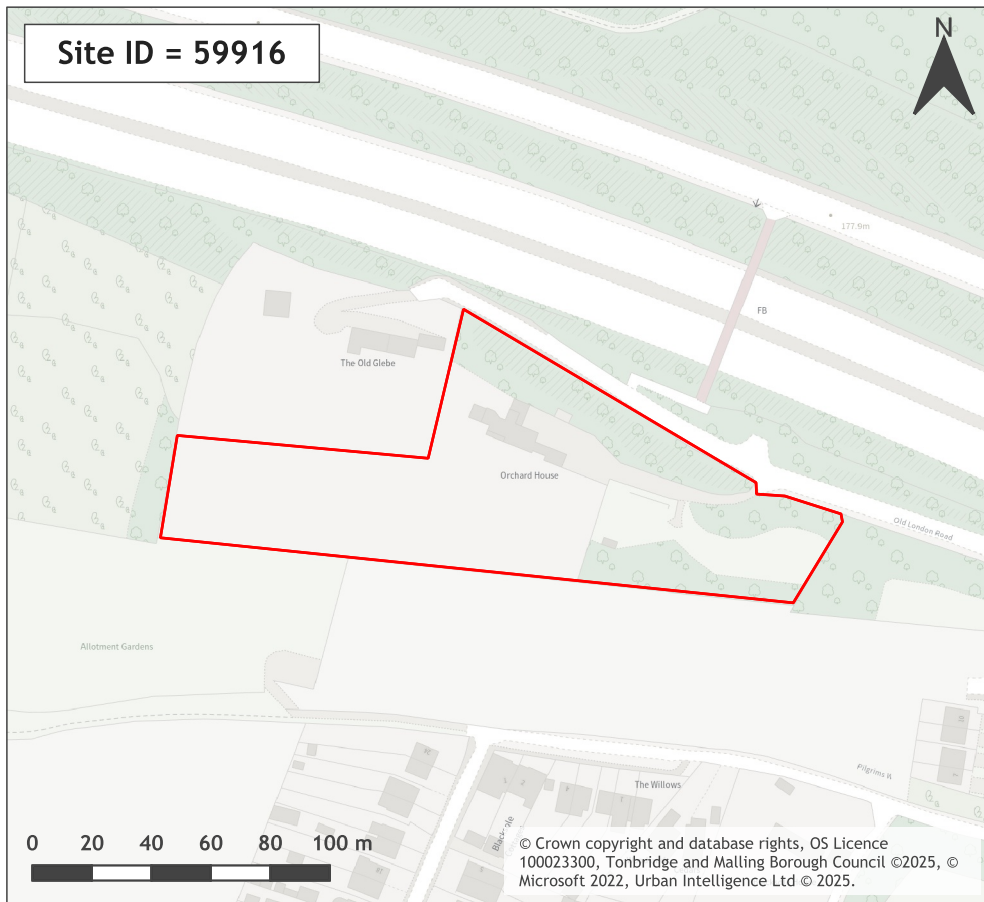


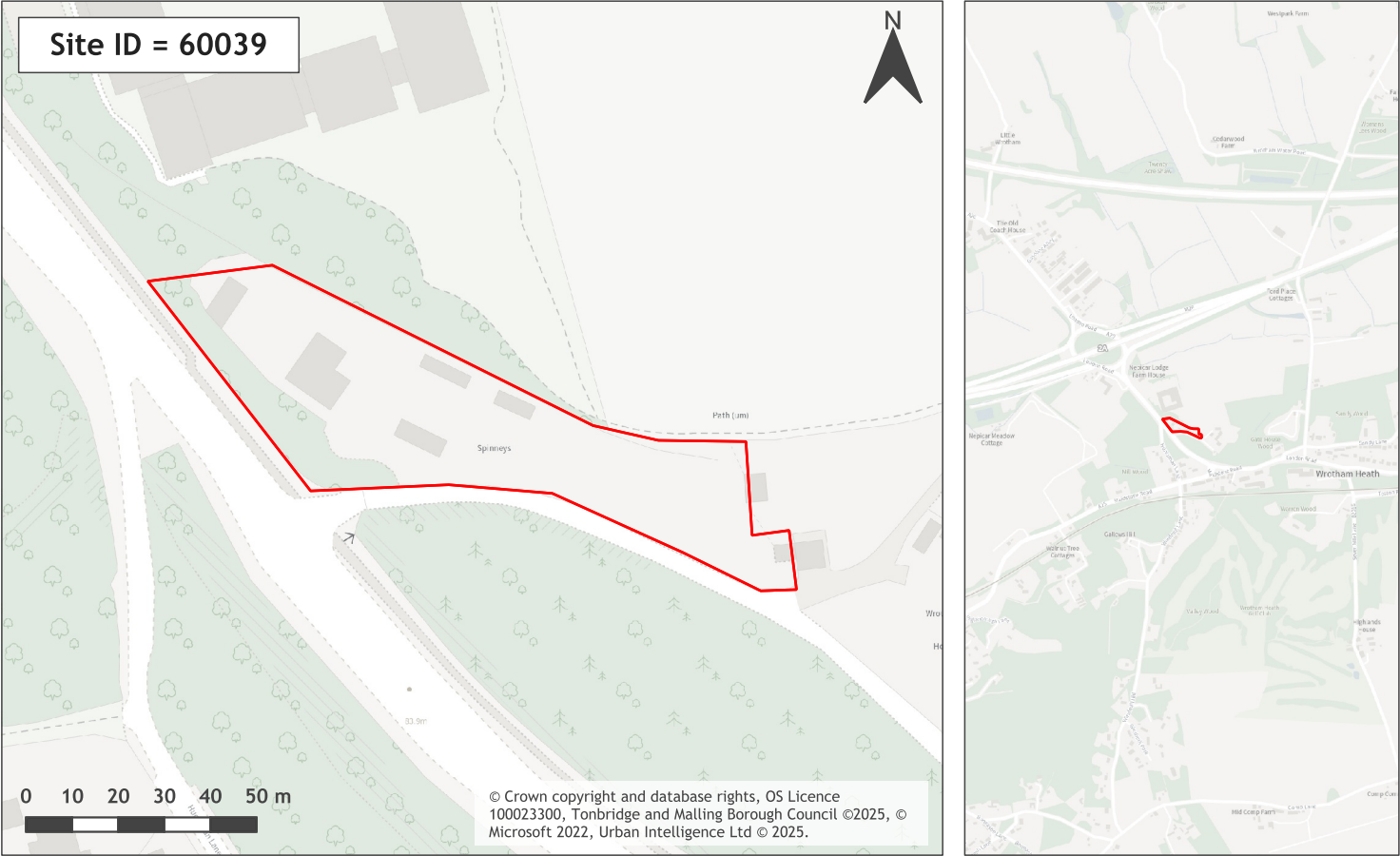
LAA Site Summary - No



TMBC LAA Reference	59916
Site Address	Orchard House, Old London Road, Wrotham, Sevenoaks
Parish	Wrotham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Wrotham
Current Use	Residential
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 site is located to the south of the Old London Road, Wrotham. It is a single residential property and associated grounds. There are allotments and agricultural land to the south, with woodland to the east and west, and a single residential property and the M20 to the north. It is wholly located within the Green Belt and Kent Downs National Landscape. The landscape evidence concludes that if development was to come forward, there would likely be significant adverse landscape effects, even with mitigation, with no clear opportunities for a potential development to allow overall landscape enhancements to the National Landscape to be delivered. The site is adjacent to a sustainable settlement, however the Landscape evidence concludes that this site is unsuitable for development.
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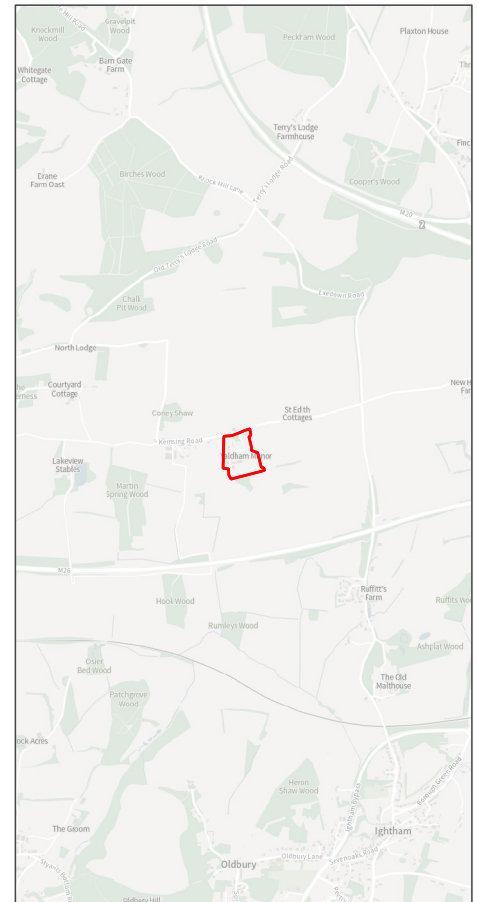
LAA Site Summary - No



TMBC LAA Reference	60039
Site Address	The Spinney, London Road, Wrotham Heath
Parish	Wrotham
Ward	Borough Green & Platt
Settlement or nearest settlement	Wrotham Heath
Current Use	Gypsy and Traveller
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.36
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the east of London Road, between Wrotham Heath and M26 jct 2a. It is an existing private gypsy and traveller site. There is woodland to the south and north, with agricultural and a cluster of residential to the east, with London Road to the west. It is wholly within the Green Belt and 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. The site contains some areas identified as priority habitat in the west, as well as some Tree Preservation Orders along the frontage of London Road and the existing access road. his site is considered unsuitable given that it is remote from the defined boundary of any settlement.
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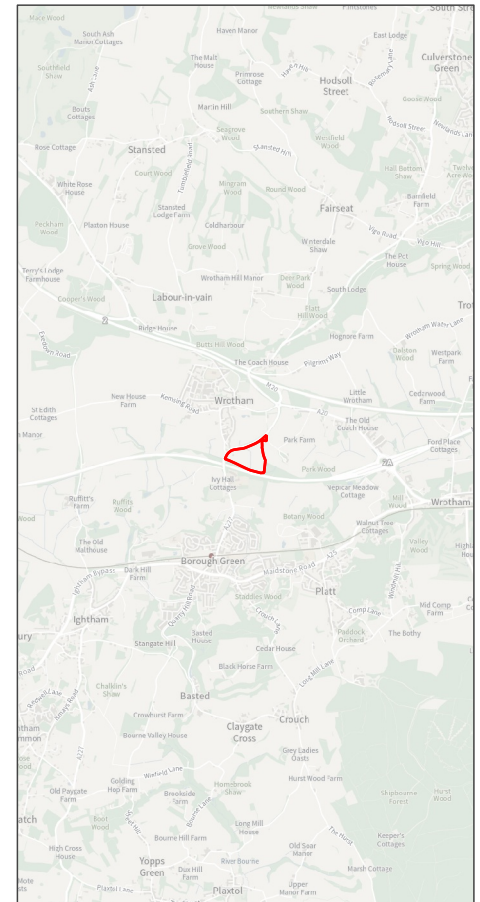
LAA Site Summary - No



TMBC LAA Reference	58654
Site Address	Existing premises at Yaldham Manor, Kemsing Road, Wrotham
Parish	Wrotham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Wrotham
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	4.16
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the south of Kemsing Road, west of Wrotham. It is in predominantly residential use, with woodland in the north east. There is woodland and agricultural land to the west and south, with agricultural land to the east and Kemsing Road to the north. The site is wholly within the Green Belt and the Kent Downs National Landscape. The north and west of the site are located in an area identified as priority habitat, and the majority of the site is within a non-designated Historic Park and Garden, which contains a Grade 2 Listed Building. 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 it is remote from the defined boundary of any settlement and onsite constraints, and has existing uses on site.
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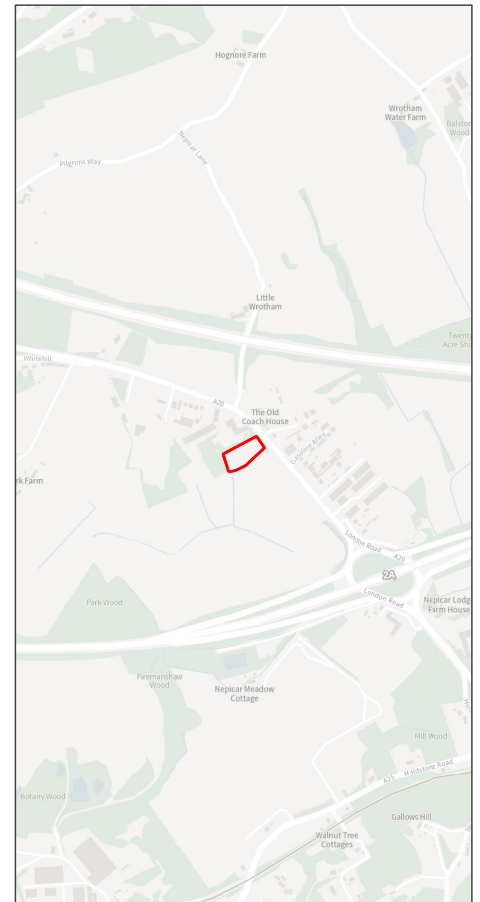
LAA Site Summary - No



TMBC LAA Reference	59881
Site Address	Land South of Wrotham Bypass, Sevenoaks
Parish	Wrotham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Wrotham
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	9.92
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This greenfield site is located to the north of the M26, and east and south of the A227, between Wrotham and Borough Green. It is in agricultural use. There is woodland and the M26 to the south, with woodland and agricultural land to the east, and the A227 to the west and north. The site is wholly within the Green Belt and Kent Downs National Landscape. There are areas along the southern boundary that are identified as priority habitat. This site is remote from the defined boundary of any settlement and is therefore not considered suitable for development.
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LAA Site Summary - No



TMBC LAA Reference	68354
Site Address	Existing premises at Nepicar Oast, London Road, Wrotham, Sevenoaks
Parish	Wrotham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Wrotham
Current Use	Office, Industrial & logistics
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.57
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	1750
Timescale	-

LAA Conclusion	This site is located to the west of the A20 and north of M26 junction 2a midway, between Wrotham Heath and Wrotham. The site is a mixture of commercial uses and associated car parking fronting the A20 in the east, and an area of grassland in the west. The Grade 2 Listed Building of The Moat public house is to the north, with woodland to the west, scrubland to the south and the A20 to the east. The site is wholly within the Green Belt, falls within an area identified a priority habitat and is in the setting of the Kent Downs National Landscape, The Stage 2 Green Belt Assessment identifies that this sub-area performs weakly against the NPPF purposes but makes an important contribution to the wider Green Belt and is not recommended for consideration. This site is considered unsuitable given that it is remote from the defined boundary of any settlement and onsite constraints.
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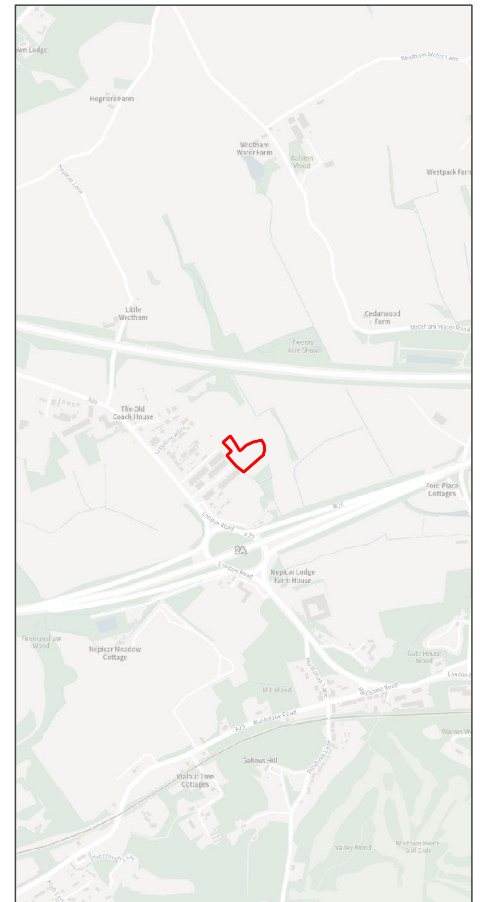
LAA Site Summary - No



TMBC LAA Reference	68387
Site Address	Land adjacent to Allingham House, Park Drive, Wrotham
Parish	Wrotham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Wrotham
Current Use	Greenfield
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.61
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This greenfield site is located to the north and south of Park Drive, off the A227 between Wrotham and the M26. It is grassed area between residential properties, as well as woodland and a pond. There is agricultural land to the north, a cluster of residential properties to the east and west, with woodland and agricultural land to the south. The site is wholly within the Green Belt, and in the setting of the Kent Downs National Landscape. The southern part of the site is identified as priority habitat. This site is considered unsuitable given that it is remote from the defined boundary of any settlement.
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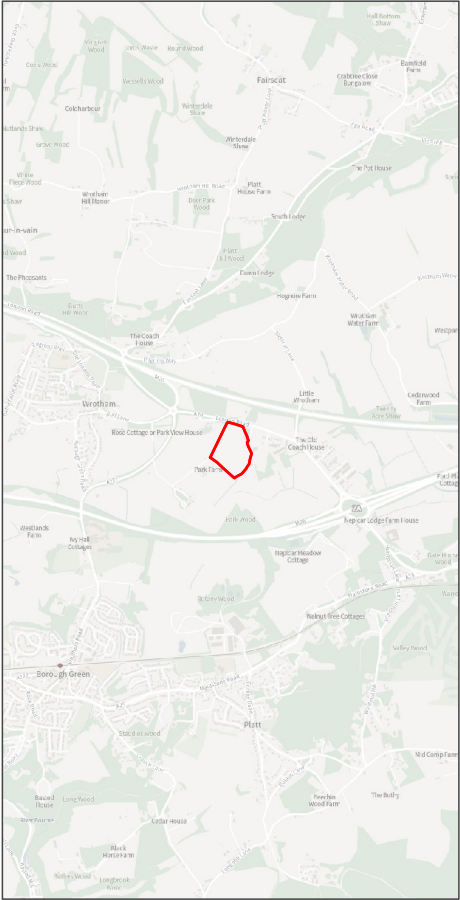
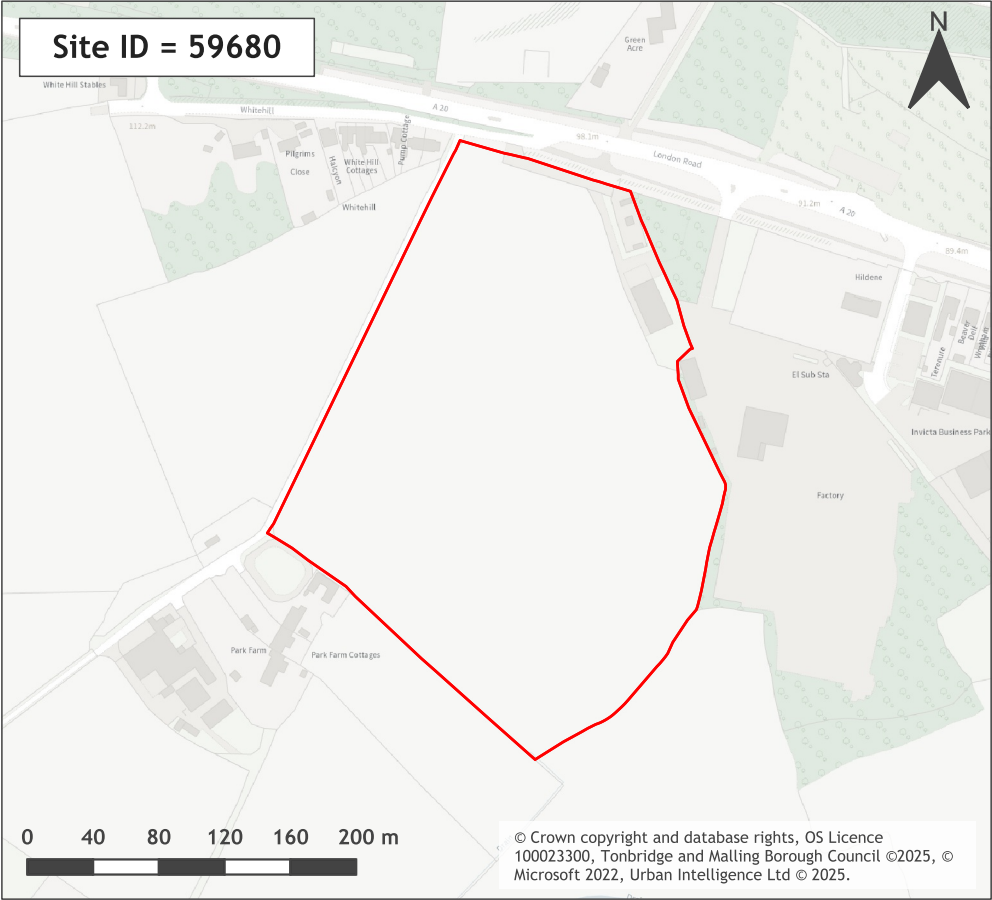
LAA Site Summary - No



TMBC LAA Reference	58645
Site Address	Existing premises at Nepicar Park, east of London Road, Wrotham
Parish	Wrotham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Wrotham Heath
Current Use	Vacant Premises
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.76
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	7000
Timescale	-

LAA Conclusion	This flat site is located to the east of the A20 and north of M26 junction 2a midway between Wrotham Heath and Wrotham. The site are existing commercial uses in the west of the site and a mixture of grassland and woodland to the east. There is a single detached residential property and open storage to the south of the site, with woodland and agricultural fields to the north and east. The site is within the Green Belt and Kent Downs National Landscape, The Stage 2 Green Belt Assessment identifies that this sub-area performs weakly against the NPPF purposes but makes an important contribution to the wider Green Belt. Therefore, it is not recommended for allocation. This site is considered unsuitable given that it is remote from the defined boundary of any settlement.
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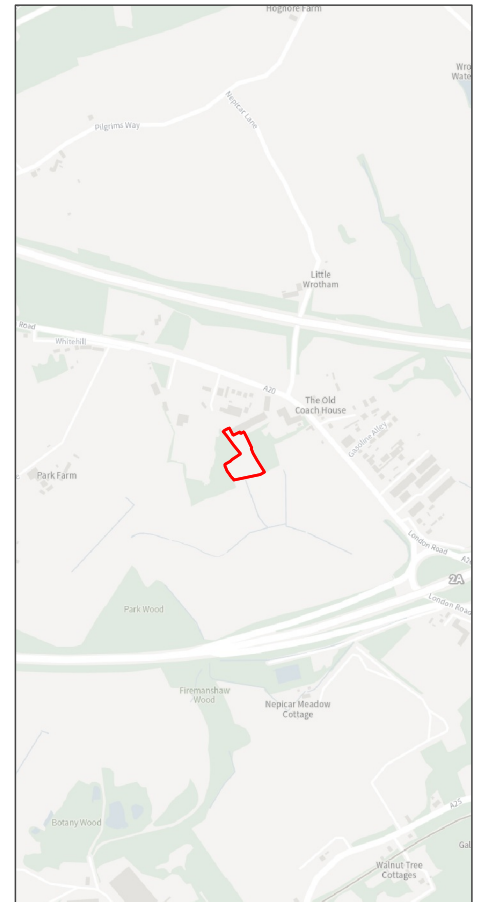
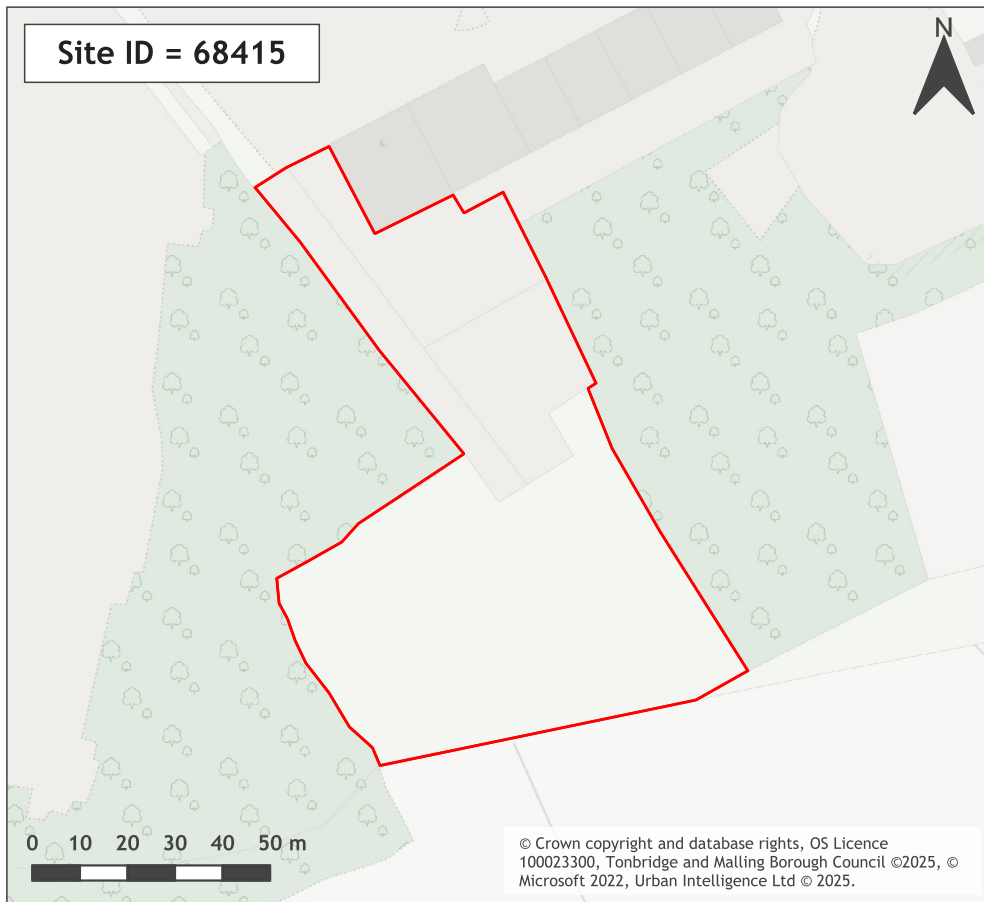
LAA Site Summary - No



TMBC LAA Reference	59680
Site Address	Land South of London Road and Whitehill, Wrotham
Parish	Wrotham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Wrotham
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	6.48
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This greenfield site is located to the south of the A20 and north of M26 junction 2a midway, between Wrotham Heath and Wrotham. The site is in agricultural use. There is agricultural land to the west, with further agricultural land and a detached residential property to the south, woodland and the A20 to the north and vacant commercial premises and area of open storage to the east. The site is wholly within the Green Belt, and the north west falls in the Kent Downs National Landscape, with the remainder of the site in the setting. The north of the site is Grade 2 agricultural land Best and Most Versatile - BMV), adding a further constraint related to the loss of productive land. A Public Right of Way runs across the site. This site is considered unsuitable given that it is remote from the defined boundary of any settlement and onsite constraints.
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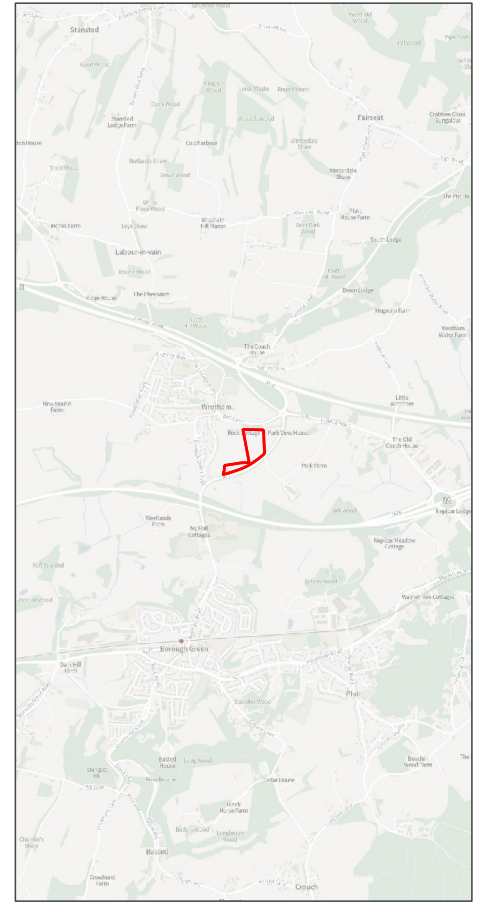
LAA Site Summary - No



TMBC LAA Reference	68415
Site Address	Land South (Rear) Of the Moat Public House, Wrotham
Parish	Wrotham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Wrotham Heath
Current Use	Industrial & logistics
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.67
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	6700
Timescale	-

LAA Conclusion	This site is located to the south of the A20, midway between Wrotham Heath and Wrotham. The site is a mixture of open storage in the north and scrubland in the south. There are commercial properties to the north of the site, with woodland and scrubland to the west, east and south. The site is within the Green Belt, and in the setting of the Kent Downs National Landscape. The Stage 2 Green Belt Assessment identifies that this sub-area performs weakly against the NPPF purposes but makes an important contribution to the wider Green Belt. Therefore, it is not recommended for allocation. This site is considered unsuitable given that it is remote from the defined boundary of any settlement.
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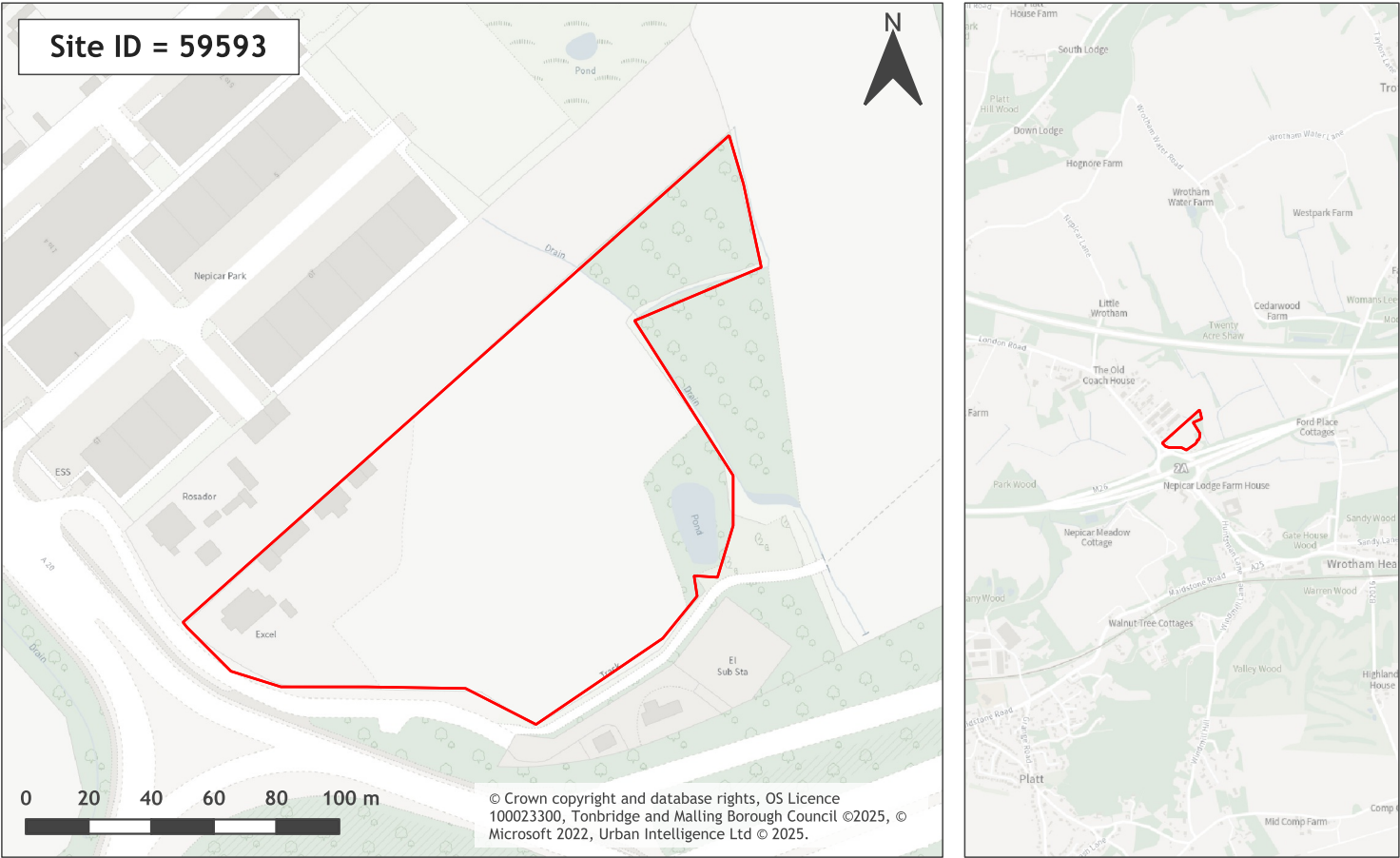
LAA Site Summary - No



TMBC LAA Reference	68424
Site Address	Land North of Wrotham Bypass, Sevenoaks
Parish	Wrotham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Wrotham
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	4.02
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the north of the A227, between Wrotham and Borough Green. It is in agricultural use. There is woodland to the north, woodland and scrubland to the west, two detached residential properties and scrubland to the west, and the A227 to the south. The site is wholly within the Green Belt and Kent Downs National Landscape. It is adjacent to a Conservation Area in the west and north, and there is an area identified as priority habitat adjacent to the north of the site. The majority of the site is Grade 2 agricultural land Best and Most Versatile - BMV), adding a further constraint related to the loss of productive land. The site, being remote from any defined settlement boundaries, as well as the constraints detailed above, is not considered a suitable location to allocate for development.
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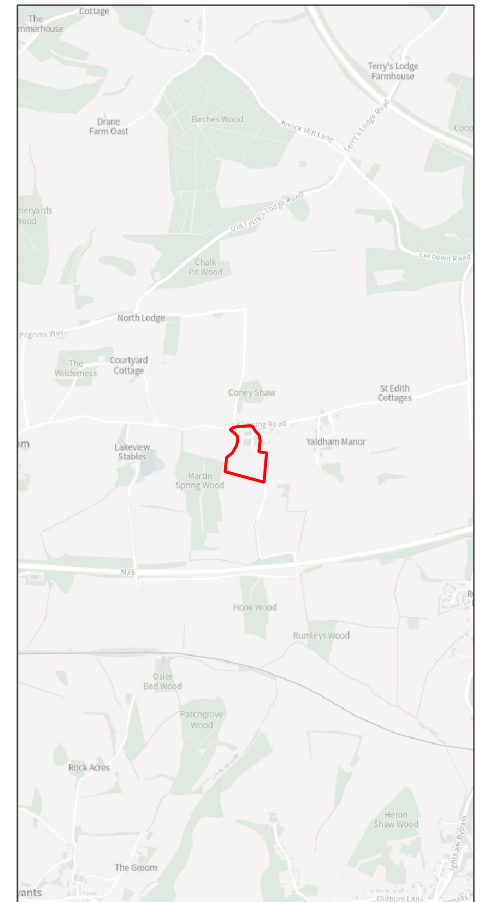
LAA Site Summary - No



TMBC LAA Reference	59593
Site Address	Land At and South of Rosador, London Road, Wrotham
Parish	Wrotham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Wrotham Heath
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.58
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	10000
Timescale	-

LAA Conclusion	This site is located to the east of the A20 and north of M26 junction 2a midway between Wrotham Heath and Wrotham. The site comprises two detached residential properties in the west fronting the A20, with open storage in the north, along with agricultural land to the south and woodland in the east. There are existing commercial properties to the north, woodland to the east and the M26 to the south. The site is within the Green Belt and Kent Downs National Landscape, The Stage 2 Green Belt Assessment identifies that this sub-area performs weakly against the NPPF purposes but makes an important contribution to the wider Green Belt. Therefore, it is not recommended for allocation. This site is considered unsuitable given that it is remote from the defined boundary of any settlement.
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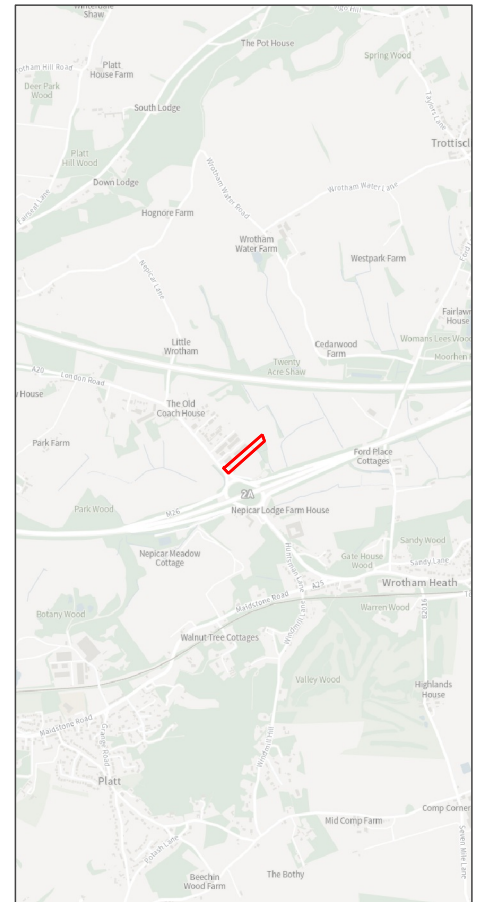
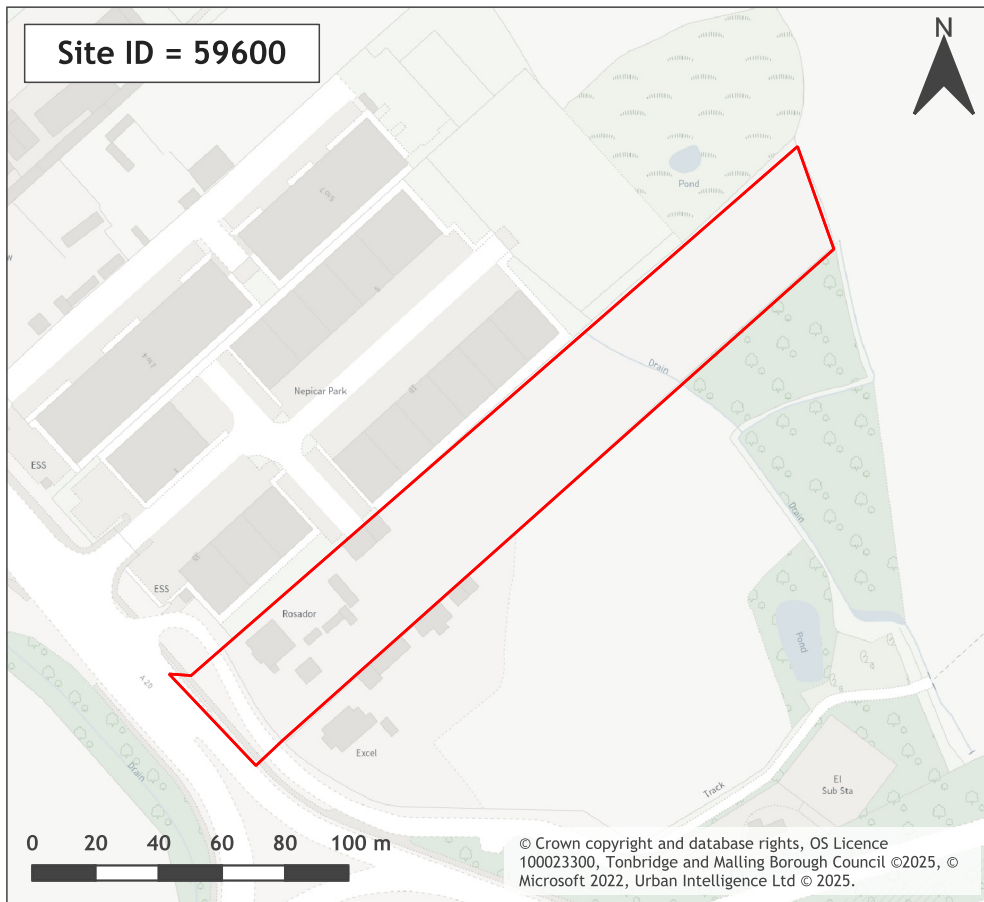
LAA Site Summary - No



TMBC LAA Reference	59940
Site Address	Land South of Kemsing Road, Sevenoaks
Parish	Wrotham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Wrotham
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	3.71
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the south of Kemsing Road, between Wrotham and Kemsing. It is in a mixture of commercial uses in the north and agricultural land in the south. There is agricultural land to the west and south, with a strong tree belt along the southern boundary, with residential properties and agricultural land to the east and Kemsing Road to the north. The site is wholly within the Green Belt and the Kent Downs National Landscape. The site is identified as Grade 2 agricultural land (Best and Most Versatile - BMV), adding a further constraint related to the loss of any remaining productive land. This site is considered unsuitable given that it is remote from the defined boundary of any settlement.
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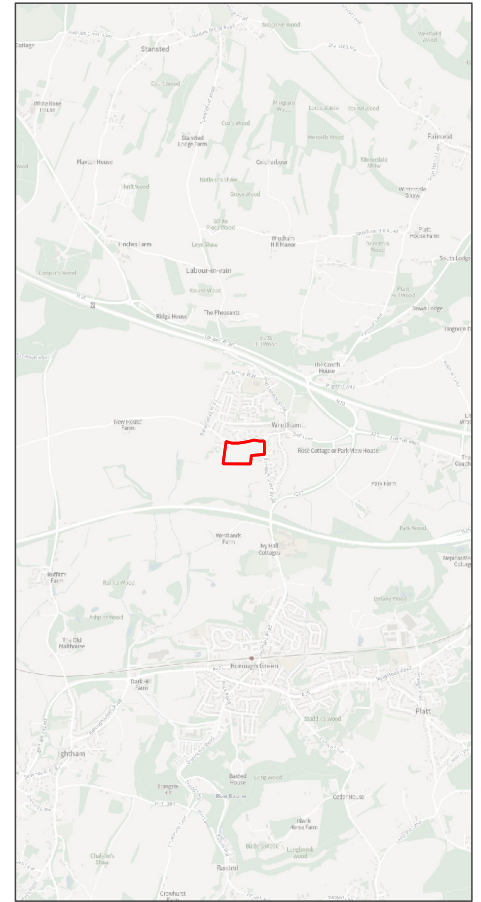
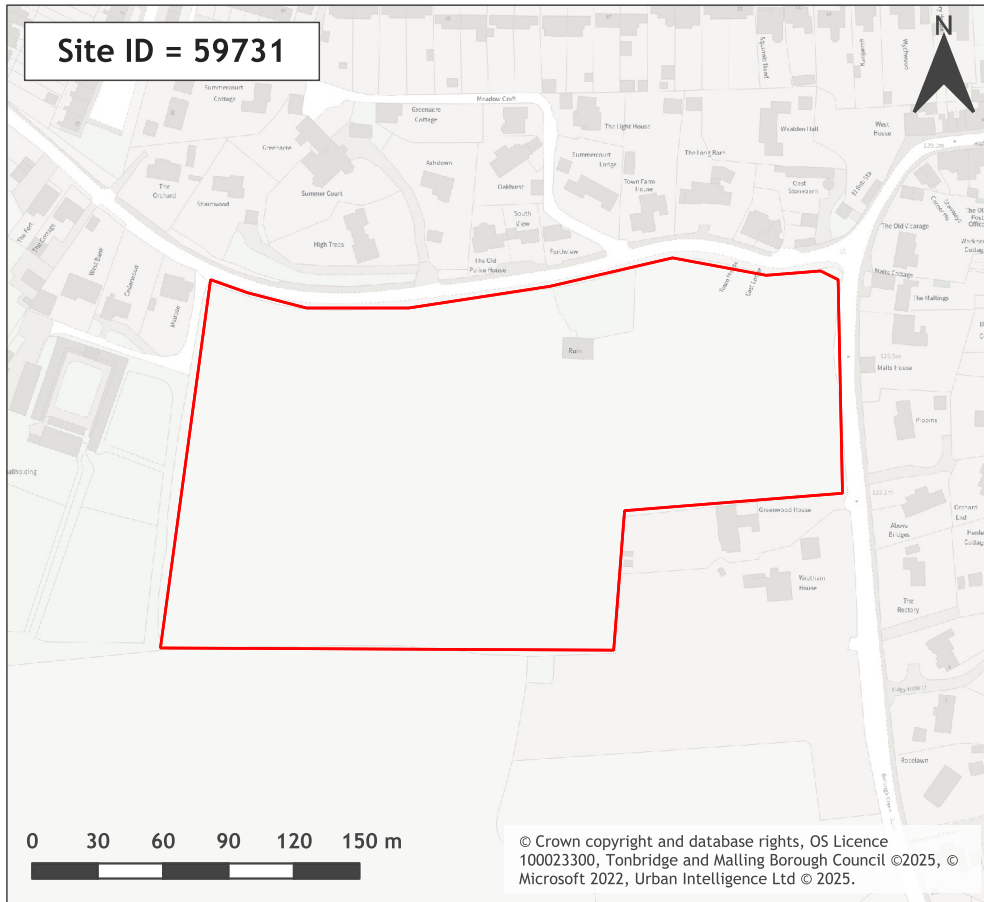
LAA Site Summary - No



TMBC LAA Reference	59600
Site Address	Existing premises at Rosador, London Road, Wrotham, Sevenoaks
Parish	Wrotham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Wrotham Heath
Current Use	Residential
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.84
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	3250
Timescale	-

LAA Conclusion	This site is located to the east of the A20 and north of M26 junction 2a midway between Wrotham Heath and Wrotham. The site is occupied by a single residential property fronting the A20, with open storage to the rear. There are commercial properties to the north of the site, with a detached residential property to the south and agricultural land to the south and east. The site is within the Green Belt and Kent Downs National Landscape, The Stage 2 Green Belt Assessment identifies that this sub-area performs weakly against the NPPF purposes but makes an important contribution to the wider Green Belt. Therefore, it is not recommended for allocation. This site is considered unsuitable given that it is remote from the defined boundary of any settlement.
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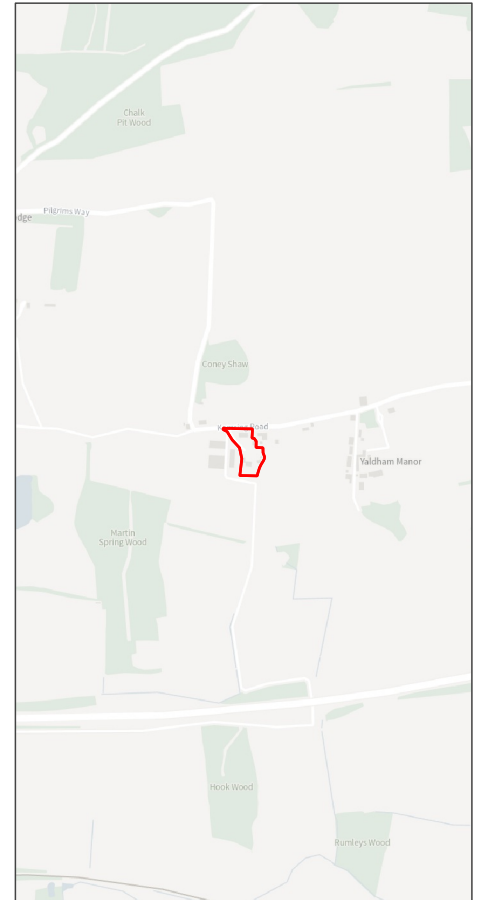
LAA Site Summary - No



TMBC LAA Reference	59731
Site Address	Land South of Kemsing Road, Sevenoaks
Parish	Wrotham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Wrotham
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	4.32
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This greenfield site is located south of Kemsing Road, and west of Borough Green Road, Wrotham. It is in agricultural use. There is agricultural land to the south, along with a large detached residential property, with residential properties and scrubland to the west, along with residential properties along Borough Green Road to the east and Kemsing Road to the north. The site is wholly within the Green Belt and Kent Downs National Landscape. The landscape evidence concludes that if development was to come forward, there would likely be significant adverse landscape effects, even with mitigation, with no clear opportunities for a potential development to allow overall landscape enhancements to the National Landscape to be delivered. The site is adjacent to a Conservation Area and several Listed Buildings. The site is also Grade 2 agricultural land (Best and Most Versatile - BMV), adding a further constraint related to the loss of productive land. The site is adjacent to the settlement boundary Wrotham, however any development of the site would result in adverse impact on the landscape character of the National Landscape. Given this, and its potential impact on adjacent heritage assets, it is considered to be unsuitable for development.
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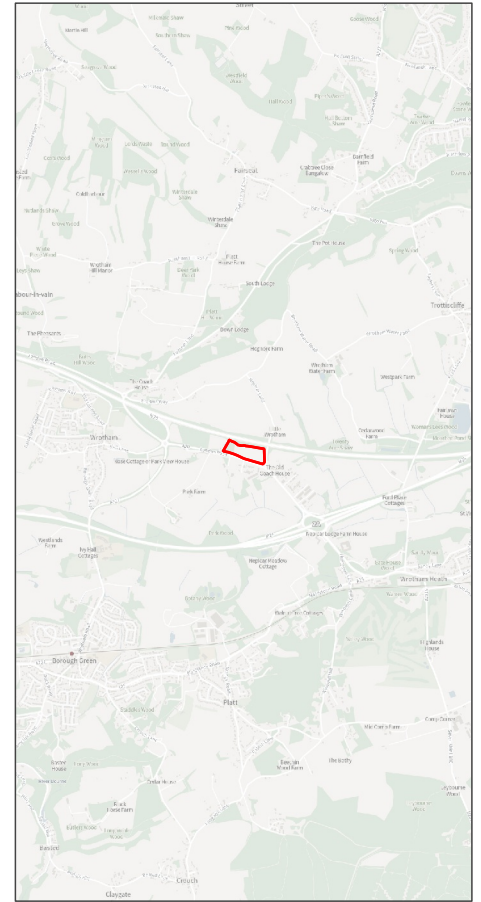
LAA Site Summary - No



TMBC LAA Reference	58655
Site Address	Existing premises west of Yaldham Manor, Kemsing Road, Wrotham
Parish	Wrotham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Wrotham
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.62
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the south of Kemsing Road, west of Wrotham. It is in a mixture of residential and commercial uses. There is agricultural land to the west and south, with a residential property to the east and Kemsing Road to the north. The site is wholly within the Green Belt and the Kent Downs National Landscape. The site is identified as Grade 2 agricultural land (Best and Most Versatile - BMV), adding a further constraint related to the loss of any remaining productive land. This site is considered unsuitable given that it is remote from the defined boundary of any settlement and has existing uses on site.
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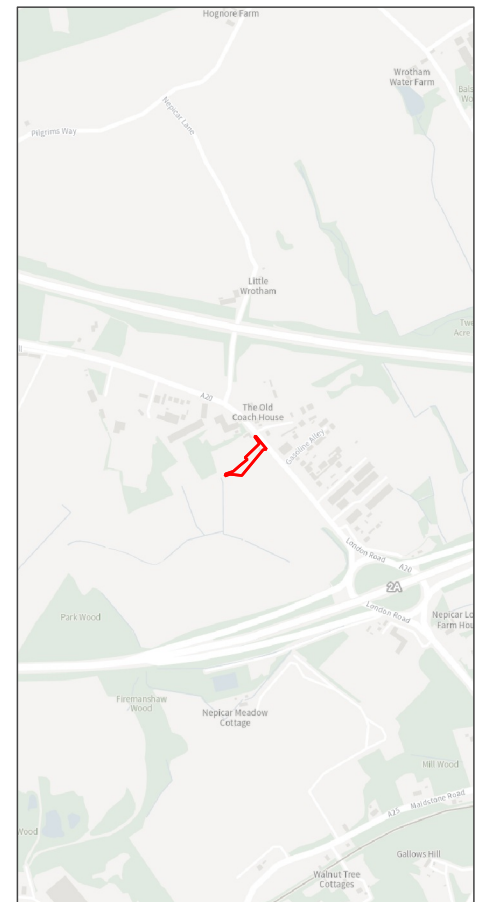
LAA Site Summary - No



TMBC LAA Reference	68390
Site Address	Land North of A20 London Road, Wrotham, Sevenoaks
Parish	Wrotham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Wrotham
Current Use	Vacant Premises, Other
Suitable	No
Deliverable	No
Gross Site Area (ha)	3.33
Developable Site Area (ha)	2.54
Residential Yield	0
Employment floorspace (sqm)	10000
Timescale	-

LAA Conclusion	This site is located to the north of the A20 London Road, and west of Nepicar Lane between Wortham and Wrotham Heath. It is scrubland but was granted planning permissions in 1991 for a 112 bedroom hotel with leisure, conference and ancillary facilities with vehicular parking and access off Nepicar Lane. A certificate of lawful development [23/01686/LDE] confirms sufficient grounds works were completed, and the development was therefore commenced. The site is wholly located within the Green Belt and Kent Downs National Landscape. 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 development was to come forward, there would likely be significant adverse landscape effect, even with mitigation, with no clear opportunities for a potential development to allow overall landscape enhancements to the National Landscape to be delivered. The western part of the site is also identified an area of priority habitat, as well as being Grade 2 agricultural land Best and Most Versatile - BMV), adding a further constraint related to the loss of productive land. There are also Public Rights of Way running along the western and norther boundaries of the site. The site, being remote from any defined settlement boundaries, as well as the constraints detailed above, is not considered a suitable location to allocate for development.
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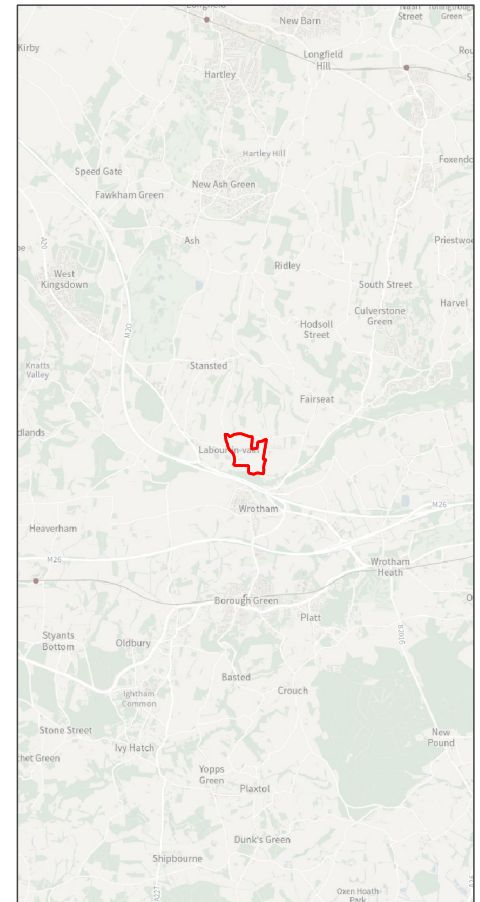
LAA Site Summary - No



TMBC LAA Reference	59706
Site Address	Land West of London Road, Wrotham
Parish	Wrotham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Wrotham
Current Use	Vacant Premises
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.21
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the west of the A20 and north of M26 junction 2a midway between Wrotham Heath and Wrotham. The site is scrubland. There are commercial properties to the north of the site, with agricultural land to the south and west. The site is within the Green Belt, is identified as priority habitat, and is in the setting of the Kent Downs National Landscape, The Stage 2 Green Belt Assessment identifies that this sub-area performs weakly against the NPPF purposes but makes an important contribution to the wider Green Belt and is not recommended for consideration. This site is considered unsuitable given that it is remote from the defined boundary of any settlement and onsite constraints.
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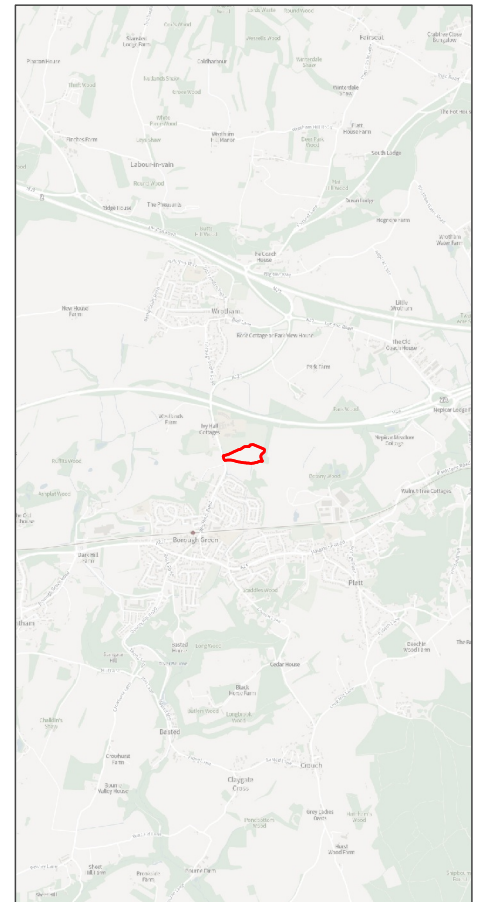
LAA Site Summary - No



TMBC LAA Reference	58656
Site Address	Land east of Labour-in-Vain Road and south of Wrotham Hill Road, Wrotham
Parish	Wrotham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Wrotham
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	41.33
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This large greenfield site is located to the west of Tumblefield Road and Labour-in-Vain Road, and south of Wrotham Hill Road, north of the M20 between Wrotham and Stansted. It is in agricultural use. There is agricultural land to the west, with woodland and residential properties to the south, further woodland and agricultural land to the east and Wrotham Hill Road, agricultural land a cluster of residential properties to the north. The site is wholly within the Green Belt and the Kent Downs National Landscape. There is an area of ancient woodland along the western boundary, and are area identified as priority habitat along with eastern boundary. There are several Public Rights of Way crossing the site. 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	68410
Site Address	Land East of Oaktrees Farm, Borough Green Road, Sevenoaks
Parish	Wrotham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Borough Green
Current Use	Agriculture, Industrial & logistics
Suitable	No
Deliverable	No
Gross Site Area (ha)	3.08
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is on the east side of Wrotham Road to the south of Wrotham School and to the north of the settlement confines of Borough Green. The site features an existing commercial premises adjacent to road and then is a greenfield/paddock to the east. The site is within the Green Belt and National Landscape but is not subject to any other landscape or ecological restrictions, TPOs or flood risks. The site is gently undulating and features sporadic trees to all boundaries, although most dense to the south and east. The site has no development immediately adjacent to it. Whilst there is a commercial premises to the western end of the site it is within the Green Belt and National Landscape, with its relationship to the openness of the surroundings adding to its value as Green Belt. The site is therefore considered to be high functioning Green Belt and is therefore considered to be unsuitable for development.
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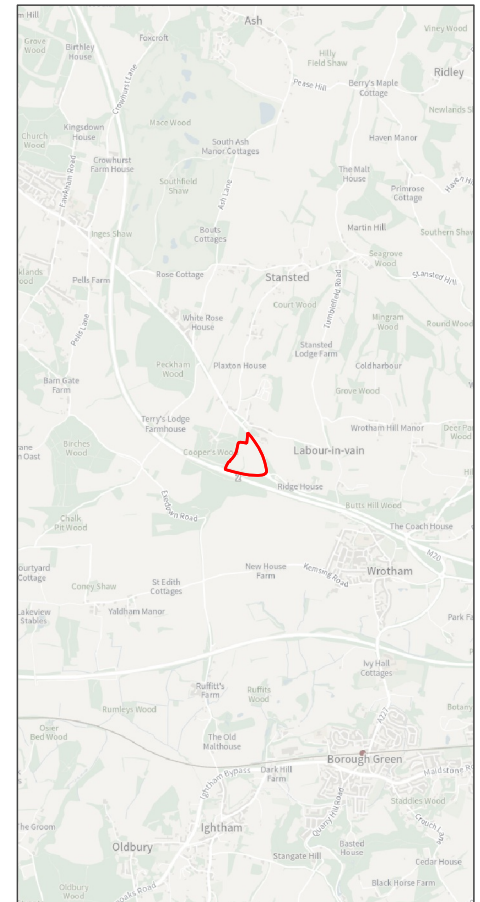
LAA Site Summary - No



TMBC LAA Reference	68429
Site Address	Land North of Wrotham Bypass, Sevenoaks
Parish	Wrotham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Wrotham
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.51
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This back land greenfield site is located to the north of the A227, between Wrotham and Borough Green. It is in agricultural use. There are detaches residential properties to the to the north and west, woodland and scrubland to the east and the A227 to the south. The site is wholly within the Green Belt and Kent Downs National Landscape. It is adjacent to a Conservation Area in the west and north and part of the east. The north of the site is Grade 2 agricultural land Best and Most Versatile - BMV), adding a further constraint related to the loss of productive land. Although the site is adjacent to a sustainable settlement, there is uncertainty regarding how the site could be accessed without additional land. Therefore the site is considered unsuitable.
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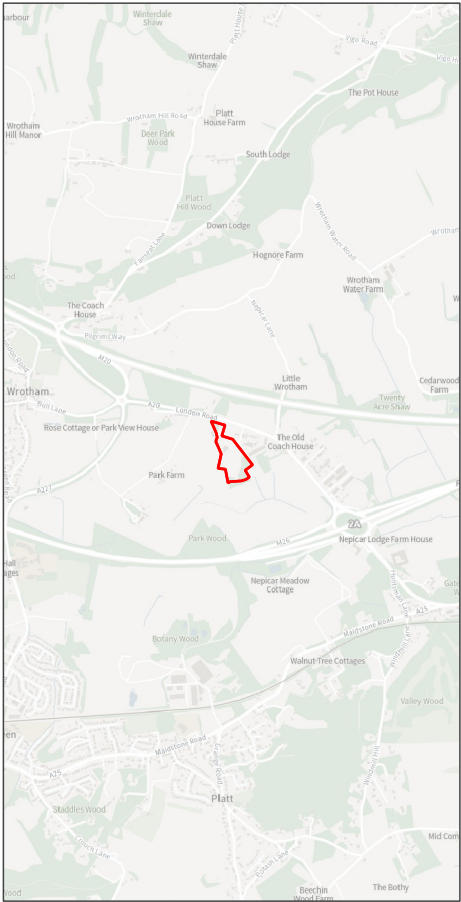
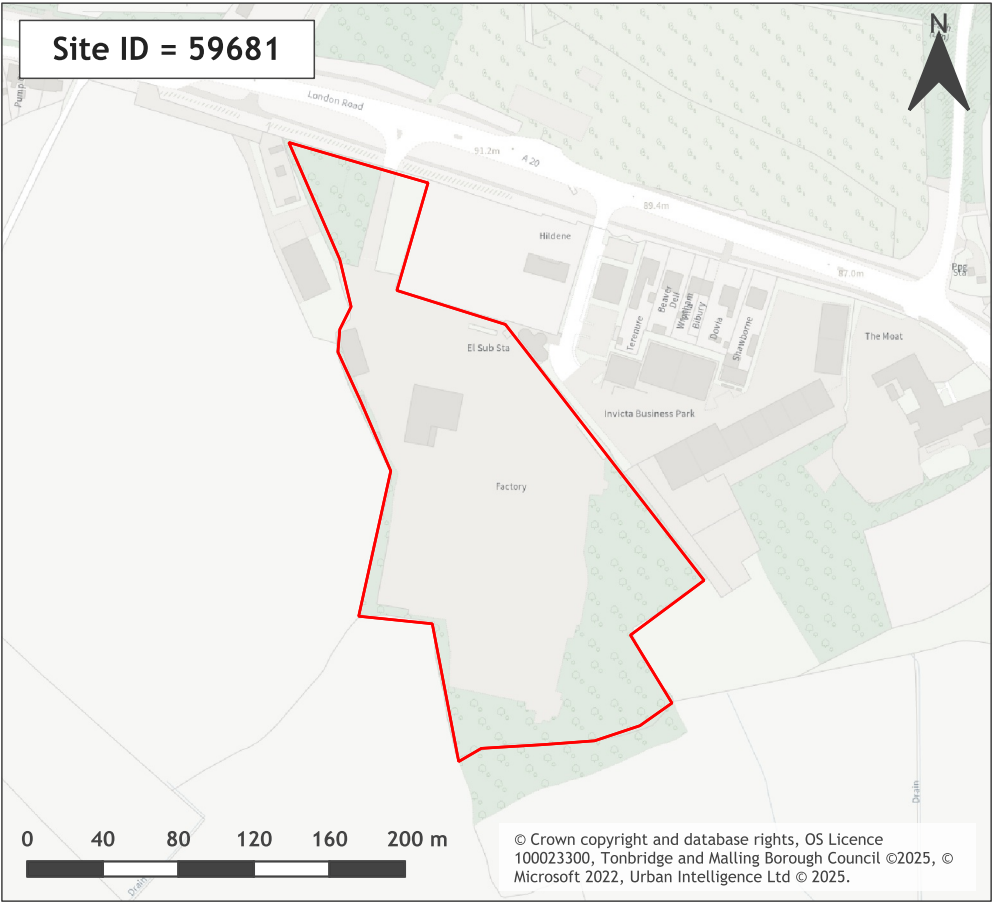
LAA Site Summary - No



TMBC LAA Reference	59894
Site Address	Land West of Boyle Way and East of Branbridges Road, Tonbridge
Parish	Wrotham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Wrotham
Current Use	Nature, Woodland
Suitable	No
Deliverable	No
Gross Site Area (ha)	9.3
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the north of the M20, and west of the A20 London Road between Wrotham and West Kingsdown. It is in agricultural use. There is ancient woodland to the west, with further woodland to the north and south which are identified as areas of priority habitat, with the A20, priority habitat, agricultural land and commercial premises to the east. The site is wholly within the Green Belt and the Kent Downs National Landscape. There is an area Tree Preservation Order and Public Right of Way running north south through the centre of the site. There is also a line of pylons running north south through the centre of the site. This site is remote from the defined boundary of any settlement and is therefore not considered suitable for development.
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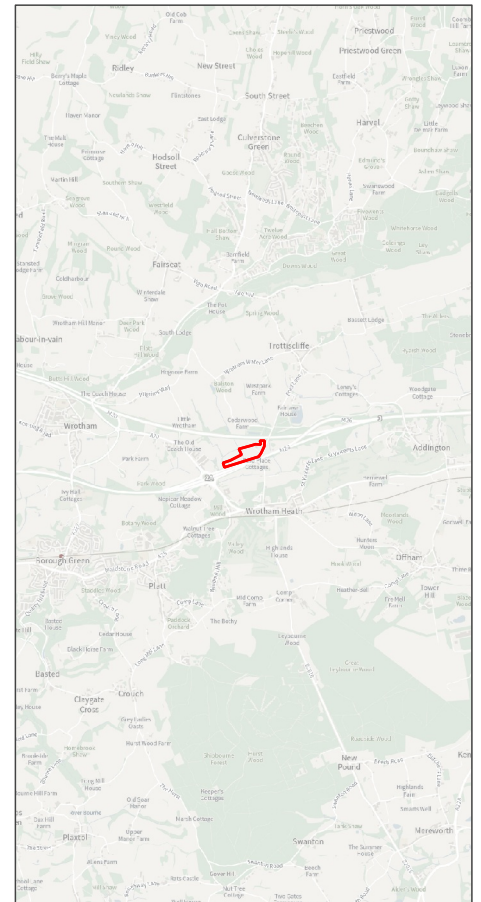
LAA Site Summary - No



TMBC LAA Reference	59681
Site Address	Land South of London Road, Wrotham
Parish	Wrotham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Wrotham
Current Use	Industrial & logistics
Suitable	No
Deliverable	No
Gross Site Area (ha)	3.18
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	31800
Timescale	-

LAA Conclusion	This brownfield site is located to the south of the A20 and north of M26 junction 2a midway, between Wrotham Heath and Wrotham. The site is vacant commercial premises with extensive areas of hard standing, with woodland in the south. There is agricultural land to the west and south, woodland and commercial properties to the west and the A20 to the north. The site is wholly within the Green Belt, and in the setting of the Kent Downs National Landscape. 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. This site is considered unsuitable given that it is remote from the defined boundary of any settlement.
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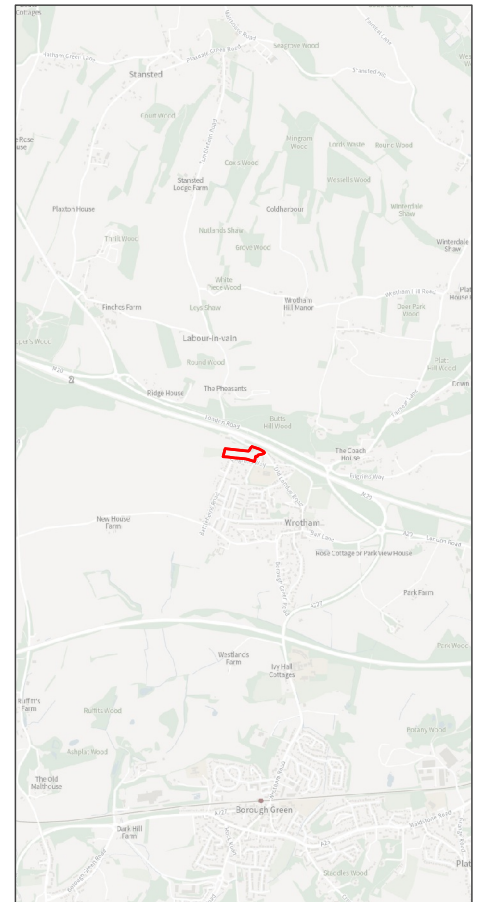
LAA Site Summary - No



TMBC LAA Reference	59788
Site Address	Land West of Ford Lane and North of M26, Wrotham
Parish	Wrotham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Wrotham
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	This site is located to the north of the M20, and west of Ford Lane, between Wrotham Heath and Trottiscliffe. It is in agricultural use. There is a solar farm to the north, agricultural land to the west, a ribbon of woodland and the M26 to the south and Ford Lane to the east. The site is wholly within the Green Belt and the Kent Downs National Landscape. There is a Public Right of Way running along the south of the site. This site is remote from the defined boundary of any settlement and is therefore not considered suitable for development.
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LAA Site Summary - Yes



TMBC LAA Reference	68372
Site Address	Land South of London Road and Rear of Howlands Court, Wrotham, Sevenoaks
Parish	Wrotham
Ward	Pilgrims with Ightham
Settlement or nearest settlement	Wrotham
Current Use	Allotments
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	1.33
Developable Site Area (ha)	1.27
Residential Yield	25
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	This greenfield site is located south of Old London Road, and north of Pilgrims Way, Wrotham. It is in agricultural use, with mature trees along the southern and northern boundaries. There are allotments to the west, large detached residential properties to the north, with further residential properties to the east and south. The site is allocated for development post 2021 in the adopted development plan. It is wholly within the Kent Downs National Landscape but is not within the Green Belt. The landscape evidence concludes that some development may be appropriate subject to high quality design and effective landscape integration. The site is suitable, available and achievable, and is proposed for allocation.
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