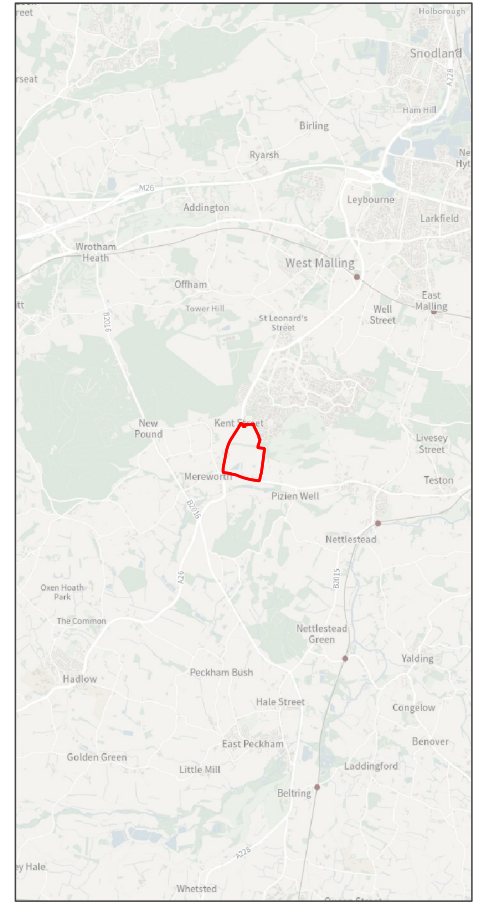
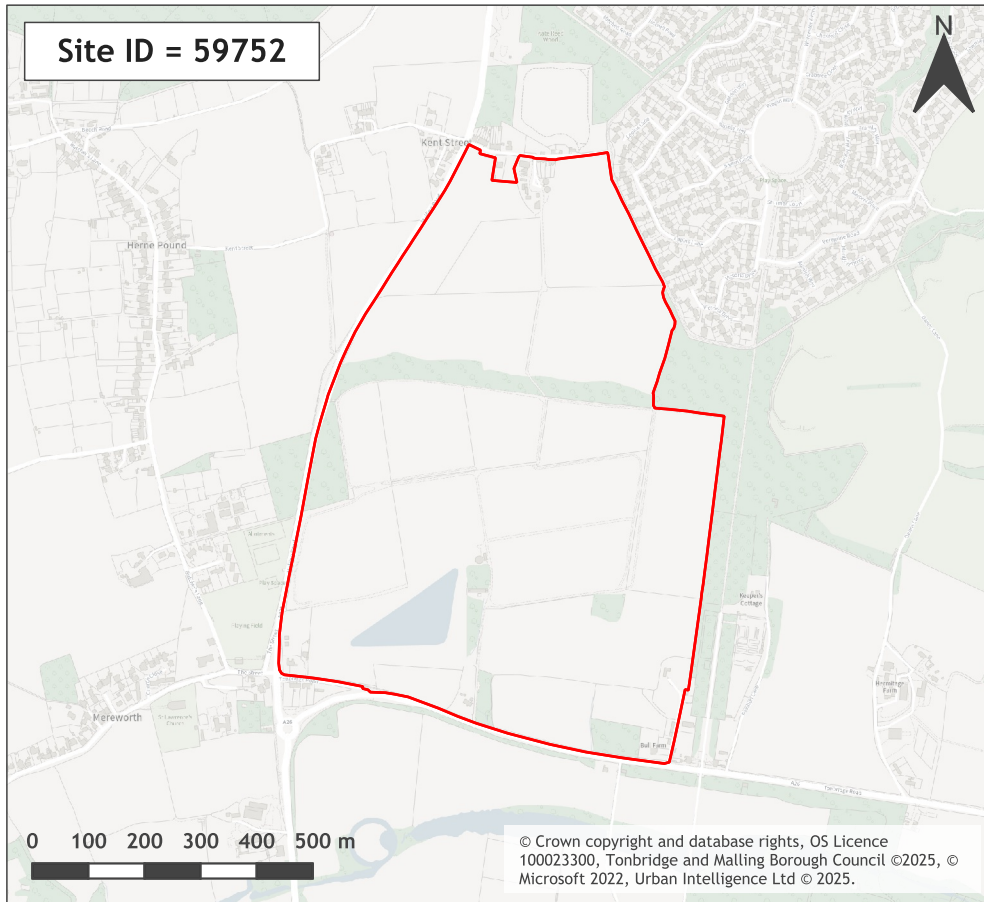


LAA Site Summary - No



TMBC LAA Reference	59752
Site Address	Land Southwest of Kings Hill / East of Kent Street, Mereworth, Maidstone
Parish	Mereworth
Ward	East and West Peckham, Mereworth & Watringbury
Settlement or nearest settlement	Kings Hill
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	61.37
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

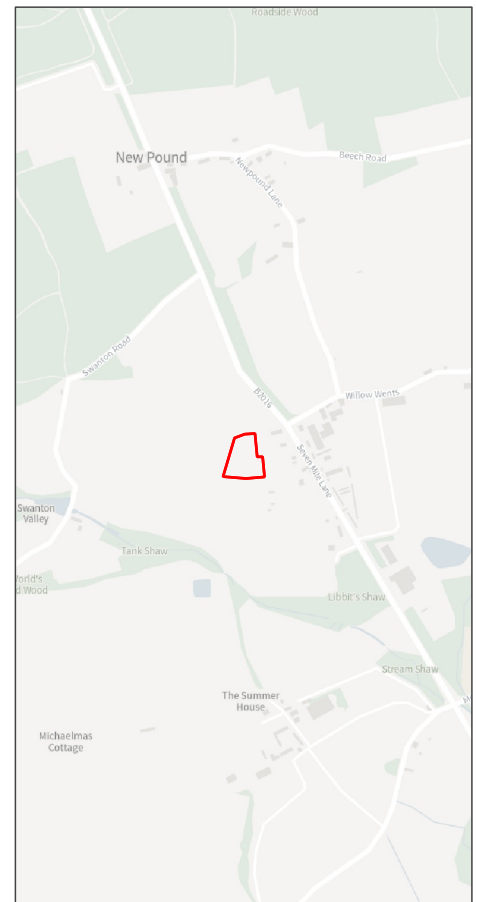
LAA Conclusion

This site is an extensive area of land to the southwest of Kings Hill bounded by the A26 to the south and A228 to the west with remaining areas either being Kings Hill settlement or private land namely to the east. The site is used for agricultural purposes divided into 14 land parcels mostly comprising of orchards some of which are lined with polytunnels.

The site can be considered as two halves, northern and southern which are separated by a strip of Ancient Woodland and Priority Habitat which connect to other Ancient Woodland outside the site to the east. A further Priority Habitat is located in the southern section of the site. The northern portion of the site has a closer relationship to Kings Hill, albeit there is no direct link to access the settlement itself and its associated development with the southern half being remote from confines. TPO trees are located in the northern half of the site to the eastern boundary closest to the Kings Hill settlement. To the east and south of the site is the heritage asset of Mereworth Castle Conservation Area and its listed buildings.

The whole site is located in the Green Belt. Although the site is adjacent to a sustainable settlement, the northern part of the site lacks access to Kings Hill, and the southern part is remote from the defined boundary of any settlement. Therefore the site is not considered suitable for development and has been excluded from further detailed assessment.

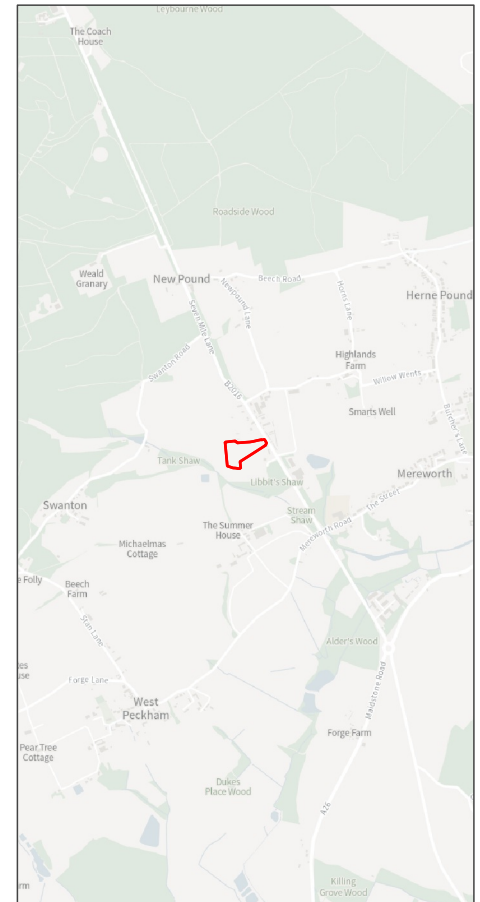
LAA Site Summary - No



TMBC LAA Reference	59949
Site Address	Land West of 301 Seven Mile Lane, Mereworth
Parish	Mereworth
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	Mereworth and Herne Pound
Current Use	Residential
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	The site is a parcel of agricultural land to the rear of a property on the west side of Seven Mile Lane opposite the junction with Willow Wents. The site is in the Green Belt outside any defined settlement confines. The land is accessed from an unmade track that leads onto a wider area of agricultural land beyond. The site is flat generally laid to grass and scrub and has a hedgerow surrounding it. The site is grade 2 agricultural land and is not subject to any other landscape or ecological constraints, TPOs nor is in a defined flood zone. The site is remote from any defined boundary of any settlement. Therefore, the site is unsuitable.
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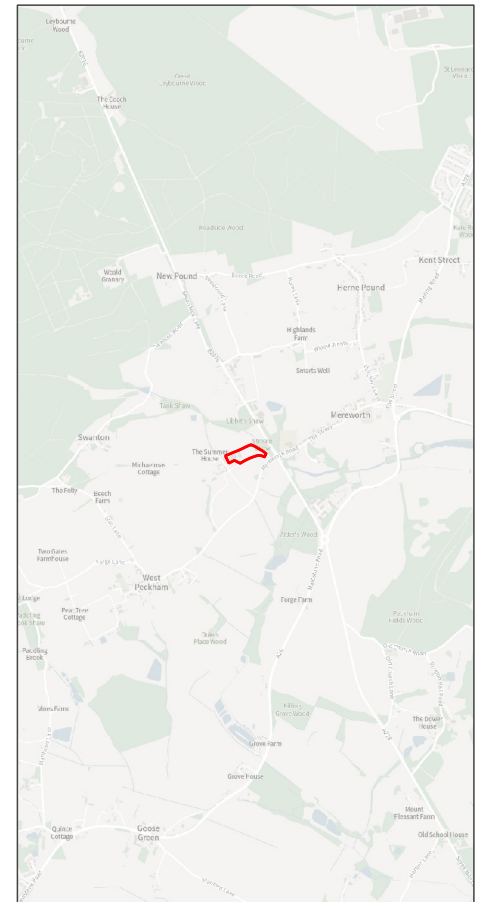
LAA Site Summary - No



TMBC LAA Reference	59598
Site Address	Land West of Seven Mile Lane and South Of 241 Seven Mile Lane, Mereworth
Parish	Mereworth
Ward	East and West Peckham, Mereworth & Watringbury
Settlement or nearest settlement	Mereworth and Herne Pound
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.5
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is on the west side of Seven Mile Lane outside any defined settlement confines. The site is in the Green Belt and is grade 2 agricultural land currently laid to grass. To the west of the site is agricultural land in soft fruit production and to the north and south of the site is scattered residential development. The area has a rural character that is not subject to any landscape or ecological constraints nor any TPOs. As the site is remote from the defined boundary of any settlement the development of it would be unsuitable.
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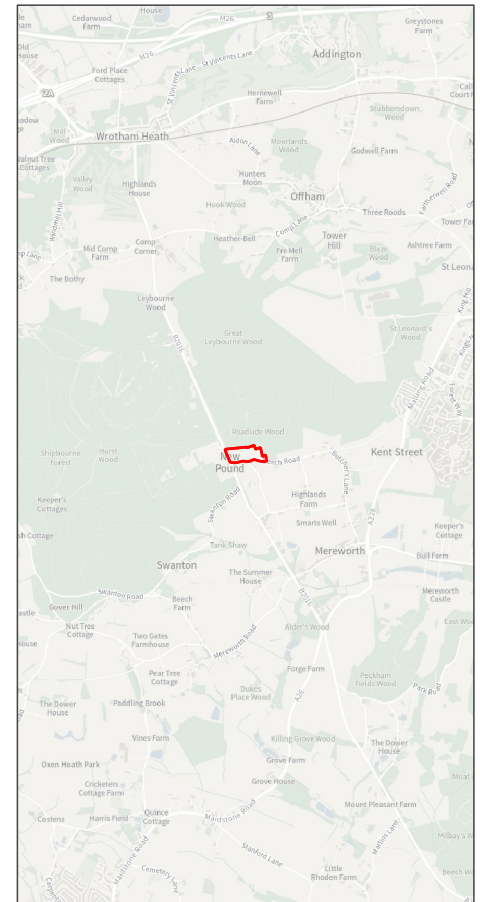
LAA Site Summary - No



TMBC LAA Reference	59597
Site Address	Land Off Mereworth Road and West of Seven Mile Lane, Mereworth
Parish	Mereworth
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	Mereworth and Herne Pound
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.67
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is to the west of Seven Mile Lane in the Green Belt and currently contains an agricultural building. The site is within a Conservation Area and a Historic Park and Garden. The site is laid to grass with some mature trees and is outside any defined settlement confines. The site has no other landscape or ecological designations. The site is remote from defined settlement boundaries and also being in a conservation area and historic park and garden make the site unsuitable for development.
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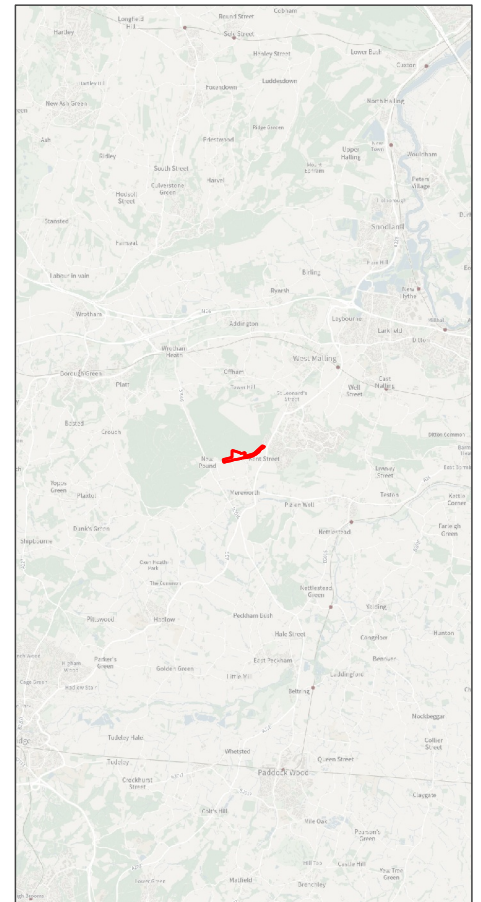
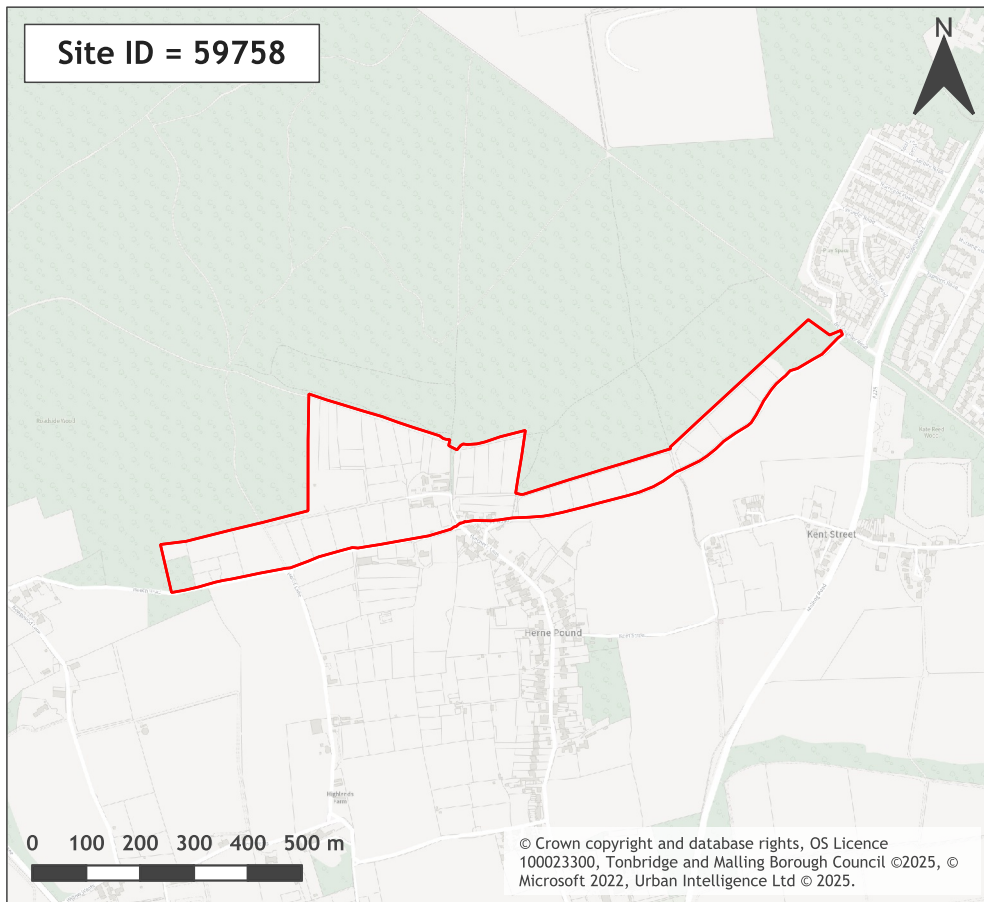
LAA Site Summary - No



TMBC LAA Reference	59755
Site Address	Land North of Beech Road and East of Seven Mile Lane, Mereworth
Parish	Mereworth
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	Mereworth and Herne Pound
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	5.3
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the east side of Seven Mile Lane and north of Beech Road. The site is in the Green Belt and predominantly agricultural land with hedgerows around the edge with a tree belt running north-south through the centre of the site. The site has no landscape or ecological constraints, has no TPOs and is not in any flood risk area. The site is remote from any defined boundary of any settlement. Therefore the development is not considered suitable.
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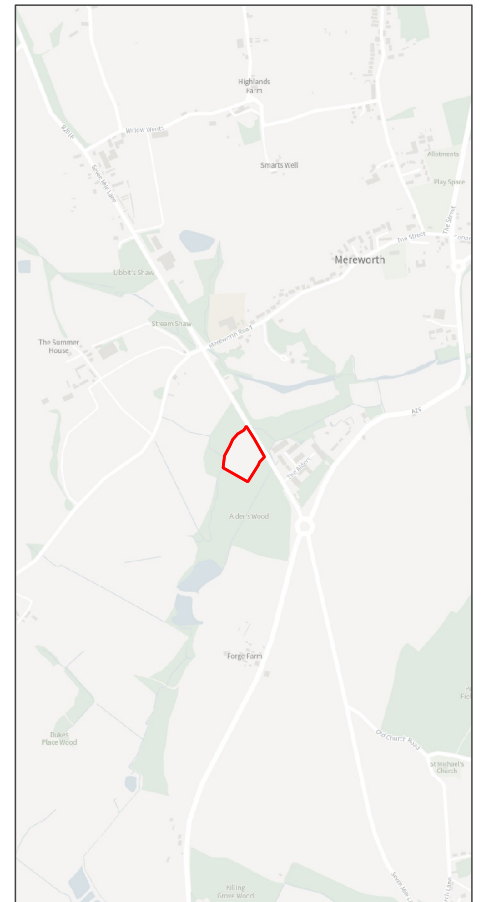
LAA Site Summary - No



TMBC LAA Reference	59758
Site Address	Land adjacent (North of) Beech Road and South of Mereworth Forest / Roadside Wood, Mereworth
Parish	Mereworth
Ward	East and West Peckham, Mereworth & Watlingbury
Settlement or nearest settlement	Mereworth and Herne Pound
Current Use	Equestrian, Vacant Premises
Suitable	No
Deliverable	No
Gross Site Area (ha)	14.41
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located along the north side of Beech Road and to the north of Butchers Lane. The site is relatively flat and is grade 2 agricultural land. The site is an irregular shape extending away from the defined settlement boundary along Butchers Lane. The site is formed of grazing paddocks, open fields and existing farm buildings primarily used for equine use. The site has hedgerows to the road boundaries with wooded areas to the north. The site is wholly within the Green Belt and has vehicular access from Beech Road and Butchers Lane, both of which are single track in places. The site has no landscape or ecological constraints, has no TPOs and is not in a designated flood zone. Whilst the site has a small boundary with an existing defined settlement boundary, the site itself is high functioning Green Belt land in the openness of the wider landscape. This fact and the limited boundary with existing settlements mean that the site is unsuitable for development.
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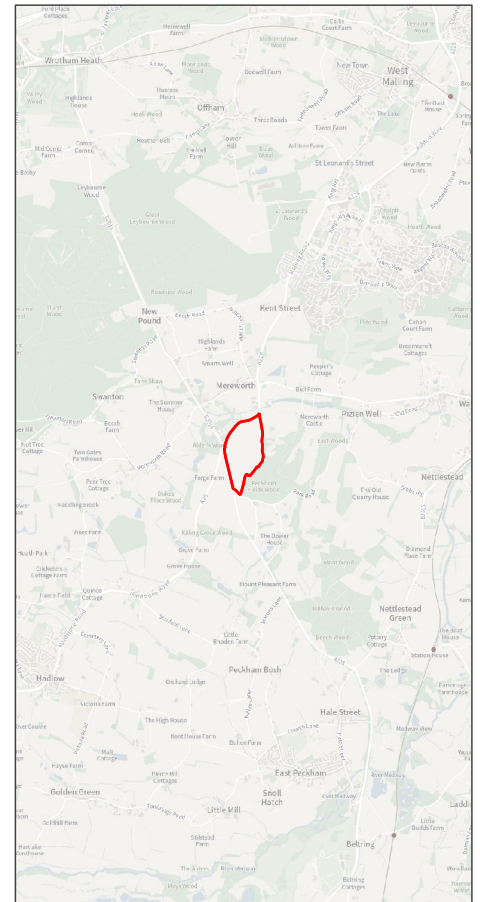
LAA Site Summary - No



TMBC LAA Reference	59599
Site Address	Land West of Seven Mile Lane and North of Alders Wood, Mereworth
Parish	Mereworth
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	Mereworth and Herne Pound
Current Use	Greenfield (not in use)
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.25
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is on the west side of Seven Mile Lane and is a grassed area surrounded by mature woodland. The site is in the Green Belt and predominantly flat. It has no specific landscape or ecological designations. The site is remote from any defined settlement boundaries and is unsuitable for development.
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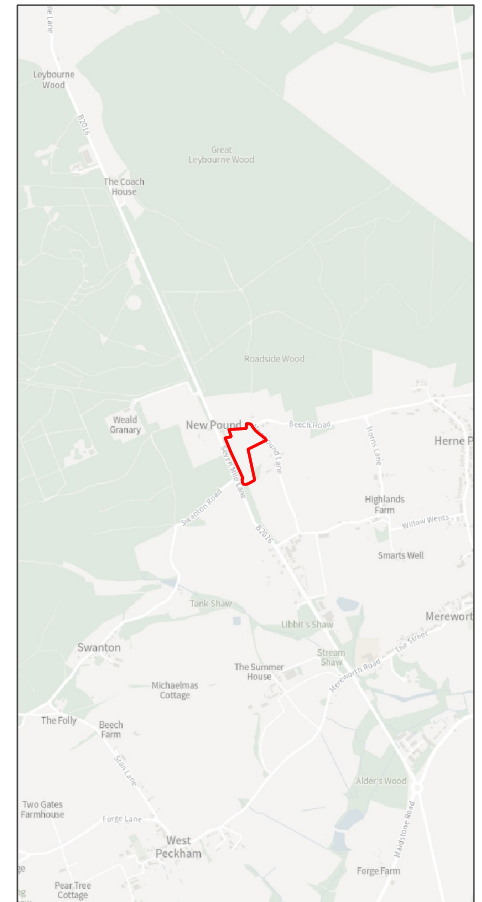
LAA Site Summary - No



TMBC LAA Reference	59749
Site Address	Land Northeast of Seven Mile Lane and Southeast of Tonbridge Road, Mereworth
Parish	Mereworth
Ward	East and West Peckham, Mereworth & Watlingbury
Settlement or nearest settlement	Mereworth and Herne Pound
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	34.61
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is in the Green Belt and is grade 2 and 3 agricultural land. The field is open and slopes up to the south. The land is surrounded by a tall mature hedge and has several field boundaries running across it. The site has no other landscape or ecological designations or any TPOs. The site is remote from any defined settlement boundaries and is therefore considered unsuitable for development.
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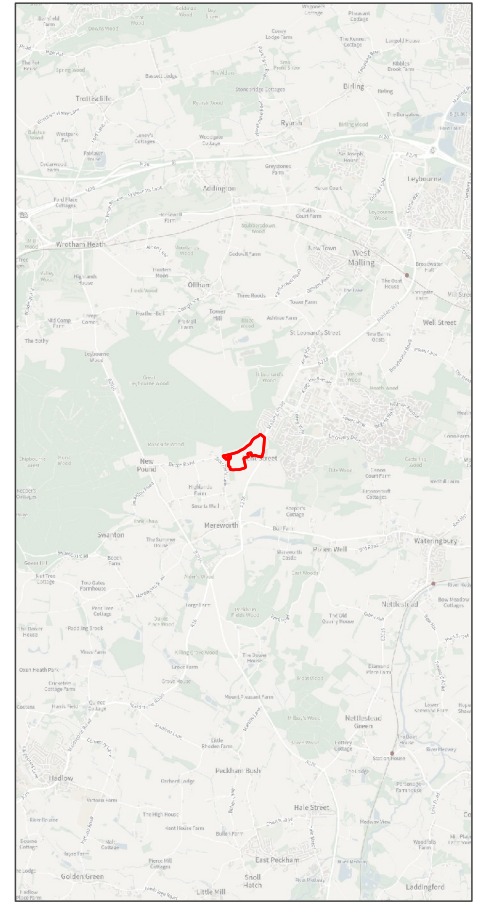
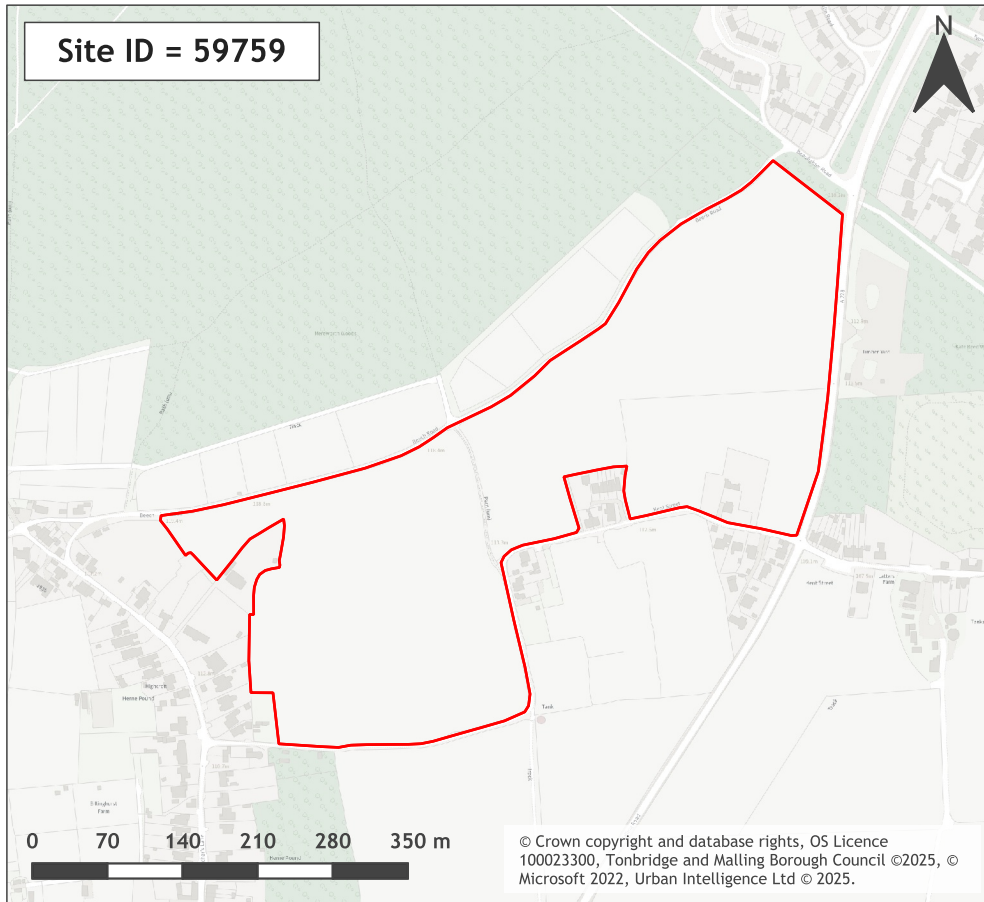
LAA Site Summary - No



TMBC LAA Reference	68394
Site Address	Land east of Seven Mile Lane, south of Beech Road and west of Newpound Lane
Parish	Mereworth
Ward	East and West Peckham, Mereworth & Watlingtonbury
Settlement or nearest settlement	Mereworth and Herne Pound
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	2.62
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is an existing agricultural field, situated immediately east of the B2016 Seven Mile Lane, south of and to the rear of properties on Beach Road. New Pound Lane is immediately adjacent to part of the eastern site boundary, from which there is site access. There is a small cluster of residential properties to the north east, the site is otherwise surrounded by agricultural land and woodland. Site boundaries comprise of trees and hedgerows, and the topography is gently undulating. The site is in an unsustainable location distant from the existing built confines of Mereworth, which is the nearest settlement. It is also situated wholly within the Green Belt. For these reasons it is not considered suitable for development.
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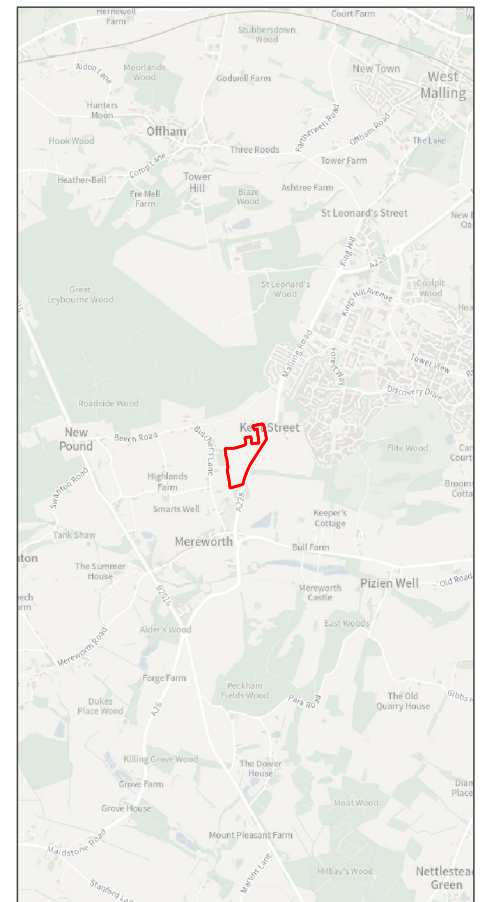
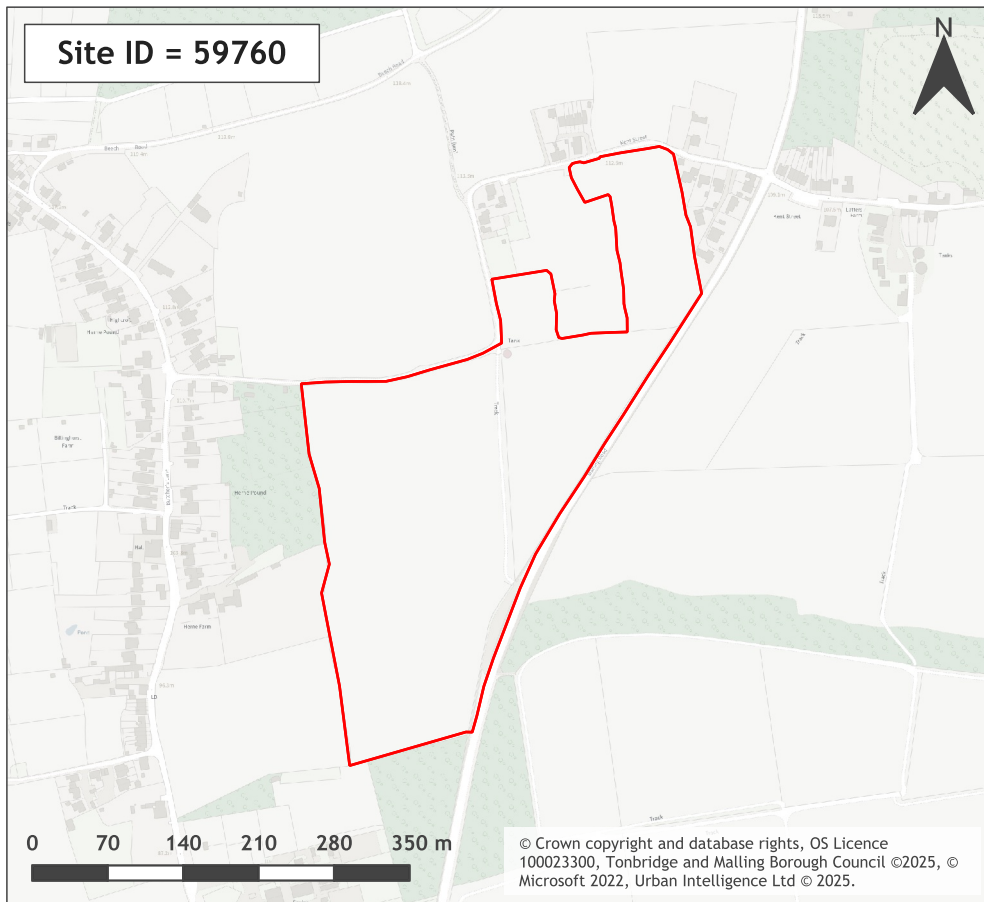
LAA Site Summary - No



TMBC LAA Reference	59759
Site Address	Land West of Kent Street, Mereworth, Maidstone
Parish	Mereworth
Ward	East and West Peckham, Mereworth & Watringbury
Settlement or nearest settlement	Mereworth and Herne Pound
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	13.76
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is a large area of land to the east of the A228, south of Beech Road and north of Kent Street. The land is open Grade 2 agricultural land that slopes approximately due south. There are a number of hedgerows forming the boundary of the site as well as being field boundaries within and a limited number of trees present. The site is within the Green Belt and abuts settlement boundaries in the north eastern corner and on its western edge. The site has no other restrictive landscape or ecological designations, TPOs or flood risk areas. The site is though surrounded by single track rural roads and whilst abutting settlement boundaries at its extremities would be a sizeable distance from any facilities. There is limited pedestrian access to the area from facilities and the existing rural road network is not designed to serve a development of this size. Whilst adjacent to a sustainable settlement the poor highway access leads it to be remote from facilities in existing settlements therefore it is considered unsuitable.
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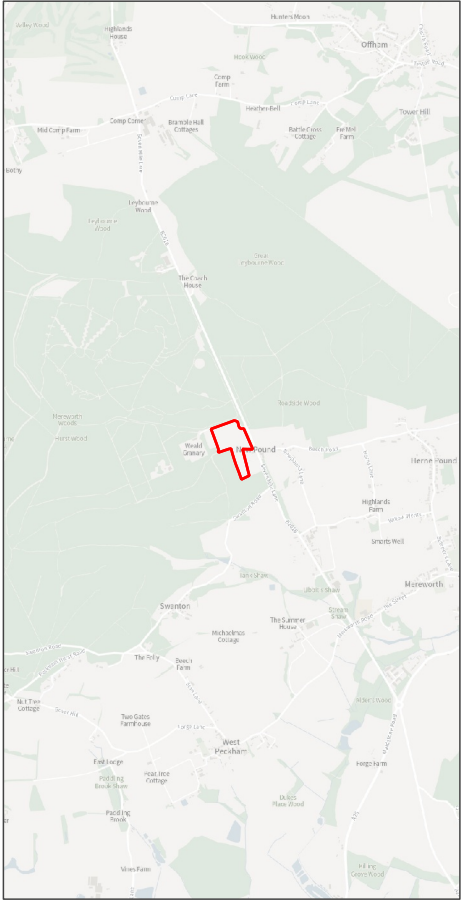
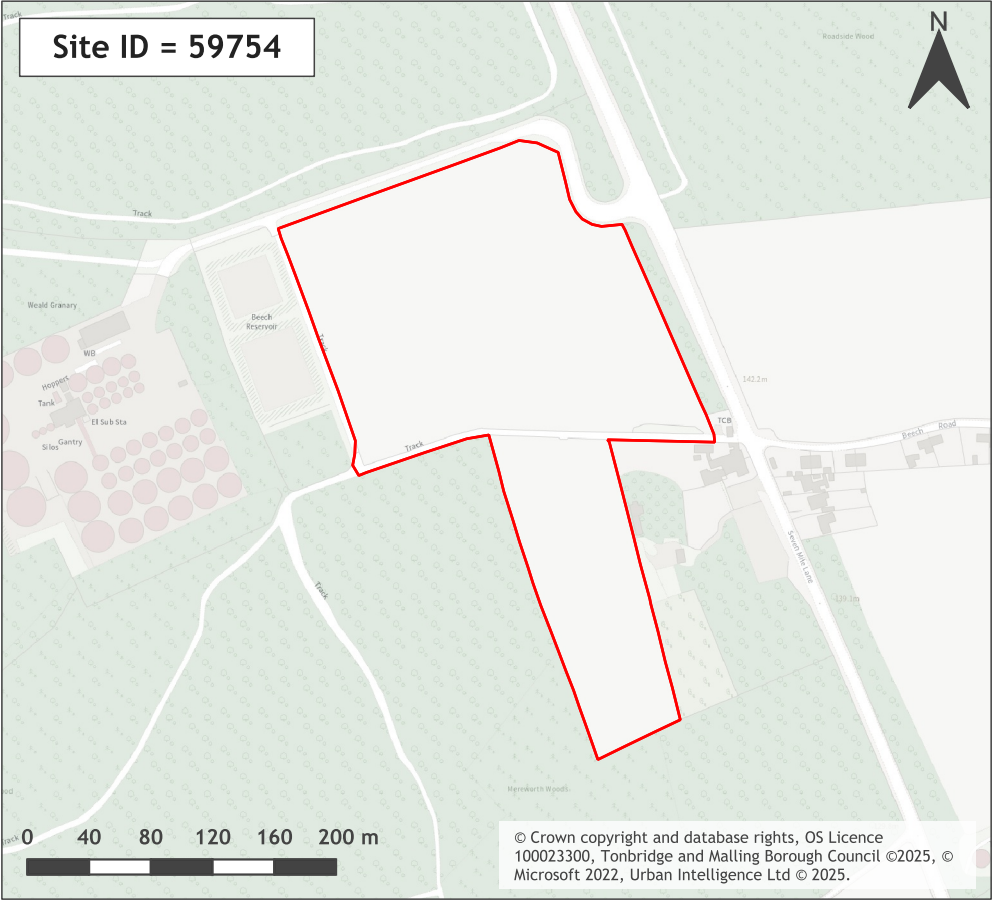
LAA Site Summary - No



TMBC LAA Reference	59760
Site Address	Land Southwest of Kent Street, Mereworth, Maidstone
Parish	Mereworth
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	Mereworth and Herne Pound
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	9.2
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is on the west side of A228 Malling Road and south of Kent Street. The site is made up of Grade 2 agricultural land and slopes to the south. There is a PROW that runs north-south through the site. The site is within the Green Belt and has very little in the way of tree cover, which is limited to a few trees within the site hedgerows. The site is remote from existing settlement confines and is served by single track rural lane. The site has no landscape or ecological constraints and is not subject to any flooding constraints. The site is remote from existing settlements and facilities and lacks scope for an appropriate road and pedestrian access. This remoteness and lack of appropriate vehicular access results in the site being considered unsuitable.
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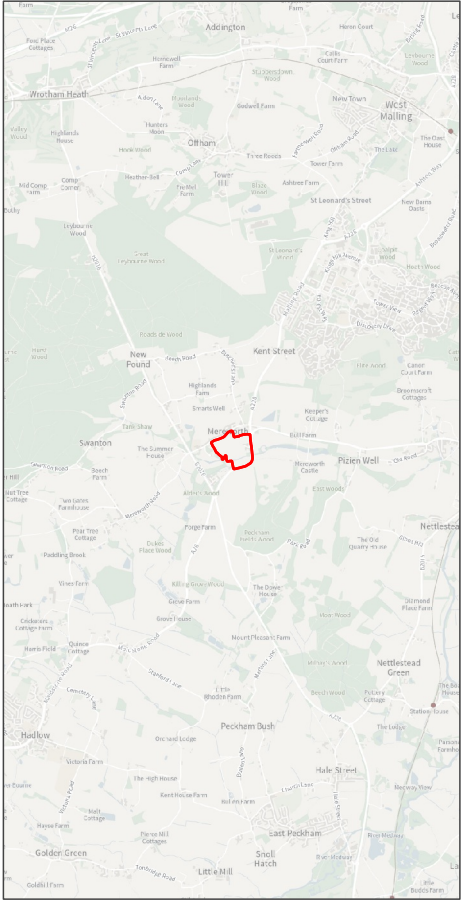
LAA Site Summary - No



TMBC LAA Reference	59754
Site Address	Land West of Seven Mile Lane and East of Weald Granary
Parish	Mereworth
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	Mereworth and Herne Pound
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	5.22
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is to the west side of Seven Mile Lane close to the junction with Beech Road. The site is within the Green Belt and forms part of a wider agricultural holding that is used for soft fruit production. The site is screened from Seven Mile Lane by hedgerows and a number of mature trees. The site is relatively flat and is not subject to any landscape or ecological designations, TPOs or fluvial flooding constraints. The site is remote from any defined settlement boundary. Therefore the development is not considered suitable.
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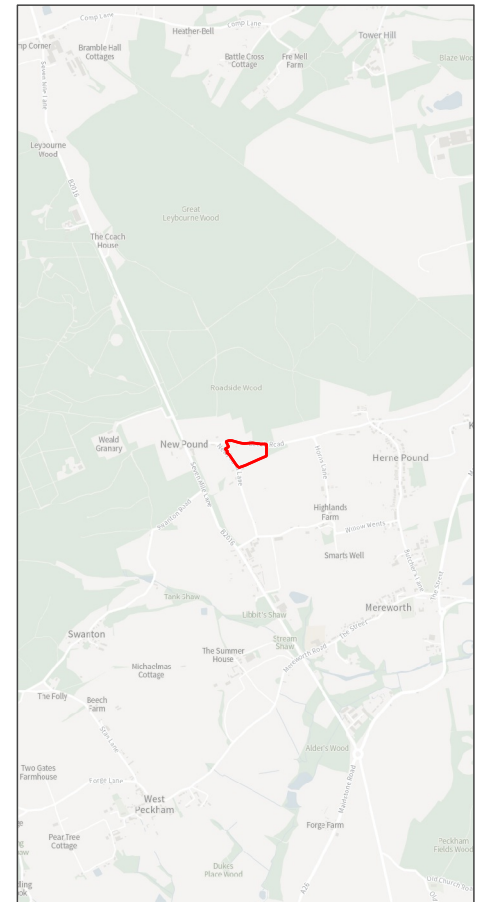
LAA Site Summary - No



TMBC LAA Reference	59750
Site Address	Land Northwest of Maidstone Road and South of The Street, Mereworth
Parish	Mereworth
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	Mereworth and Herne Pound
Current Use	Agriculture, Vacant Premises
Suitable	No
Deliverable	No
Gross Site Area (ha)	16.14
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is a large agricultural parcel of land south of The Street Mereworth and west of the A26. The site slopes down to the south and is located in the Green Belt. The site contains 5 fields separated by mature hedgerows and is not subject to any other landscape or ecological designation. The Mereworth Conservation Area adjoins the site to the north along with the settlement confines of Mereworth. The site is Green Belt and is highly functioning Green Belt contained within the NPPF due to its very open setting in views across the area. On this basis it is considered that the site is high functioning green belt that whilst adjacent to does not directly relate to the existing settlement confines. The site is therefore unsuitable for development.
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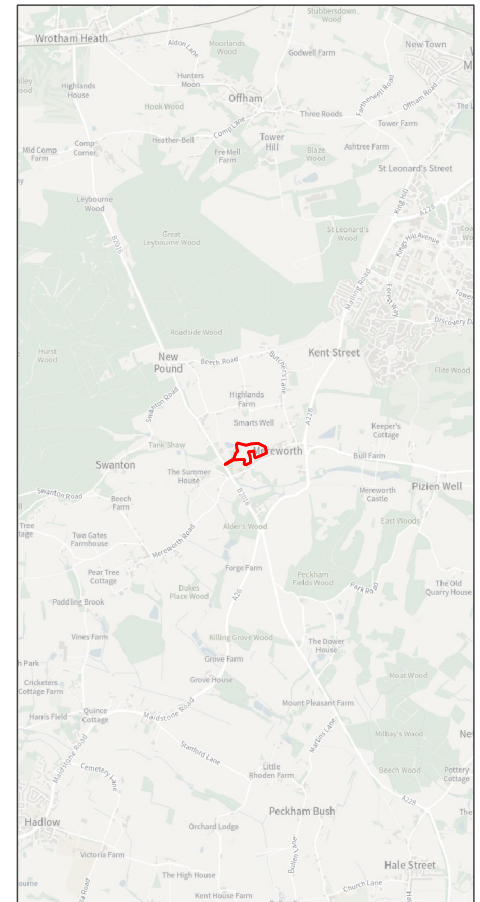
LAA Site Summary - No



TMBC LAA Reference	59757
Site Address	Land East of Newpound Lane and South of Beech Road, Mereworth
Parish	Mereworth
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	Mereworth and Herne Pound
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	2.33
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is to the east of Newpound Lane and south of Beech Road. The site is predominantly grade 2 agricultural land with a small area of woodland to the northwestern corner. The site is relatively flat and has no landscape or ecological constraints, TPOs and is not in a flood zone. The site is remote from the defined boundary of any settlement. Therefore, the the site is unsuitable.
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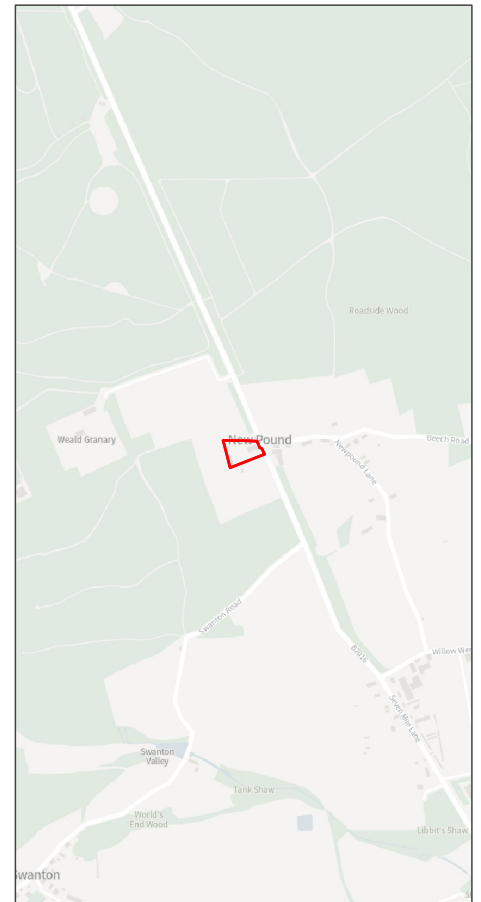
LAA Site Summary - No



TMBC LAA Reference	68397
Site Address	Land Northeast of The Street, Mereworth, Maidstone
Parish	Mereworth
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	Mereworth and Herne Pound
Current Use	Vacant Premises
Suitable	No
Deliverable	No
Gross Site Area (ha)	4.45
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is to the north of The Street in Mereworth and accessed from the east side of Seven Mile Lane. The site is outside the settlement confines of Mereworth and is currently occupied by agricultural land and various agricultural buildings and polytunnels. The site is within the Green Belt and features an area of Ancient Woodland towards the western side. The site has no other landscape or ecological designations. The site has no direct access to the settlement of Mereworth and would therefore be remote from the existing settlement and represent a form of back land development. The access to the site would also need the removal of some of the ancient woodland. The need to remove an area of ancient woodland and remoteness from the existing settlement would mean that the site is unsuitable for development.
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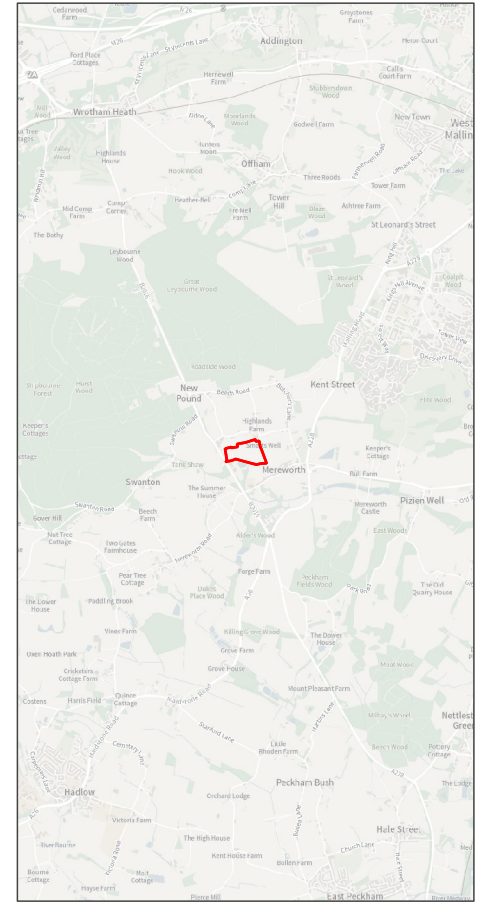
LAA Site Summary - No



TMBC LAA Reference	68352
Site Address	Existing premises at The Moody Mare public house, Seven Mile Lane, Mereworth
Parish	Mereworth
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	Mereworth and Herne Pound
Current Use	Residential, Food & Drink
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.44
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is on the west side of Seven Mile Lane, opposite the junction with Beech Road. The site is outside any defined settlement confines and is within the Green Belt. The site is relatively flat and currently occupied by a restaurant building and car park with some tree cover to the rear. The site is not subject to any landscape or ecological constraints, nor is it in a flood risk area. The site is however a remote rural location, and is therefore unsuitable. The site is therefore considered unsuitable for development.
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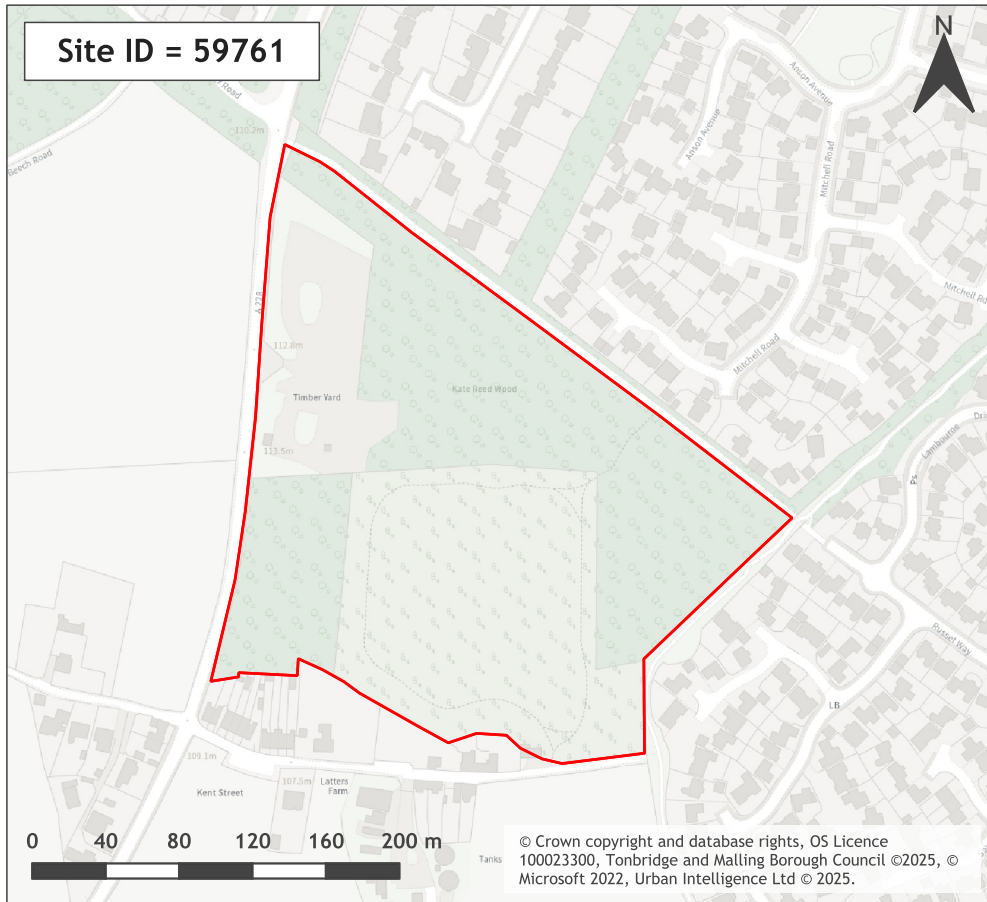
LAA Site Summary - No



TMBC LAA Reference	68398
Site Address	Land off Willow Wents and west of Seven Mile Lane, Mereworth
Parish	Mereworth
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	Mereworth and Herne Pound
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	9.69
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is east of Seven Mile Lane and is north of the settlement of Mereworth. The site is in agricultural use and currently contains numerous agricultural buildings and polytunnels used for the production of soft fruit. The site is gently undulating and does not feature many trees but does have north-south running hedgerow shelter belts between fields. The site is within the Green Belt and is within an area of archaeological potential. The site is not subject to any other landscape or ecological designations and is not in an area subject to any flood risk. The site is considered to be remote from existing settlements and in a rural unsustainable location distant from any facilities. The site would therefore not constitute a sustainable location for development and is considered unsuitable.
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LAA Site Summary - No



TMBC LAA Reference	59761
Site Address	Timber Yard, Malling Road, Kings Hill
Parish	Mereworth
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	Kings Hill
Current Use	Other, Unknown
Suitable	No
Deliverable	No
Gross Site Area (ha)	5.94
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located on the southwest periphery of Kings Hill, It is mostly a greenfield site with an existing timber yard operating at the west portion of the site, adjacent to the A228. The remainder of the site is comprised of coppiced woodland and an enclosed area of long grass, all of which are generally flat. Access can be gained from the A228. Residential properties within the Kings Hill estate are located to the north-eastern and south-eastern boundaries with a group of properties located to the south along Kent Street. The site is located within the Green Belt with the northern part of the woodland designed Ancient Woodland and a Priority Habitat. Although the site is adjacent to a sustainable settlement, the northern part of the site is ancient woodland, and the southern part would be remote from the defined boundary of any settlement. Therefore the site is not considered suitable for development and has been excluded from further detailed assessment
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