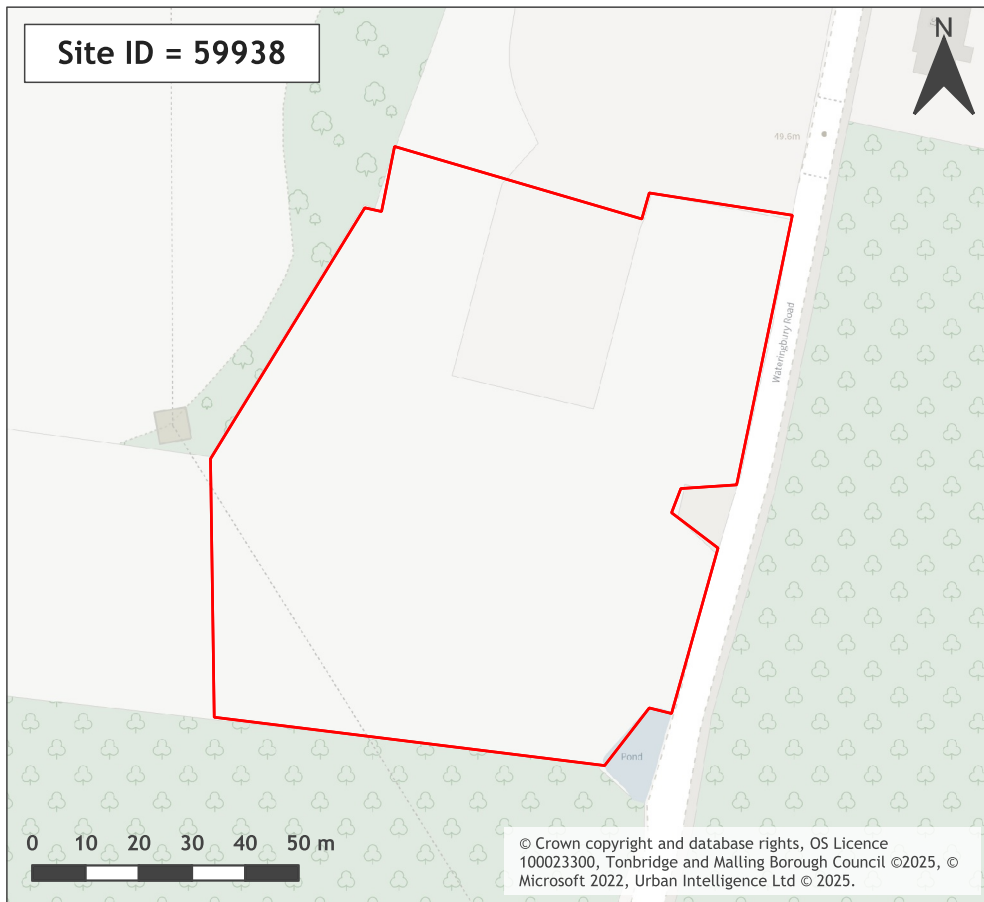


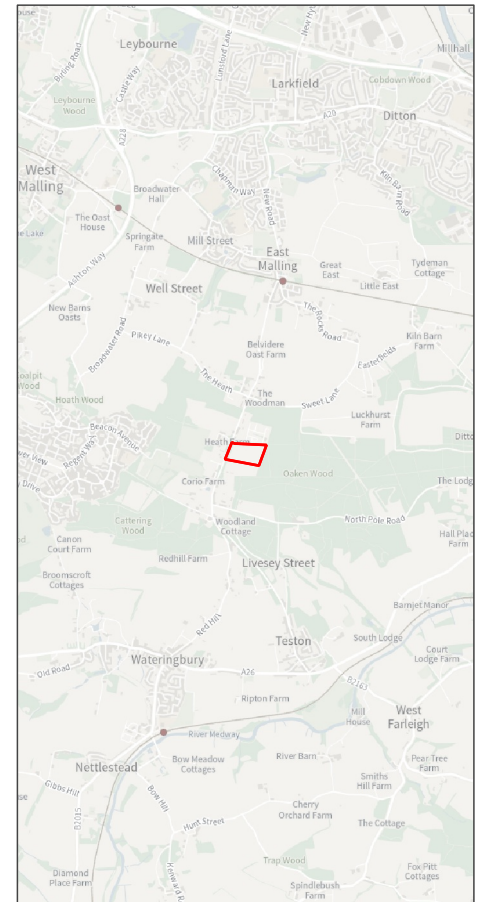
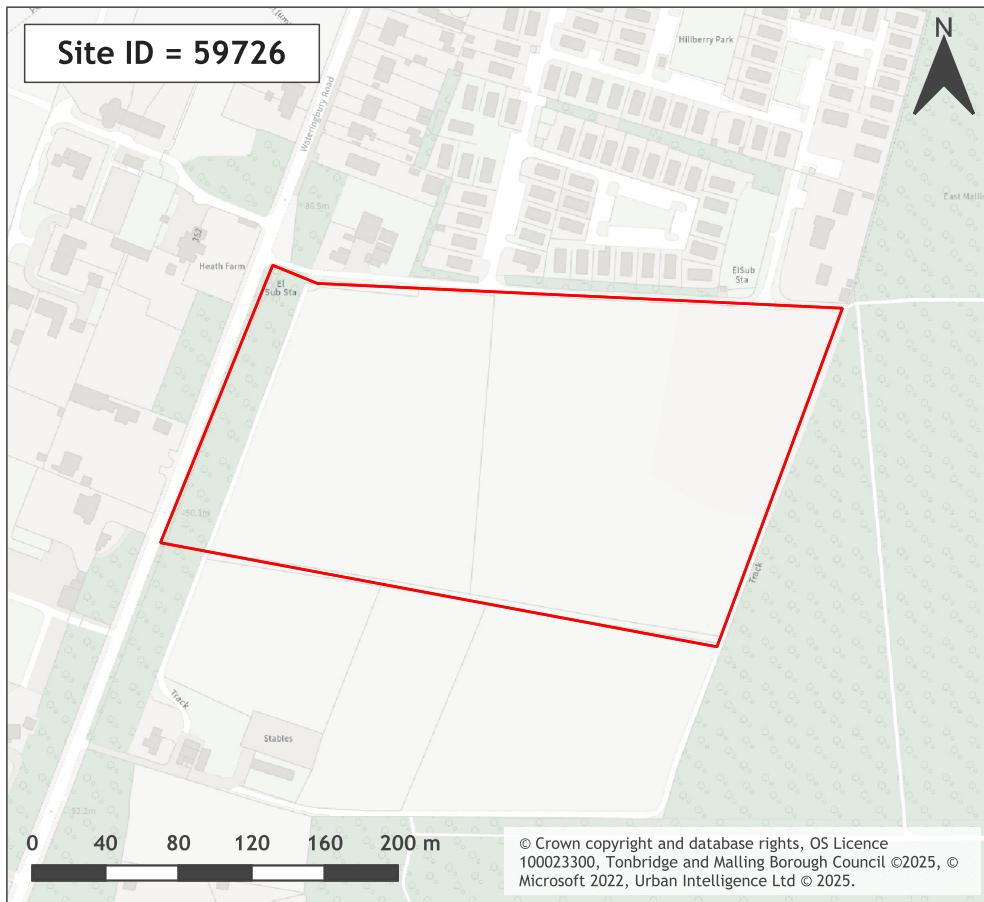
LAA Site Summary - No



TMBC LAA Reference	59938
Site Address	Land west of Watlingbury Road, East Malling
Parish	East Malling & Larkfield
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	East Malling
Current Use	Agriculture, Greenfield
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.93
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the west of Wateringbury Road with the site boundaries generally tree/hedgerow lined. Towards the northern part of the site is a tennis court, seemingly in the curtilage of the dwelling to the north. The remaining part of the site is agriculture in character. An appeal is currently being decided across the road for 52 dwellings under planning reference 22/1570.OA. East Malling village and the conservation area is to the north of the site with a number of listed buildings. The surrounding character is one of agricultural fields/orchards. This site is remote from the defined boundary of any settlement.
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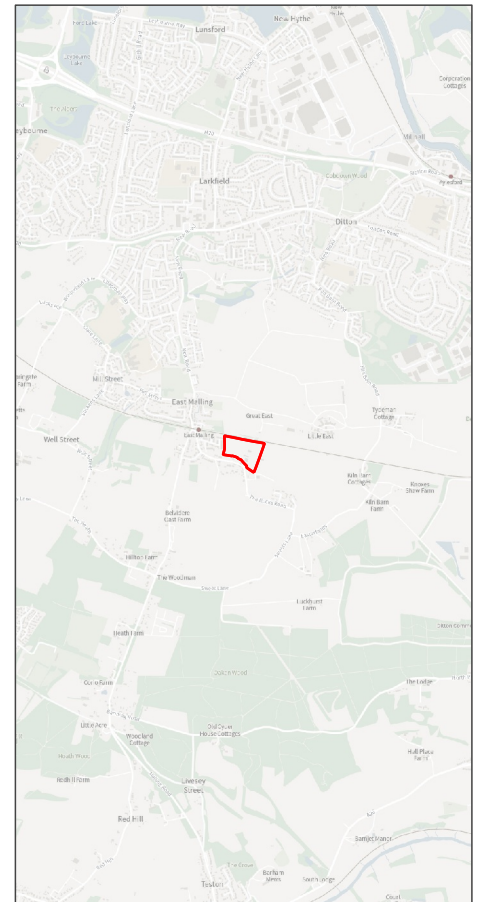
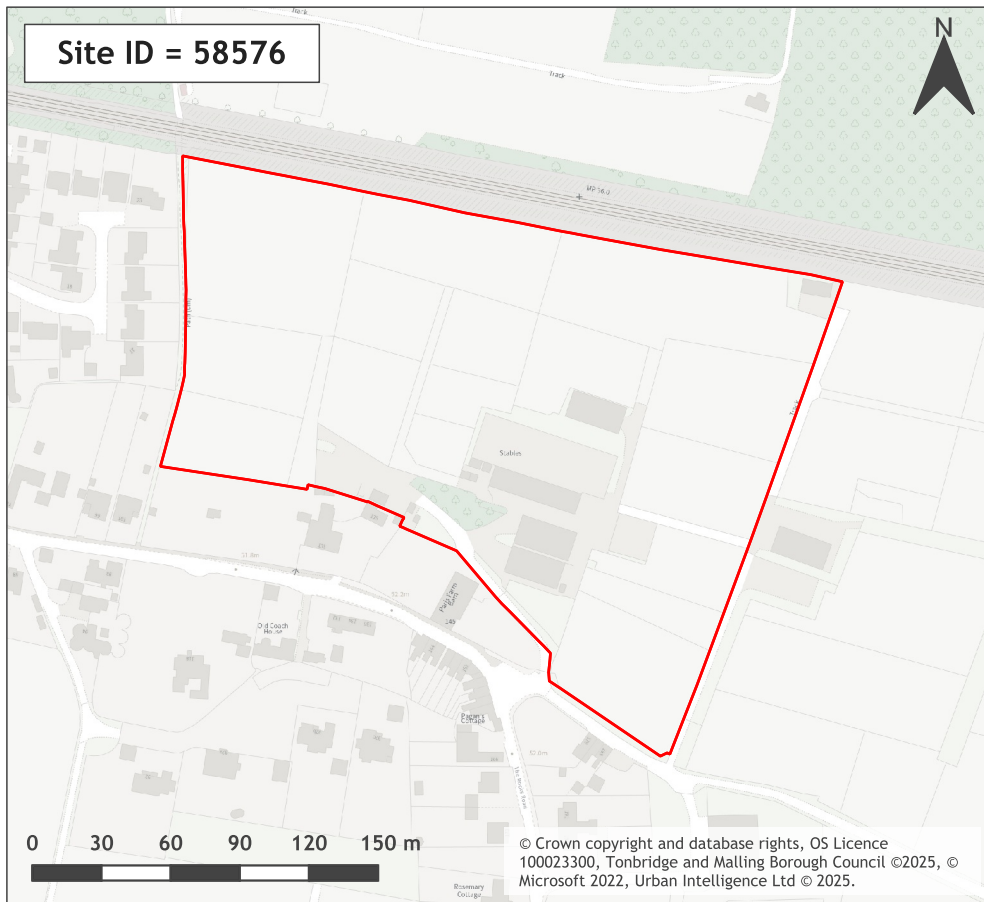
LAA Site Summary - No



TMBC LAA Reference	59726
Site Address	Land South of Hillberry Farm, Wateringbury Road, West Malling
Parish	East Malling & Larkfield
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	East Malling
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	5.33
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site lies to the east of Wateringbury Road with access from Wateringbury Road and a mature tree lined belt to the road frontage. To the northwest and west are residential properties with the caravan park to the north. The north-eastern portion of the site has planning permission for a 12 static holiday units/caravans. As such only the remaining part is being considered in the LAA. A Priority Habitat covers the woodland belt to the Wateringbury Road frontage. Surrounding land is mainly agricultural in character. This site is remote from the defined boundary of any settlement.
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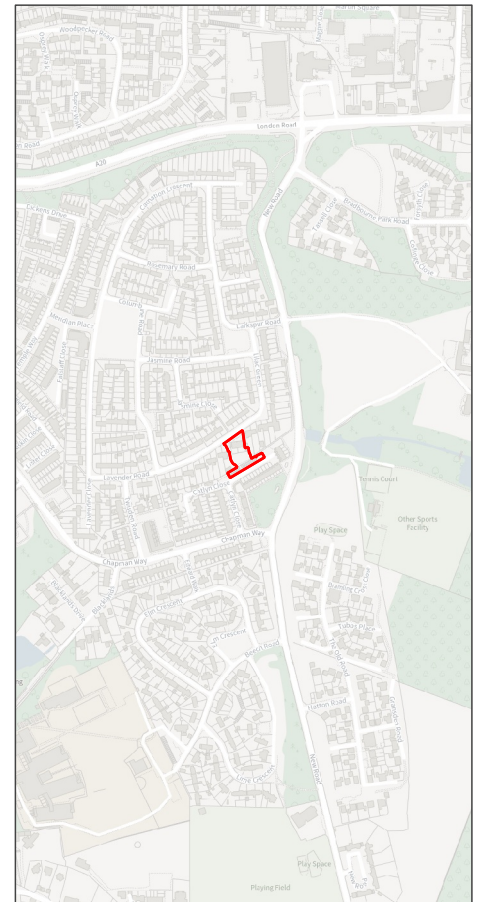
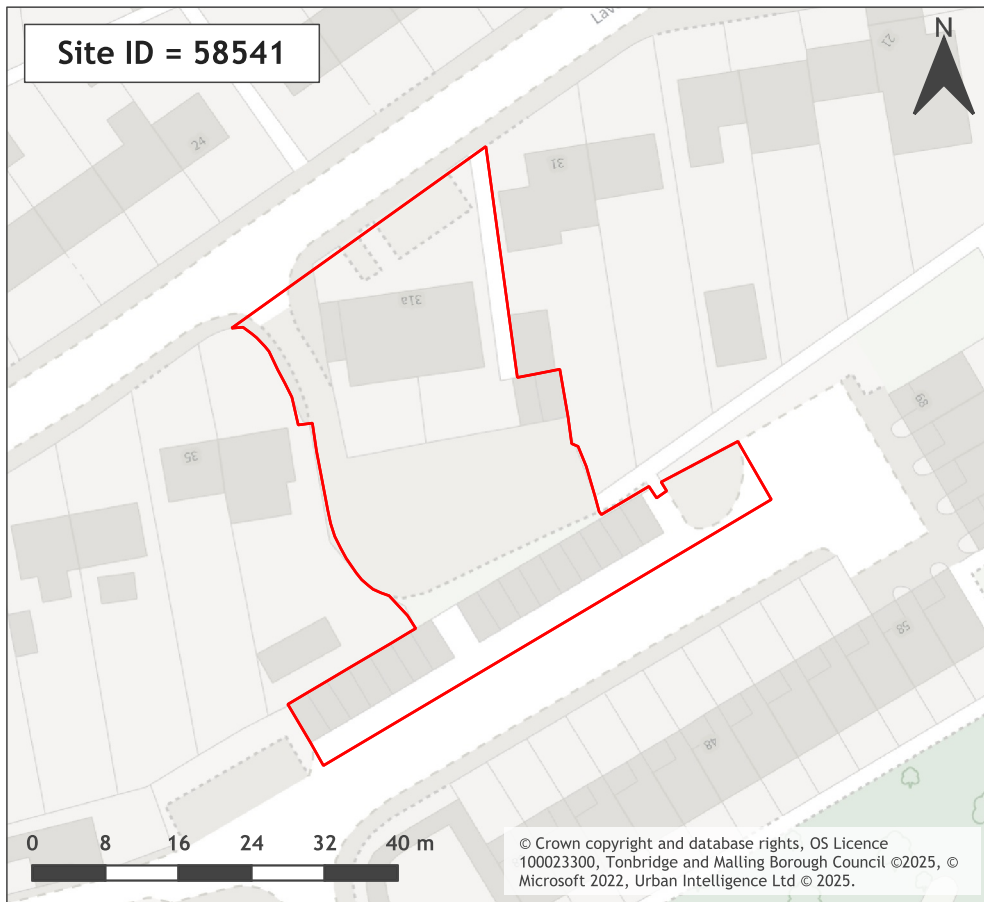
LAA Site Summary - Yes



TMBC LAA Reference	58576
Site Address	Paris Farm, Rocks Road, East Malling
Parish	East Malling & Larkfield
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	East Malling
Current Use	Agriculture, Equestrian
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	4.23
Developable Site Area (ha)	4.23
Residential Yield	105
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	The site is located on the eastern periphery of East Malling to the east of Rocks Close and north of The Rocks Road and south of the railway line. It is an agricultural farm and livery area comprising several rural buildings and greenfield paddock areas. The land gently rises to the south. The site is a former SLAA site reference 281 which was considered suitable and deliverable. The site is located adjacent to East Malling in a sustainable location in good proximity to a range of public services and facilities. It is outside of any protected landscape and the greenbelt. The site is adjacent to the conservation area to the south and there are a number of listed buildings nearby as well as being within an area of archaeological potential and minerals safeguarding area. This site is suitable, available and achievable and is proposed for allocation.
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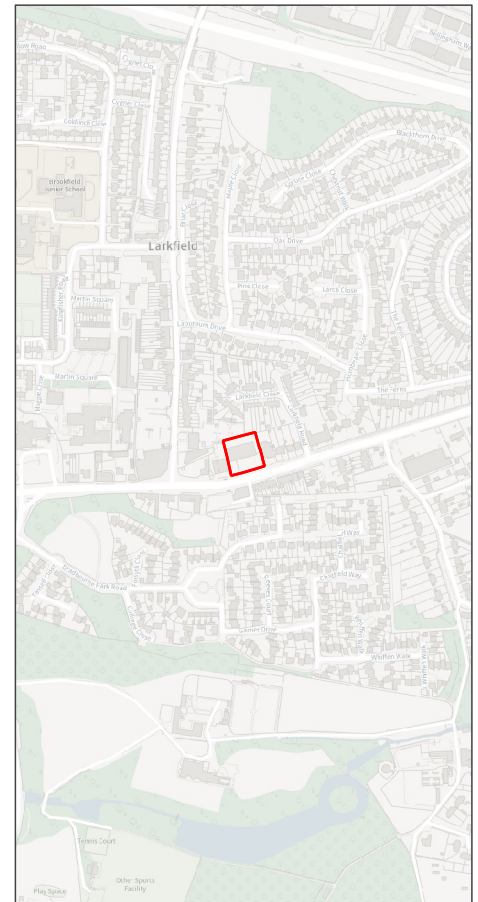
LAA Site Summary - No



TMBC LAA Reference	58541
Site Address	Existing premises at 31a Lavender Road and Catlyn Close Garages, East Malling
Parish	East Malling & Larkfield
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	Medway Gap
Current Use	Residential
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.15
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This brownfield site is South of Lavenders Road, within the sustainable settlement of the Medway Gap. It is currently in use as flats and garages. There are 2 and 3 storey residential properties surrounding the sites. The site is accessible by car, bicycle and foot and it is considered that the existing access to the site from Lavenders Road could be suitable subject to Highways advice. The site lies within a minerals safeguarding area, is at risk from groundwater and surface water flooding, as well as a small part of the site in the south being in flood zone 3b. 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 c. 1.5km away. Although it is not considered that there are any abnormal development costs, there is uncertainty whether this site could come forward for development within the plan period as it has not been promoted to the council and there are existing users of the site that would need to be relocated. Having assessed the site, although it is in a sustainable location and is considered to be suitable, there remains uncertainty over its availability and achievability.
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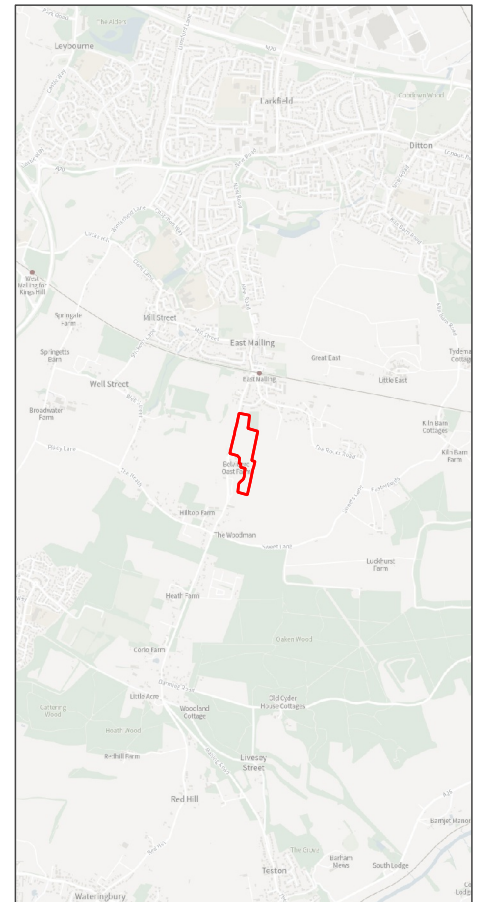
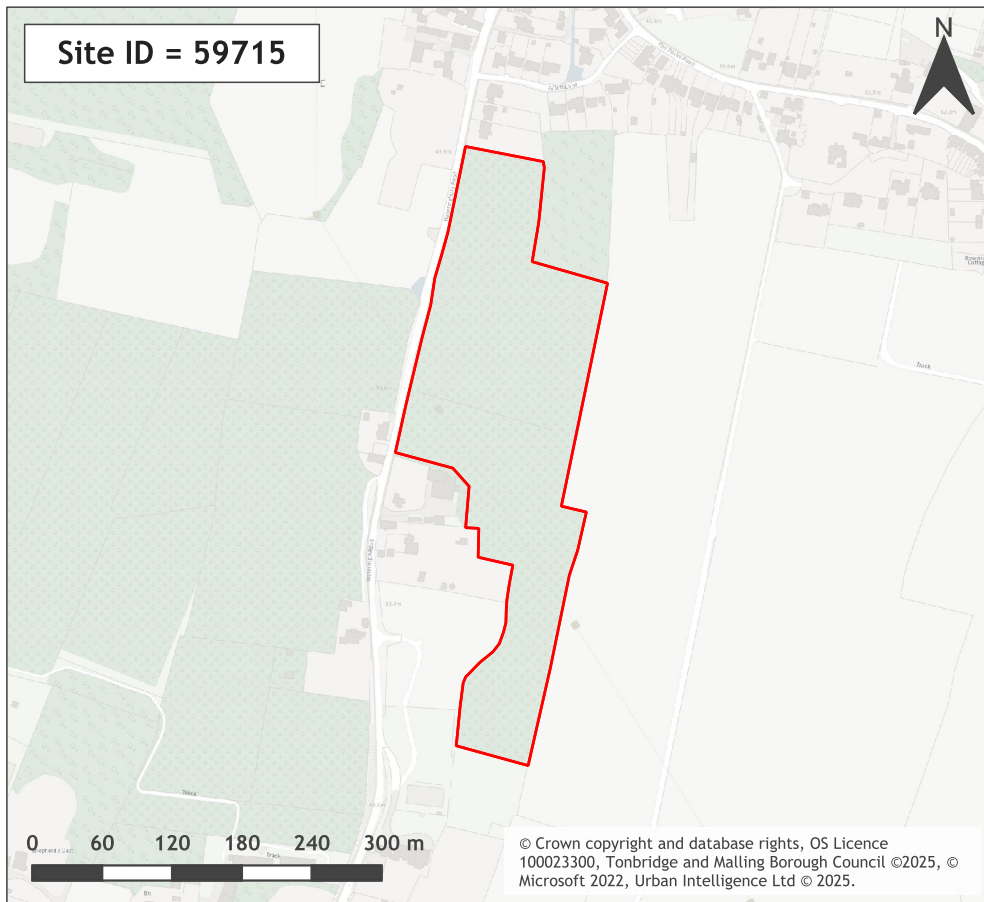
LAA Site Summary - No



TMBC LAA Reference	58554
Site Address	Existing premises at 737 London Road, Larkfield
Parish	East Malling & Larkfield
Ward	Larkfield
Settlement or nearest settlement	Medway Gap
Current Use	Office, Retail
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.25
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This is a flat brownfield site north of the A20, within the sustainable settlement of the Medway Gap. It is currently in use as a car showroom. There is a car park and residential properties to the north, commercial uses to the west and east, with retail and residential uses to the south. The site is within a minerals safeguarding area and the south of the site falls within an AQMA. The site is also at risk from groundwater flooding. Whilst the site is in a sustainable location, the site has not been promoted by the landowner and is not available for development at this current time.
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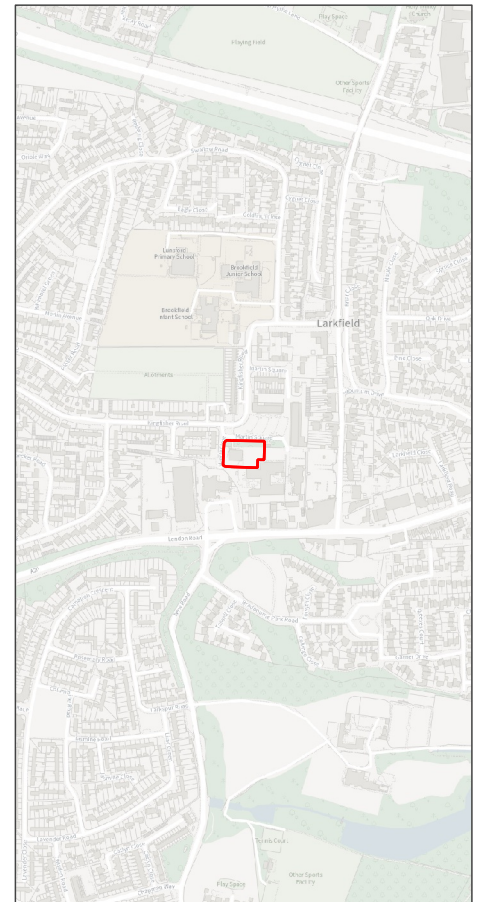
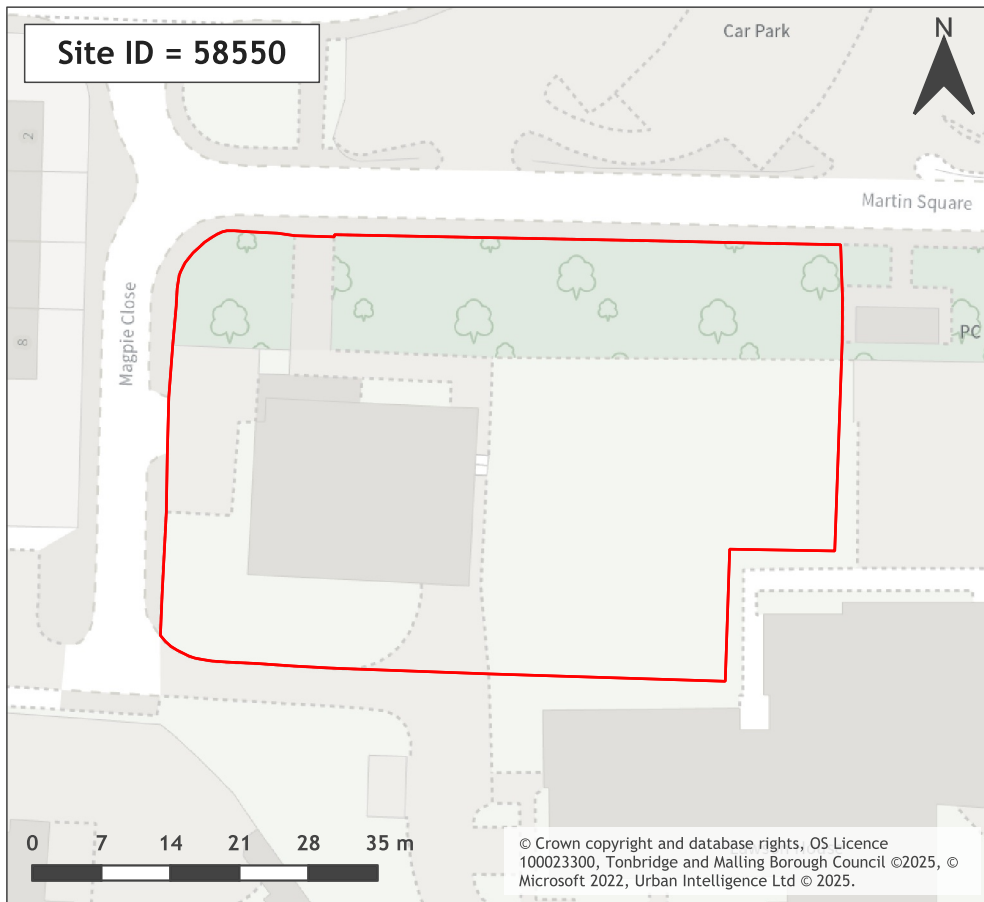
LAA Site Summary - No



TMBC LAA Reference	59715
Site Address	Land Northeast and South of 161 Watringbury Road, West Malling
Parish	East Malling & Larkfield
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	East Malling
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	4.95
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is agricultural land and an apple orchard located to the East of Watringbury and Belvidere Oast Farm and South of Gilletts Lane. It is located outside of any settlement boundary and within the open countryside. The site has been subject to a recent application (22/01570/OA) and is currently being considered at appeal, with a decision expected in due course. The application was refused on grounds of heritage and landscape character. As such the site is considered unsuitable for development.
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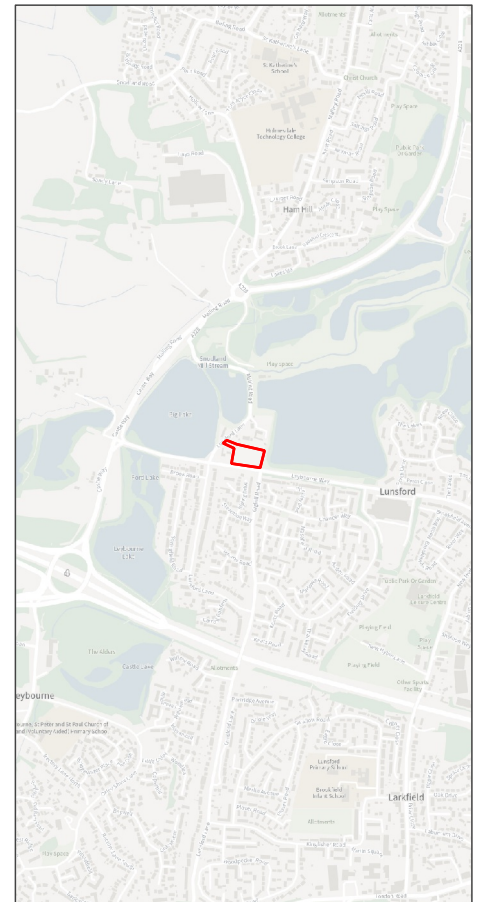
LAA Site Summary - Yes



TMBC LAA Reference	58550
Site Address	Existing premises east of Magpie Close and south of Martin Square, Larkfield
Parish	East Malling & Larkfield
Ward	Larkfield
Settlement or nearest settlement	Medway Gap
Current Use	Educational Provision
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	0.28
Developable Site Area (ha)	0.21
Residential Yield	30
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	This is a flat mixed greenfield and brownfield site off Martin Square, within the sustainable settlement of the Medway Gap. It is currently in use as a library and amenity green space. The site is clearly visible from neighbouring properties. There are commercial uses to the north, with residential properties to the east, south and west. There are no high-level major constraints associated with the 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 Martin Square or Magpie Close subject to Highways advice. The site is at risk from groundwater flooding, therefore a Level 2 SFRA is required. The site also partially falls within a mineral safeguarding area; therefore, a Mineral Assessment would be required. There is a row of TPO trees in the north of the site which may have an impact on design and layout and have been removed from the developable area. The site has access to a range of everyday services within walking distance, including a primary school and a range of local shops. The nearest station is c. 2km away. It is considered that there is a realistic prospect that this site could come forward for development within the early plan period. It is considered that there may be abnormal development costs associated with the reprovision/relocation of the library. Having assessed the site, it is considered to be suitable, available and achievable, and in a sustainable location.
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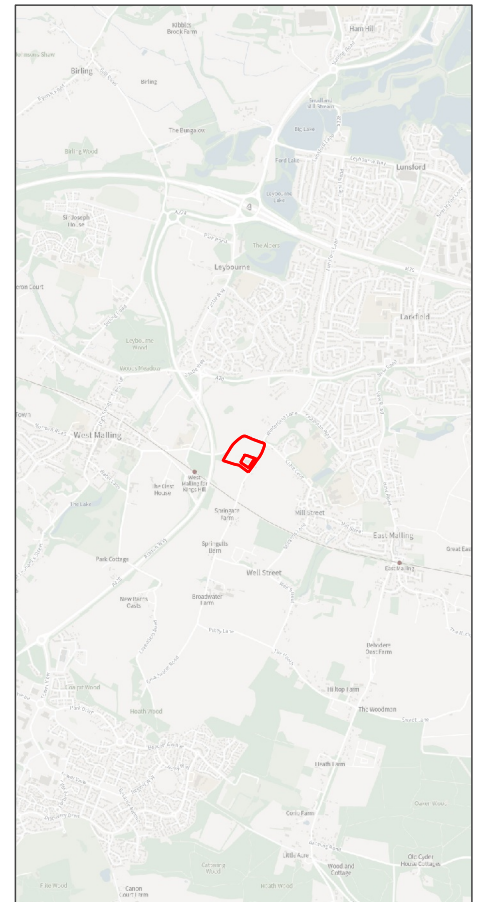
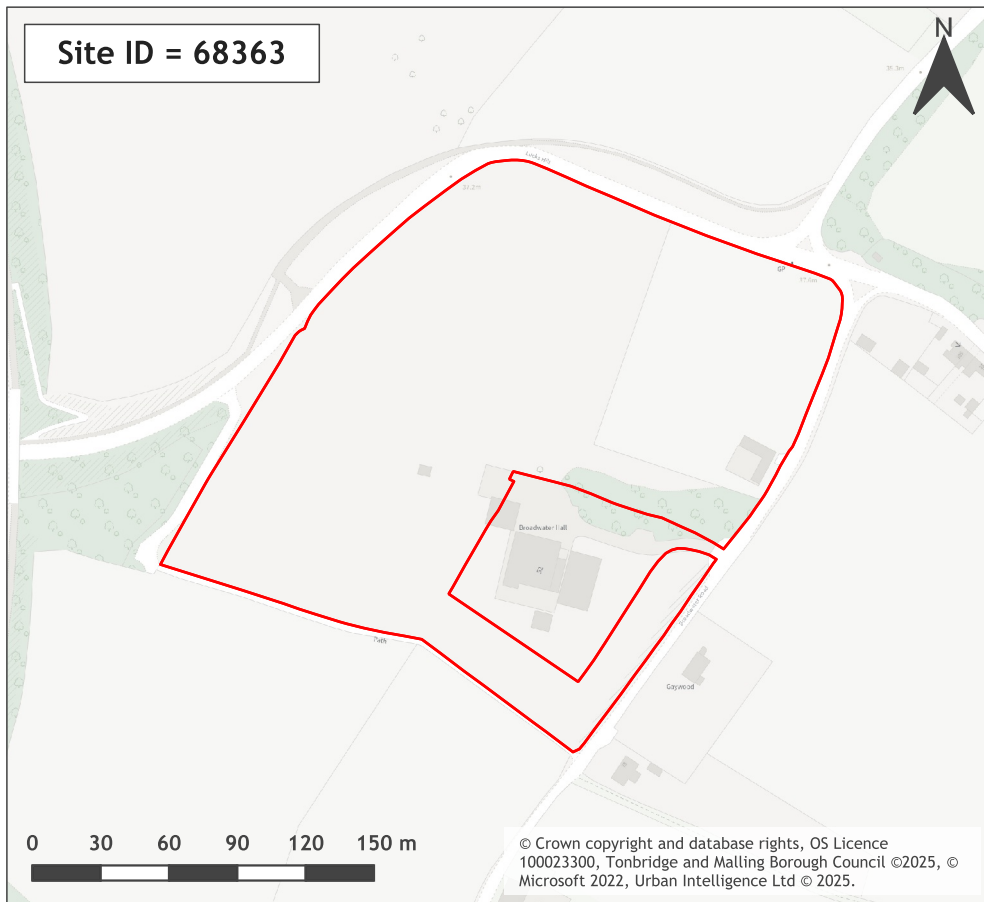
LAA Site Summary - No



TMBC LAA Reference	59954
Site Address	Land At Little Lunsford Farm, Off Lunsford Lane, Leybourne
Parish	East Malling & Larkfield
Ward	Larkfield
Settlement or nearest settlement	Medway Gap
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.76
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The majority of the site is covered by Flood Zone 3b. The site is therefore considered unsuitable for development and has been excluded from further detailed assessment.
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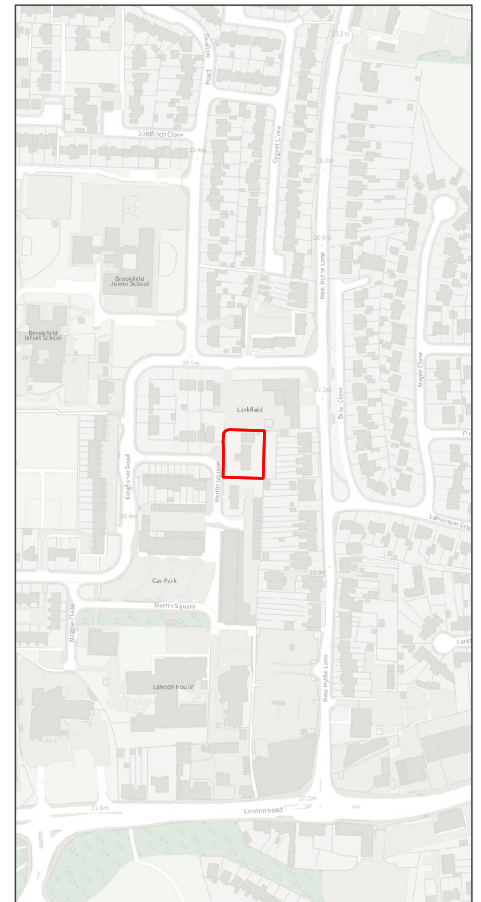
LAA Site Summary - No



TMBC LAA Reference	68363
Site Address	Land around Broadwater Hall, south of Lucks Hill and west of Broadwater Lane, East Malling
Parish	East Malling & Larkfield
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	East Malling
Current Use	Agriculture, Greenfield
Suitable	No
Deliverable	No
Gross Site Area (ha)	3.95
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site has frontages to Broadwater Road to the to the East and Lucks Hill to the North and West. Broadwater Hall is positioned to the south-east of the site outside the submitted site. Mature landscaping surrounds the boundaries of the site with individual and group TPO's to the Broadwater Road and Lucks Hill frontages. The site is location in the Kent Downs National Landscape with Clare Park and Blacklands Conservation Area located to the north-east of the site. The character of the surrounding area is predominantly rural with East Malling to the east of the site. This site is remote from the defined boundary of any settlement.
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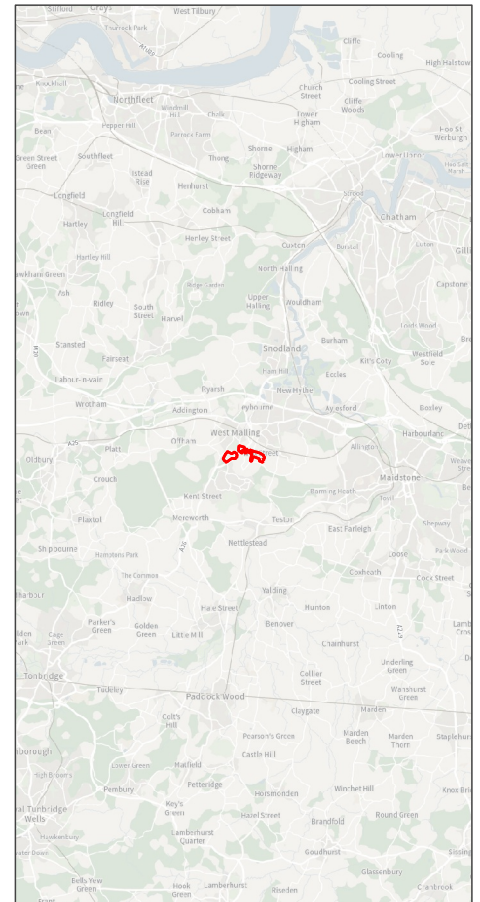
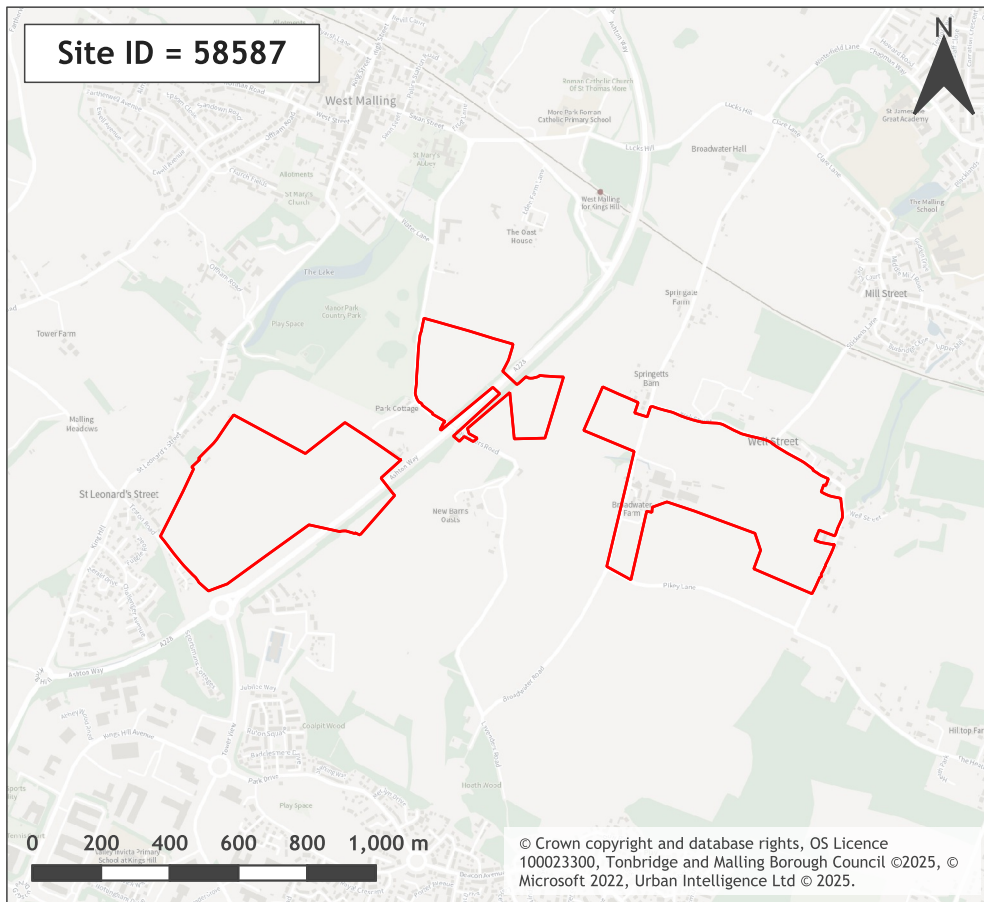
LAA Site Summary - Yes



TMBC LAA Reference	59953
Site Address	Existing premises at 56 to 62 Martins Square, Larkfield
Parish	East Malling & Larkfield
Ward	Larkfield
Settlement or nearest settlement	Medway Gap
Current Use	Vacant Premises
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	0.12
Developable Site Area (ha)	0.12
Residential Yield	16
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	This is a level brownfield site off Hays Road, located to the east of Martin Square. The site is within the sustainable settlement of the Medway Gap. The site contains vacant buildings. There is a fire station to the north, with 2-3 storey residential properties to the east, west and south. The site is accessible by car, bicycle and foot and it is considered that a suitable access to the site could be achieved from Martin Square subject to Highways advice. The site is within a minerals safeguarding area, therefore a Minerals Assessment would be required. Small areas of the site are at risk from surface water 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. 2km away. It is considered that there may be abnormal development costs associated with the demolition of the existing vacant buildings. Having assessed the site, it is considered to be suitable for flatted development, available and achievable, and in a sustainable location.
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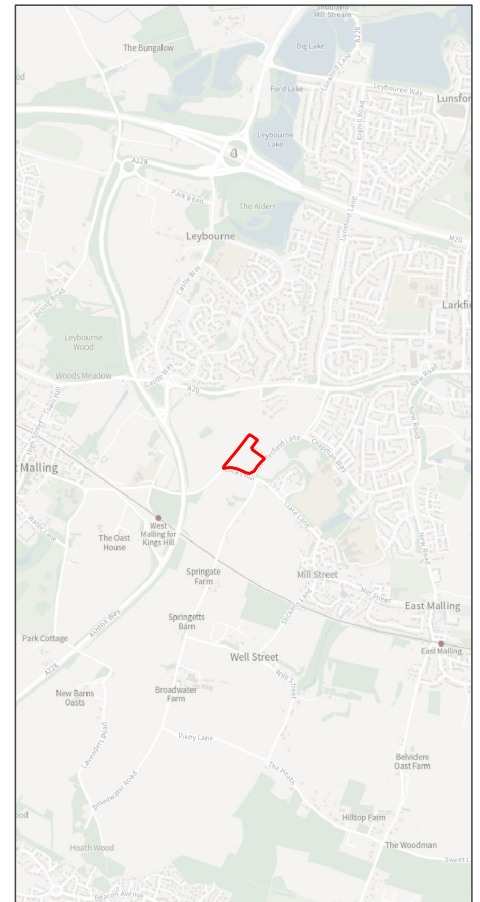
LAA Site Summary - No



TMBC LAA Reference	58587
Site Address	Land (extensive area) known as Broadwater Farm at Broadwater Road, north of Kings Hill
Parish	East Malling & Larkfield
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	Kings Hill
Current Use	Agriculture, Residential, Other
Suitable	No
Deliverable	No
Gross Site Area (ha)	49.54
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site refers to an extensive area to the North of Kings Hill, east of West Malling and west of East Malling known as Broadwater Farm. A more recent call for sites submission (59740) is being assessed separately which covers a similar area but with some exceptions of ‘left over’ land. This assessment refers to these exceptions which comprise of three parcels of land. The western parcel of land sits to the west of the A228 and south of Manor Park. It is agricultural in character with a PROW running through the middle of the site with access to Manor Park Country Park and surrounding areas around West Malling. The site abuts the West Malling Conservation Area to the north and runs adjacent to woodland along the western boundary which is partly designated as Priority Habitat. Residential properties are located to the west of the site along St Leonard's Street, to the south along Teston Road and to the north-eastern corner along Windmill Lane East. The middle parcel is located to the north-east of the western parcel with Ashton Way (A228) to the east and other fields to the north and west. The site abuts the West Malling Conservation Area to the west with residential properties to the south. The eastern parcel lies to the north of Broadwater Farm and to the East of Broadwater Road which includes the agricultural buildings and fields to the north and east. Westwell Park, a caravan park is located directly to the north accessed off Well Street with residential properties further eastwards. The site runs adjacent to two conservation areas, the new Barns and Broadwater Conservation Area and the Mill Street East Malling Conservation Area. Both Conservation Areas contain a number of listed buildings. These parcels are remote from a sustainable settlement, but in combination with neighbouring suitable site (59740), could be considered adjacent to a sustainable settlement. However, development of these parcels would potentially join three conservation areas together, and along with the narrow rural road network, these parcels are considered unsuitable for development.
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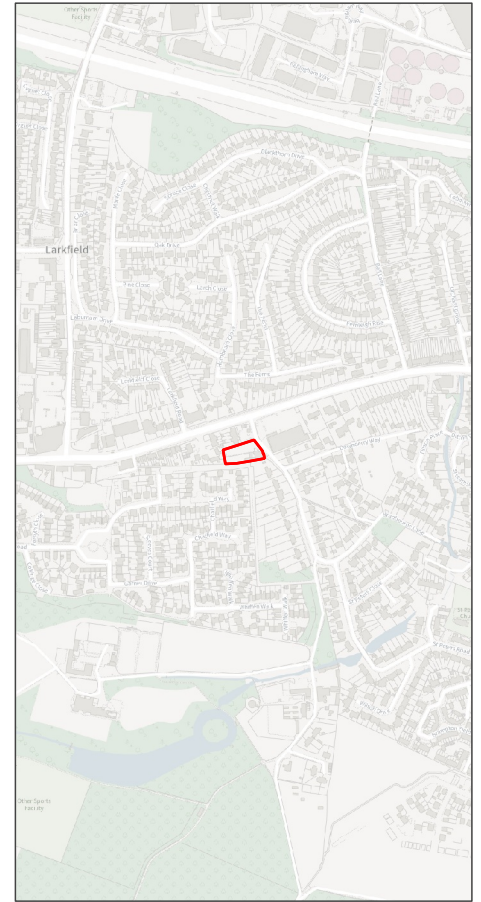
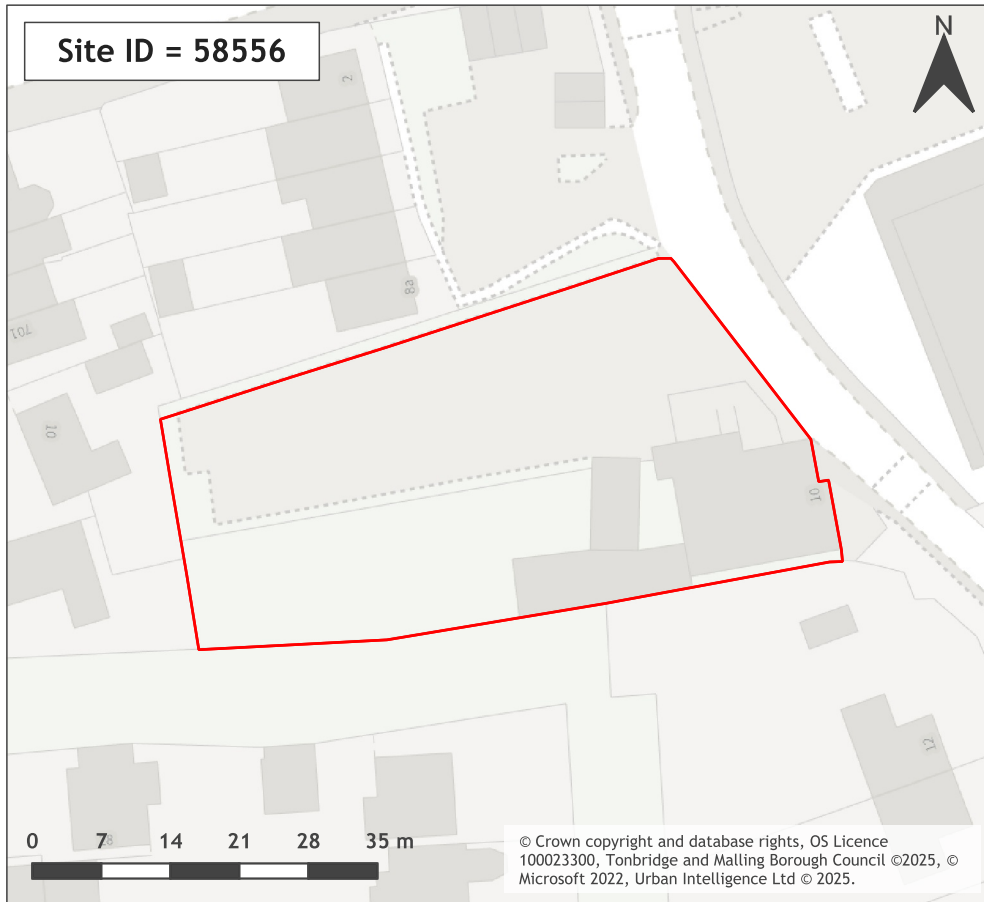
LAA Site Summary - Yes



TMBC LAA Reference	58538
Site Address	Land north of Lucks Hill and west of Winterfield Lane, East Malling
Parish	East Malling & Larkfield
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	Medway Gap
Current Use	Agriculture, Equestrian, Forestry
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	2.08
Developable Site Area (ha)	1.79
Residential Yield	25
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	The site fronts Winterfield Lane and Lucks Hill and is well screened from Winterfield Lane due to dense hedgerows and woodland along the boundaries. There are residential properties being built to the north, with existing residential properties of the east, open space to be provided to the west as part of the development to the north, and agricultural uses to the south. The site has access to a range of everyday services in walking distance, including a secondary school and local shops. The nearest station is c. 1.5km away. The site lies within a minerals safeguarding area. The site is also adjacent to the Clare Park and Blacklands Conservation Area, and the Hatton Gardens, Bradbourne House non-designated historic park and garden. The site is suitable, available and achievable, and is proposed for allocation.
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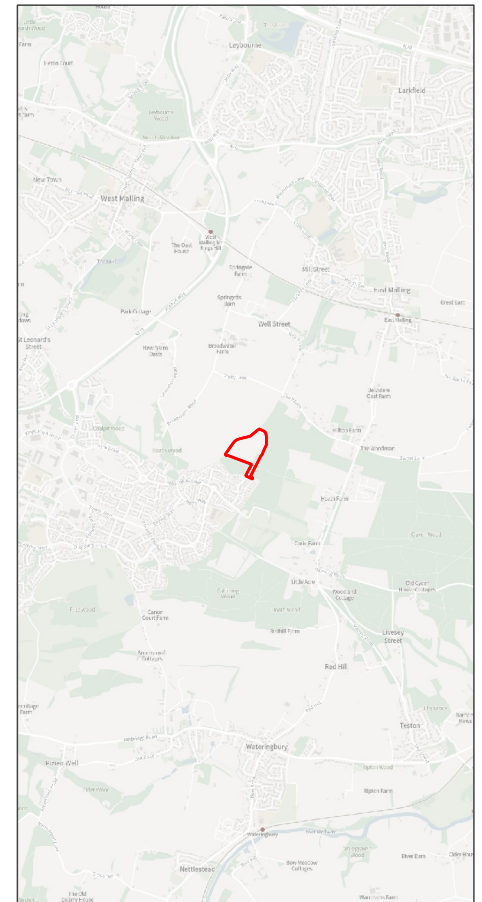
LAA Site Summary - No



TMBC LAA Reference	58556
Site Address	Existing premises at 11 Bradbourne Lane, Larkfield
Parish	East Malling & Larkfield
Ward	Aylesford South & Ditton
Settlement or nearest settlement	Medway Gap
Current Use	Food & Drink, Car Park
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.18
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This is a gently sloping brownfield site off Bradbourne Lane, within the sustainable settlement of the Medway Gap. It is currently in use as a restaurant and associated car parking. There are residential properties to the north, west and south , with retail uses to the east. The site is within a minerals safeguarding area, is at risk from groundwater and surface water flooding and is located in close proximity to an AQMA. The site is considered to be in a sustainable location, however, there remains uncertainty over its availability as the site has not been promoted by the landowner.
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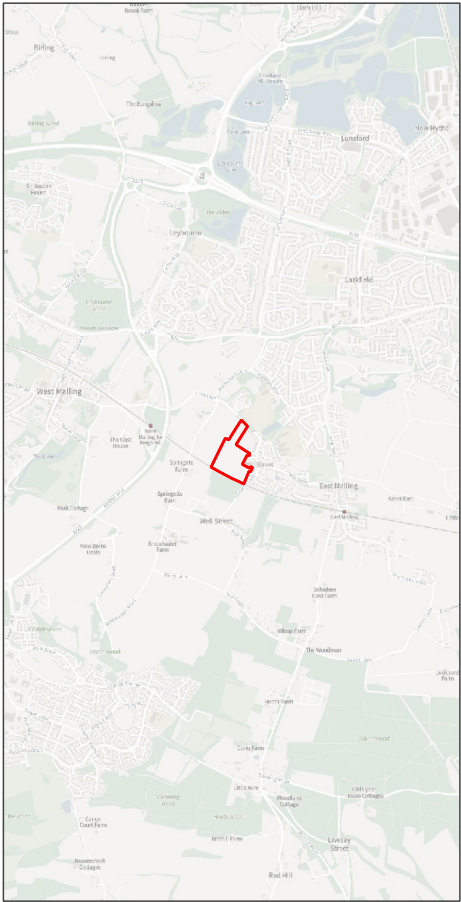
LAA Site Summary - No



TMBC LAA Reference	59630
Site Address	Land North of Amber Lane, West Malling
Parish	East Malling & Larkfield
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	Kings Hill
Current Use	Other
Suitable	No
Deliverable	No
Gross Site Area (ha)	5.85
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is to the north of the Kings Hill settlement and is surrounded by woodland to the east and north, Ancient Woodland to the immediate south and orchards to the west. The site is accessed from Kings Hill via Amber Lane via track with a footpath link to Pikey Lane. The site contains three agricultural fields divided by hedgerows. Boundaries to the site are tree lined. The site is located in the Green Belt and is designated a Priority Habitat. This site has potential highway access issues, due to impact on adjacent ancient woodland. The site has therefore been excluded from further detailed assessment.
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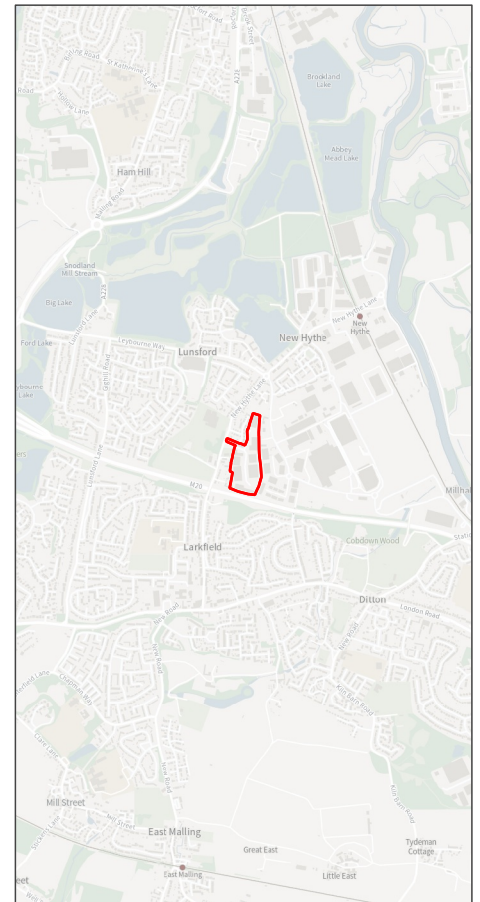
LAA Site Summary - Yes



TMBC LAA Reference	59824
Site Address	Land West of Sticks Lane, East Malling
Parish	East Malling & Larkfield
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	East Malling
Current Use	Agriculture, Greenfield
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	7.13
Developable Site Area (ha)	0
Residential Yield	150
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	This site is located to the south of Clare Lane, and west of Stickens Lane, East Malling. It is in agricultural use. There is a railway line to the south, with agricultural uses to the west, residential properties to the east and Clare Lane to the north. The southern part of the site is Grade 2 agricultural land. The site is adjacent to two Conservation Area, one to the north and one to the east. Given the relatively unconstrained nature of the site and its proximity to a sustainable settlement, the site is considered to be suitable. The site is currently the subject of a planning application, which is awaiting a decision.
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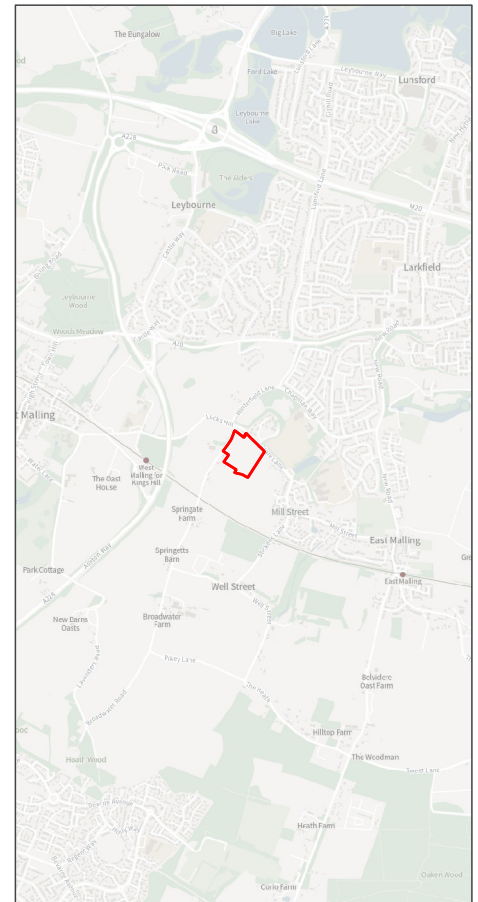
LAA Site Summary - No



TMBC LAA Reference	58507
Site Address	Land and existing premises at Sheldon Way, Larkfield
Parish	East Malling & Larkfield
Ward	Larkfield
Settlement or nearest settlement	Medway Gap
Current Use	Industrial & logistics
Suitable	No
Deliverable	No
Gross Site Area (ha)	5.23
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This is an existing employment allocation to the east of New Hythe Lane, within the sustainable settlement of the Medway Gap. There are commercial uses to the north and east, with 2-storey residential properties on Albion Drive to the west, and the M20 to the south. The Economy Study identifies that there is strong demand for employment units in New Hythe, and low vacancy rates, and that existing employment uses in this location should be retained. The site partially lies within M20 Aylesford AQMA. The site is also subject to groundwater and surface water flooding. The site is also adjacent to a listed building and Aylesford Church Conservation Area; The loss of employment land is not supported in this location; therefore, the site is not considered to be suitable for residential development. There is also uncertainty over its availability.
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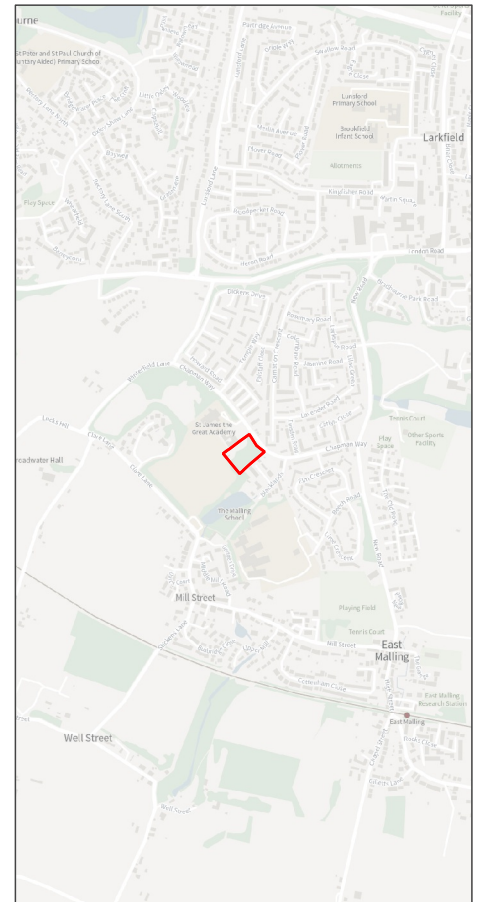
LAA Site Summary - No



TMBC LAA Reference	68362
Site Address	Land East of Broadwater Road and South of Clare Lane, West Malling
Parish	East Malling & Larkfield
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	East Malling
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	3.72
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is a flat and open agricultural field located to the south of Clare Lane and east of Broadwater Road. It is located outside of any settlement boundary and within the open countryside. The site boundaries are mostly tree lined with residential properties to the north western corner -fronting Clare Lane and to the south western corner fronting Broadwater Road. The character of the area at this point is very rural with the village of East Malling to the east. However, residential development to the east of the site has been resolved to be approved under planning reference 23/03060 but at this time planning permission has not been granted. A public right of way runs to part of the back of the site allowing pedestrian access to Mill Street to the east and Lucks Hill to the west, To the north of the site on the opposite side of Clare Lane is Clare Park and Blackland conservation area. There are listed buildings in the immediate surrounding area. At this time the site is remote from the defined boundary of any settlement.
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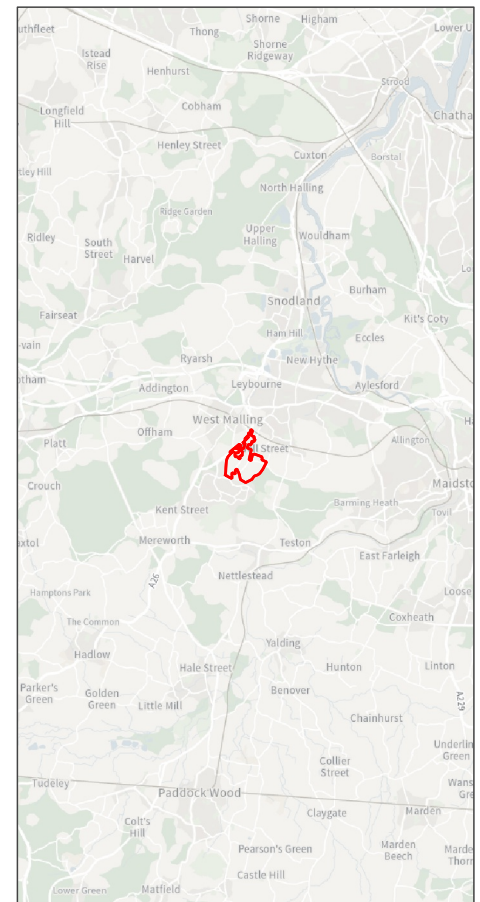
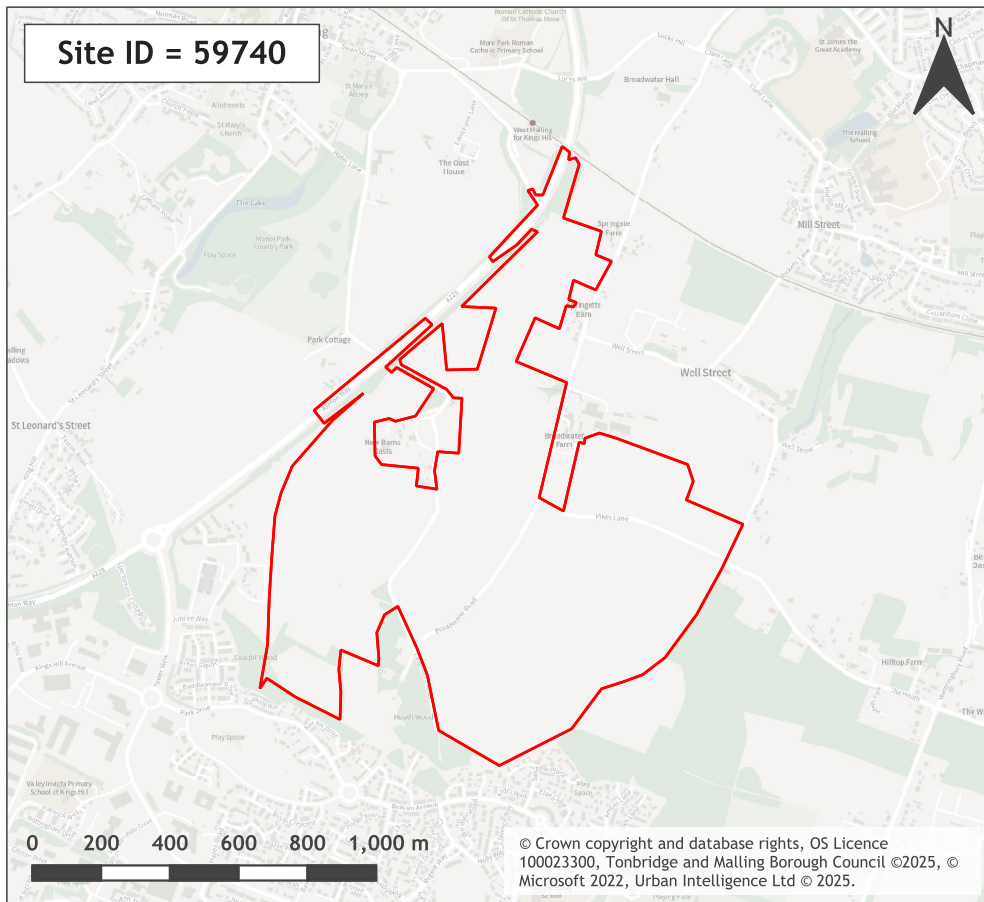
LAA Site Summary - No



TMBC LAA Reference	58539
Site Address	Land south of The East Malling Centre and west of Chapman Way, East Malling
Parish	East Malling & Larkfield
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	Medway Gap
Current Use	Educational Provision
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.74
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This is a predominantly greenfield site off Chapman Lane, adjacent to the sustainable settlement of the Medway Gap. It is currently in woodland use, with the northern part of the site containing parts of The East Malling Centre, and Children’s Centre. The site is well screened from adjacent properties due to dense hedgerows and woodland. There are community uses to the north, with 3 storey residential properties on Chapman Way to the east, further residential properties on Blacklands Drive south and school playing fields west. The site is located within the Clare Park and Blacklands Conservation Area and is predominantly priority habitat identified as deciduous woodland. That part which is not priority habitat, has existing community uses in operation. Although in a sustainable location, the site is considered to be unsuitable due to the above on-site constraints, and there remain uncertainties over the availability and achievability of the land given the community uses on the site.
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LAA Site Summary - Yes



TMBC LAA Reference	59740
Site Address	Land at Broadwater Farm, Kings Hill, West Malling
Parish	East Malling & Larkfield
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	Kings Hill
Current Use	Agriculture, Residential, Other
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	112.73
Developable Site Area (ha)	112.73
Residential Yield	900
Employment floorspace (sqm)	0
Timescale	Long-term

LAA Conclusion

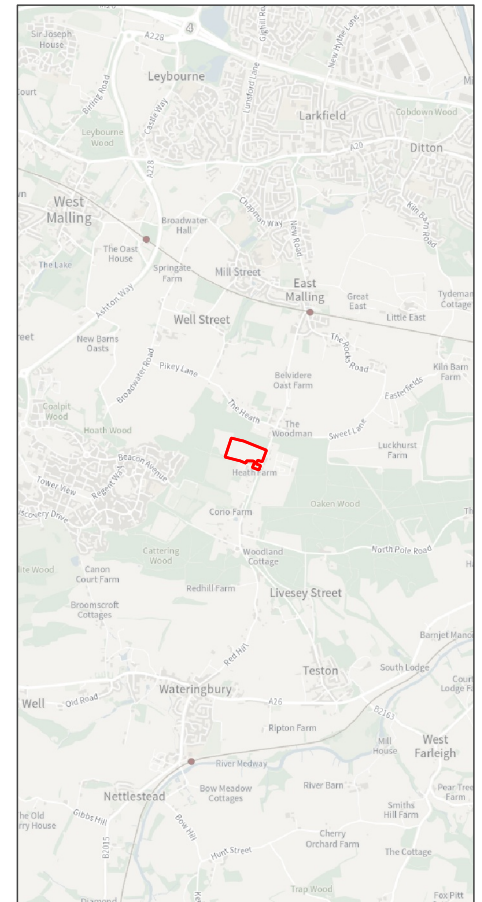
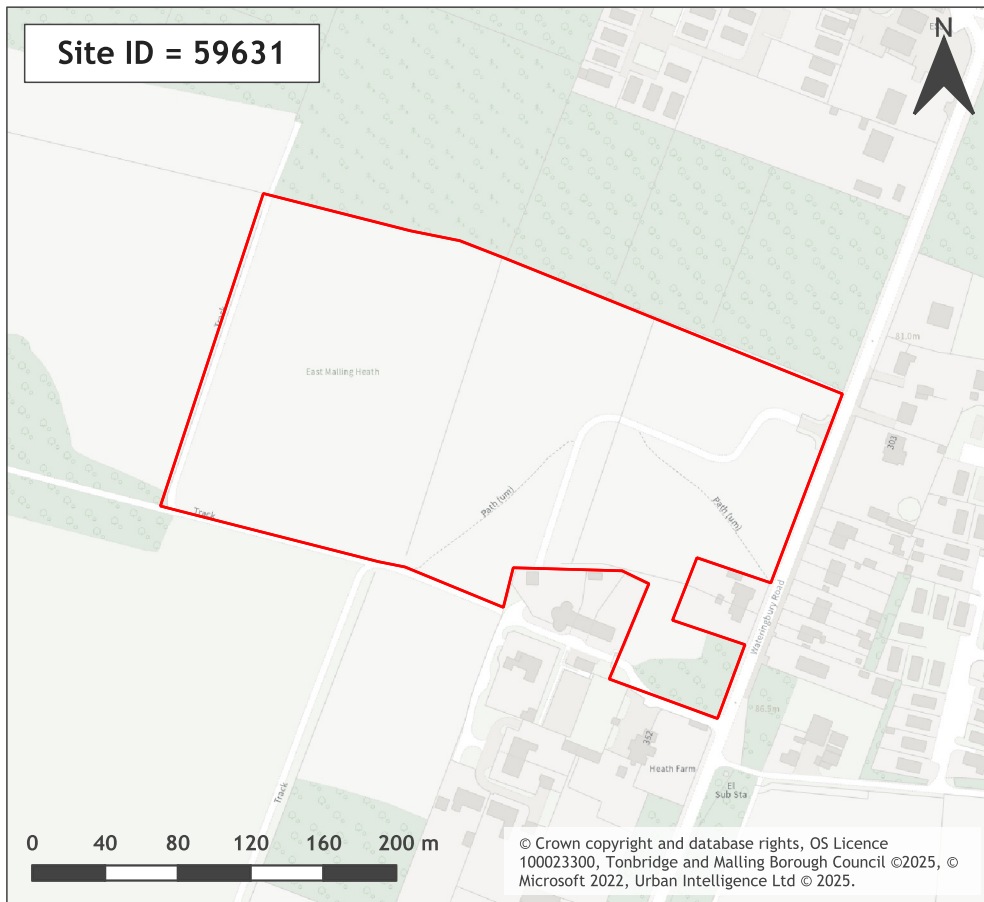
The site is a predominantly agricultural greenfield site that is currently used as an apple orchard which creates a dominant rural character of rows of apple trees with some open arable farmland both within and surrounding the site. The site is predominantly flat with a gently sloping gradient from north to south and is enclosed by tall hedgerows and trees upon its boundaries. The land rises to the north offering good views across the site. To the south of the site is the residential and commercial areas of Kings Hill. To the north and east is agricultural land and to the west is the A228 highway. To the north are rural terrace cottages and to east are detached dwellings. Ancient woodland is located upon the southern boundary.

The site has some constraints associated with heritage, trees and ancient woodland, amenity of adjacent residential properties, and noise associated with the A228. Such constraints can be overcome

The site does have some constraints including the visual character and appearance of this part of open countryside with the complete loss of the essential defining features (orchard and agricultural land) that characterises this area. Secondly the proposal presents a form of development that has poor connectivity with its nearest settlement owing to a lack of a vehicular access through Kings Hill that is likely to increase the use of cars to access Kings Hill and surrounding areas such as West Malling. This will need to be addressed through the provision of an acceptable vehicular access to be provided through Kings Hill and a strong regard given to addressing the landscape visual impact. In addition, The Broadwater and New Barn's Conservation Area is located within the centre of the site, and two listed buildings are nearby. Any development would need to be carefully designed to preserve and enhance the setting of these heritage assets.

This site is a large, predominantly greenfield apple orchard with some open arable land. It is mostly flat with a gentle slope to the north. While it's an active farm, it is being proposed for residential, health care, education, and open space development. Overall the site is considered to be suitable for development.

LAA Site Summary - No



TMBC LAA Reference	59631
Site Address	Land at Heath Farm, Wateringbury Road, West Malling
Parish	East Malling & Larkfield
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	East Malling
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	5.66
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site fronts Wateringbury Road with the site boundaries well screened by trees and residential properties to the south and east of the site. Further eastward is Hillberry Park. The surrounding area is mainly agricultural in character. A Priority Habitat is located to the north of the site. This site is remote from the defined boundary of any settlement.
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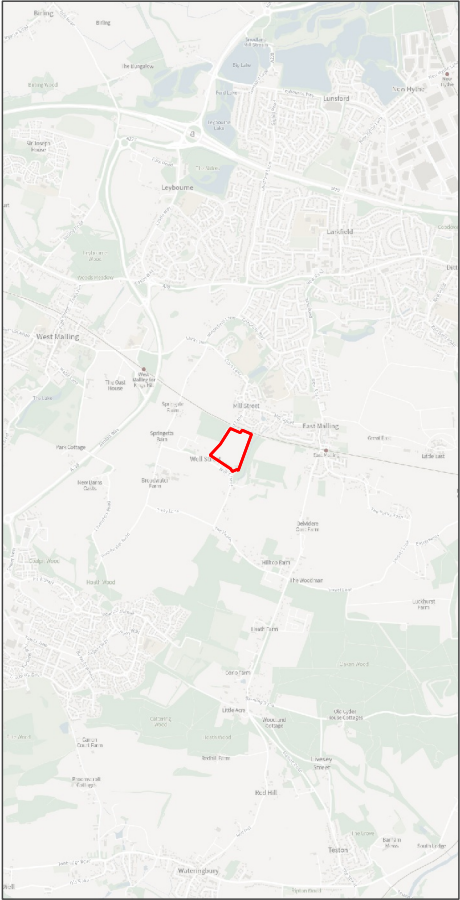
LAA Site Summary - No



TMBC LAA Reference	59718
Site Address	Larkfield And New Hythe Sports and Social Club, 251 New Hythe Lane, Larkfield, Aylesford
Parish	East Malling & Larkfield
Ward	Larkfield
Settlement or nearest settlement	Medway Gap
Current Use	Outdoor Sports or Leisure
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.88
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This is a greenfield site off New Hythe Lane, within the sustainable settlement of the Medway Gap. It is currently a formal sports pitches and natural greenspace. The site is well screened from adjacent properties due to mature trees along the western boundary. There are residential properties to the north, Larkfield Leisure Centre and open space to the east, with further playing pitches to the south. The site is accessible by car, bicycle and foot, albeit along currently unadopted highway. It is considered that a suitable access to the site could be achieved from New Hythe Lane subject to Highways advice and widening of the existing access. The site is partially within a minerals safeguarding area, therefore a Minerals Assessment would be required. The site is also at risk from ground water flooding, therefore a Flood Risk Assessment would be required. Whilst the site is in a sustainable location the loss of sports pitches means the site is unsuitable.
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LAA Site Summary - No



TMBC LAA Reference	59636
Site Address	Land South of Railway At, Stickens Lane, East Malling
Parish	East Malling & Larkfield
Ward	East Malling, West Malling & Offham
Settlement or nearest settlement	East Malling
Current Use	Agriculture, Equestrian
Suitable	No
Deliverable	No
Gross Site Area (ha)	6.38
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is greenfield agricultural land located to the east of Stickens Lane and south of the railway Line. It is located outside of any settlement boundary and within the open countryside. Residential properties are located to the north and south of the site, however the railway line forms the demarcation for the predominant residential built form to the north. The conservation area is on the east site boundary and the site is within an area of archaeological potential and a listed building sits adjacent to the south east site boundary. The site is in a minerals safeguarding area for ragstone Access is obtained via Stickens Lane. The site is separated from a sustainable settlement by an elevated railway line which would make development on this site isolated. Therefore, the site is considered unsuitable for development.
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