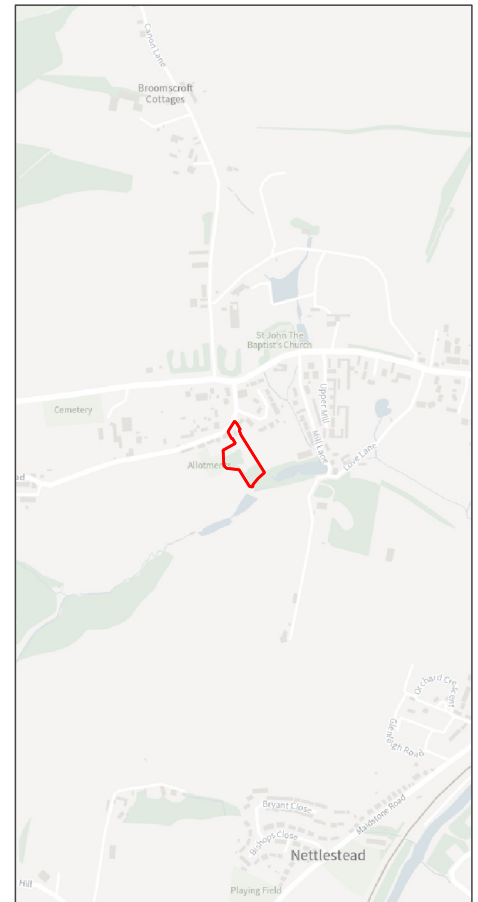


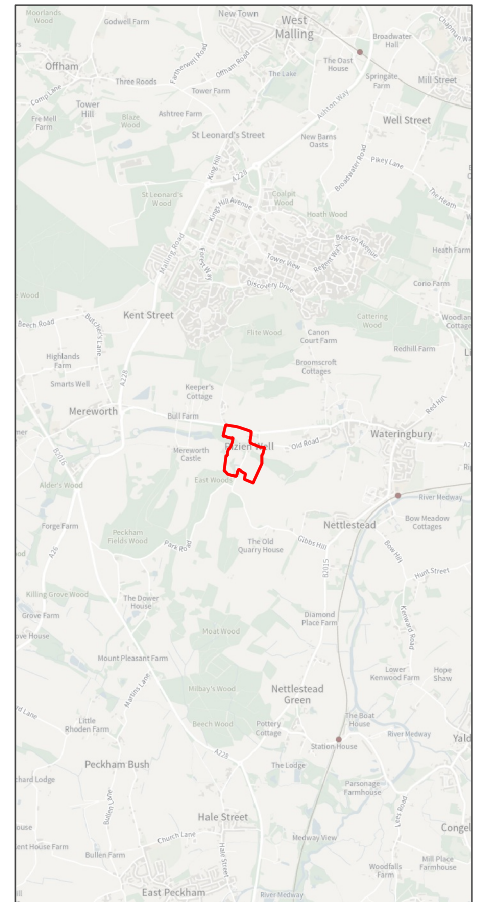
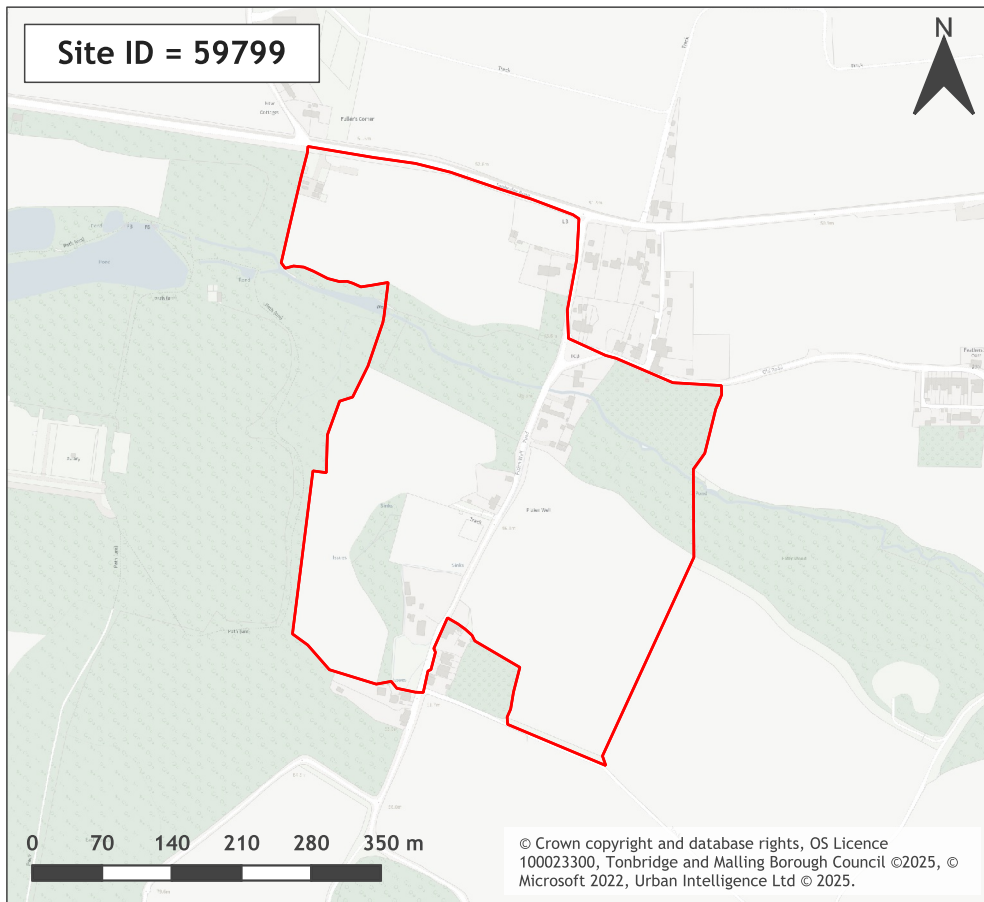
LAA Site Summary - No



TMBC LAA Reference	58828
Site Address	Land at and south of Red House Cottage, Old Road, Watringbury
Parish	Watringbury
Ward	East Peckham, West Peckham, Mereworth & Watringbury
Settlement or nearest settlement	Watringbury
Current Use	Residential, Agricultural
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.59
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the southeast of Old Road. It comprises Redhouse Cottage and land to the south which is undeveloped. The front of the site is within Watlington Conservation Area, with the rear of the site located within the Green Belt. The southern part of the site is located within Flood Zone 2 and neighbouring the site to the south is Priority Habitat. There is no clear access to the site without demolition of the wall and dwelling to the front of the site. This would result in a degree of harm to the Conservation Area. In addition due to the site's location within the Green belt and the presence of Flood Risk zones to the south of the site, it is considered that the site is unsuitable for development.
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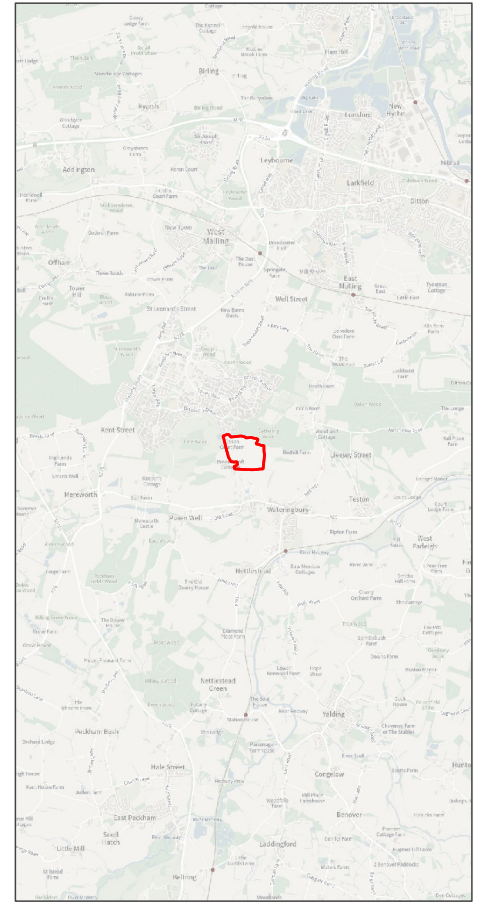
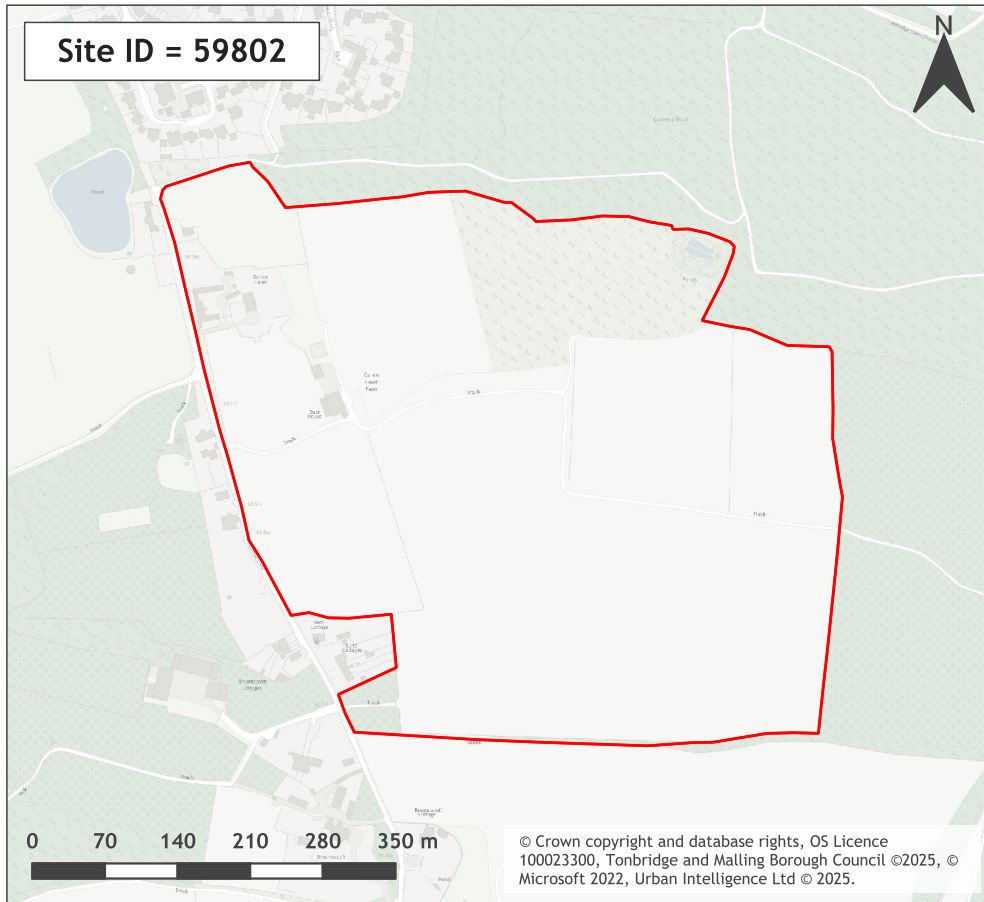
LAA Site Summary - No



TMBC LAA Reference	59799
Site Address	Land West of Pizien Well Road and North Of 144 Pizien Well Road, Pizien Well, Wateringbury
Parish	Wateringbury
Ward	East and West Peckham, Mereworth & Wateringbury
Settlement or nearest settlement	Wateringbury
Current Use	Agriculture, Residential
Suitable	No
Deliverable	No
Gross Site Area (ha)	16.82
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site straddles land to the east and west of Pizen Well Roa and land to the south of Tonbridge Road. It contains a number of dwellings, fronting both Pizen Well Road and Tonbridge Road, as well as a large wooded area along the western part of the site and also part of the eastern part of the site. A brook runs through the site from west to east. The site is located within the Green Belt, parts of the wooded area are Ancient Woodland and priority habitat. The site also contains a Conservation Area, and is also Grade 1 Agricultural Land. The site is remote from any settlement boundary. Due to the unsustainable location and the Green Belt, Grade 1 Agricultural Land, Conservation Area and Ancient Woodland constraints the site is considered to be unsuitable for development.
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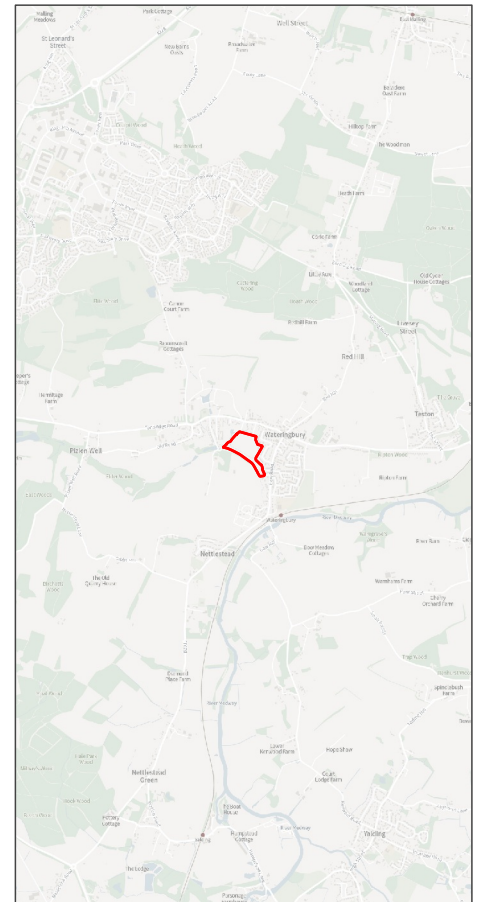
LAA Site Summary - No



TMBC LAA Reference	59802
Site Address	Land East of Canon Lane, Kings Hill
Parish	Wateringbury
Ward	East and West Peckham, Mereworth & Wateringbury
Settlement or nearest settlement	Kings Hill
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	27.52
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site forms an extensive area between Wateringbury to the southeast and Kings Hill to the northwest. It is comprised mostly of agricultural land divided into several parcels (with associated facilities) with a smaller area made of up residential dwellings with curtilage. The site has a notable slope falling to the south with a steeper brow / bank running across the middle of the site west to east. Boundaries are natural and semi-natural, comprising of hedgerows along the east, south and west boundaries with coppiced woodland making up the north boundary. The site is surrounded by a variety of uses. The residential areas within the Kings Hill settlement and woodland lie to the northwest and northeast respectively. Agricultural land abuts the site to the east with low density residential dwellings (on Canon Lane) sitting to the south and southwest. The Kings Hill Golf Club lies to the west of the site across Canon Lane. A significant part of the site is contained within the Wateringbury Conservation Area with Ancient Woodland and Priority Habitats to the North of the site. The site lies within the Green Belt. This site is adjacent to a sustainable settlement, but it has poor highway access via a single track, non-classified route, with no vehicular links into Kings Hill, and would feel remote from the existing settlement. The site has therefore been excluded from further detailed assessment.
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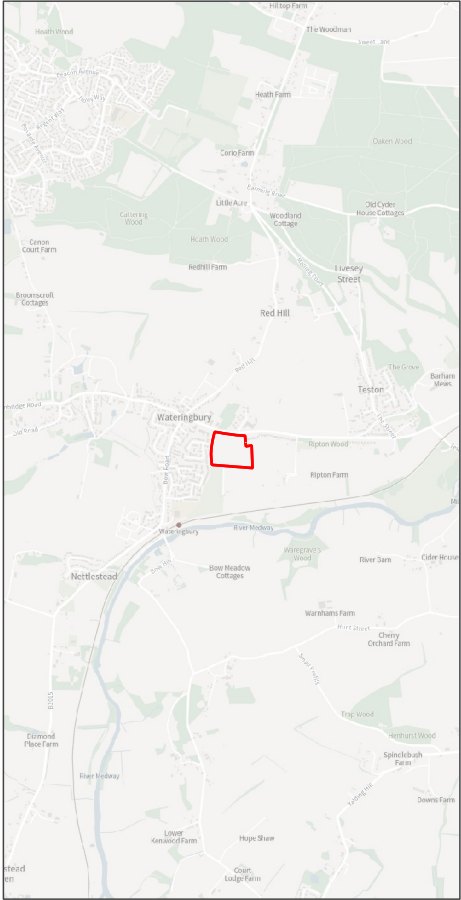
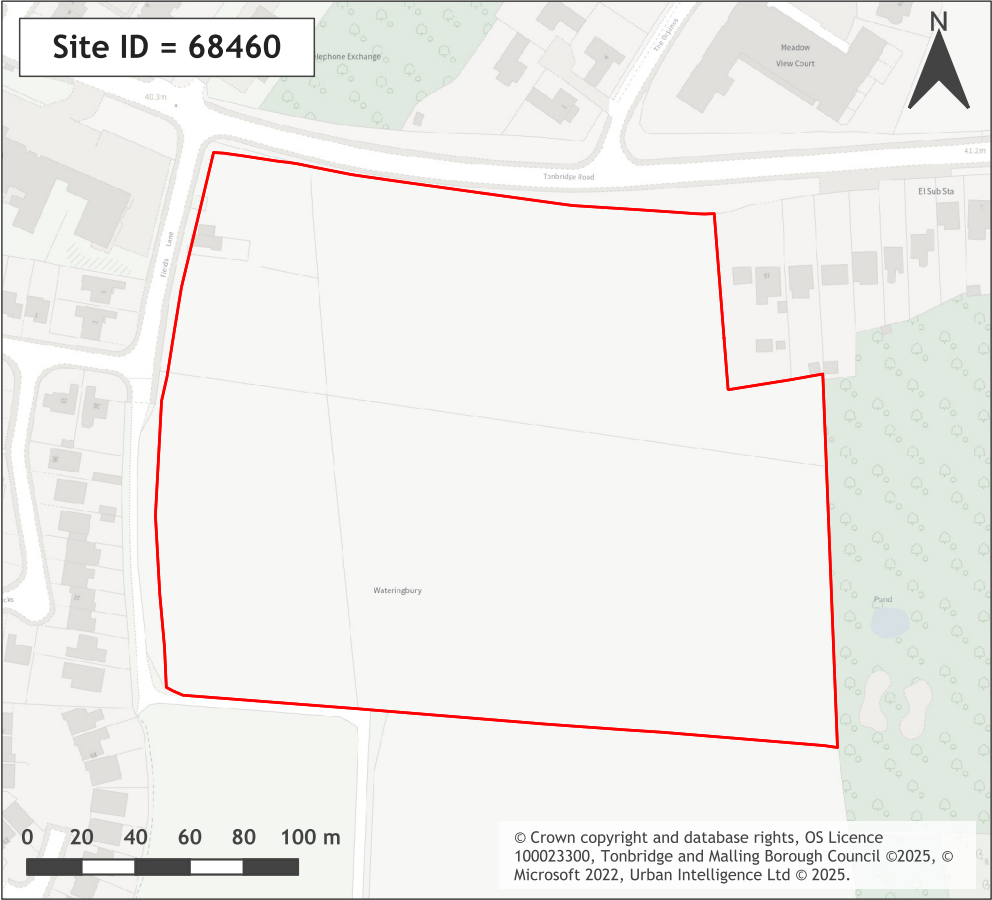
LAA Site Summary - No



TMBC LAA Reference	58830
Site Address	Land east of Love Lane and south of 203 Tonbridge Road, Watlington
Parish	Watlington
Ward	East Peckham, West Peckham, Mereworth & Watlington
Settlement or nearest settlement	Watlington
Current Use	Equestrian
Suitable	No
Deliverable	No
Gross Site Area (ha)	4.87
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the east of Love Lane, south of dwellings fronting Allington Gardens and Tonbridge Road, and east of Glebe Meadow. The site is undeveloped and comprises woodland. A brook runs through part of the site from west to east. The site is within the Green Belt, is priority habitat, and parts of the site are in Flood Zones 2 and 3. It is adjacent to a Conservation Area and the settlement boundary of Waterringbury. Whilst the site is adjacent to the settlement due to the presence of Flood Zones 2 and 3 and the loss of priority habitat it is considered that the site is unsuitable for development.
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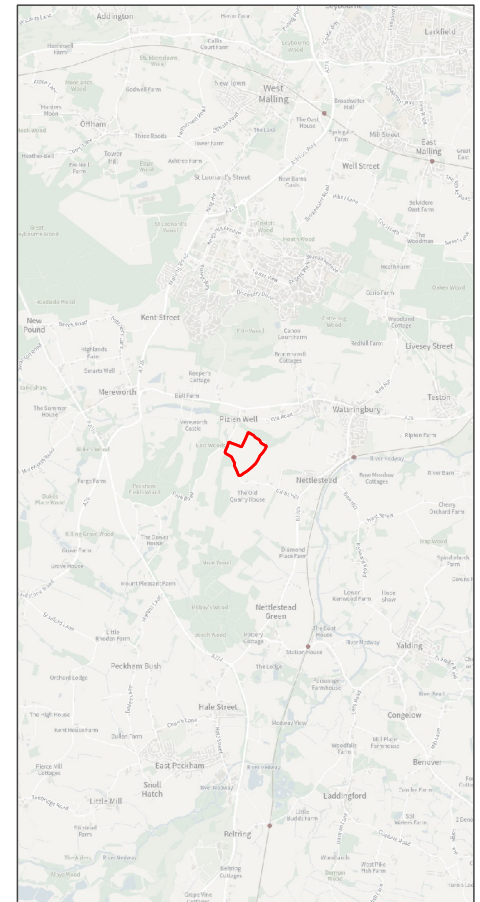
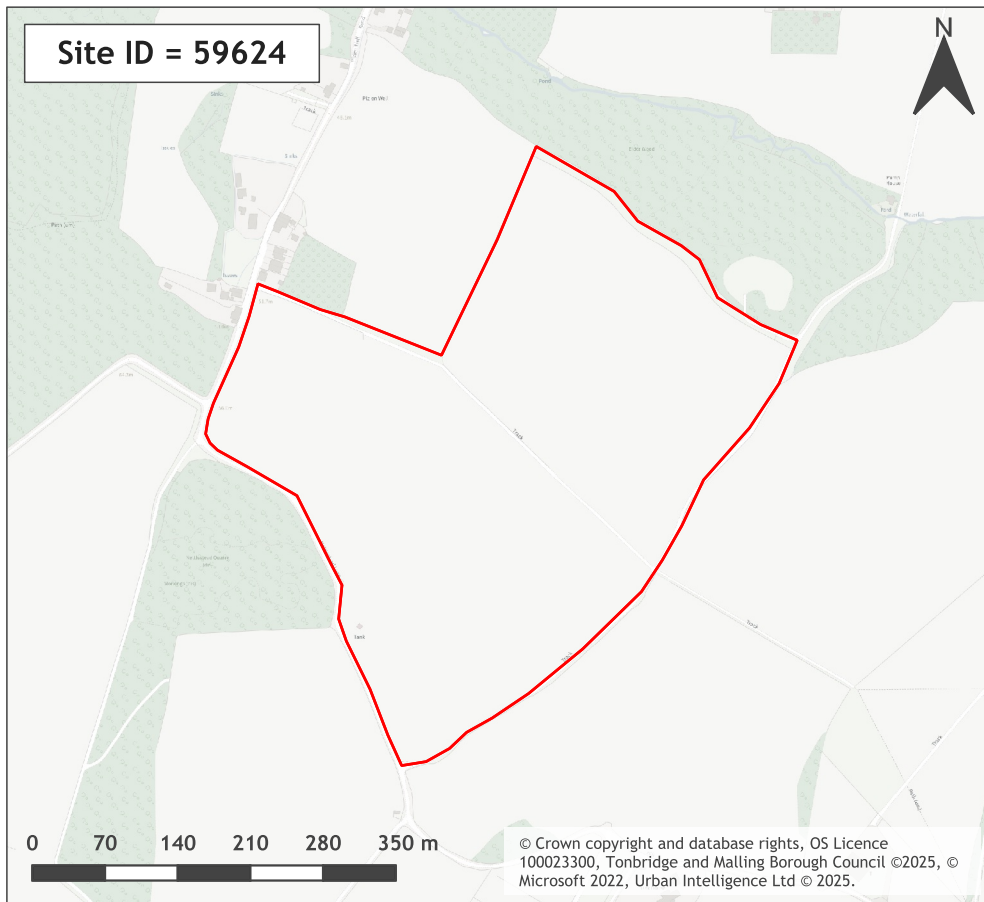
LAA Site Summary - No



TMBC LAA Reference	68460
Site Address	Land North of Drayhorse Meadow Fields Lane Maidstone
Parish	Watlington
Ward	East and West Peckham, Mereworth & Watlington
Settlement or nearest settlement	Watlington
Current Use	Agriculture, Equestrian
Suitable	No
Deliverable	No
Gross Site Area (ha)	4.51
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the south of Tonbridge Road and east of Fields Lane. The site is undeveloped agricultural fields. The site is located adjacent to the settlement boundary of Wateringbury. It is located within the Green Belt however the Stage 2 Green Belt assessment considers that the site performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. The site is also Grade 1 Agricultural Land (Best and Most Versatile). The development of the site would result in an increase in traffic in the nearby AQMA. Due to the high sensitivity of the site to the purposes of the Green Belt and its designation as Grade 1 Agricultural Land and also the likely worsening of air quality in the nearby AQMA it is considered that the site would be unsuitable for development.
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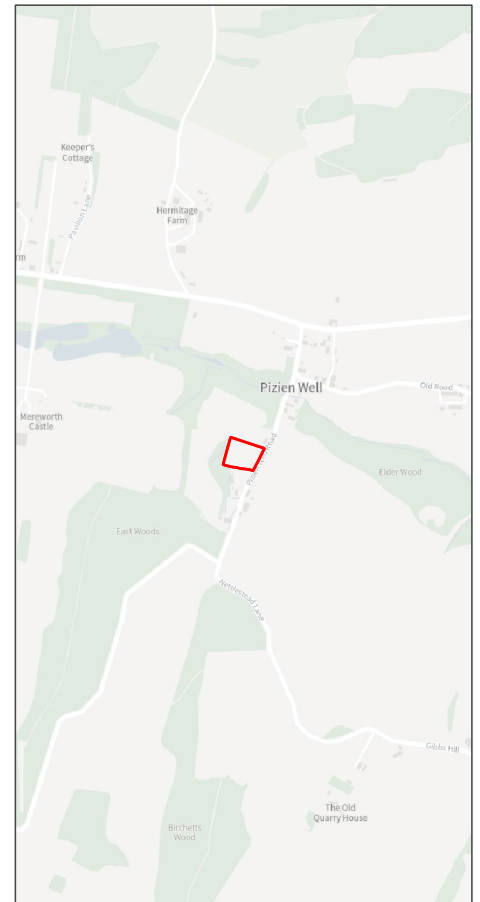
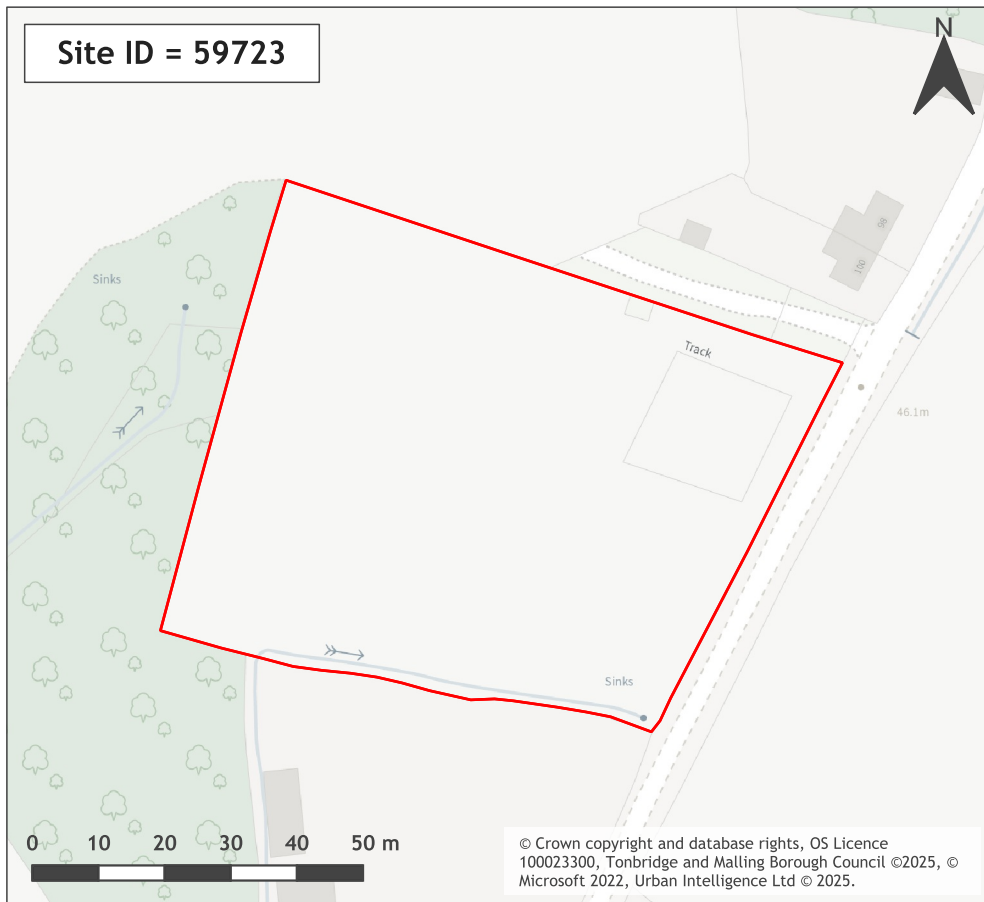
LAA Site Summary - No



TMBC LAA Reference	59624
Site Address	Land North of Nettlestead Lane and East of Pizien Well Road, Watlington
Parish	Watlington
Ward	East and West Peckham, Mereworth & Watlington
Settlement or nearest settlement	Watlington
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	16.97
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the east of Pizen Well Road, north of Nettlestead Lane. It comprises an agricultural field with hedgerows to the boundaries. The site is located within the within the Green Belt, and is also Grade 1 Agricultural Land (Best and Most Versatile), and a Mineral Safe Guarded Area. The site is remote from any settlement boundary. Due to this reason and the sites location within the Green Belt and also its grade 1 Agricultural Land designation, it is considered that the site would be unsuitable for development.
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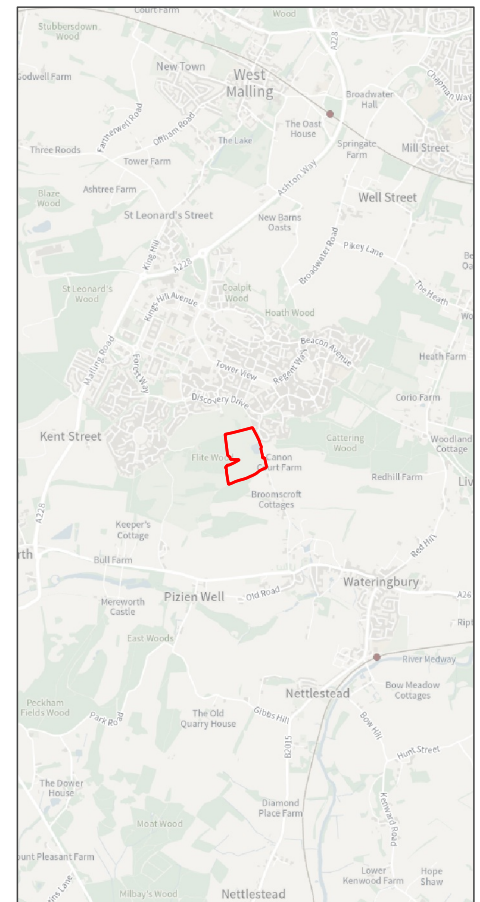
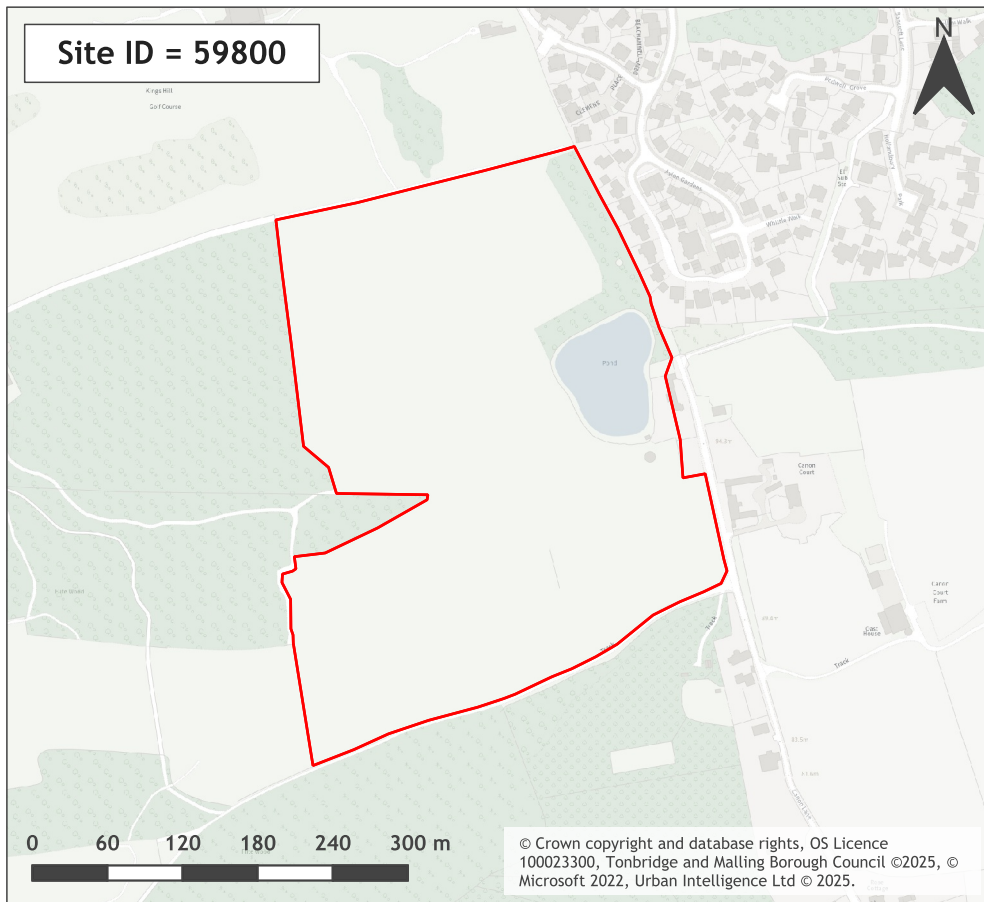
LAA Site Summary - No



TMBC LAA Reference	59723
Site Address	Land (extensive area) covering Pizien Well Road and South of Tonbridge Road, Watringbury, ME18 5HZ
Parish	Watringbury
Ward	East and West Peckham, Mereworth & Watringbury
Settlement or nearest settlement	Watringbury
Current Use	N/A
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.55
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the west of Pizen Well Road. It comprises a paddock. To the south and west is a wooded area and to the north is a dwelling and east of the site are agricultural fields. The site is located within the Green Belt and is also Grade 1 Agricultural Land (Best and Most Versatile) and within a Conservation Area. It is remote from the boundary of any settlement and as such is considered to be unsuitable. Due to the unsustainable location of the site and the Green Belt designation and that it is Grade 1 Agricultural Land it is considered that the site would not be suitable for development.
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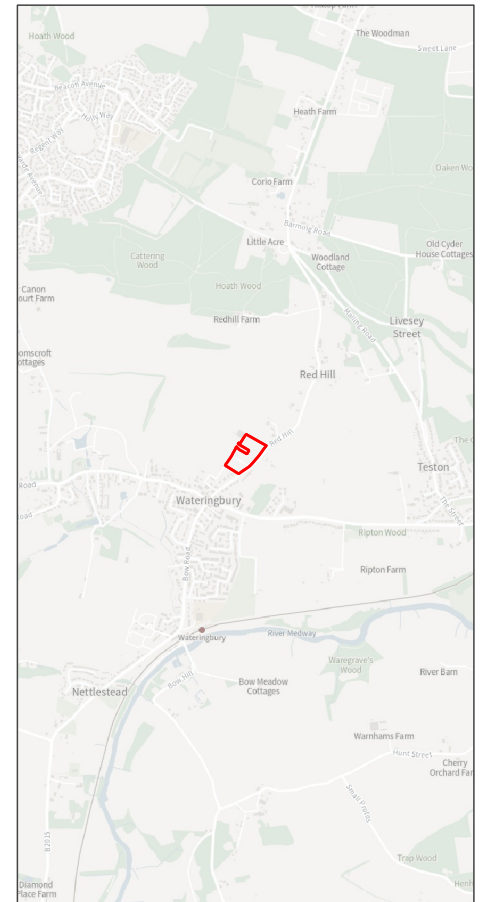
LAA Site Summary - No



TMBC LAA Reference	59800
Site Address	Land West of Canon Lane, Maidstone
Parish	Watlington
Ward	East and West Peckham, Mereworth & Watlington
Settlement or nearest settlement	Kings Hill
Current Use	Outdoor Sports or Leisure
Suitable	No
Deliverable	No
Gross Site Area (ha)	12.02
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site forms an existing section of a golf course for Kings Hill Golf Club. The site slopes gently to the south with landscaped undulations, becoming steeper in the southeast area of the site. The site is mostly grassed with landscaping following that of a golf course. The site is dotted with bunkers and the occasional mature tree. With exception of coppiced woodland abutting the northwest of the site, views of the site are mostly prominent from the north, south and west with completely open boundaries to and from other holes to the north and west.. The site can be accessed via Canon Lane however this is a non-classified highway with limited capacity. Pedestrian access can be also be gained from Canon Lane but also a PROW which runs adjacent to the south boundary. Residential properties abut the north-eastern part of the site which are located within the Kings Hill settlement boundary with Flite Wood to the west, designed an Ancient Woodland, Local Wildlife Site and Priority Habitat. Watlington Conservation Area abuts the site along the southern section of the Eastern boundary. The site is located within the Green Belt. This site is adjacent to a sustainable settlement, but it has poor highway access via a single track, non-classified route, would feel remote from the existing settlement and would result in the loss of outdoor sports facilities. The site has therefore been excluded from further detailed assessment.
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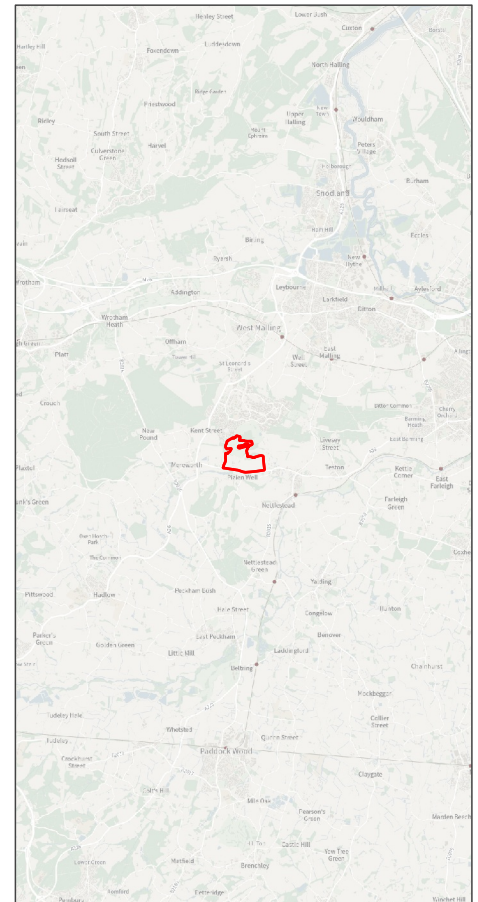
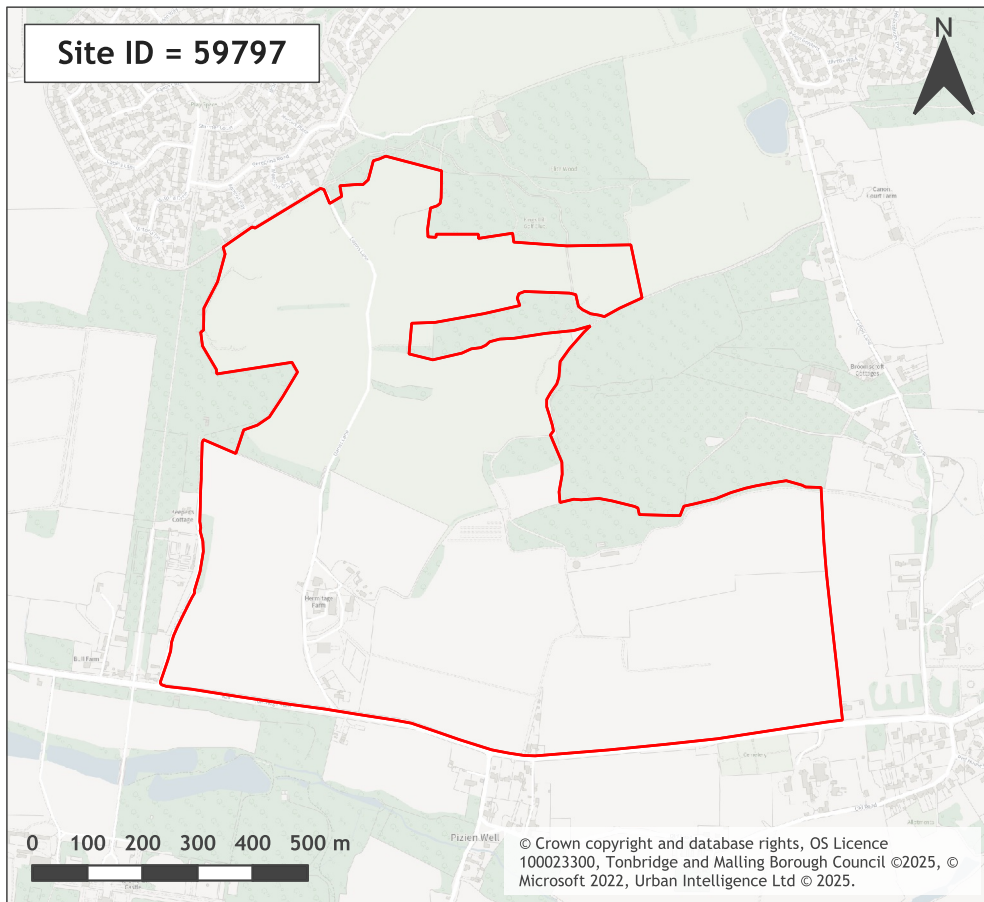
LAA Site Summary - No



TMBC LAA Reference	59664
Site Address	Land West of Red Hill, Watlington, Maidstone
Parish	Watlington
Ward	East and West Peckham, Mereworth & Watlington
Settlement or nearest settlement	Watlington
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.93
Developable Site Area (ha)	0.73
Residential Yield	22
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is east of Red Hill and comprises two fields with an access track running between them. To the south of the site are residential dwellings and the settlement boundary of Watlington, to the west are agricultural fields and to the east are agricultural fields. The site is located within the Green Belt, and with the southern majority of the site located within Grade 1 Agricultural Land and the northern part Grade 2 Agricultural Land (Best and Most Versatile). The in protecting the Grade 1 Agricultural Land reduces the developable area of the site to the north and this would be separated from the settlement boundary and would make it remote. As such any development of the site would be remote from the settlement boundary and considered to be unsuitable. Further to this the development is likely to increase traffic through the nearby AQMA at Watlington. As such the combination of the remoteness of the developable land of the site, the Green Belt location and the impact on the nearby AQMA would make the site unsuitable for development.
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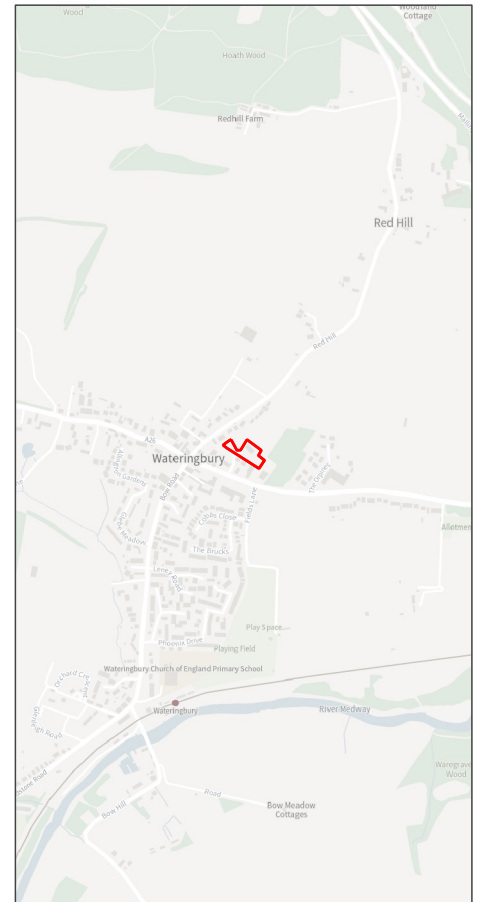
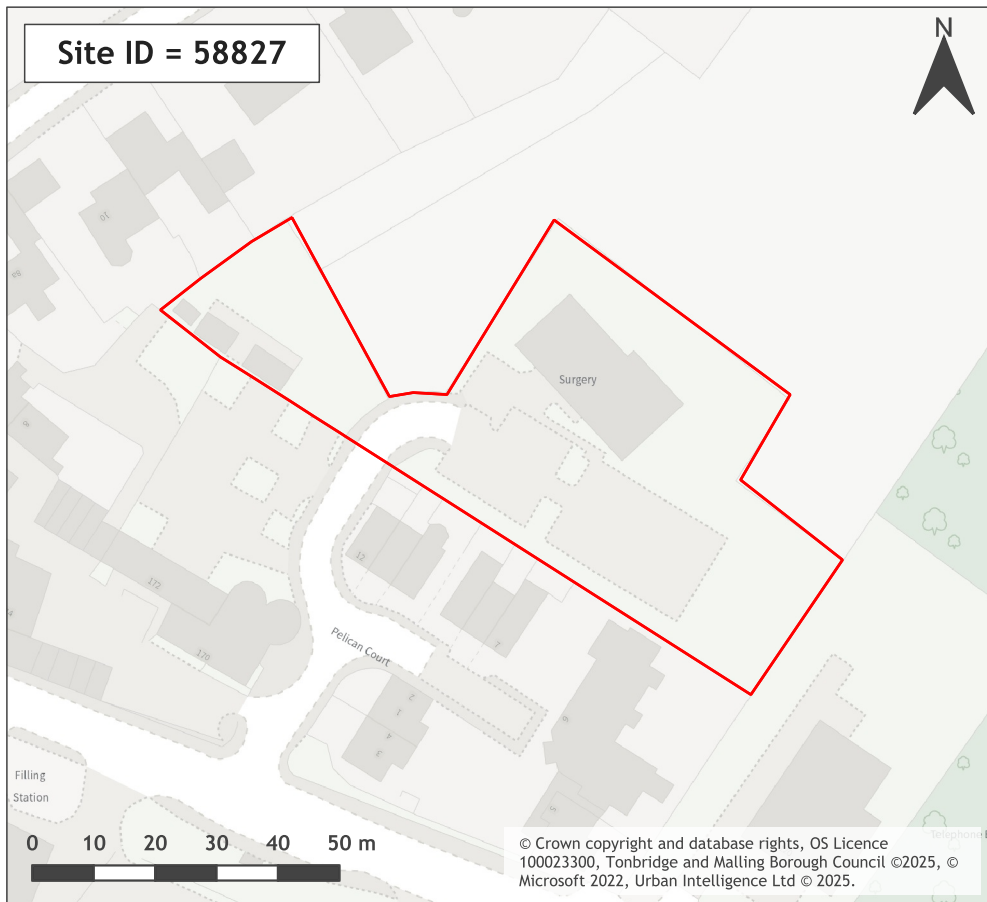
LAA Site Summary - No



TMBC LAA Reference	59797
Site Address	Land (extensive area) North of Tonbridge Road and South of Kings Hill covering Danns Lane, Parts of Kings Hill Golf Club and Hermitage Farm
Parish	Wateringbury
Ward	East and West Peckham, Mereworth & Wateringbury
Settlement or nearest settlement	Wateringbury
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	80.31
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site straddles the east and western sides of Danns Lane, and is north of Tonbridge Road. The site comprises part of a Kings Hill Golf Course to the north with wooded areas, and also Agricultural fields and small business units on the eastern side of Danns Lane. The site is south of the settlement boundary of Kings Hill. The site is within the Green Belt, is Grade 2 Agricultural Land, has parcels of Ancient Woodland and Priority Habitat. Given the presence of Ancient Woodland an irreplaceable habitat and the loss of Grade 2 Agricultural Land it is considered that the site would not be suitable for development.
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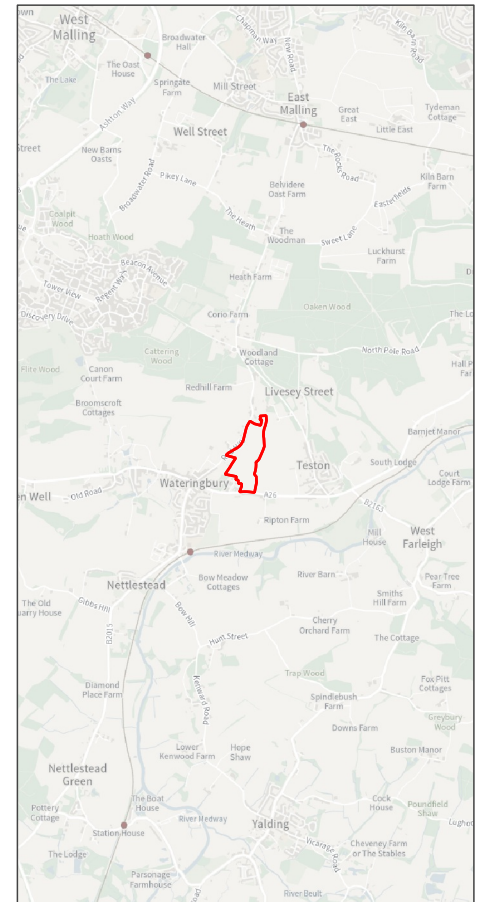
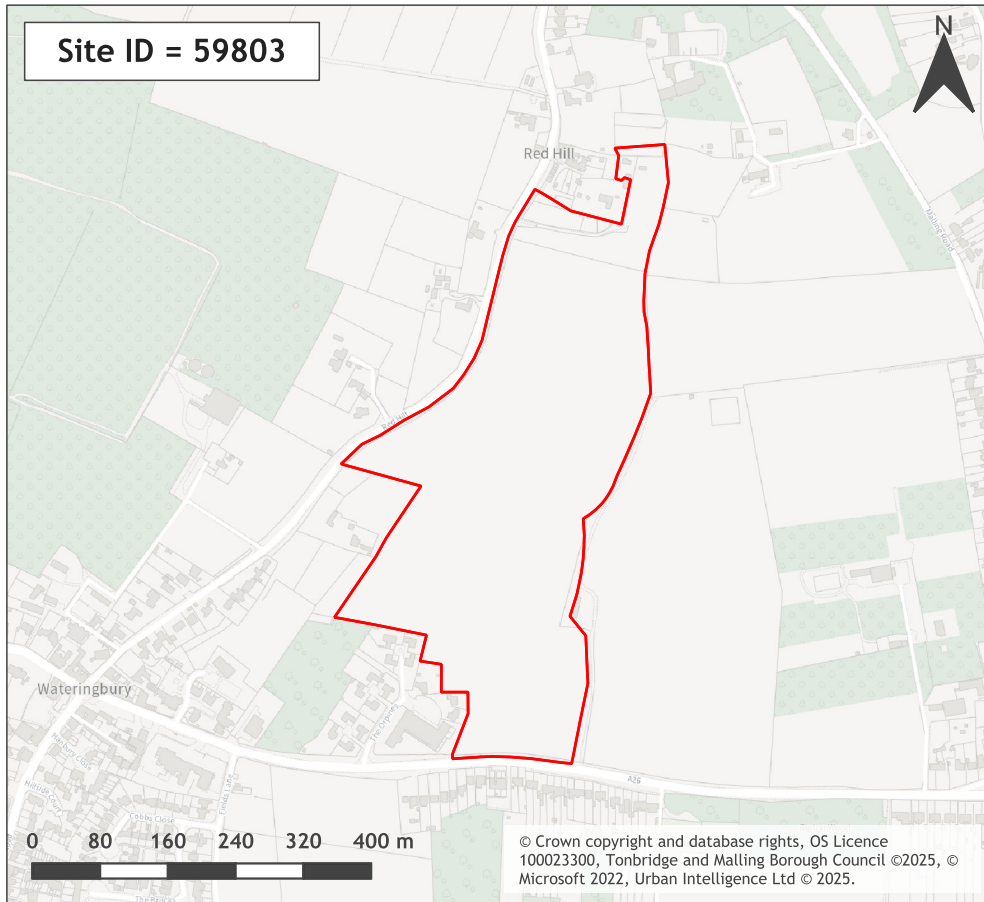
LAA Site Summary - No



TMBC LAA Reference	58827
Site Address	Land north of Pelican Court and east (rear of) 10 to 28 Red Hill, Wateringbury
Parish	Wateringbury
Ward	East Peckham, West Peckham, Mereworth & Wateringbury
Settlement or nearest settlement	Wateringbury
Current Use	Greenfield
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.35
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the north of Pelican Court, east of dwellings fronting Red Hill. It comprises 14 Pelican Court a GP surgery, and the undeveloped land to the north. To the west of the site is a woodland and dwellings to the south. The site is located within Green Belt and is Grade 1 Agricultural Land (Best and Most Versatile), and Area of High Archaeological Potential. The site is adjacent to the settlement boundary of Wateringbury but due to the loss of the Grade 1 Agricultural Land and the loss of a community facility it is considered that the site would be unsuitable for development.
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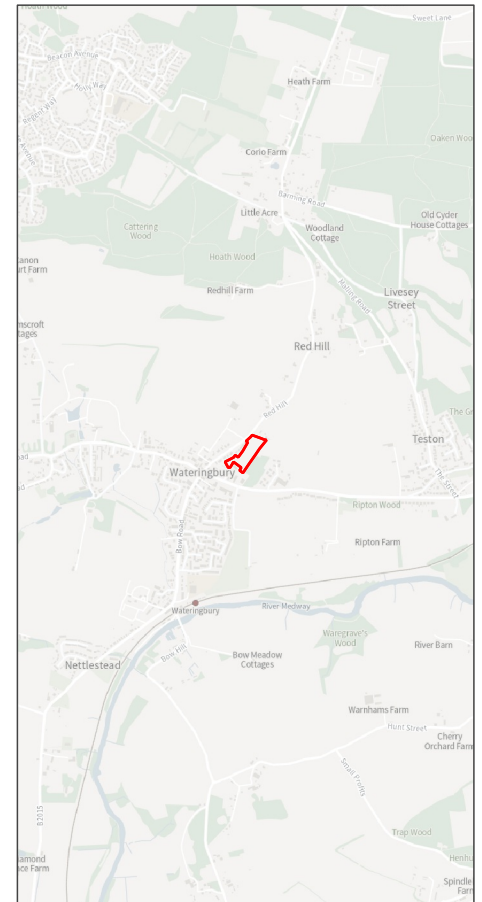
LAA Site Summary - No



TMBC LAA Reference	59803
Site Address	Land east of Red Hill, Watringbury, Maidstone
Parish	Watringbury
Ward	East and West Peckham, Mereworth & Watringbury
Settlement or nearest settlement	Watringbury
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	14.23
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the east of Red Hill and north of Tonbridge Road. It is undeveloped land comprising of agricultural fields. Ot the north of the site is a paddock and dwellings, west of the site are isolated dwellings and to the south of the site are dwellings with open fields to the east. The site is within the Green Belt and is Grade 2 Agricultural Land. It is remote from the settlement boundary of Waterringbury and for this reason is considered to be unsuitable. Due to the unsustainable location and the sites location within the Green Belt and the loss of Grade 2 Agricultural Land, it is considered that the site is unsuitable for development.
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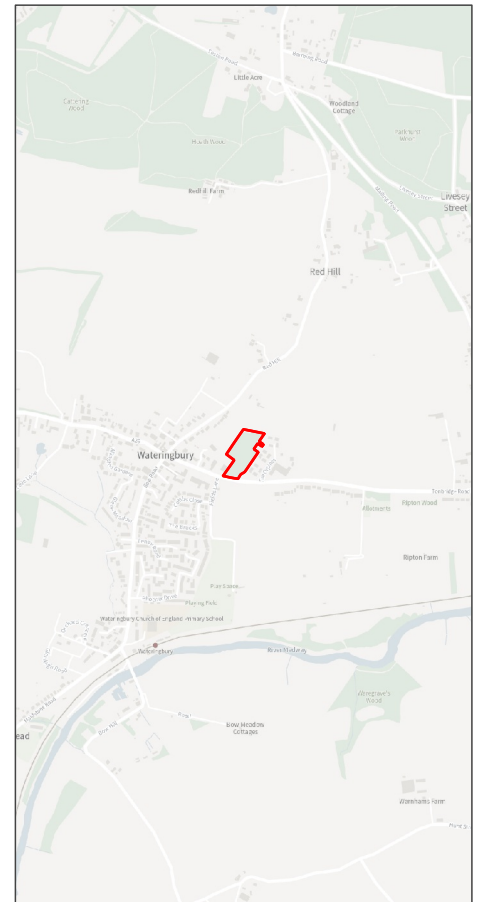
LAA Site Summary - Yes



TMBC LAA Reference	59654
Site Address	Land East of Red Hill, Wateringbury, Maidstone
Parish	Wateringbury
Ward	East and West Peckham, Mereworth & Wateringbury
Settlement or nearest settlement	Wateringbury
Current Use	Equestrian, Greenfield
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	1.37
Developable Site Area (ha)	1.37
Residential Yield	30
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	This greenfield site is located to the east of Red Hill and north of Pelican Court, Wateringbury, It is in agricultural use with hedgerows enclosing the site. There are residential properties to the west and north, agricultural land and scrub to the east and a GP surgery to the south. The site is wholly within the Green Belt. The Stage 2 Green Belt Assessment concludes that the sub-area performs moderately against the NPPF purposes and makes a less important contribution to the wider Green Belt and is recommended for further consideration. The majority of the site is Grade 1 agricultural land Best and Most Versatile - BMV), however the sustainable location and Green Belt evidence are considered to outweigh the loss of this small enclosed area of productive land. Therefore the site is considered to be available, suitable and achievable.
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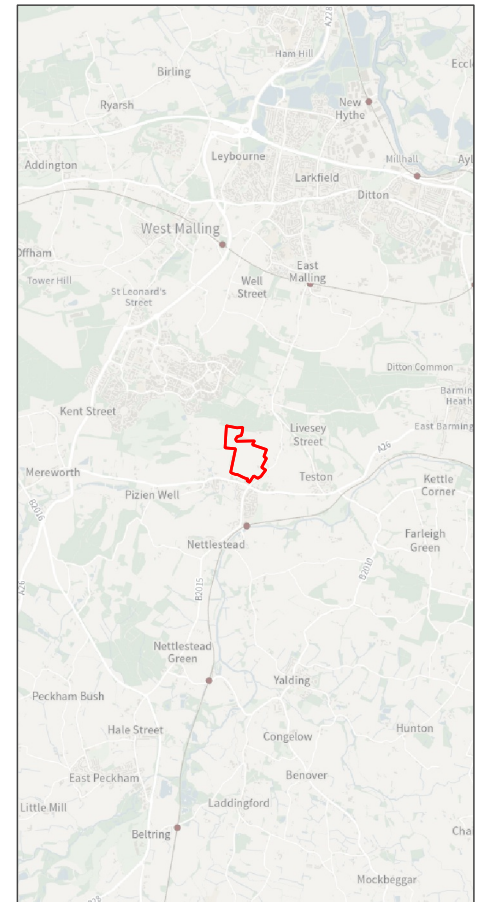
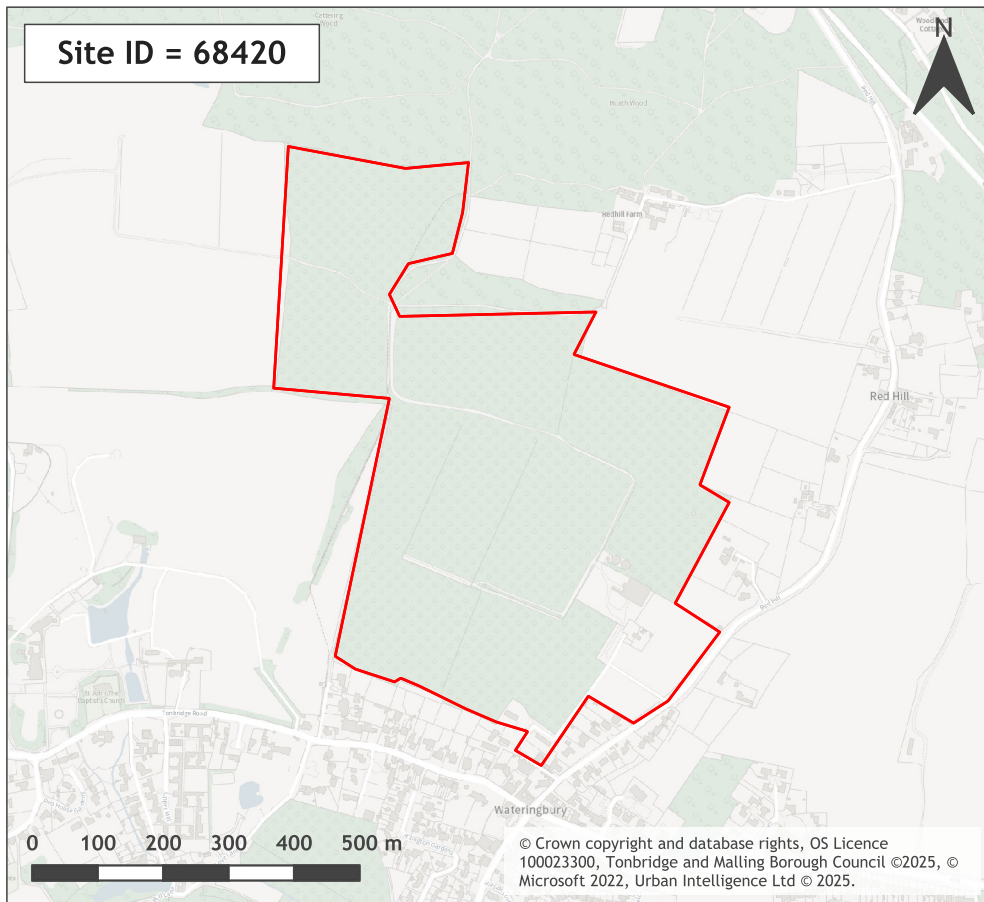
LAA Site Summary - No



TMBC LAA Reference	68461
Site Address	Land East of The Telephone Exchange, Tonbridge Road, Wateringbury, Maidstone
Parish	Wateringbury
Ward	East and West Peckham, Mereworth & Wateringbury
Settlement or nearest settlement	Wateringbury
Current Use	Agriculture, Greenfield
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.24
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the north of Tonbridge Road. It is undeveloped land and contains a woodland. To the west and east of the site are dwellings, with agricultural land to the north. The site is within the Green Belt but is adjacent to the settlement boundary of Waterringbury. It is designated as Grade 1 Agricultural Land (Best and Most Versatile), is priority habitat and is close to the Waterringbury AQMA. The development of the site would result in the loss of Grade 1 Agricultural Land and the loss of a priority habitat. These factors plus a likely increase in the traffic through the nearby AQMA thereby worsening the air quality in the AQMA make the site unsuitable for development.
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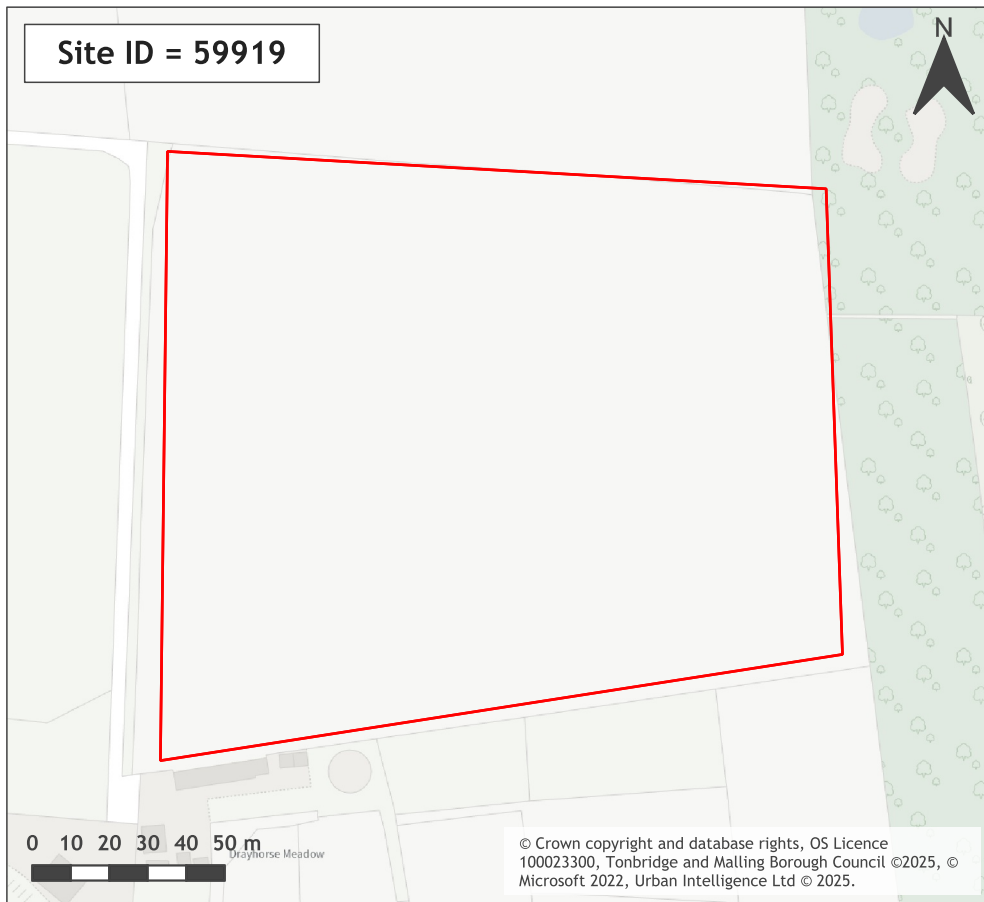
LAA Site Summary - No



TMBC LAA Reference	68420
Site Address	Land South of Redhill Farm, Red Hill and off (West of) Red Hill, Watringbury
Parish	Watringbury
Ward	East and West Peckham, Mereworth & Watringbury
Settlement or nearest settlement	Watringbury
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	37.03
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is largely undeveloped land to the west of Redhill and north of dwellings fronting Tonbridge Road. It comprises agricultural fields and some agricultural buildings. It is located within the Green Belt and the southern part of the site is Grade 1 Agricultural Land with the northern part Grade 2. The site is also close to the Watlington AQMA and the development of the site would likely result in an increase of traffic through the AQMA worsening air quality. Due to the Green Belt location, the loss of Grade 1 Agricultural Land and other concerns in respect to the AQMA, it is considered that the site would not be suitable for development.
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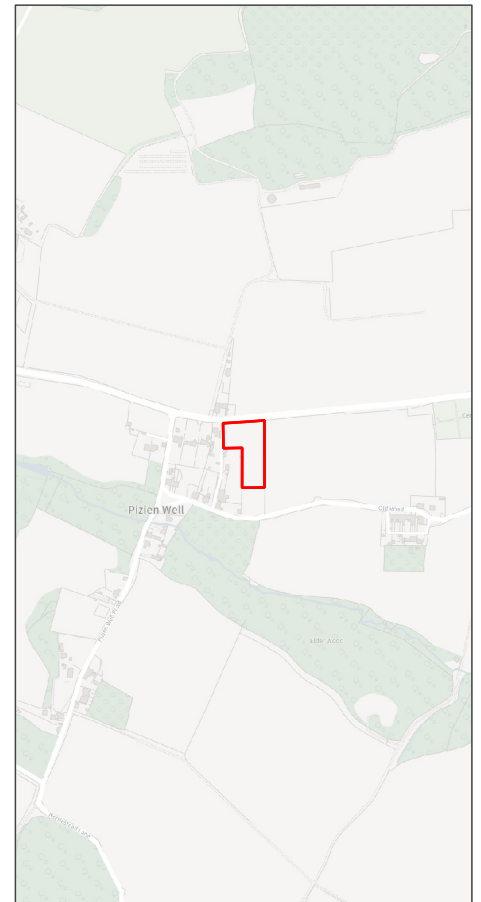
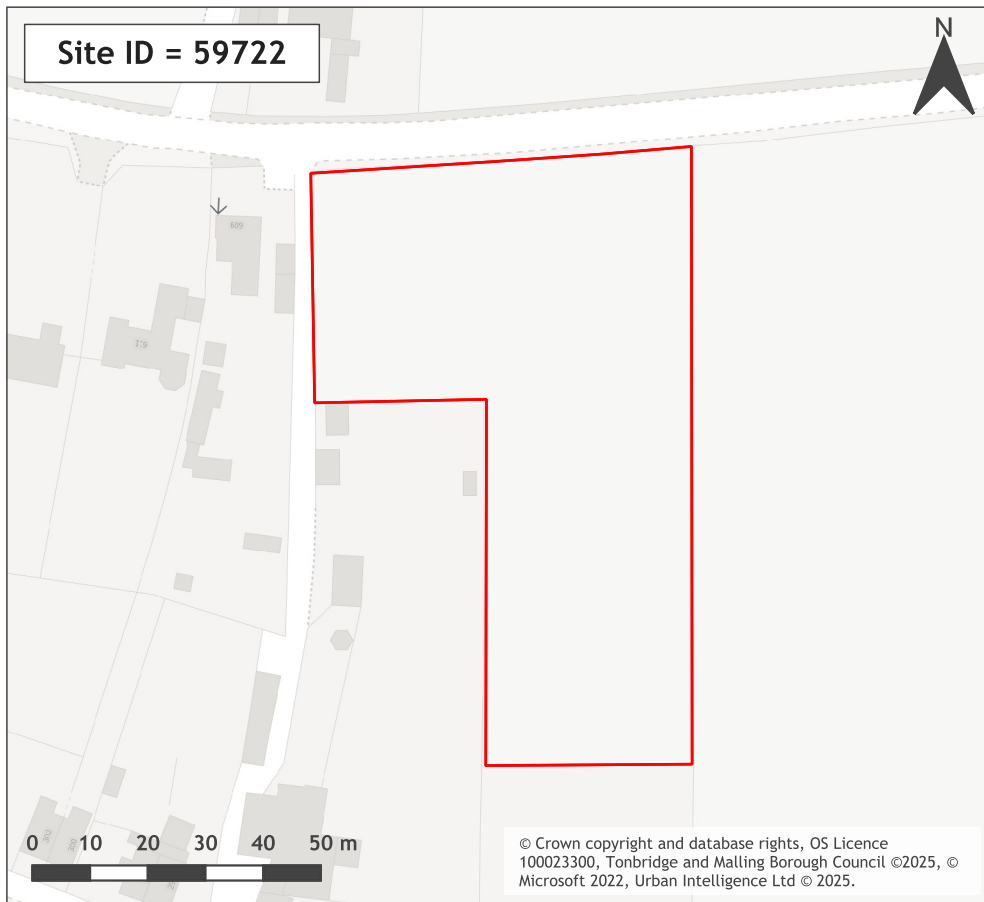
LAA Site Summary - No



TMBC LAA Reference	59919
Site Address	Land North of Drayhorse Meadow and West of Wastewater Treatment Works, Wateringbury
Parish	Wateringbury
Ward	East and West Peckham, Mereworth & Wateringbury
Settlement or nearest settlement	Wateringbury
Current Use	Agriculture, Greenfield
Suitable	No
Deliverable	No
Gross Site Area (ha)	2.44
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the east of Fields Lane and is comprised of an undeveloped agricultural field. The site is within the Green Belt and the north part if Grade 1 Agricultural Land (Best and Most Versatile) and there is a near by AQMA in Watlington. The site is not contiguous with the settlement boundary of Watlington and would be appear isolated. The Stage 2 Green Belt Assessment has concluded that the site performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. For this reason and that it designated as Grade 1 Agricultural Land and that the site would result in an increase in traffic which would likely lead to a worsening of the nearby AQMA it is considered that the site would be unsuitable for development.
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LAA Site Summary - No



TMBC LAA Reference	59722
Site Address	Land South of Tonbridge Road, North of Old Road, Pizien Well, Watlington
Parish	Watlington
Ward	East and West Peckham, Mereworth & Watlington
Settlement or nearest settlement	Watlington
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.5
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the north of Old Road and south of Tonbridge Road (A26). To the west of the site are some residential dwellings and to the west of the site is an agricultural field. The site comprises part of the agricultural field. It is located within the Green Belt, is Grade 1 Agricultural Land (Best and Most Versatile), and within a Mineral Safe Guarding Area. The site is remote from any settlement boundary and therefore is considered to be unsuitable. Due to the unsustainable location and its siting in the Green Belt and that it is Grade 1 Agricultural Land, it is considered that the site is unsuitable for development.
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