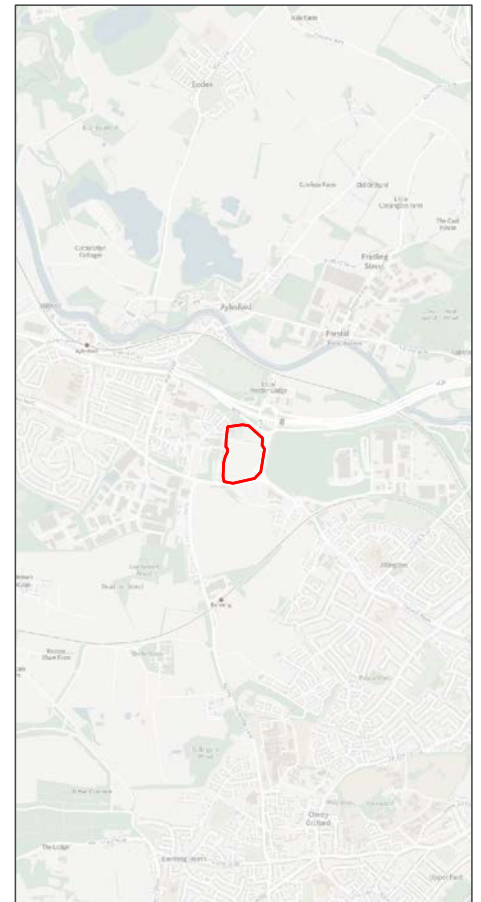


LAA Site Summary - Yes



TMBC LAA Reference	68407
Site Address	Land At East Park Road, Royal British Legion Village, Aylesford
Parish	Aylesford
Ward	Aylesford South & Ditton
Settlement or nearest settlement	Medway Gap
Current Use	Equestrian, Residential, Health, Allotments
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	10
Developable Site Area (ha)	6.75
Residential Yield	0
Employment floorspace (sqm)	30000
Timescale	-

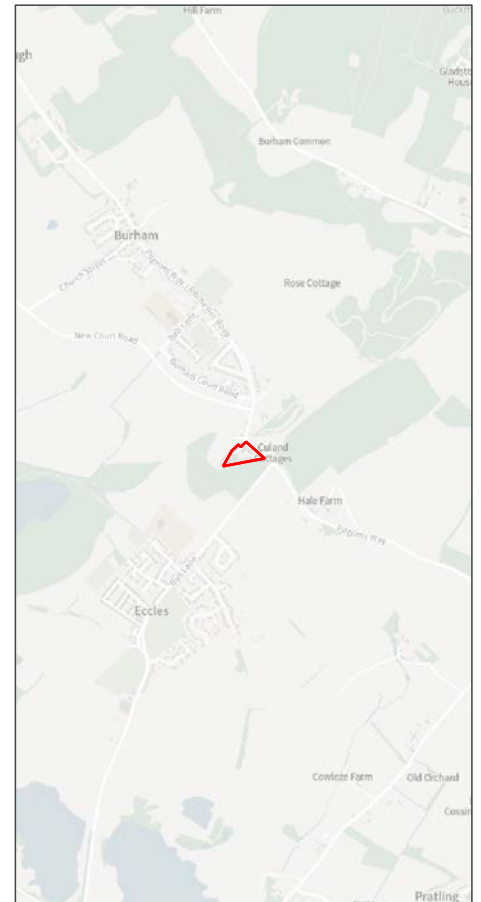
LAA Conclusion

This is a mixed brownfield and greenfield site off the A20, partially within the sustainable settlement of the Medway Gap. It is currently in scrub, residential, health and open space use (allotments) and the land is considered grade 2 agricultural land. The M20 lies to the north, with residential properties and health facilities to the west, the A20 to the south and east.

The site is accessible by car, bicycle and foot and it is considered that a suitable new access has recently been provided from Coldharbour Lane to the site which could serve the site, subject to Highways advice. The site is partially within a minerals safeguarding area, therefore a Minerals Assessment would be required. There is a small area of the site at risk from surface water flooding, therefore a Flood Risk Assessment would be required. The south west of the site falls within an AQMA, therefore an air quality assessment may be necessary. The site is adjacent to priority habitat, therefore an ecological assessment may also be required. The proximity to the A20/M20 may result on potential noise and air quality concerns that need to be considered.

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. It is considered that there may abnormal development costs associated with the reprovion and/or relocation of the allotments, health facilities and existing residential properties, therefore these areas of the site have been removed from the developable area as they are currently in use. Given the potential impact of the surrounding roads (A20/M20) and associated noise and air quality impacts, the site may be better suited to employment or commercial development. Therefore, the site is suitable for employment or commercial uses only.

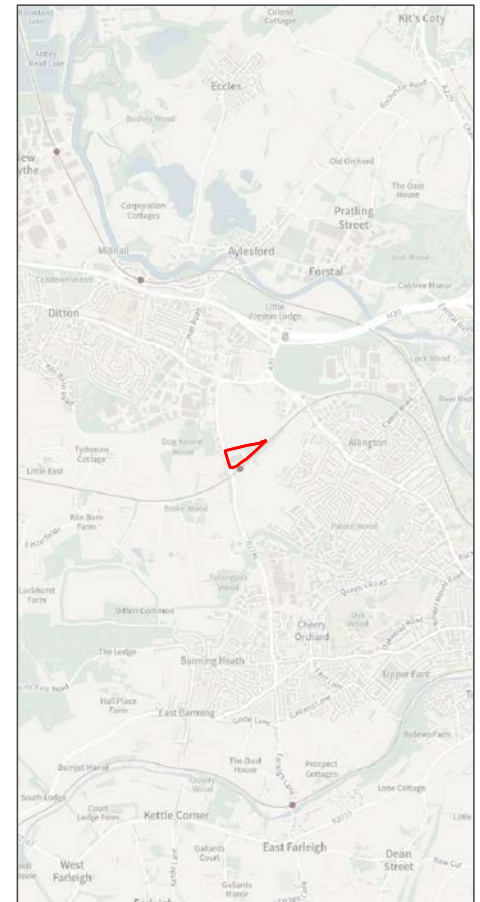
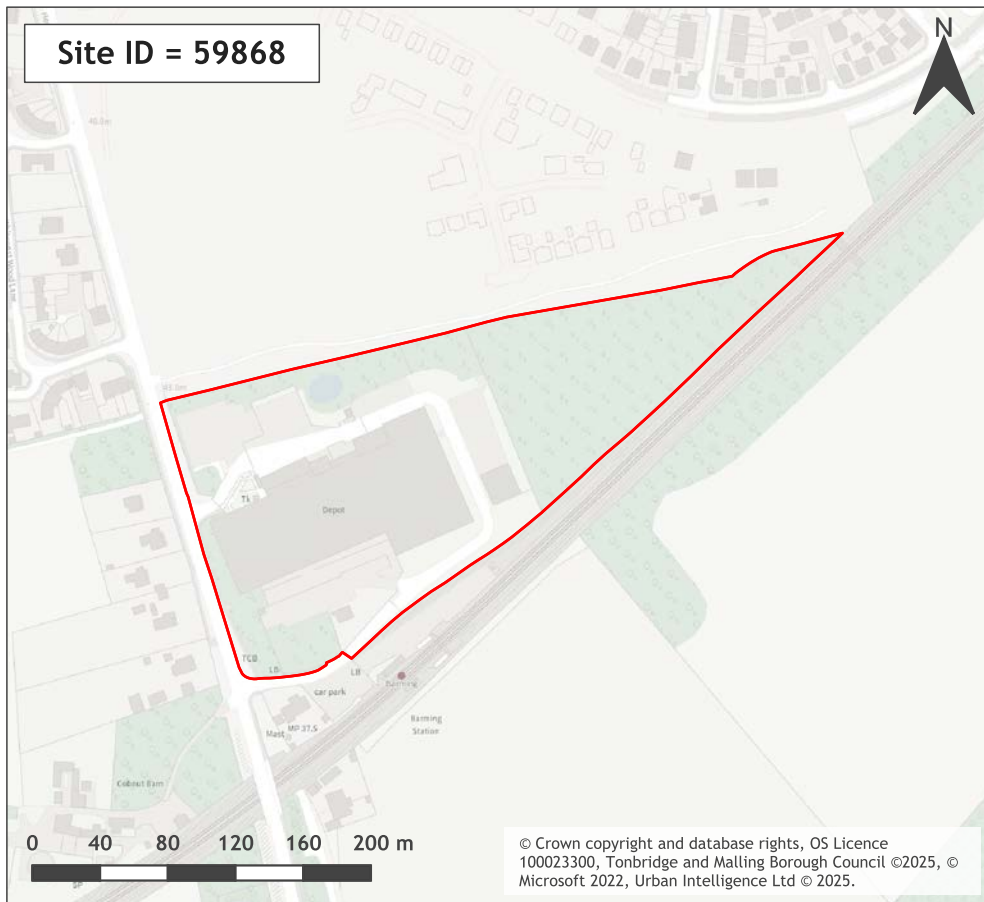
LAA Site Summary - No



TMBC LAA Reference	68445
Site Address	Land At Culand Farm, Pilgrims Way, Burham
Parish	Aylesford
Ward	Aylesford North & North Downs
Settlement or nearest settlement	Burham
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.92
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	400
Timescale	-

LAA Conclusion	This is a brownfield site accessed off Pilgrims Way. The site is well screened due to dense woodland along the southern, western and northern boundaries. There are agricultural uses to the north, woodland to the south and west, and Pilgrims Way to the east. A listed building lies to the immediate northern boundary with a Priority Habitat to the south-eastern and south-western boundaries. The site lies within the setting of the Kent Downs National Landscape. This site is remote from the defined boundary of any settlement.
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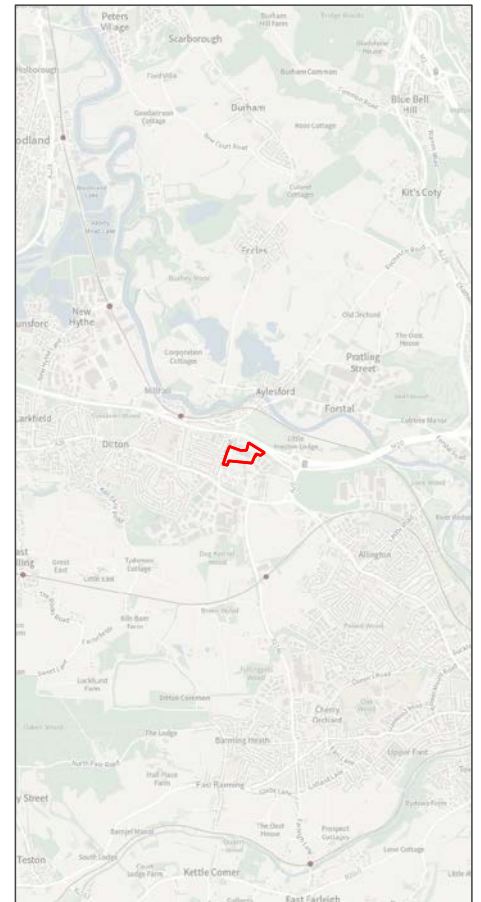
LAA Site Summary - No



TMBC LAA Reference	59868
Site Address	Existing premises at 125-127 Hermitage Lane, Barming, Aylesford
Parish	Aylesford
Ward	Aylesford South & Ditton
Settlement or nearest settlement	Medway Gap
Current Use	Office
Suitable	No
Deliverable	No
Gross Site Area (ha)	4.26
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This is a mixed brownfield and greenfield site east of Hermitage Lane, close to the sustainable settlement of the Medway Gap. It is currently in commercial and woodland uses. There are residential properties under construction to the north, with a railway line to the east and south, and residential properties to the west. The site is accessible by car, bicycle and foot and it is considered that a suitable access to the site could be achieved from Hermitage Lane subject to Highways advice. The site is within a minerals safeguarding area, therefore a Minerals Assessment would be required. There are some areas of the site at risk from surface water flooding and the eastern part of the site is priority habitat (deciduous woodland) and development should not take place on that section of the site. The site is a safeguarded employment site therefore redevelopment of this site for residential uses would not be suitable there is also limited potential for net additional floorspace on site. The site is therefore considered unsuitable.
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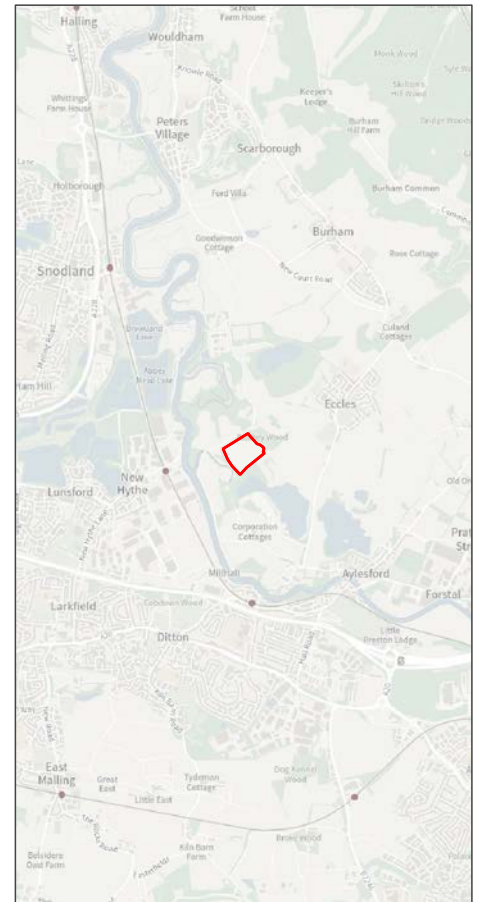
LAA Site Summary - Yes



TMBC LAA Reference	59781
Site Address	Land Off Hall Road, Royal British Legion Industries, Aylesford
Parish	Aylesford
Ward	Aylesford South & Ditton
Settlement or nearest settlement	Medway Gap
Current Use	Industrial & logistics
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	5.95
Developable Site Area (ha)	2.3
Residential Yield	75
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	This is a brownfield site off Hall Road, within the sustainable settlement of the Medway Gap. It is currently in use for commercial, residential, and community uses, with scrub to the north. The site is partially Grade 2 agricultural land. There are commercial uses and the M20 to the north, with residential properties to the east, south and west. There are no high-level major constraints that would prevent the development from being considered further. The site is accessible by car, bicycle and foot and it is considered that a suitable access to the site could be achieved from Hall Road subject to Highways advice. The site is within a mineral safeguarding area, therefore a Minerals Assessment would be required. Parts of the site are at risk from groundwater, surface water and reservoir flooding, therefore a Flood Risk Assessment is required. The site has access to a range of everyday services in walking distance, including a primary school and local shops. The nearest station is c. 1km away. Although part of the site is identified for employment uses in the current development plan (Policy ED2), this is not safeguarded for employment uses, should the various tests set out in policy be met. By retaining the community uses in the south of the site, and relocating the existing commercial uses to north of the site on land adjacent to the M20, the existing commercial areas in the centre of the site could be redeveloped. This would therefore not result in a loss of employment on site. It is considered that there may be abnormal development costs associated with the reprovision/relocation of the community facilities, commercial and residential properties currently on site. The site is therefore considered suitable for residential development.
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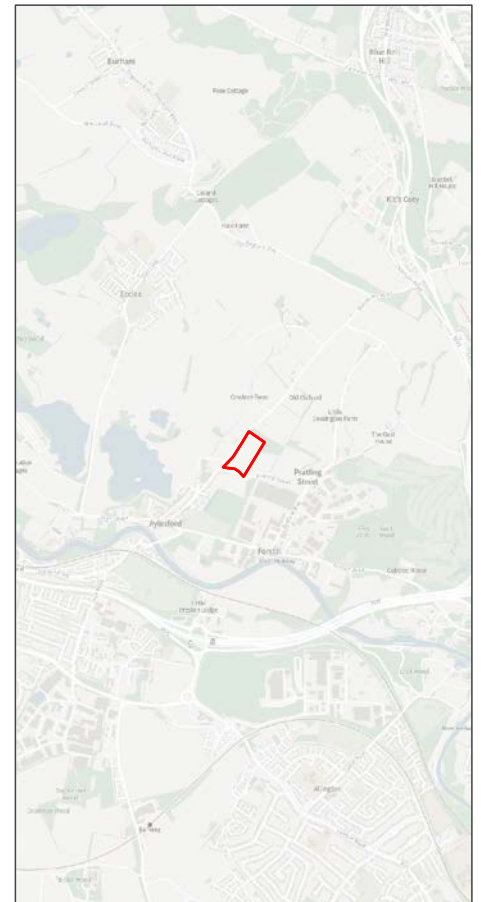
LAA Site Summary - No



TMBC LAA Reference	59766
Site Address	Land Southwest of Bushy Wood, Aylesford
Parish	Aylesford
Ward	Aylesford North & North Downs
Settlement or nearest settlement	Eccles
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	8.12
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site comprises a square shaped piece of land formed by agricultural fields. The site is also considered as part of site reference 59847. The site on its own is considered to be unsuitable given its remote location from a settlement and also given that an access for both vehicles and pedestrians would not be possible without third party land.
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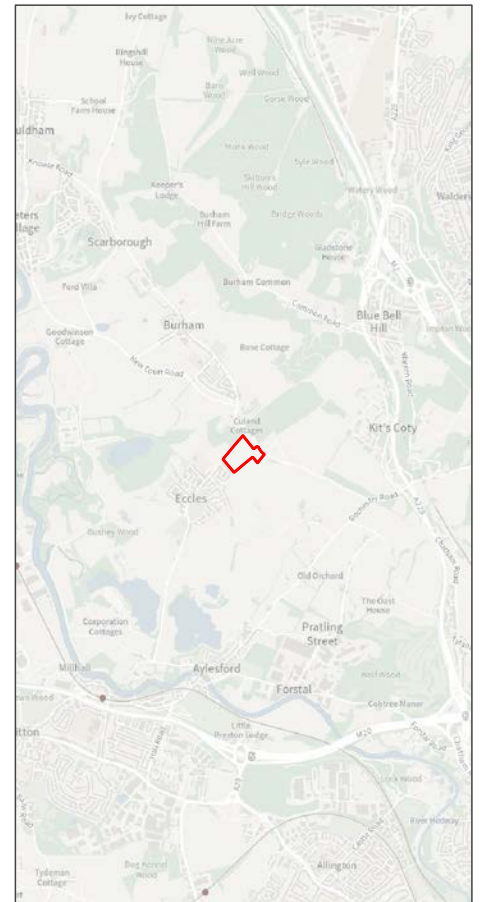
LAA Site Summary - Yes



TMBC LAA Reference	68428
Site Address	Land north of Pratling Street and east of Rochester Road Aylesford
Parish	Aylesford
Ward	Aylesford North & North Downs
Settlement or nearest settlement	Aylesford Village
Current Use	Equestrian, Greenfield
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	3.81
Developable Site Area (ha)	3.81
Residential Yield	90
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	The site is to the east of Rochester Road immediately to the north of the junction with Pratling Street. The site is outside the settlement confines of Aylesford Village but adjacent to the northern edge. The site is currently an open field used for grazing with a mixed hedgerow forming the boundary with an area of Ancient Woodland subject to a TPO to the north east that also forms a priority habitat. The site is outside of, but within the setting of, the Kent Downs National Landscape but is not subject to any other landscape or ecological designations. The site has vehicular access and pedestrian access could be created to access the village amenities to the south. The site is therefore considered to be a sustainable location that is suitable for development.
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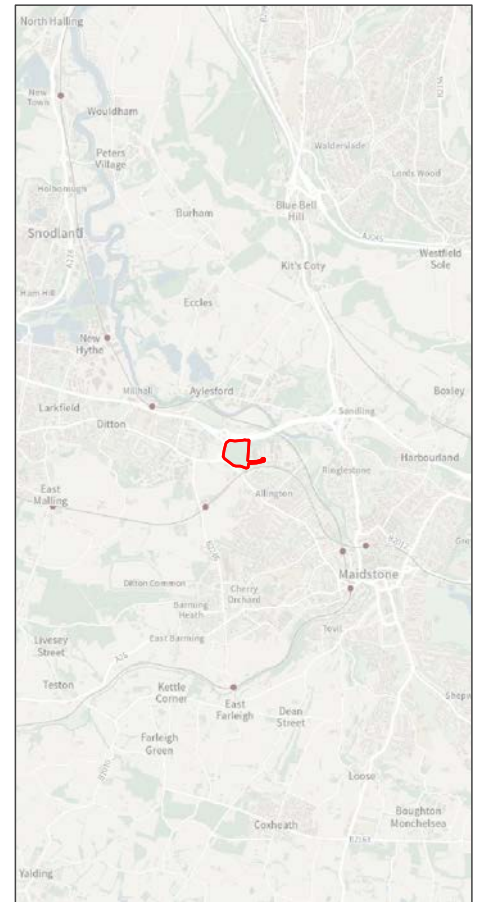
LAA Site Summary - Yes



TMBC LAA Reference	59702
Site Address	Land Opposite Hale House, Pilgrims Way, Aylesford
Parish	Aylesford
Ward	Aylesford North & North Downs
Settlement or nearest settlement	Eccles
Current Use	Agriculture, Equestrian, Forestry
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	6.2
Developable Site Area (ha)	2.6
Residential Yield	40
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	This gently sloping greenfield site is located to the East of Bull Lane, and South of Pilgrims Way, adjacent to the sustainable settlement of Eccles. The site is predominantly Grade 2 agricultural land, with stabling and paddocks for equine use. There are sparse and gappy hedgerows across the site. The Wouldham to Detling Escarpment SSSI is located to the Northeast of the site along with Pilgrims Way, with agricultural land to the South, residential properties of Greenfield Close to the West and agricultural land and woodland to the North. The site lies within the setting of the Kent Downs National Landscape and a landscape assessment would be required to ensure that any impacts can be mitigated. There are adjacent areas of Priority Habitat, therefore ecological surveys would also be required. The site is accessible by car, but currently there is limited access by bicycle and foot, with no pavements or footways along the surrounding roads. A PROW crosses the site. It is considered that a suitable access to the site could be achieved from Pilgrims Way subject to Highways advice. There are pylons on site which may impact on the layout/design of any scheme. The developable area has been reduced to take account of the buffer zone applied to overhead power cables. The site is considered to be suitable, available and achievable, and in a sustainable location.
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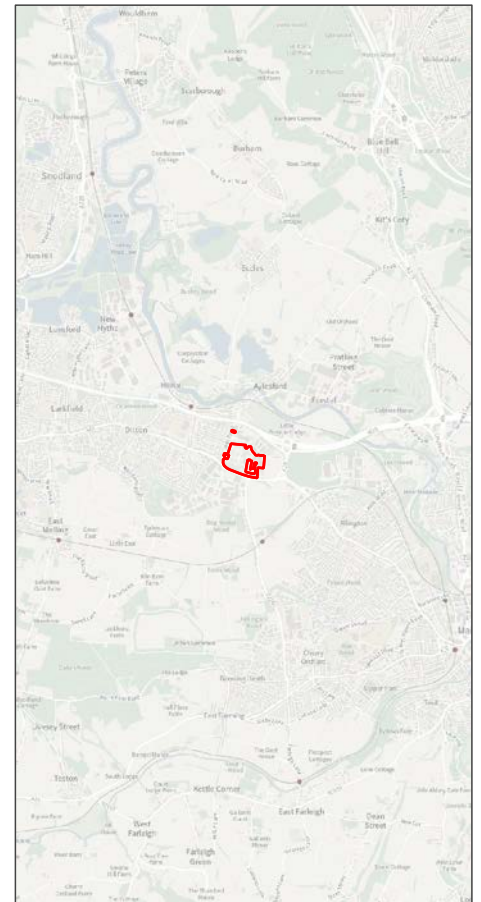
LAA Site Summary - Yes



TMBC LAA Reference	68444
Site Address	Land East of Coldharbour Lane (Junction 5 Of M20) And South of M20, Aylesford
Parish	Aylesford
Ward	Aylesford South & Ditton
Settlement or nearest settlement	Medway Gap
Current Use	Agriculture, Equestrian, Forestry, Open Water, Former Minerals Extraction
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	20.2
Developable Site Area (ha)	20.2
Residential Yield	0
Employment floorspace (sqm)	12000
Timescale	-

LAA Conclusion	This restored quarry is a well screened greenfield site off Laverstoke Road. The site is in close proximity to the Medway Gap and Allington. It is currently in use and managed for nature conservation purposes, with a mixture of grassland, woodland and scrub associated with a condition of the permission granted for the incinerator in accordance with a Landscape and Ecological Management Plan. However, the site is not designated for nature conservation purposes, although there is some priority habitat in the north of the site. An ecological survey would therefore be required. A NSIP proposal for the extension of the adjacent Allington Incinerator in 2020 on to this site was supported, with associated compensatory biodiversity assets to be provided off-site. However, the NSIP process was abandoned in 2022. The site is well screened due to dense hedgerows and woodland along the boundaries, and a high bund, which are subject to an Environmental Permit. There are commercial uses to the east, with woodland to the south, and grassland scrub to the north and west. There are no high-level major constraints on the site. The areas of woodland and the bund have been removed from the developable area. The site is accessible by car, bicycle and foot and it is considered that a suitable access to the site could be achieved from Laverstoke Road and/or St Lawrence Avenue subject to Highways advice. The site lies within a mineral safeguarding area, and a mineral assessment would be required. Some of the centre of the site is at risk from surface water flooding, therefore a Level 2 SFRA would be necessary. The proximity to the incinerator may impact on the potential uses for this site due to noise and air quality, as well as noise from the adjacent M20, which may impact the design/layout of any scheme. Overall, the site is considered suitable to deliver employment development.
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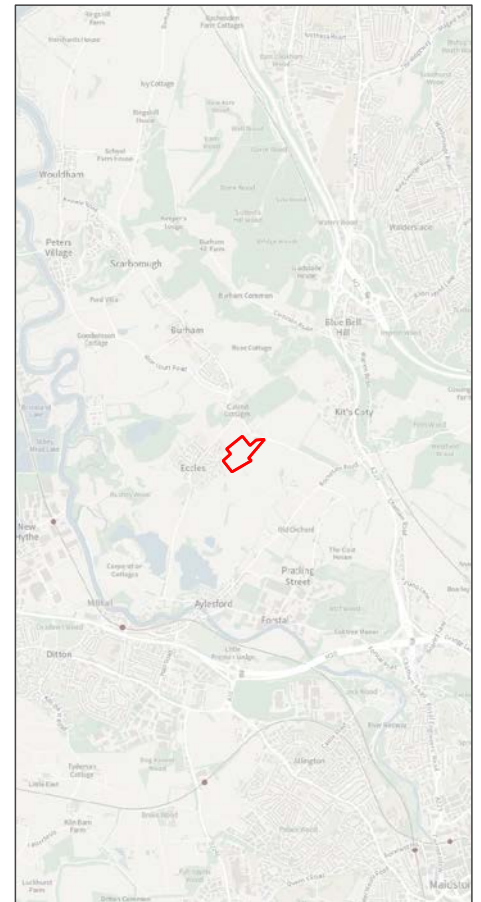
LAA Site Summary - No



TMBC LAA Reference	58565
Site Address	Existing and surrounding premises at Preston Hall and Royal British Legion Village
Parish	Aylesford
Ward	Aylesford South & Ditton
Settlement or nearest settlement	Medway Gap
Current Use	Residential, Health, Community Use
Suitable	No
Deliverable	No
Gross Site Area (ha)	15.54
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This is a mixed brownfield and greenfield site North of the A20, within the sustainable settlement of the Medway Gap. It is currently in a mixture of uses, including residential, offices, health, and open space. The site is well screened from the A20 due to dense woodland along the southern boundary. There are commercial and residential properties to the north, with further residential properties to the west, commercial properties to the south, and agricultural land to the east. There are no high-level major constraints that would prevent the development from being considered further. The site is accessible by car, bicycle, and foot, and it's considered that a suitable access to the site could be achieved from the A20, subject to Highways advice. The site is within a minerals safeguarding area, so a Minerals Assessment would be required. Grade II Listed Preston Hall lies at the centre of the site; therefore, a heritage assessment would be needed to consider potential impacts on this heritage asset and its setting. The south of the site also falls within an Air Quality Management Area (AQMA), which means an air quality assessment would be required. There are areas of priority habitat in the south, so an ecological survey may be required. The site has access to a range of everyday services within walking distance, including a primary school, GP, and local shops. The nearest station is approximately 1.5 km away. It's considered uncertain whether there is a realistic prospect that this site could come forward as it has not been promoted by the landowner.
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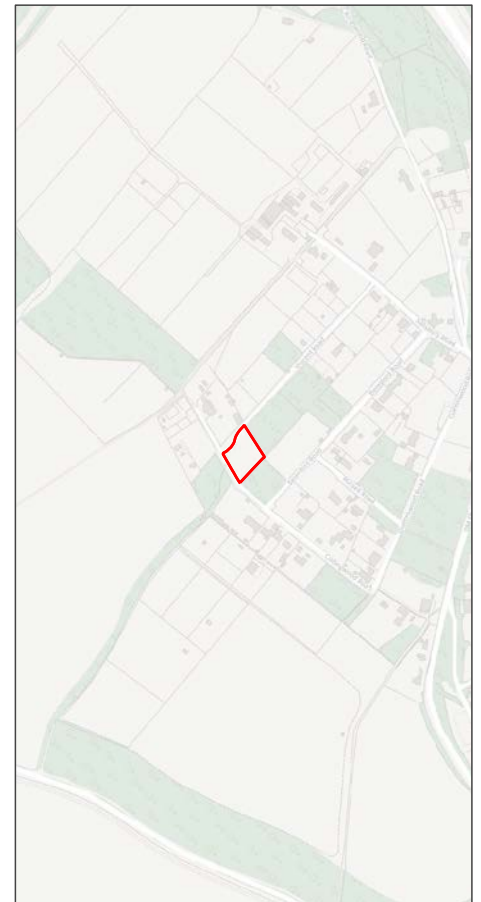
LAA Site Summary - No



TMBC LAA Reference	59666
Site Address	Land Rear of Mackenders Lane, Eccles, Aylesford
Parish	Aylesford
Ward	Aylesford North & North Downs
Settlement or nearest settlement	Eccles
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	9.53
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This greenfield site is located to the south of Pilgrims Way, adjacent to the sustainable settlement of Eccles. The site is Grade 2 agricultural land, in current agricultural use and there are three PROW crossing the site. No current vehicular access to the site appears to be included within the submitted site boundary. The site is in an area at risk of surface water flooding. There may be potential for access off Pilgrims Way subject to further land being submitted and highways advice. At present it is not clear how the site can be delivered. The site lies within the setting of the Kent Downs National Landscape and a landscape assessment would be required. Although a track is shown on the base map, this falls outside the submitted site boundary. It could also not be located during the site visit. A new vehicular access would need to be established from the adjacent submitted LAA site (reference 59702 or) to the south west. The site as submitted does not have appropriate vehicular and pedestrian access without the use of third-party land. The site is therefore considered unsuitable.
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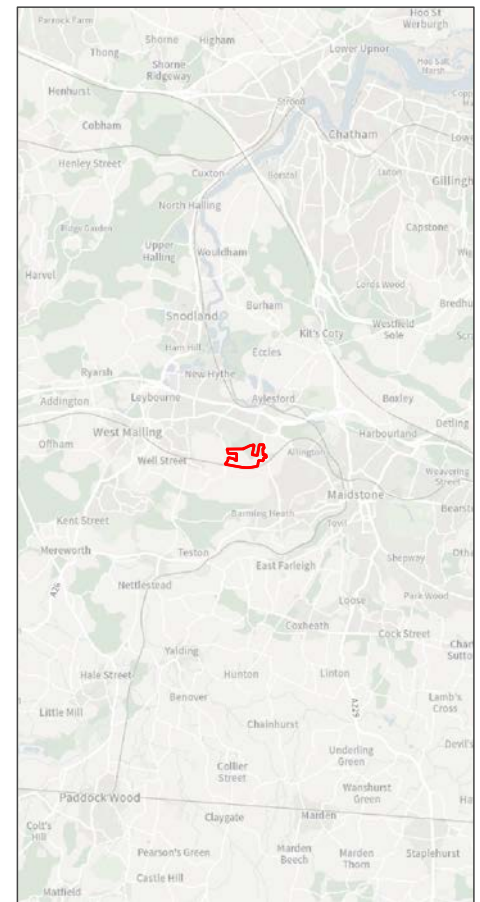
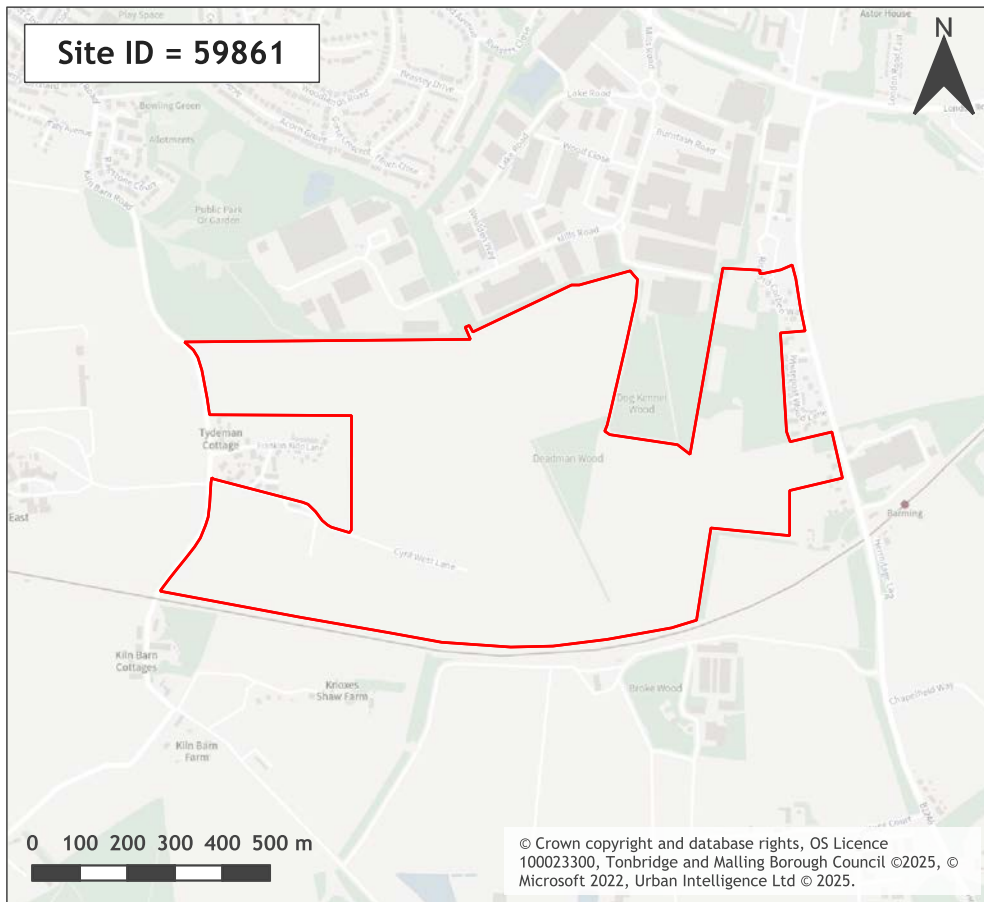
LAA Site Summary - No



TMBC LAA Reference	58493
Site Address	Land west of Collingswood Road and south of Vincent Road, Blue Bell Hill
Parish	Aylesford
Ward	Aylesford North & North Downs
Settlement or nearest settlement	Blue Bell Hill
Current Use	Vacant Premises
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.24
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the southeast of Vincent Road and the northeast of Collingwood Road. The site is an undeveloped and comprises grassland. The site is within the Kent Downs National Landscape and is remote from any settlement boundary. It is therefore considered that the site is unsustainable and is unsuitable for development.
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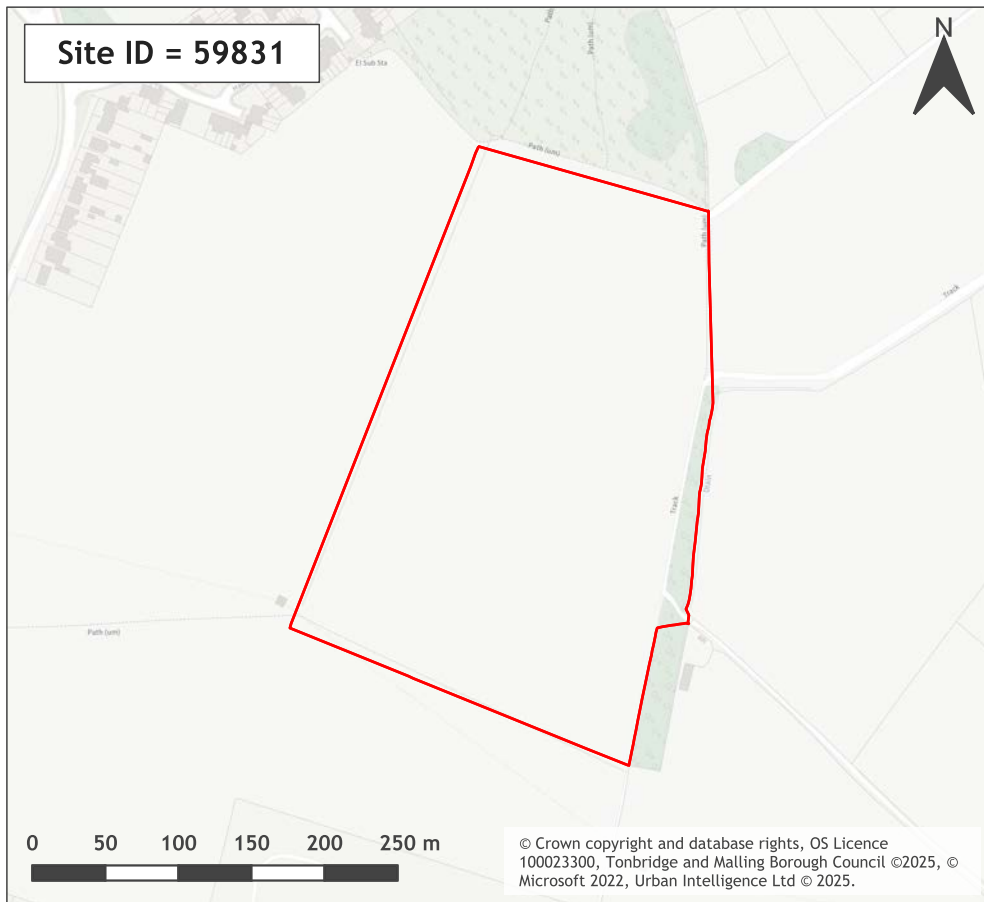
LAA Site Summary - Yes



TMBC LAA Reference	59861
Site Address	Land east of Kiln Barn Road and west of Hermitage Lane, Aylesford
Parish	Aylesford
Ward	Aylesford South & Ditton
Settlement or nearest settlement	Medway Gap
Current Use	Agriculture, Equestrian, Forestry
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	69.19
Developable Site Area (ha)	69.19
Residential Yield	1300
Employment floorspace (sqm)	0
Timescale	Long-term

LAA Conclusion	This is a large greenfield site to the west of Hermitage Lane, adjacent to the sustainable settlement of the Medway Gap. It is currently in agricultural/horticultural and woodland use. The site is predominantly Grade 2 agricultural land, with some Grade 3a in the northeast. There are commercial uses and a Local Nature Reserve to the north, with Hermitage Lane and agricultural land to the east, a railway line to the south and agricultural/horticultural land to the west. The site is accessible by car, bicycle and foot and it is considered that a suitable access to the site could be achieved from Hermitage Lane and/or Kilnbarn Road subject to Highways advice. The site is within a minerals safeguarding area, therefore a Minerals Assessment would be required. There are some areas of the site at risk from surface water flooding, therefore a FRA is required. There is also a pocket of priority habitat, focused around the Deadmans wood ancient woodland in the centre of the site. An ecological assessment would be required. TPOs, ancient woodland, priority habitat and buffers to these have been excluded from the developable area. The site has access to a range of everyday services in walking distance, including a train station and local shops. Having assessed the site, it is considered to be suitable, available and achievable for residential development, and in a sustainable location.
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LAA Site Summary - No



TMBC LAA Reference	59831
Site Address	Land East of Bull Lane and South of Mackenders Close, Eccles, Aylesford
Parish	Aylesford
Ward	Aylesford North & North Downs
Settlement or nearest settlement	Eccles
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	8.07
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This greenfield site is located east of land off Bull Lane, east of Eccles. It is a vineyard. There is scrubland to the north, and agricultural land to the west, south and east. There is a strong tree belt along the eastern boundary. The site is in the setting of the Kent Downs National Landscape. The whole site is Grade 2 agricultural land Best and Most Versatile - BMV), adding a further constraint related to the loss of productive land. There are Public Rights of Way running along the eastern and southern boundaries. It is currently remote from settlement confines however is adjacent to a site granted permission at appeal to the west. The site does not currently have vehicular access, and access would need to be provided via third party land. This site is considered unsuitable given that it is remote from the defined boundary of any settlement, and access to the site has not been secured.
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LAA Site Summary - Yes



TMBC LAA Reference	59852
Site Address	Land At Bunyards, Beaver Road, Allington, Maidstone
Parish	Aylesford
Ward	Aylesford South & Ditton
Settlement or nearest settlement	Medway Gap
Current Use	Agriculture, Equestrian, Forestry
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	15.51
Developable Site Area (ha)	15.51
Residential Yield	435
Employment floorspace (sqm)	0
Timescale	Medium-term

LAA Conclusion

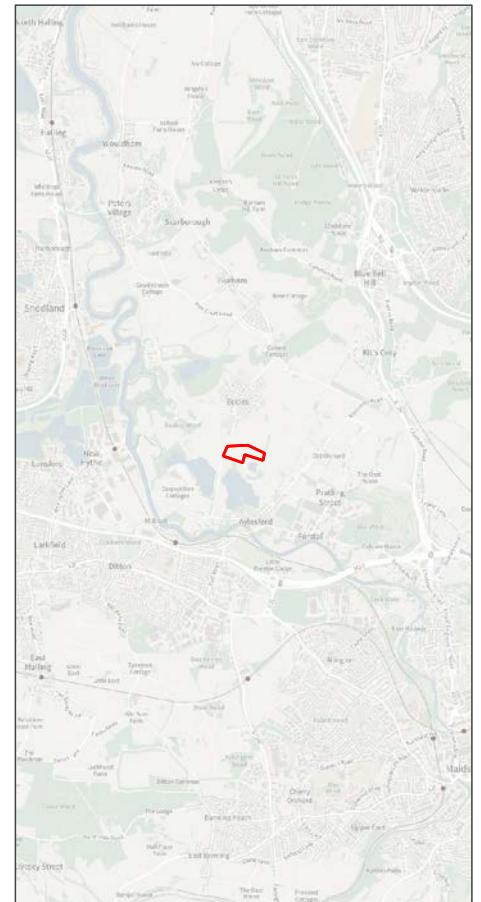
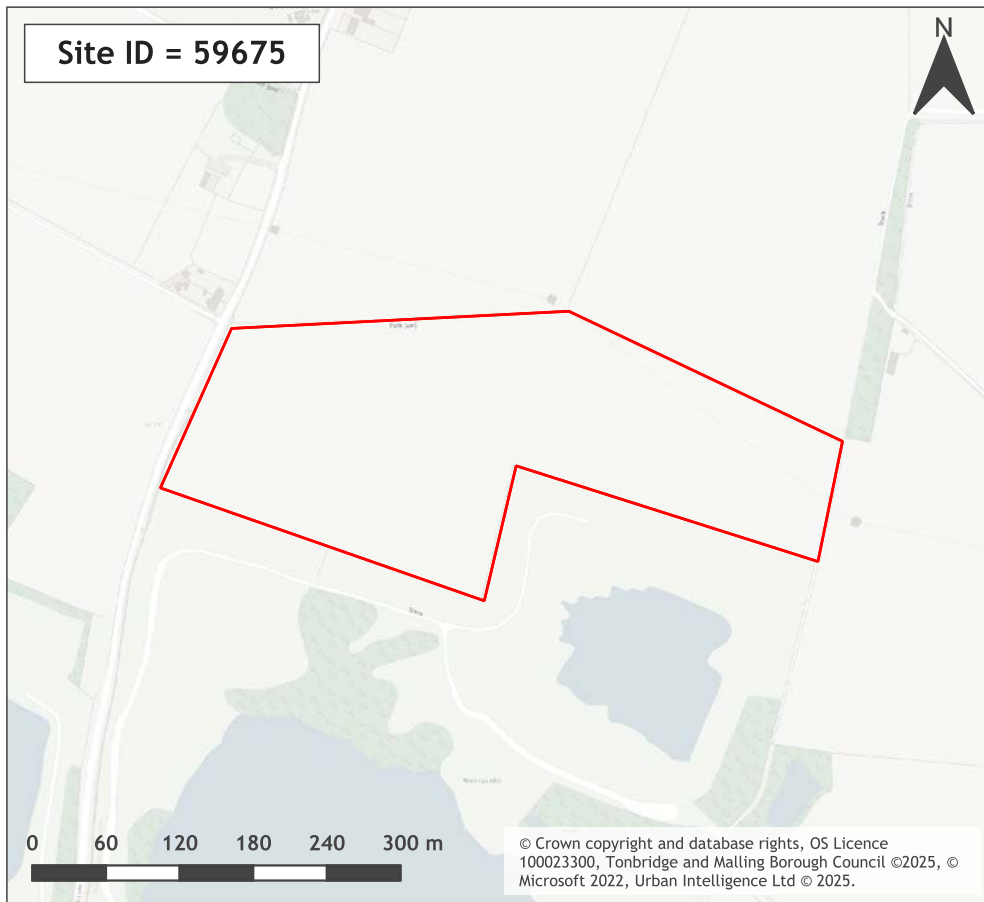
This is a greenfield site off Beaver Road, adjacent to the Maidstone urban area and close to the sustainable settlement of the Medway Gap. It is currently scrub and identified as Grade 2 agricultural land. There is a railway line and agricultural land to the north, with 2 storey residential properties to the east, and agricultural land to the south and west.

The site is accessible by car, bicycle and foot and it is considered that a suitable access to the site could be achieved from Beaver Road subject to Highways advice. The site is within a mineral safeguarding area, therefore a Mineral Assessment would be required. There is a risk from surface water flooding on part of the site, therefore a Flood Risk Assessment is required. There is an area of TPOs in the South of the site. These, along with a buffer, have been excluded from the developable area.

The site has access to a range of everyday services in walking distance, including a primary school and local shops. Although the nearest station is relatively close, just to the west of the site, it is not accessible from this direction and instead would be 2.5km journey.

It is considered that there is a realistic prospect that this site could come forward for development within the early plan period. It is not considered that there are any abnormal development costs. It is considered to be suitable, available and achievable, and in a sustainable location.

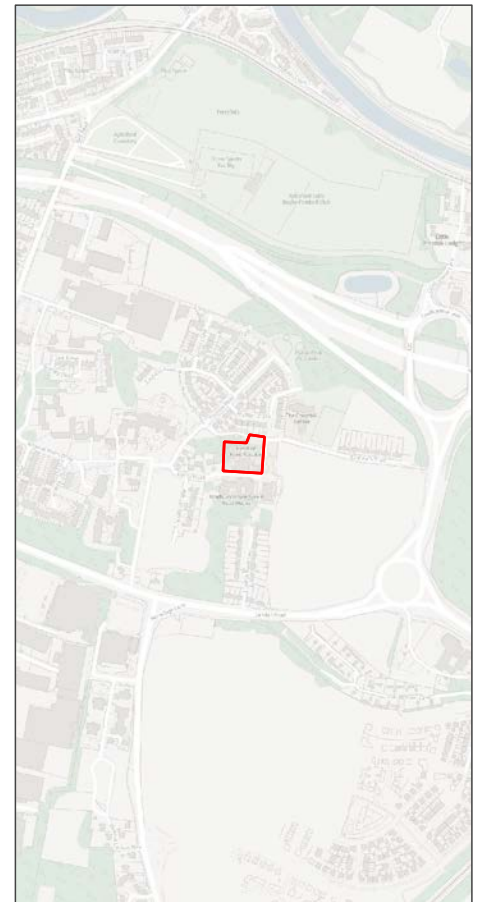
LAA Site Summary - Yes



TMBC LAA Reference	59675
Site Address	Land At Northern Fields and East of Bull Lane, Aylesford
Parish	Aylesford
Ward	Aylesford North & North Downs
Settlement or nearest settlement	Eccles
Current Use	Agriculture, Equestrian, Forestry
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	8.02
Developable Site Area (ha)	5.11
Residential Yield	130
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	This is a relatively flat agricultural site to the east of Bull Lane, on the north side of the east lake of Aylesford Quarry. The site is not Green Belt, nor National Landscape but is within its setting. The site has no clearly defined northern boundary although there is an overhead power line that runs east-west in the general vicinity. The site is between the consented developments of the Aylesford Later Living scheme and Bushy Wood residential development. The site is grade 2 agricultural land and is in part subject to flooding but not to an extent to render the site unsuitable. The site is not subject to a TPO or any other landscape or ecological constraint. The site is accessible by car, bicycle and foot with access possible from Bull Lane and also linkages into the consented later living site to the south. The site is therefore considered to be suitable for development and is subject to a current undetermined planning application (TM/25/00925).
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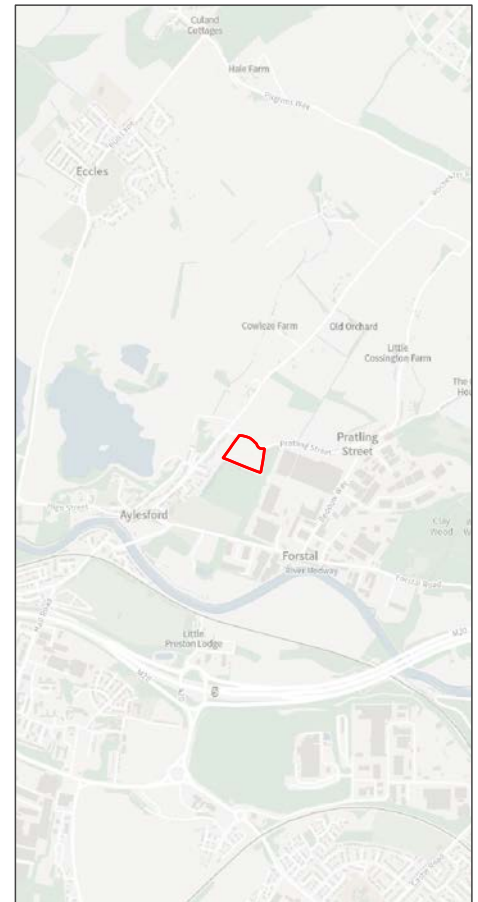
LAA Site Summary - Yes



TMBC LAA Reference	68351
Site Address	Existing premises at Heart of Kent Hospice, Preston Hall, Aylesford
Parish	Aylesford
Ward	Aylesford South & Ditton
Settlement or nearest settlement	Medway Gap
Current Use	Office, Health
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	0.44
Developable Site Area (ha)	0.44
Residential Yield	10
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	This site is the Heart of Kent Hospice located in South Aylesford off Milner Road to the south of the M20 Motorway within the sustainable settlement of the Medway Gap. The site contains a large multi-use building of offices, medical/hospice and community uses. It is set within a landscaped grounds and has some car parking to the east. It is accessible by car, bicycle and foot and a sustainable location. The site has access to a range of everyday services in walking distance, including a primary school, GP and local shops. The nearest station is approximately 1.5km away. The site is within an area identified as Grade 2 agricultural land and lies within a minerals safeguarding area, therefore a Minerals Assessment would be required. The site is at risk of groundwater flood risk on site, therefore a Flood Risk Assessment would be required. The site is located within the wider area of the allocated site for the Preston Hall and Royal British Legion Village policy H3 of the Development Land Allocations DPD which in principle supports development subject to compliance with the policy criteria. As a part medical and social and community use it would also need to be demonstrated that there would be no loss of such a facility or that a facility could be re-provided elsewhere within the area. The site is within a predominantly residential area where redevelopment of this site to residential would be appropriate. Therefore, it is considered to be in a sustainable location and be suitable for residential development.
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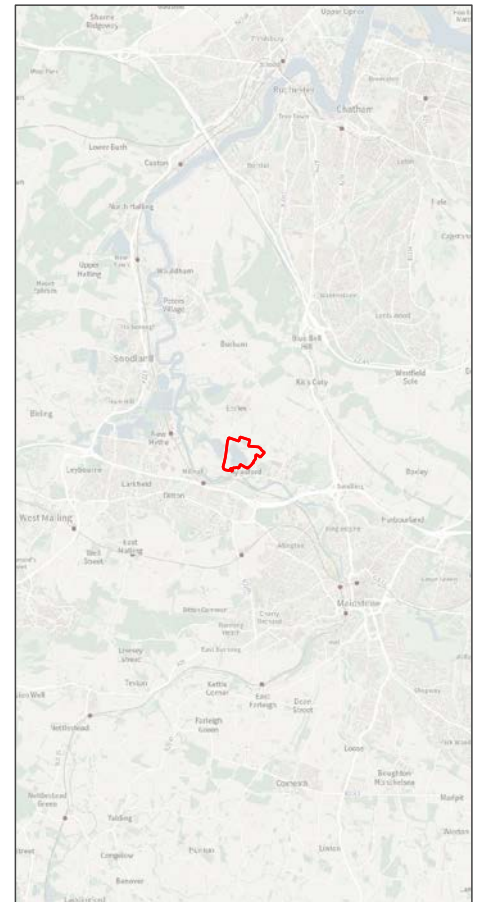
LAA Site Summary - Yes



TMBC LAA Reference	68406
Site Address	Land east of 4 Pratling Street and south of Pratling Street, Aylesford
Parish	Aylesford
Ward	Aylesford North & North Downs
Settlement or nearest settlement	Aylesford Village
Current Use	Equestrian, Greenfield
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	1.97
Developable Site Area (ha)	1.97
Residential Yield	40
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	The site is located on the south side of Pratling Street close to the junction with Rochester Road. The site is currently an undeveloped field with residential development to the west, separated from the site by a number of trees, and also trees separating the site from industrial uses to the east. To the south there is a local wildlife site with priority habitat that comprises a deciduous woodland. The site is to the south but within the setting of the Kent Downs National Landscape but is not subject to any other landscape or ecological designation. The site is outside but adjacent to the existing settlement of Aylesford Village and is accessible to facilities by both foot and car therefore considered to be sustainable. The site is therefore considered to be suitable for development.
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LAA Site Summary - Yes



TMBC LAA Reference	59676
Site Address	Land East of Bull Lane, North of High Street and West of Rochester Road, Aylesford
Parish	Aylesford
Ward	Aylesford North & North Downs
Settlement or nearest settlement	Aylesford Village
Current Use	Former Minerals Extraction, Nature
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	54.11
Developable Site Area (ha)	54.11
Residential Yield	400
Employment floorspace (sqm)	0
Timescale	Medium-term

LAA Conclusion	The site is located immediately North of Aylesford Village fronting both Rochester Road and Bull Lane on its east and west boundaries respectively. The site consists of two disused quarry pits (now lakes) with surrounding banks and trees. A small aggregate / sand facility lies in the southeast corner of the site. The site is bounded by agricultural land to the north, residential properties to the east and south with another disused quarry pit (now a lake) to the west of Bull Lane . A large proportion of the site already benefits from an outline planning permission covering the southern and central area of the site - reference 22/01909/OA for 180 age related dwellings, 191 extra care houses and apartments (C2), 80 bed care home (C2) and 70 key workers apartments. Therefore, this assessment is considering the whole site but for the purposes of yield would only calculate the additional northern section, that is not part of the extant planning permission. The area outside the consented scheme has a small area of Ancient Woodland and SSSI within and is within the setting of the Kent Downs National Landscape but not Green Belt or subject to TPOs. The site does feature some steep embankments remaining from the quarrying work and has a high pressure gas main running across the western edge which potentially would restrict the developable area. The site is considered to be in a sustainable location, given its relationship with Aylesford Village and the consented later living scheme and is therefore suitable.
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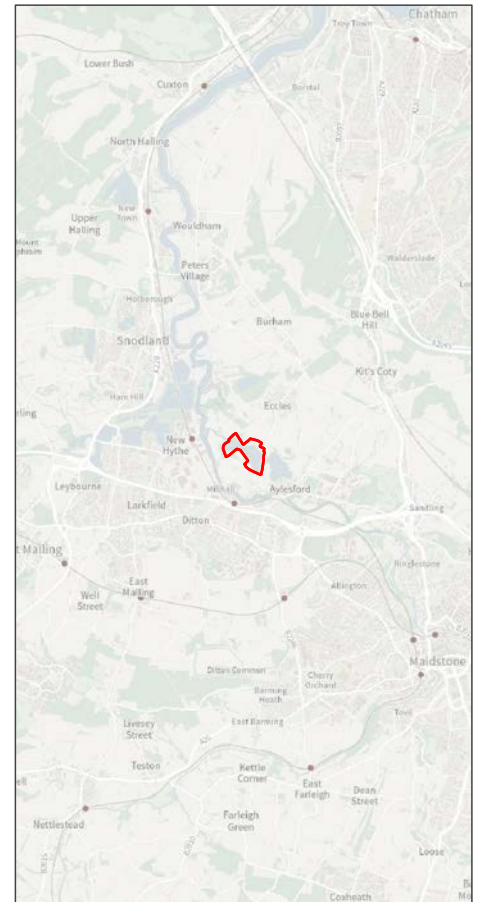
LAA Site Summary - Yes



TMBC LAA Reference	59674
Site Address	Land West of 115 High Street, Aylesford
Parish	Aylesford
Ward	Aylesford North & North Downs
Settlement or nearest settlement	Aylesford Village
Current Use	Agriculture, Equestrian, Forestry
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	2.01
Developable Site Area (ha)	2.01
Residential Yield	15
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	The site is on the south side of Aylesford High Street, within the Aylesford Village Conservation Area. It extends from the High Street to the north bank of the River Medway and is adjacent to the settlement confines. The site is heavily wooded towards the south but is not subject to TPOs. The site is also not in the Green Belt or in the National Landscape. The site is within an area of archaeological potential and has nearby listed buildings, but is close to the facilities in Aylesford Village. The site contains evidence of previous quarrying activities. The southern element of the site, due to dense woodland, is a priority habitat and is also subject to flooding, being located in flood zones 2 and 3. Whilst the southern element of the site is considered unsuitable for development the area adjacent to the south side of the High Street is considered suitable for development given its sustainable location adjacent to the settlement confines and its relationship to the existing built development.
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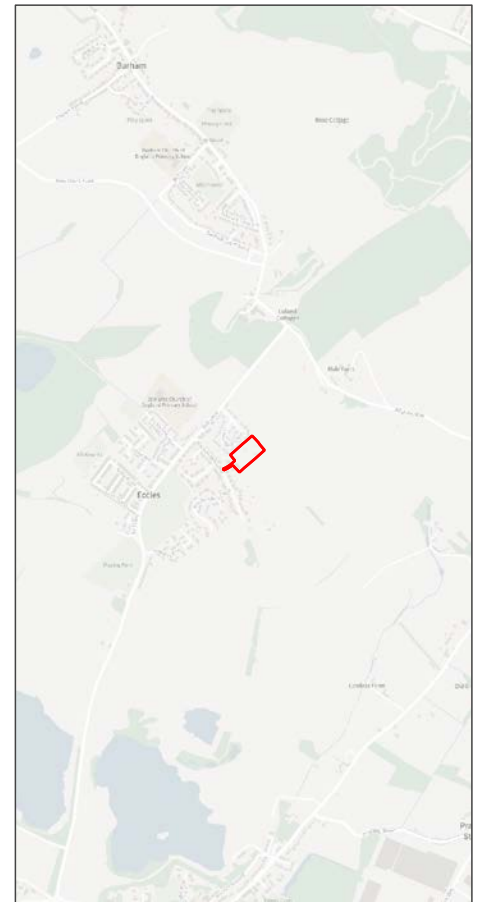
LAA Site Summary - Yes



TMBC LAA Reference	59678
Site Address	Land North and East of Aylesford Wastewater Treatment Works and West of Bull Lane, Aylesford
Parish	Aylesford
Ward	Aylesford North & North Downs
Settlement or nearest settlement	Aylesford Village
Current Use	Former Minerals Extraction, Nature
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	30.4
Developable Site Area (ha)	28.48
Residential Yield	120
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	The site is to the northwest of Aylesford Village and is located on the west side of Bull Lane. It is formed predominantly of a large lake formed by the quarrying work to extract sand that have historically taken place at the site. The site is accessed from Bull Lane and also has pedestrian links to the existing settlement. The site is opposite the consented later living scheme on the east side of Bull Lane. The site is constrained by the Waste Water Treatment Works to the south west and a wooded area to the north west that is a priority habitat. The site is within the setting of Kent Downs National Landscape to the north and is subject to a TPO in the north western corner but otherwise has no landscape or ecological restrictions. The site is within a wider area of land designated as Grade 2 and 3A agricultural land, but due to the quarrying activity there is no scope for agricultural use. The developable area is restricted by the lake but would be possible on the banks but this does lower the overall quantum of development possible. On this basis the site is considered suitable.
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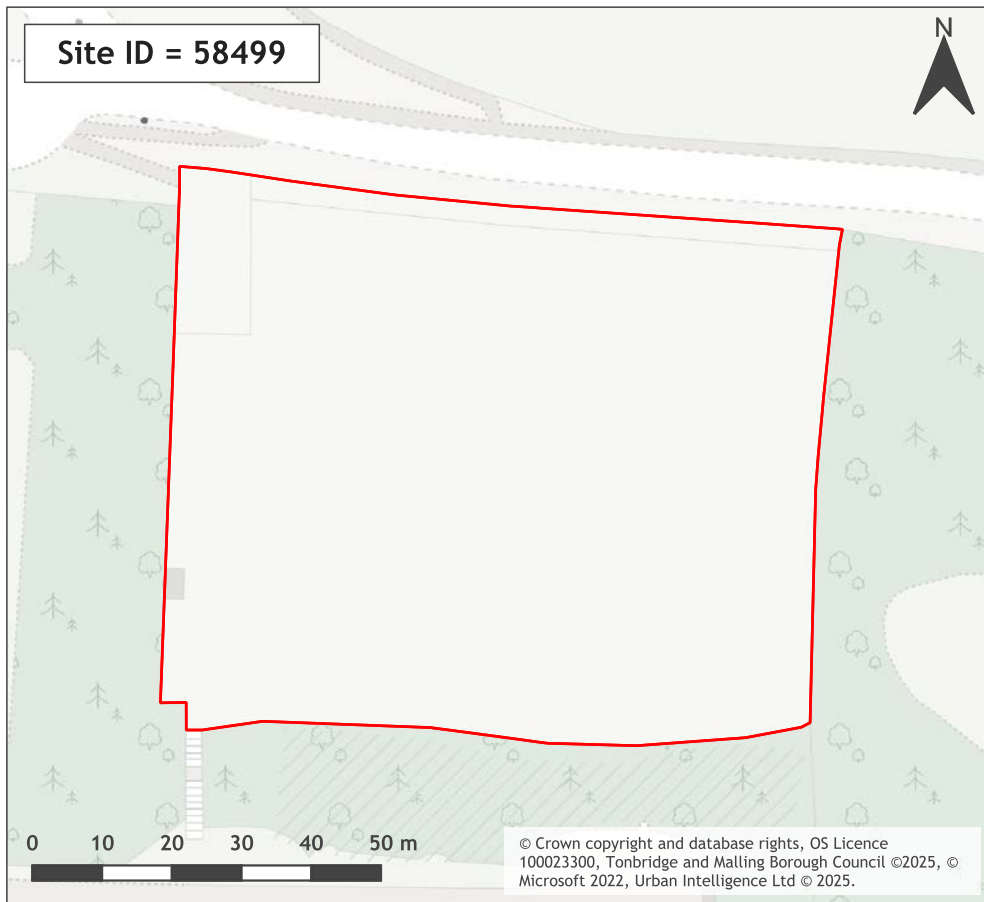
LAA Site Summary - No



TMBC LAA Reference	59841
Site Address	Land East of Mackenders Lane and South of 27 To 45 Greenfield Close, Eccles, Aylesford
Parish	Aylesford
Ward	Aylesford North & North Downs
Settlement or nearest settlement	Eccles
Current Use	Residential, Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.91
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This mixed PDL and greenfield site is located to the north of Mackenders Lane, within the sustainable settlement of Eccles. The site is Grade 2 agricultural land, in orchard and garden uses. It is accessible by car, bicycle and foot and it is considered that a suitable access to the site could be achieved from Mackenders lane subject to Highways advice. The site lies within the setting of the Kent Downs National Landscape and development would need to mitigate any impact on the National Landscape setting. Approximately 1/3 of the site is identified as a priority habitat. Potential impact on the setting of a listed building would also need to be considered. For the purposes of the LAA this site is not considered to be available.
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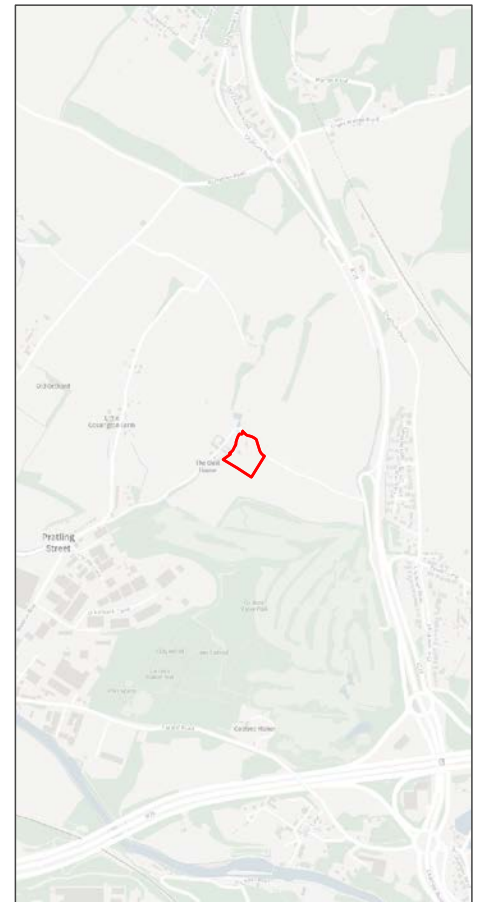
LAA Site Summary - Yes



TMBC LAA Reference	58499
Site Address	Land east of Aylesford Priory and south of High Street, Aylesford
Parish	Aylesford
Ward	Aylesford North & North Downs
Settlement or nearest settlement	Aylesford Village
Current Use	Equestrian, Industrial & logistics
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	0.71
Developable Site Area (ha)	0.71
Residential Yield	18
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	The site is on the south side of High Street Aylesford close to the junction with Bull Lane. It is within the Aylesford Village Conservation Area and outside the settlement boundary, lying to the west of the settlement confines. Whilst not directly adjacent to the settlement confines there is sporadic residential development along this stretch of road and it is within a short walking distance of the centre of Aylesford Village. The site is currently predominantly laid to grass with a number of trees on the site boundaries but no TPOs. It is not within the Green Belt or National Landscape. As well as being in the Aylesford Village Conservation Area the site is in the vicinity of a number of listed buildings and has the potential for archaeological finds. The southernmost part of the site has the potential for surface water flooding. The site is therefore considered suitable.
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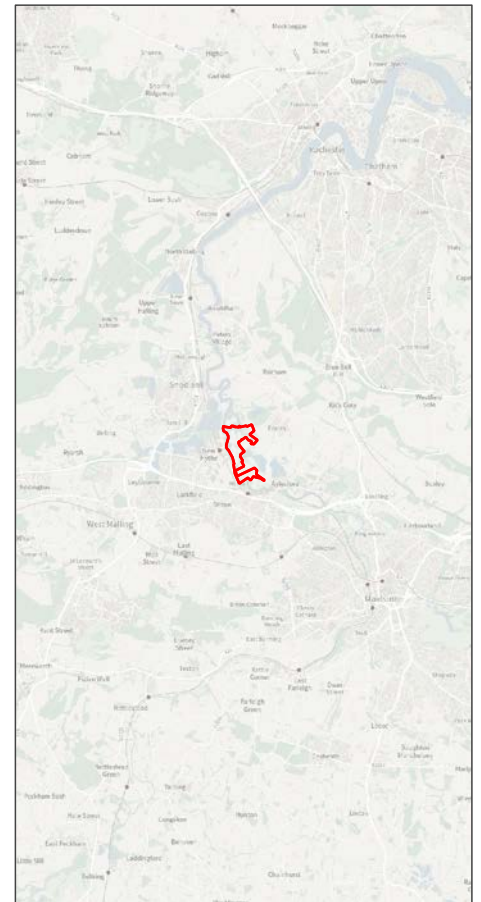
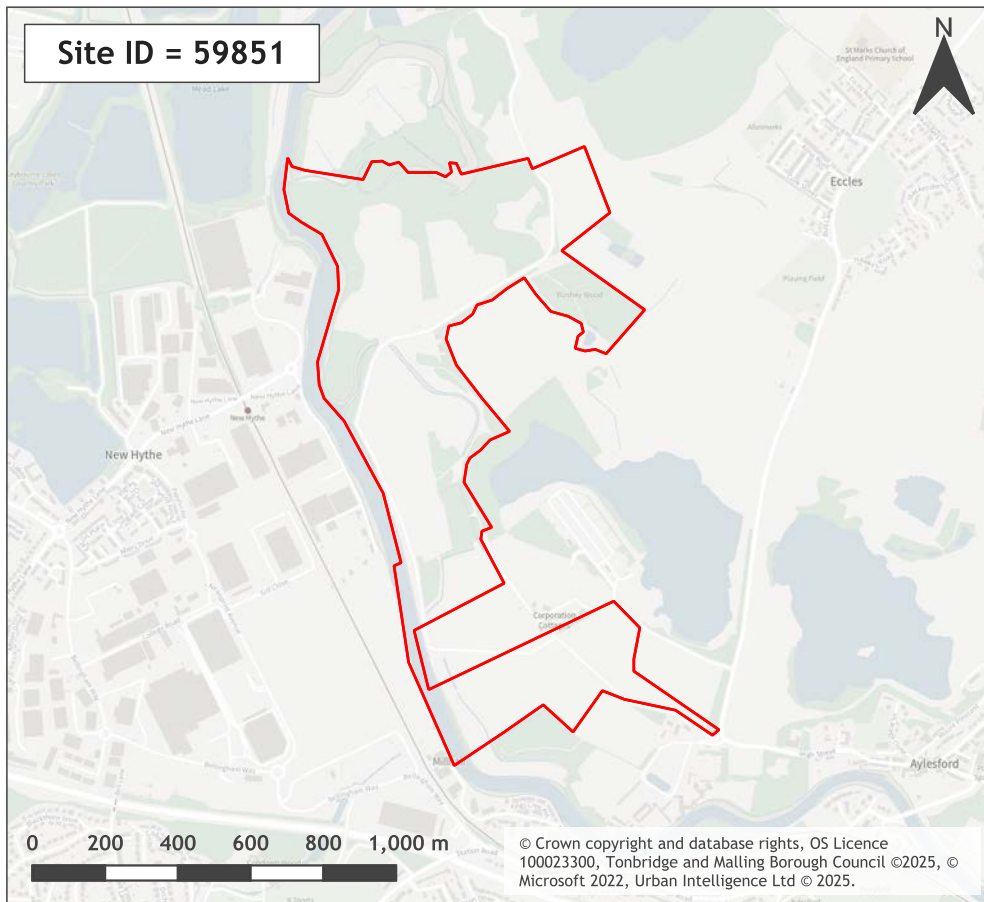
LAA Site Summary - No



TMBC LAA Reference	59633
Site Address	Land at Great Cossington Farm, Pratling Street, Aylesford
Parish	Aylesford
Ward	Aylesford North & North Downs
Settlement or nearest settlement	Aylesford Village
Current Use	Nature, Woodland
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.21
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is accessed off Pratling Street and is adjacent to a small cluster of converted buildings that make up Costington Farm. The site itself contains a single dwelling, stables and paddock areas to the eastern side of the site. The site is relatively flat, with hedgerows to the north, east and south boundaries and a number of trees to the west, separating the existing dwelling from those to the west. The site is within the National Landscape and is outside any defined settlement. There are no facilities nearby that would class the site as sustainable. The site is therefore considered unsuitable due to its location within the National Landscape and remote location.
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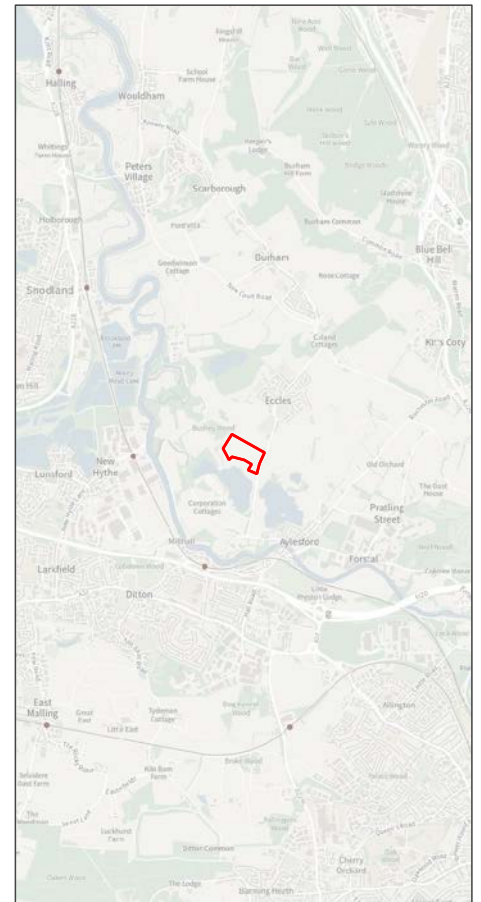
LAA Site Summary - No



TMBC LAA Reference	59851
Site Address	Land North, West and South of Aylesford Wastewater Treatment Works, Aylesford
Parish	Aylesford
Ward	Aylesford North & North Downs
Settlement or nearest settlement	Eccles
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	72.38
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This large gently sloping greenfield site is located to the west of Bull Lane, south and south west of the sustainable settlement of Eccles. The site contains Grade 2 agricultural land in the south and east which is covered by woodland and scrub and solar farms in the north and centre of the site and is in current agricultural use in the south. It is bounded by SSSI and a Local Wildlife Site to the north, the Bushey Wood appeal site, agricultural land a lake to the east, the River Medway to the East and a waste-water treatment works, agricultural land and The Friars historic park and garden to the south. The site lies within the setting of the Kent Downs National Landscape and a landscape assessment would be required to ensure that development would not impact its setting. Areas of the site are Local Wildlife Sites and Priority Habitats. The site also contains a small area of SSSI in the north and is adjacent to the Holborough to Burham Marshes SSSI. Development in these locations should be avoided and ecological surveys would be required. Large areas of the site are also at risk from several forms of flooding including groundwater, reservoir and surface water, therefore a FRA would be required. A large part of the site also falls within a minerals safeguarding area. There are heritage assets adjacent to the southern boundary, and the setting of these would need to be considered. There are pylons and PROW on site which may impact on the layout/design of any scheme. The site currently has limited accessibility, and a new vehicular access would need to be established either via third party land or through the provision of significant infrastructure via a bridge that crosses over the river Medway. The site is therefore considered unsuitable, as the existing vehicular access could not serve residential development of this nature. In addition, the site is located some distance from Eccles and given access constraints is considered to be in an unsustainable location.
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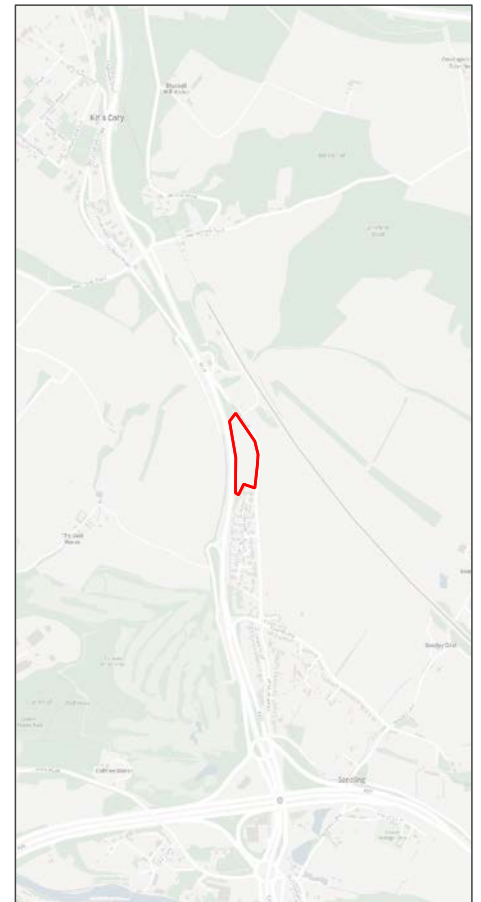
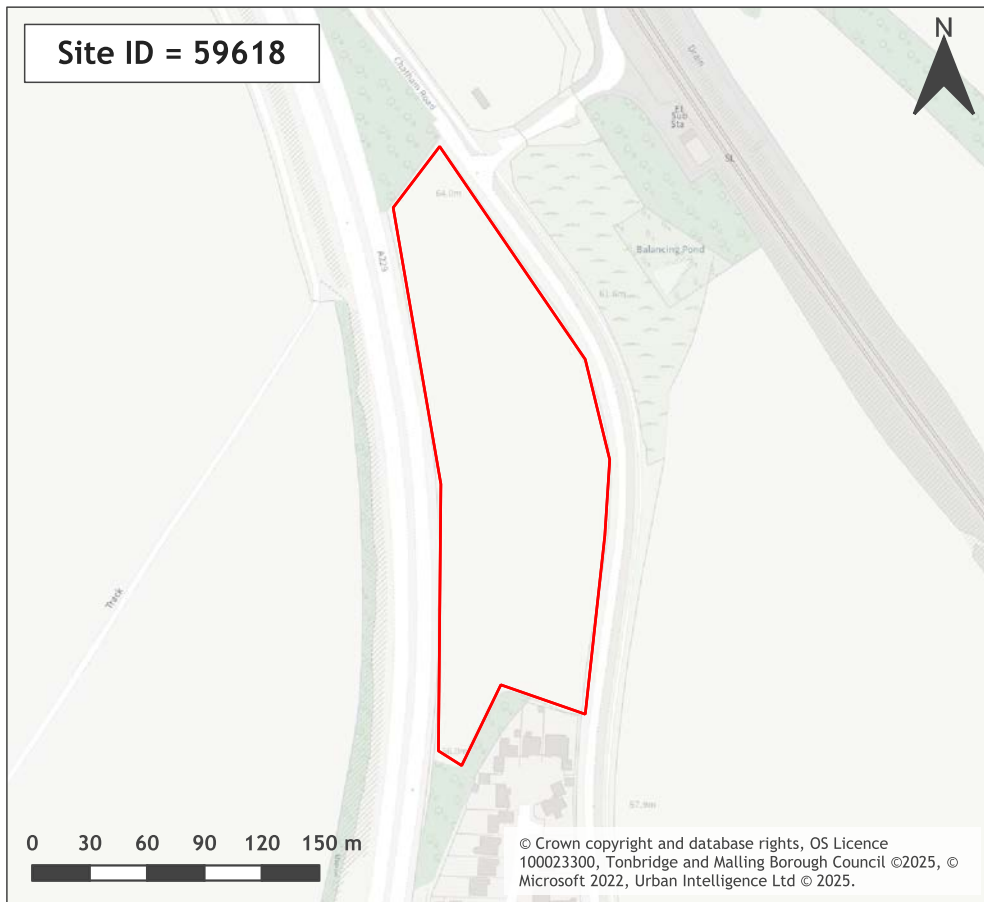
LAA Site Summary - Yes



TMBC LAA Reference	59763
Site Address	Land South of 372 Bull Lane and West of Bull Lane, Aylesford
Parish	Aylesford
Ward	Aylesford North & North Downs
Settlement or nearest settlement	Eccles
Current Use	Agriculture, Equestrian, Forestry
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	9.74
Developable Site Area (ha)	9.74
Residential Yield	150
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	The site is on the west side of Bull Lane, south of the settlement of Eccles but adjacent to the consented Bushy Wood residential development area. The site is Grade 2 agricultural land and is currently in use for this purpose. The site is within the setting of the Kent Downs National Landscape and is not subject to any other landscape or ecological designations although is near a listed building. The site is accessible by car and foot and with the consented development of Bushy Wood will be in a sustainable location. The site has only a small number of trees on the northern boundary but otherwise is an open field. There is the potential for a small area of surface water flooding on the site but not to the extent that it would restrict development. The site is therefore considered to be suitable for development.
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LAA Site Summary - No



TMBC LAA Reference	59618
Site Address	Land East of A229 and West of Chatham Road, Aylesford
Parish	Aylesford
Ward	Aylesford North & North Downs
Settlement or nearest settlement	Aylesford Village
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	2.18
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located between the east side of the A229 Bluebell Hill and Chatham Road. The site is currently open agricultural land with a tree and hedgerow boundary that is part in Tonbridge and Malling and part in Maidstone. The site is within the setting of the Kent Downs National Landscape but does not feature any other priority habitat or landscape or ecological designation. There are no TPOs on the site. The site is not located in close proximity to existing settlement boundaries within the borough and whilst accessible by car has limited pedestrian access. On this basis the site is considered unsuitable for development.
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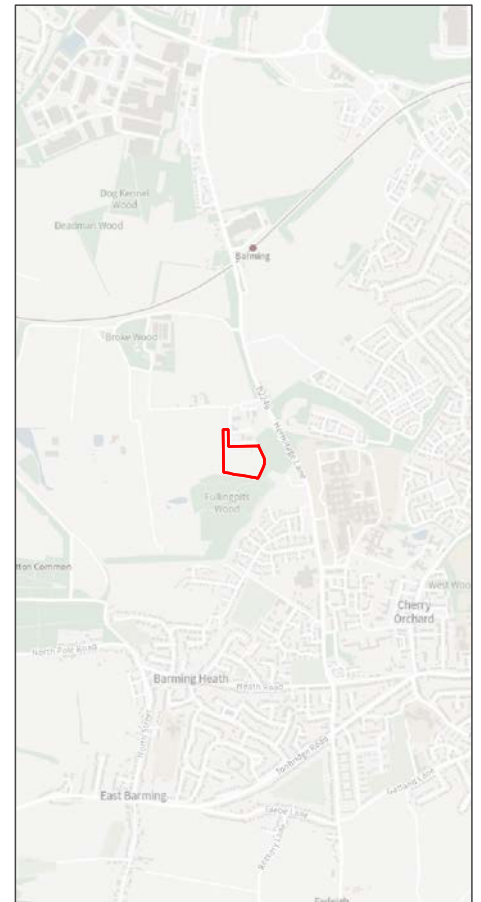
LAA Site Summary - No



TMBC LAA Reference	58580
Site Address	Land south of London Road and west of Beaver Road, Allington
Parish	Aylesford
Ward	Aylesford South & Ditton
Settlement or nearest settlement	Medway Gap
Current Use	Agriculture, Equestrian, Forestry
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 is a long, thin, greenfield site to the west of Corben Close, adjacent to the sustainable settlement of the Medway Gap and Maidstone urban areas. It is currently in informal open space use. The site is well-screened from adjacent properties due to dense hedgerows and woodland along the boundaries. There is woodland to the west, residential properties to the north and east, and woodland to the south. There are no high-level major constraints that would prevent the development from being considered further. There is currently no suitable vehicular access to the site and third party land would be required. Therefore, the site is considered unsuitable for development.
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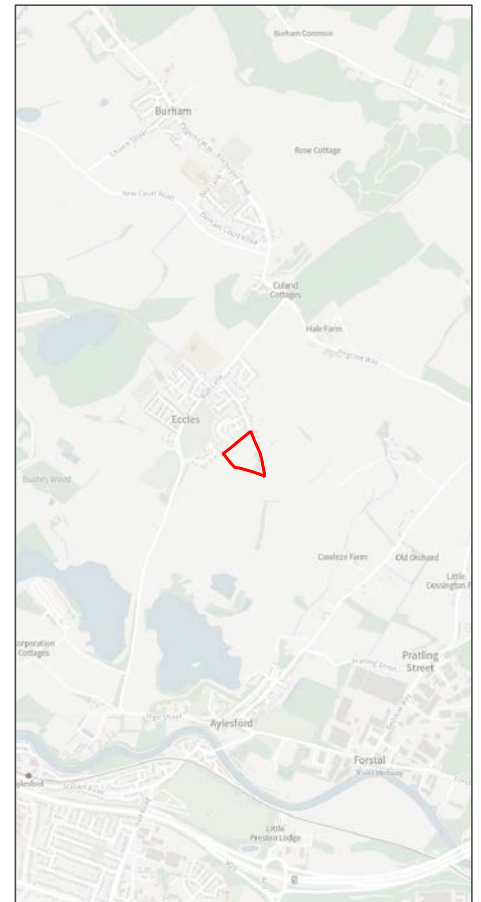
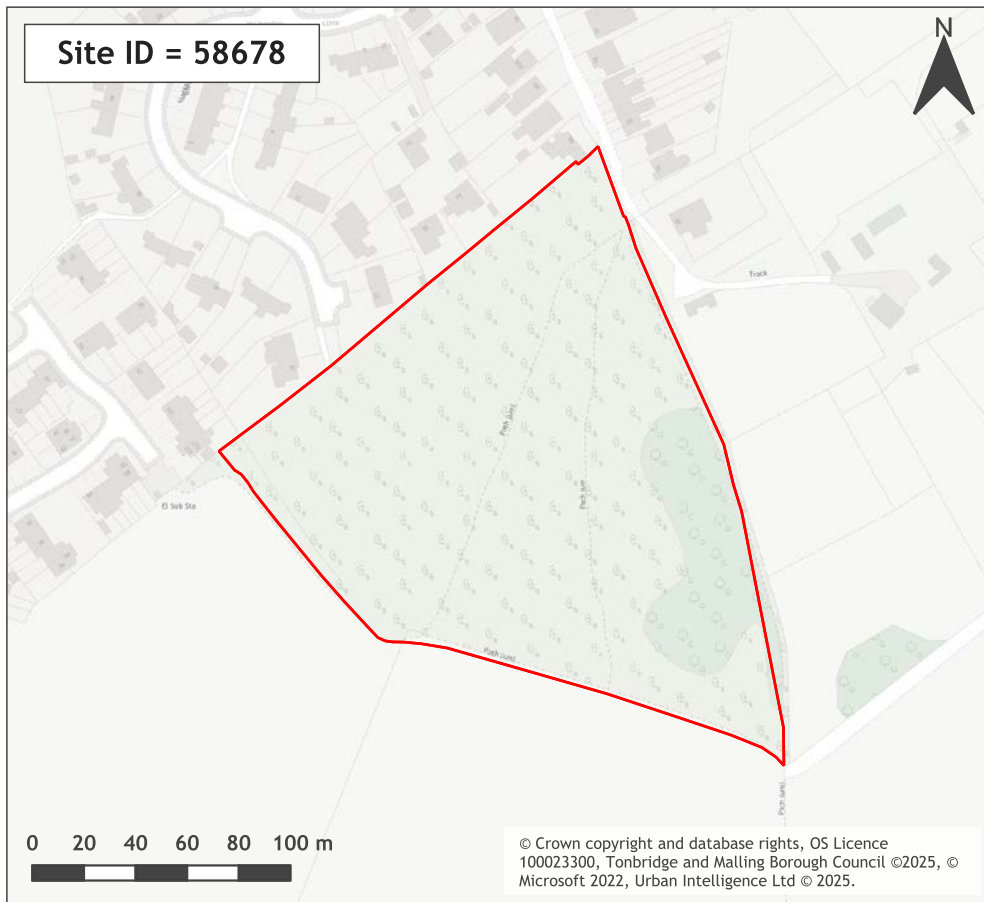
LAA Site Summary - Yes



TMBC LAA Reference	59738
Site Address	Land South of Hermitage Court, Hermitage Lane, Maidstone
Parish	Aylesford
Ward	Aylesford South & Ditton
Settlement or nearest settlement	Medway Gap
Current Use	Car Park
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	2.28
Developable Site Area (ha)	0.96
Residential Yield	0
Employment floorspace (sqm)	1000
Timescale	-

LAA Conclusion	This is a greenfield site off Hermitage Court, west of Hermitage Lane, close to the sustainable settlement of the Maidstone urban area. A health facility is currently under construction in the West of the site. The site is well screened by woodland to the East and South. There are commercial uses to the north, woodland to the south and east, and agricultural land to the west. There are no high-level major constraints on site. The site is accessible by car, bicycle and foot and it is considered that a suitable access to the site could be achieved from Hermitage Court subject to Highways advice. The site is within a minerals safeguarding area, therefore a Minerals Assessment would be required. Adjacent ancient woodland should be buffered by 15m. The site has access to a limited range of everyday services in walking distance, including a hospital and the nearest train station is c.1.2km away. The developable area has been reduced to take account of the existing planning permission and an ancient woodland buffer. The site is considered to be a suitable extension to an existing employment site.
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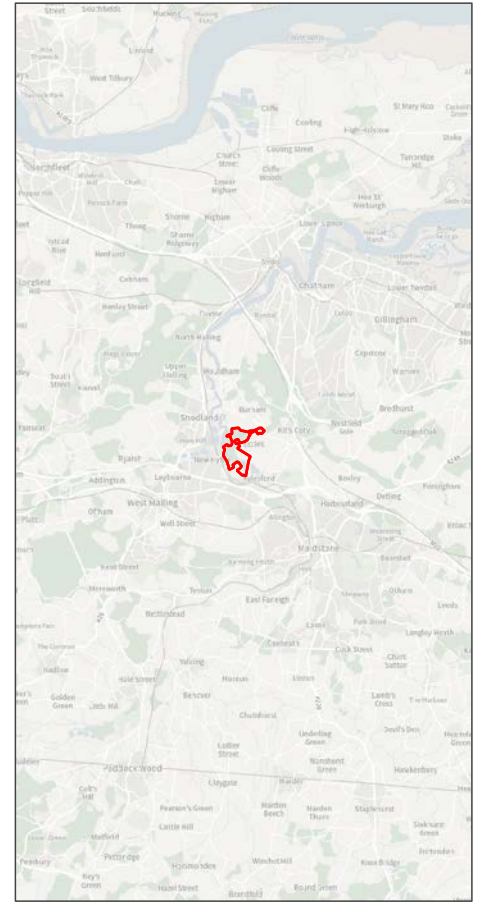
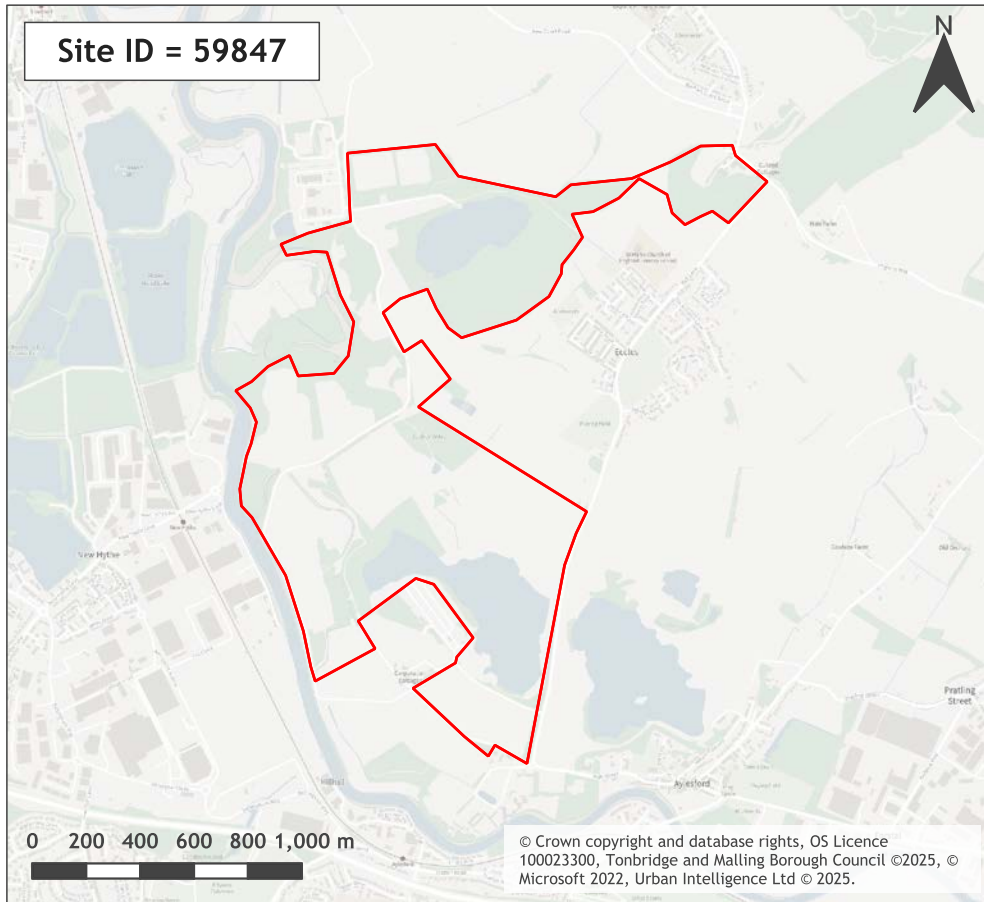
LAA Site Summary - No



TMBC LAA Reference	58678
Site Address	Land south and west of Mackenders Lane and off (south of) Mackenders Close, Eccles
Parish	Aylesford
Ward	Aylesford North & North Downs
Settlement or nearest settlement	Eccles
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	2.71
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This sloping greenfield site is located to the south of Mackenders Lane and south of Mackenders Close, south of Eccles. It is scrubland. There are residential properties to the north and west, with agricultural land and paddocks to the east and south. The site is in the setting of the Kent Downs National Landscape. It is identified as 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 along its eastern boundary. Although the site is adjacent to a sustainable settlement, vehicular access to the site is currently from a private road only, and therefore there remains uncertainty over whether access can be secured. This, in addition to the constraints above, mean that the site is considered to be unsuitable.
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LAA Site Summary - No



TMBC LAA Reference	59847
Site Address	Land North, South and West of Bushey Wood, Eccles
Parish	Aylesford
Ward	Aylesford North & North Downs
Settlement or nearest settlement	Eccles
Current Use	Agriculture, Equestrian, Forestry, Open Water, Former Mineral Extraction
Suitable	No
Deliverable	No
Gross Site Area (ha)	168.86
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This is a large site located around the western periphery of Eccles. The most northern part of the site is considered to be remote from the existing settlement. The southern part of the site is south of a site that has planning permission. However, this part of the site is also considered unsuitable for development given its location adjacent to existing employment uses and the sewage treatment works. The large area of land remaining for consideration to the west of Eccles is considered under site Ref: 59851, where the conclusion spoke to the site's remote location from Eccles village as well as access issues to the site. The site is therefore considered unsuitable. There are also matters of landownership, with multiple owners of the site.
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