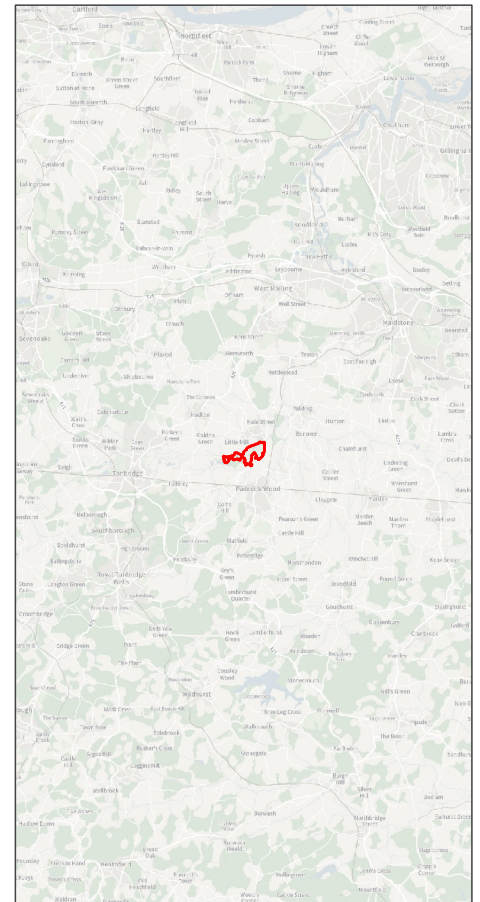
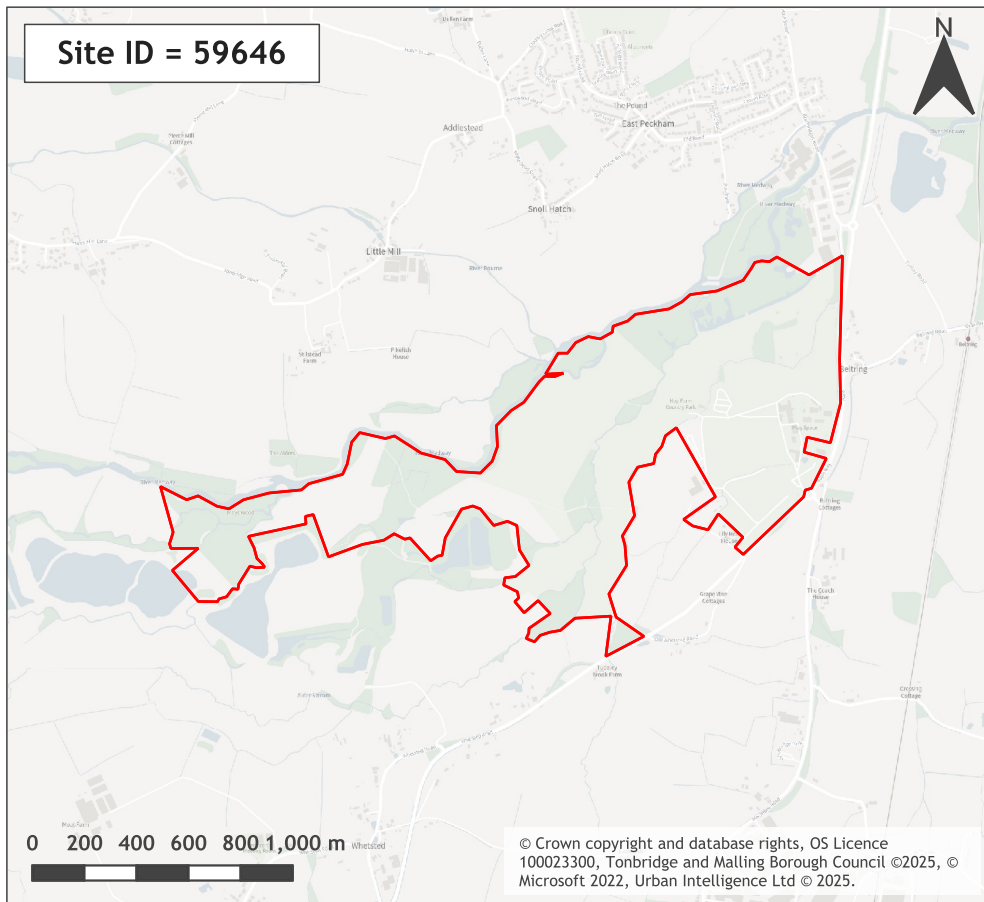


LAA Site Summary - No



TMBC LAA Reference	59646
Site Address	Land South of The River Medway and West of The Hop Farm, East Peckham
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Watringbury
Settlement or nearest settlement	East Peckham
Current Use	Agriculture, Food & drink, Indoor Sports or Leisure, Outdoor Sports or Leisure
Suitable	No
Deliverable	No
Gross Site Area (ha)	146.2
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is a large area of land north and west of the Hop Farm to the west side of the A228 Whetsted Road. The site extends west for a length of approximately 1.8km and is relatively flat with the northern boundary approximately following the course of the River Medway. The wider site is within both Tonbridge and Malling and Tunbridge Wells boroughs. The site is within flood zone 3b and is covered by a mixture of grassland and woodland designated as priority habitat. The site is remote from any defined settlement boundary. The priority habitats, flood zone 3b designation and the remoteness from any defined settlement boundary, meaning the site is unsuitable for development.
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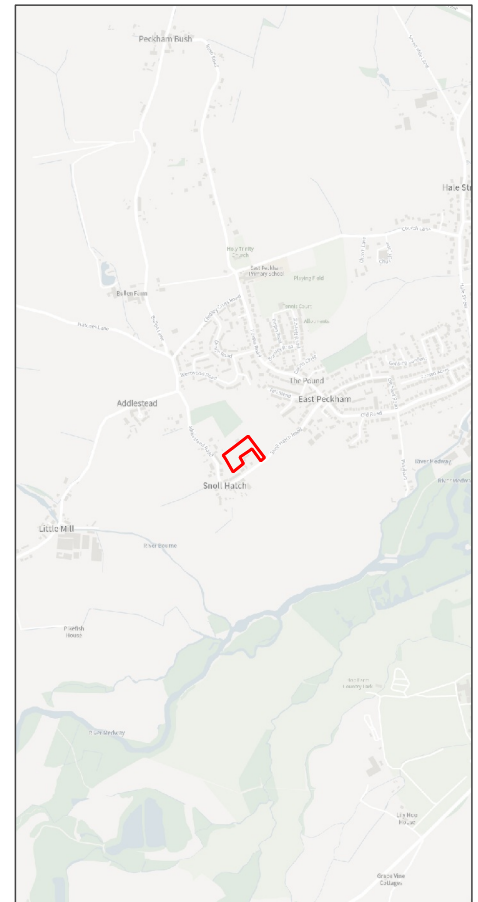
LAA Site Summary - No



TMBC LAA Reference	59945
Site Address	Lane West of Seven Mile Lane and North of Mount Pleasant Farm
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Watringbury
Settlement or nearest settlement	Hale Street
Current Use	Residential, Agricultural
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.03
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is between Hale Street and West Peckham, fronting Seven Mile Lane. The site is partly outside of the borough and is in residential and agricultural use. The site is bounded by Seven Mile Lane to the east, by agricultural land to the north, and by residential properties and agricultural land to the south and west. The site is severed from any built-up area and is generally rural in nature and is isolated and remote from local services, facilities and public transport. The site is therefore considered unsuitable for development.
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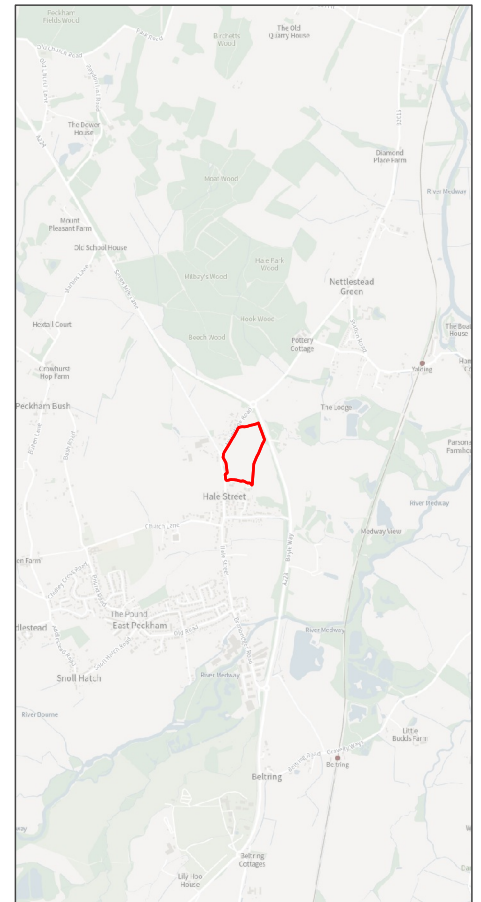
LAA Site Summary - No



TMBC LAA Reference	59837
Site Address	Land Northeast of Bower Mount Oast, Snoll Hatch Road, East Peckham, Tonbridge
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Watringbury
Settlement or nearest settlement	East Peckham
Current Use	Equestrian, Greenfield
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.8
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located off Snoll Hatch Road to the north side with an access onto the road. The site currently provides a gap between existing developments of Snoll Hatch and East Peckham. The site is in close proximity to local services and public facilities. The site benefits from an existing access off Snoll Hatch Road. The site is classified as Grade 2 agricultural land, however the land is not currently used for this purpose. The site is also located within the Green Belt, however, the sub-area performs weakly against the NPPF purposes, and makes a less important contribution to the wider Green Belt. The site can therefore be further considered. The site is wholly within flood zone 2 with some small pockets within flood zone 3b. An area of flood zone 3b is also located directly south of the site along Snoll Hatch Road. The site is directly adjacent to Snoll Hatch Conservation Area and within an area of archaeological potential. There are several Listed Buildings in close proximity to the site also. It is unlikely that harm to heritage assets can be mitigated and the site should remain as a buffer to ensure that the loss of a rural gap does not impact on the Snoll Hatch and Bullen Corner Conservation Areas. The site is therefore considered unsuitable for development, even if the site was to come forward with other sites submitted in the locality.
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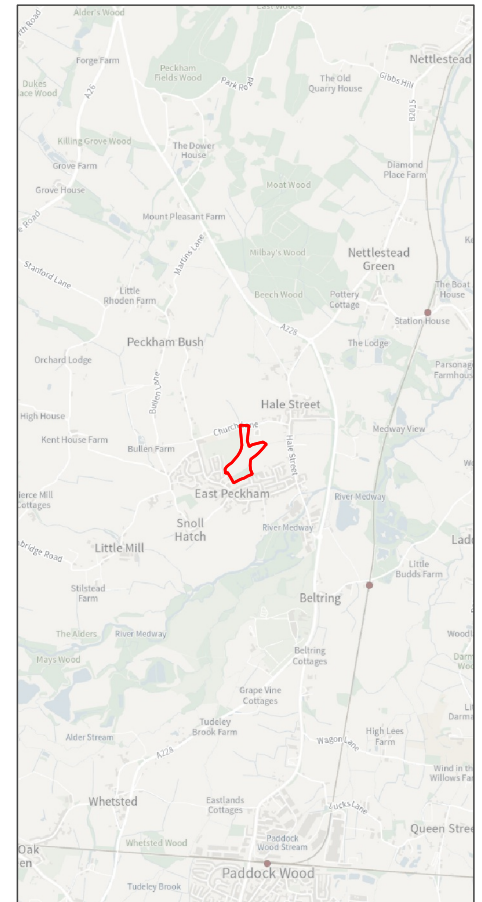
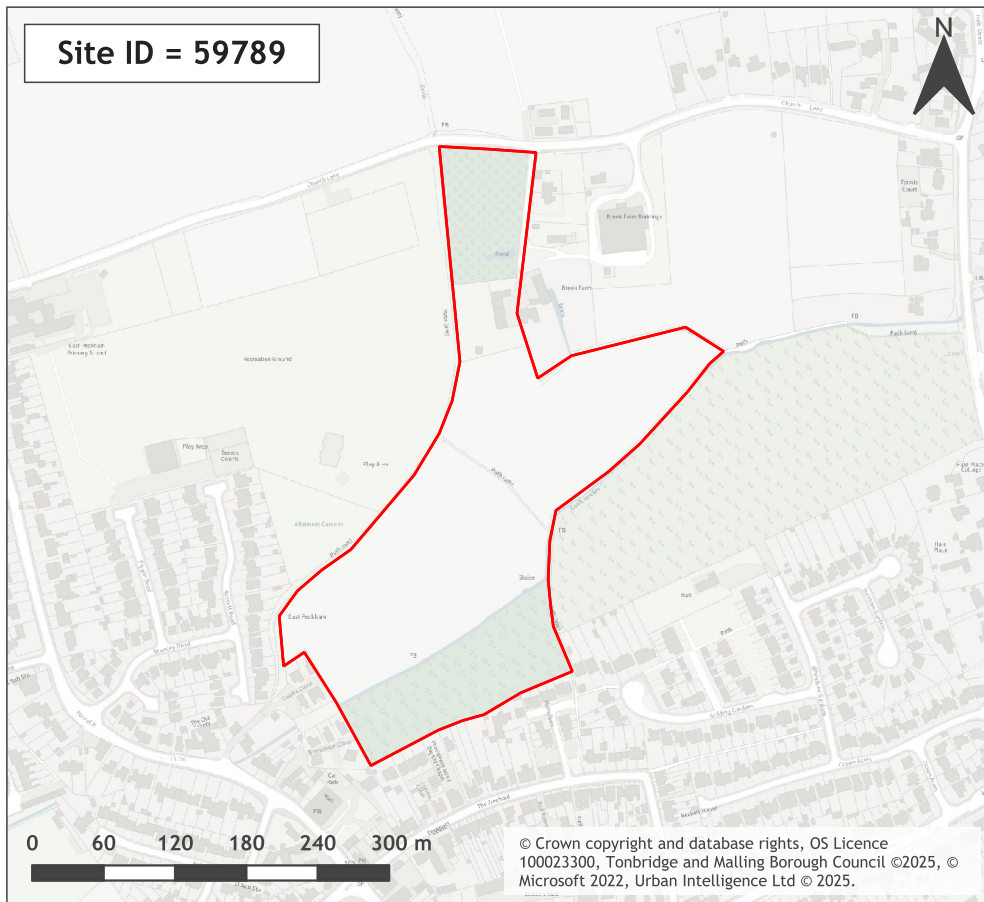
LAA Site Summary - No



TMBC LAA Reference	68462
Site Address	Land east of Maidstone Road, Hale Street, East Peckham
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	Hale Street
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	6.33
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	21000
Timescale	-

LAA Conclusion	The site is located to the north of Beechwood Close and west of the A228 bypass as you enter the village of Hale street from the northern roundabout off the A228. It is located within the greenbelt which is visually open and prominent with wide views from the west and is currently agricultural land that is grade 2 and 3a agricultural land. Most of the site is at risk from a variety of sources of flooding, whereby the northern part of the site is covered by Flood zone 2 as well as pockets of flood zone 3b. A small area in the northern section of the site is within a minerals safeguarding area. Opposite the site to the west are listed buildings and the site is within an area of archaeological potential. The site would also be affected by air quality and noise from the adjacent A228 bypass which will need to be addressed. Located close to Hale Street and east Peckham, the site is accessible by foot and by bike, with bus stops nearby and is within walking distance to a variety of public services and facilities. The latest call for sites submission has put the site forward for housing and employment. However, the Green Belt evidence has concluded that the sub-area for which the site is within performs strongly against the NPPF purposes and makes an important contribution to the wider Green Belt. The site is therefore not recommended for release. The flood risk on the site also renders the site unsuitable for development.
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LAA Site Summary - Yes



TMBC LAA Reference	59789
Site Address	Brook Farm, Church Lane, East Peckham
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	East Peckham
Current Use	Agriculture, Greenfield
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	7.1
Developable Site Area (ha)	7.1
Residential Yield	180
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	The site is Brook Farm which is located off Church Lane East Peckham. Brook Farm is a farmstead with associated farmland to the south which extends south to the Pound and surrounding residential estates. It is located outside of the East Peckham settlement boundary but adjacent where it is in close proximity to a variety of services and public facilities. The site is located within the Green Belt and is currently in agricultural use with the site designated as grade 2 agricultural land. The site has a PROW to the western boundary and one that broadly crosses the centre of the site. A watercourse forms the southern boundary and the area adjacent to this is within flood zone 3B with the rest of the site in flood zone 2. The site is in an area of archaeological potential but is not subject to any other landscape or environmental constraints. Whilst the site is located in the Green Belt, the site is not considered to perform highly as it is surrounded by development on three sides in its wider setting. Subject to appropriate flood mitigation measures the site is therefore considered suitable for development.
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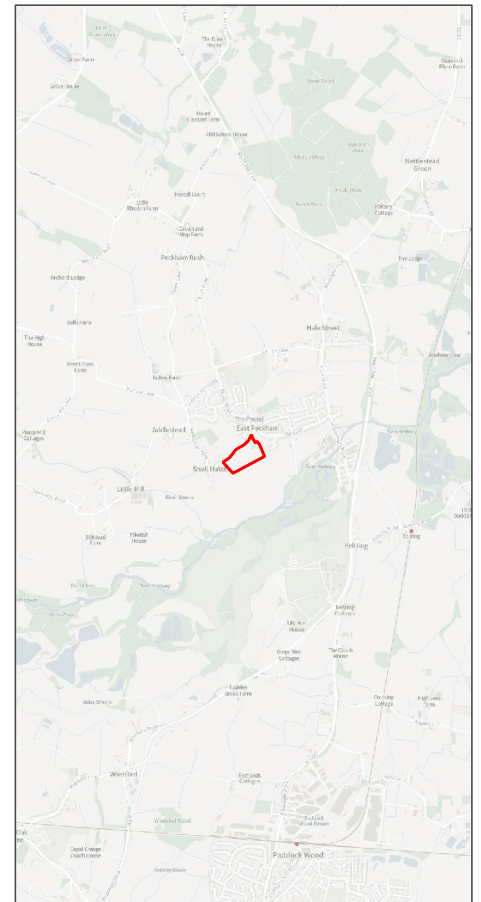
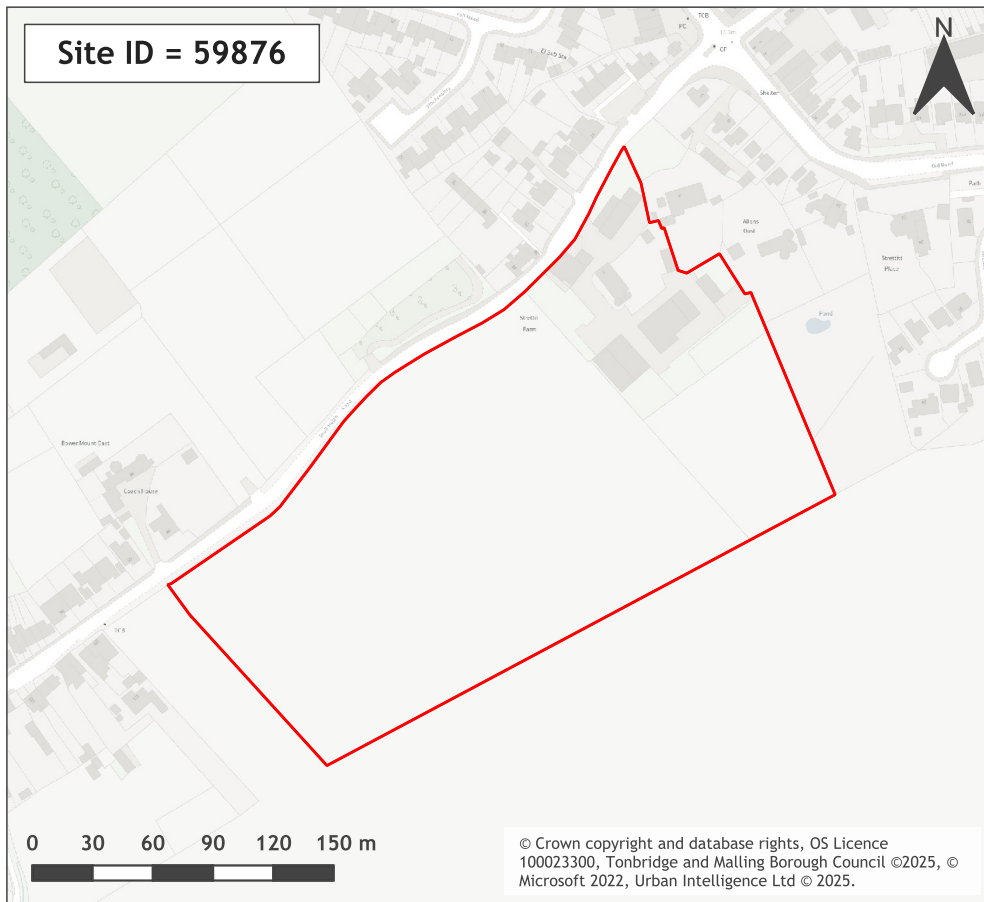
LAA Site Summary - No



TMBC LAA Reference	59616
Site Address	Lane South Of the River Medway and West of Boyle Way, East Peckham
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Wateringbury
Settlement or nearest settlement	East Peckham
Current Use	Agriculture, Equestrian, Forestry
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 located to the southern edge of East Peckham to the west of the A228, east of Branbridges Road and on the south bank of the River Medway. The site is to the rear of an existing industrial estate and adjacent to the settlement confines of East Peckham but is within the Green Belt. The site is relatively flat with boundary planting to the north and east sides, along the river and A228. The site has no TPOs, is grade 2 agricultural land and is within flood zone 3b. There are no other landscape or ecological restrictions on the site. Whilst the site is adjacent to the existing settlement boundary of East Peckham it is within the Green Belt and due to its position within flood zone 3b it is unsuitable for development.
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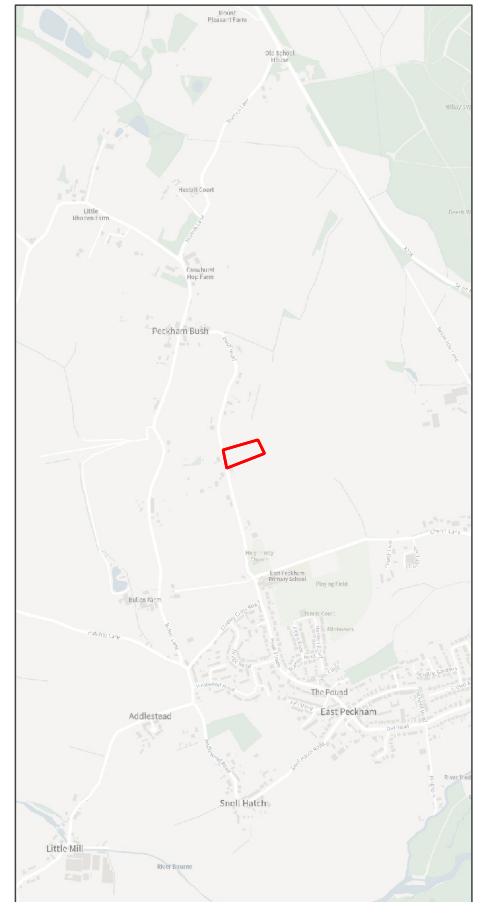
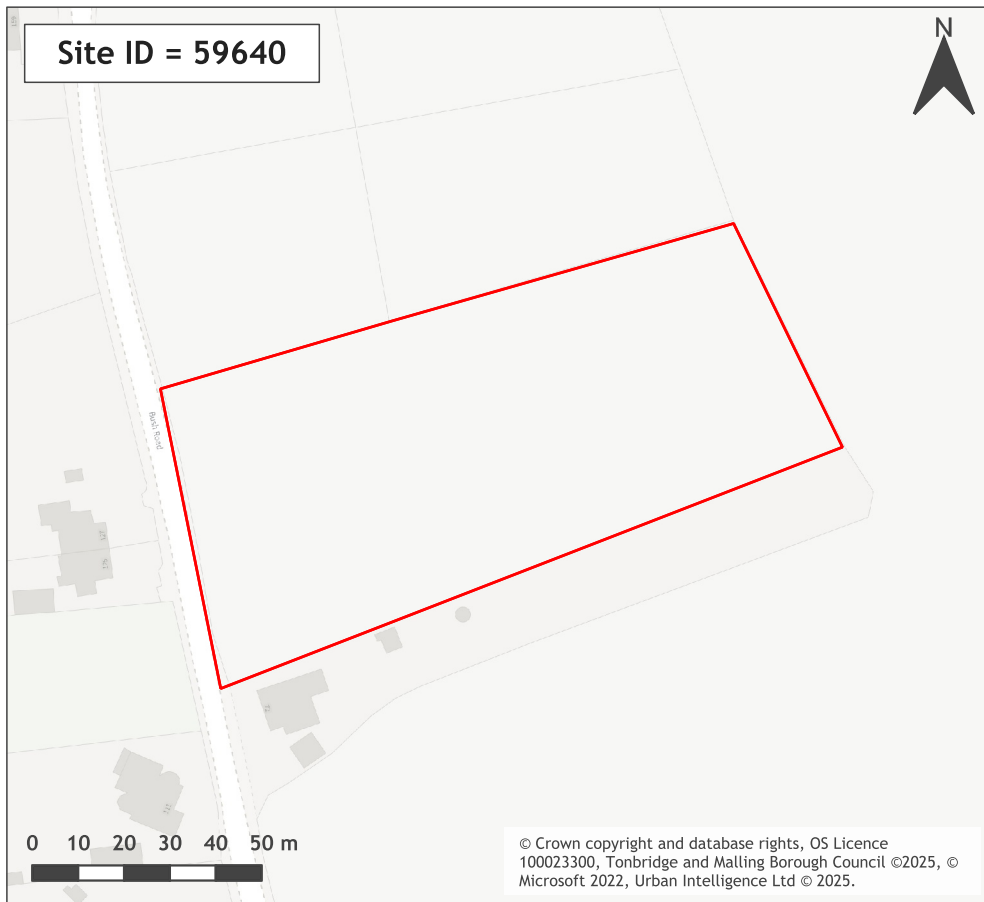
LAA Site Summary - No



TMBC LAA Reference	59876
Site Address	Land South of Snoll Hatch Road, West Peckham
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Watlington
Settlement or nearest settlement	East Peckham
Current Use	Agriculture, Office
Suitable	No
Deliverable	No
Gross Site Area (ha)	4.63
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	1000
Timescale	-

LAA Conclusion	The site is located on the south side of Snoll Hatch Road and is an open flat agricultural field classified as grade 2 agricultural land. Strettit Farm yard and buildings lie to the east, and the site features a ragstone wall to the boundary. The site is located outside of the settlement boundary but immediately adjacent to both Snoll Hatch and East Peckham settlement boundaries where it is in close proximity to a variety of services and public facilities. The site is located within the greenbelt and has long reaching views across the landscape. The site is adjacent to the Snoll Hatch Conservation area to the west, and a listed building is to the northeast. The site is wholly within flood zones 2 and 3 with a small area to the Snoll Hatch Road frontage and the south western corner being within flood zone 3b. Notwithstanding the proximity to existing settlement boundaries and facilities, 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 but makes an important contribution to the wider Green Belt and is therefore not recommended for further consideration. Therefore, the site is considered to be unsuitable for development.
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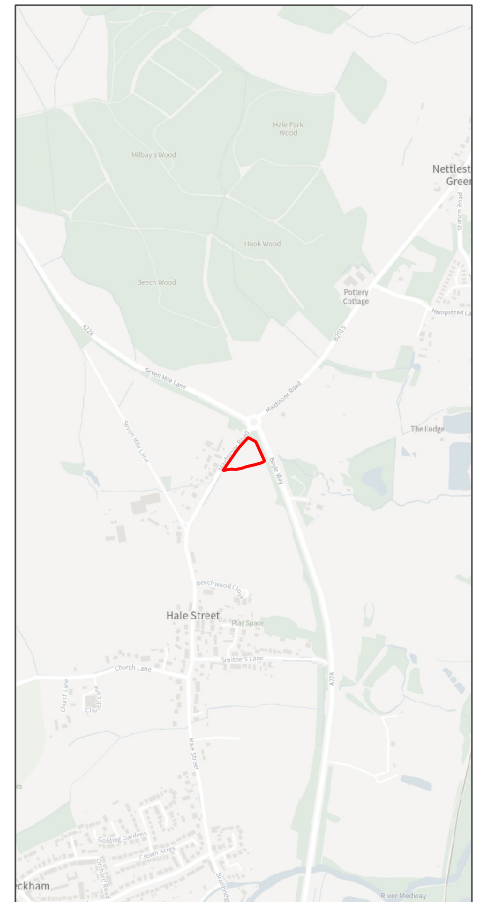
LAA Site Summary - No



TMBC LAA Reference	59640
Site Address	Land East of Bush Road and North Of 72 Bush Road, Peckham Bush
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	East Peckham
Current Use	Residential, Agricultural
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.83
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is on the east side of Bush Road to the north of the settlement confines of East Peckham. The site is relatively flat and is currently laid predominantly to grass with some trees and hedgerows to the boundary. There is scattered residential development to the north and west of the site but is distant from any services.
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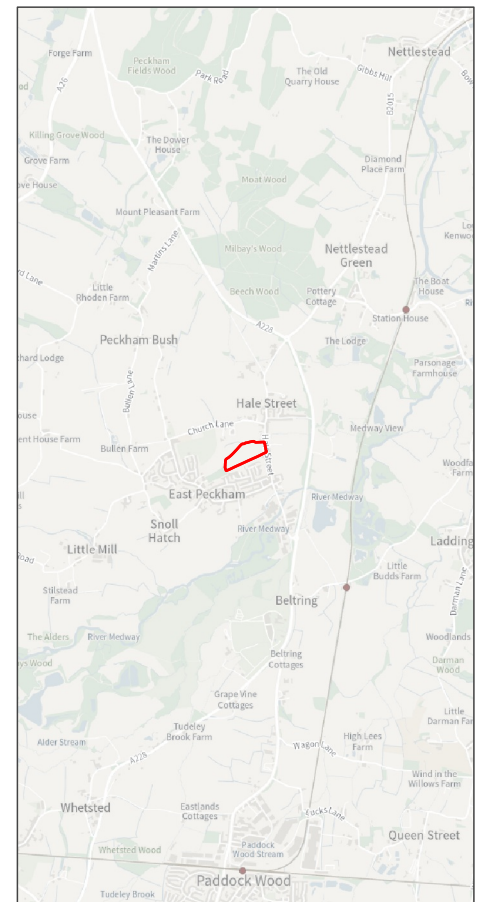
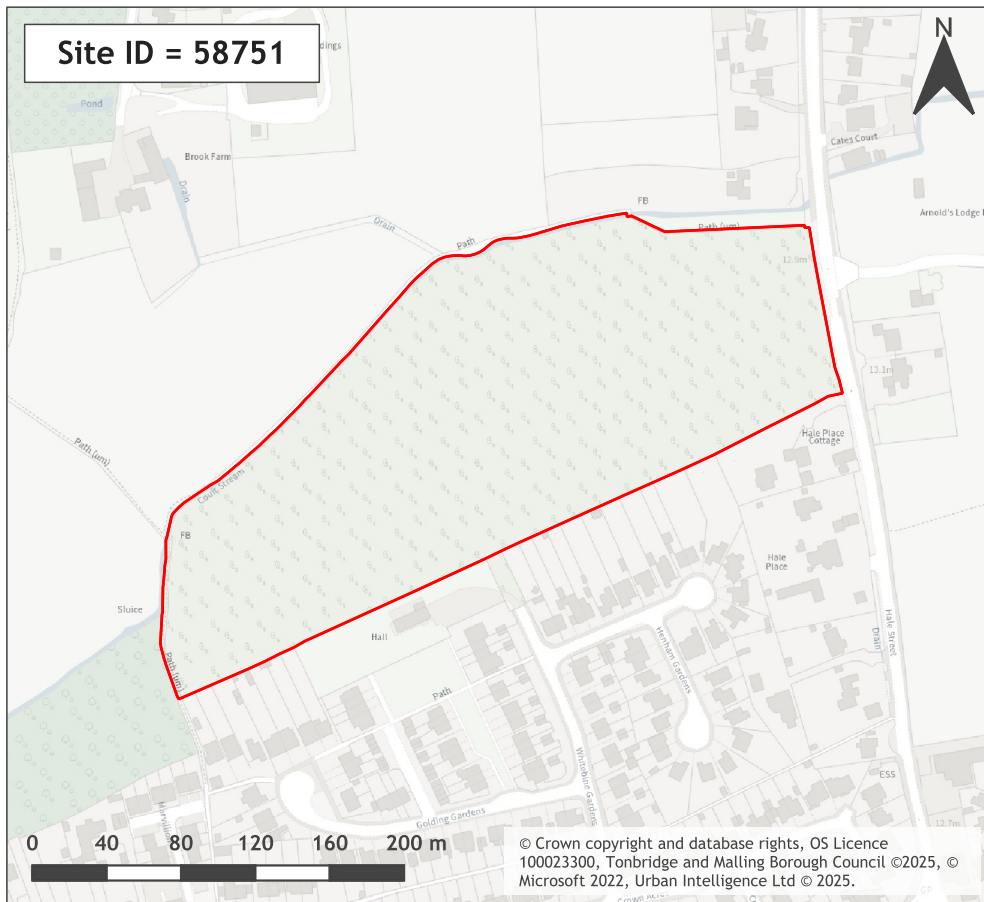
LAA Site Summary - No



TMBC LAA Reference	68389
Site Address	Land South of Boroughs Oak Roundabout and Opposite, Hale Street, Tonbridge
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Watringbury
Settlement or nearest settlement	Hale Street
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.61
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located approximately 500 meters north of Hale Street fronting Maidstone Road and Boyle Way on its western and northern/eastern boundaries respectively. The site is a grassed parcel of land adjacent to a stream on its southern boundary. The site is bounded by private recreational uses to the north and east, agricultural land to the south (other side of the stream) and residential properties to the west. The site is located within the Greenbelt, is Grade 2 agricultural land and is predominantly covered by flood risk zone 2 with an area of 3b on the southern boundary. The site is located to the north of a LAA site 68462 which is not considered suitable for development on Green Belt grounds. Development in this location would also be unsuitable including development being in a remote location away from an existing built-up area. The site is therefore considered to be unsuitable for development.
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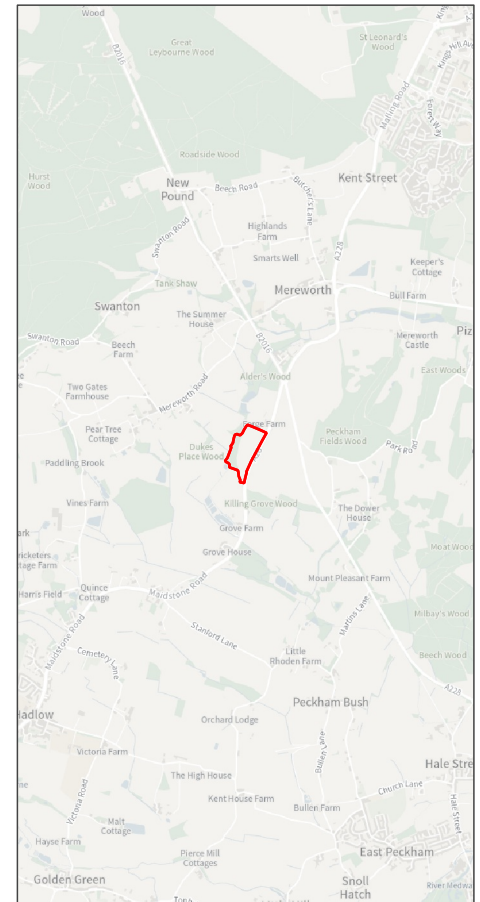
LAA Site Summary - Yes



TMBC LAA Reference	58751
Site Address	Land north of Henham Gardens and west of Hale Street, East Peckham
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	East Peckham
Current Use	Agriculture, Equestrian, Forestry
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	4.85
Developable Site Area (ha)	4.85
Residential Yield	130
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	The site is located to the west side of Hale Street and north of the residential estate of Henham Gardens, Golding Gardens, and Whitebine Gardens. The site is located in the Green Belt with the areas close to the northern boundary being within flood zone 3b with the rest of the site predominantly in flood zone 2. The site is classified as grade 2 agricultural land but is not used for agriculture, but being laid to grass and scrub. The site has no other landscape or ecological designations and no trees on the site are subject to a TPO. The site is outside but immediately adjacent to the settlement confines of East Peckham and whilst designated as Green Belt is surrounded by development in the wider setting, limiting the importance of its functioning. On this basis, subject to mitigation of potential flooding issues the site is considered suitable for development.
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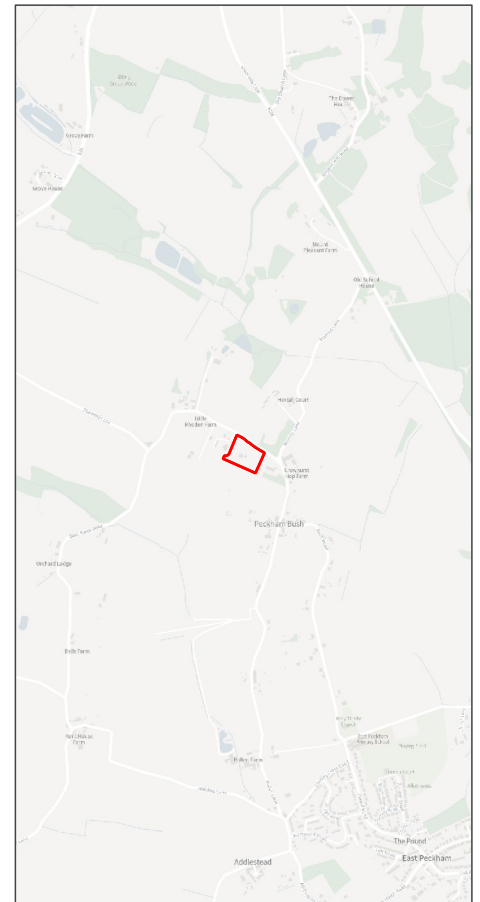
LAA Site Summary - No



TMBC LAA Reference	59747
Site Address	Land West of Maidstone Road and South of Forge Farm
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	West Peckham
Current Use	Agriculture, Other
Suitable	No
Deliverable	No
Gross Site Area (ha)	9.4
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the west of Maidstone Road, outside of West Peckham. The site is a mixture of agricultural land in the north and east, and woodland in the south and west. There is woodland and a cluster of detached residential properties to the north, with agricultural land to the west and south and the A26 to the east. The site is wholly within the Green Belt, contains priority habitat and ancient woodland in the west of the site. The north east of the site is Grade 2 agricultural land (Best and Most Versatile - BMV), adding a further constraint related to the loss of productive land. This site is considered unsustainable given that it is remote from the defined boundary of any settlement.
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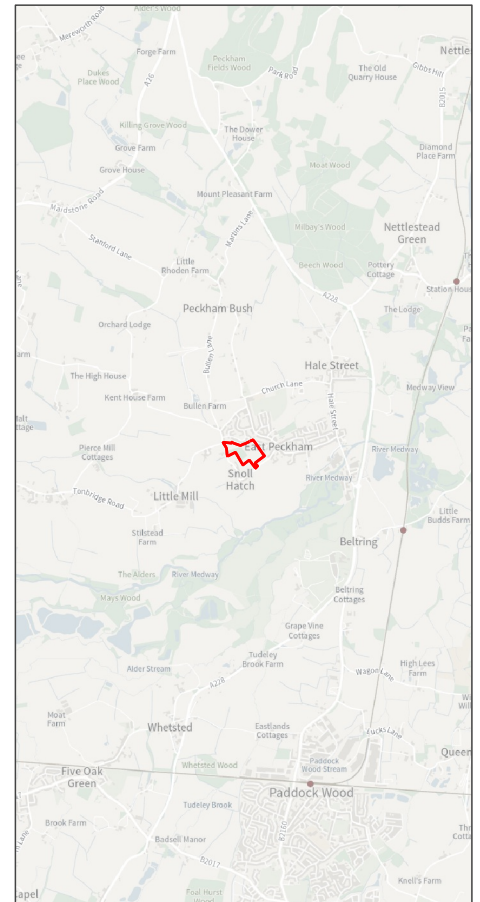
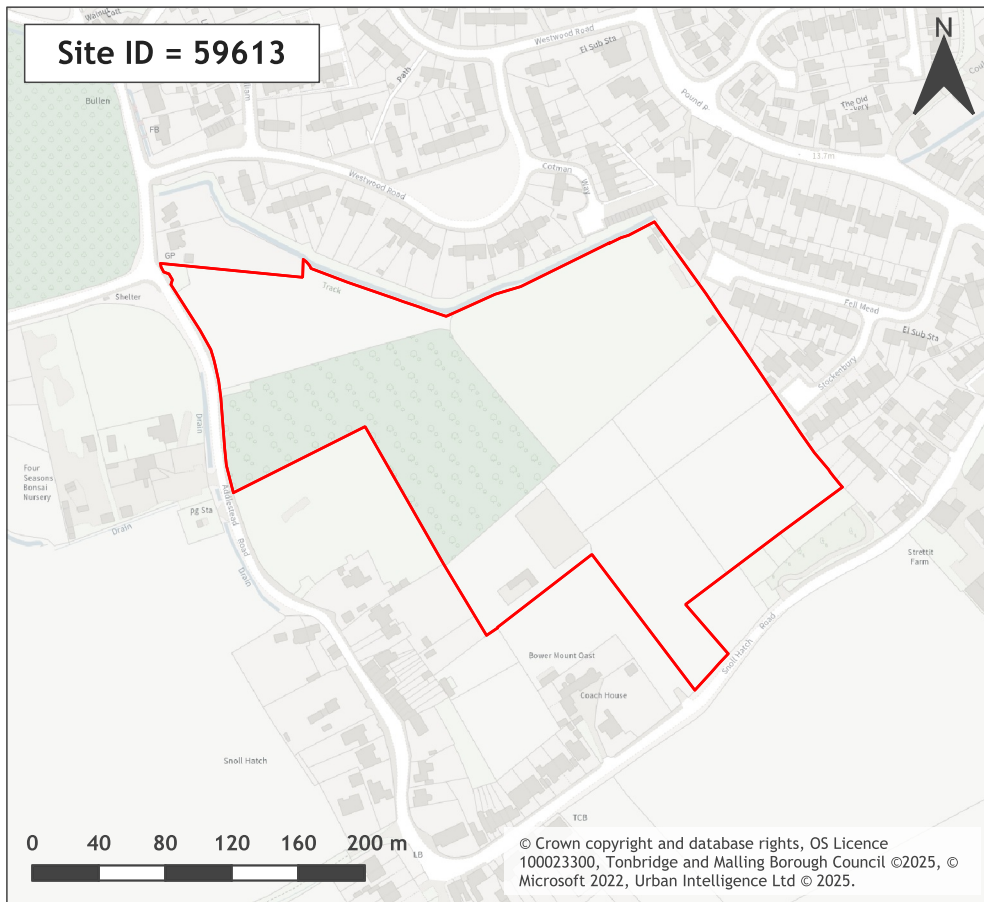
LAA Site Summary - No



TMBC LAA Reference	58759
Site Address	Existing premises at 39 Bells Farm Road, East Peckham
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	East Peckham
Current Use	Residential
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.36
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is outside defined settlement confines on the south side of Bells Farm Road, to the north of East Peckham. The site is within the Green Belt and is the wider curtilage for the Grade II listed Crowhurst Farmhouse. The site is laid to domestic garden with scattered mature trees. The site is not subject to any other landscape or environmental constraints. The remote nature of the site means that development at the site would not be suitable. The impact on the setting of the listed building also restricts the ability to develop the site. For these reasons the site is considered unsuitable.
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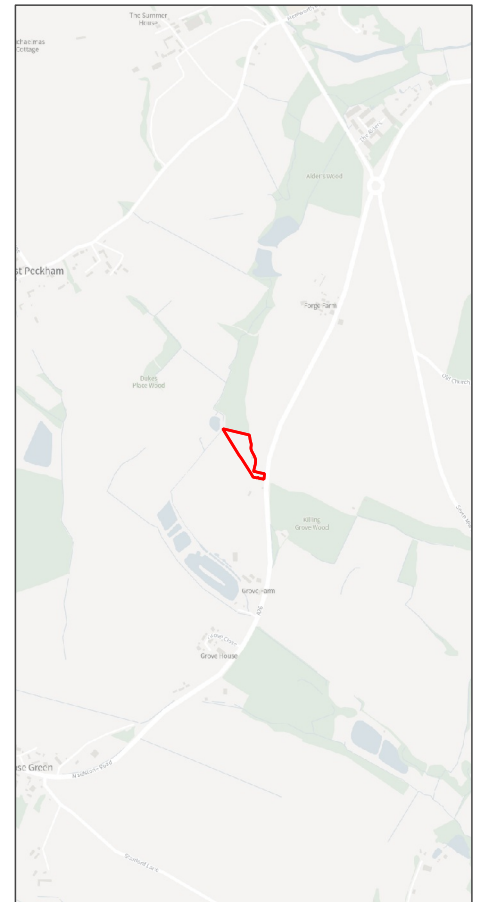
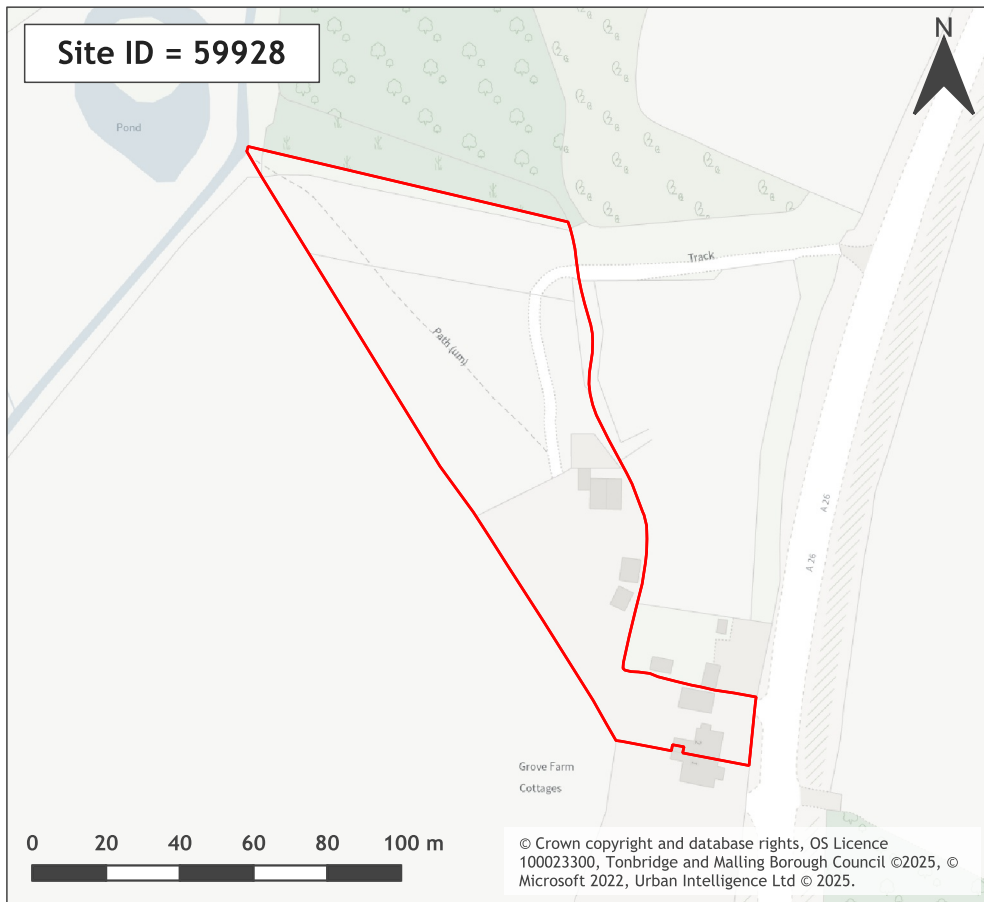
LAA Site Summary - Yes



TMBC LAA Reference	59613
Site Address	Land West of Addlestead Road, East Peckham, Tonbridge
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Watringbury
Settlement or nearest settlement	East Peckham
Current Use	Equestrian
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	5.6
Developable Site Area (ha)	2.85
Residential Yield	50
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	The site is to the west of the settlement confines of East Peckham and is made up of the land in the gap between Snoll Hatch Road in the south and Addlestead Road in the west. The site is also between the Bullen Cross and Snoll Hatch Conservation Areas to the north and south respectively. The site is within the Green Belt and is classified as grade 2 agricultural land but is currently being used as paddocks with a small vegetated area to the north west. The site has no other landscape or ecological designations. The site is in close proximity to local services and public facilities and road access potentially available from the surrounding road network. The site has a small area of flood zone 3b in the north, west and south boundary areas with the rest of the site in zones 2 and 3. The location of the site, being surrounded by development on three sides, reduces the performance of the site in Green Belt terms. Subject to ensuring the development does not adversely impact the adjacent conservation areas and appropriate mitigation for the flood risk the site is considered suitable for development.
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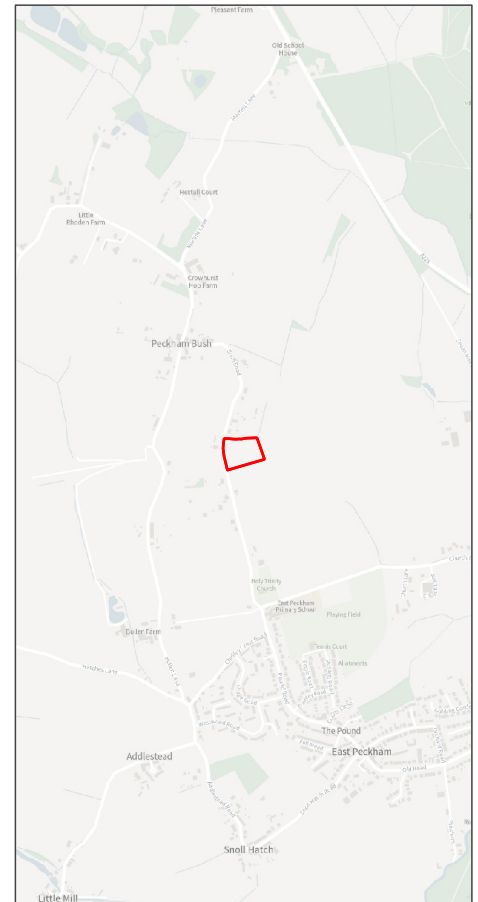
LAA Site Summary - No



TMBC LAA Reference	59928
Site Address	Grove Farm Cottages, Maidstone Road, Tonbridge
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Watlington
Settlement or nearest settlement	West Peckham
Current Use	Residential
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 site is located to the west of Maidstone Road, outside of West Peckham. The site contains a single residential property, outbuildings and paddocks. There is woodland to the north, paddocks and residential properties to the east and south, and agricultural land to the west. The site is wholly within the Green Belt. This site is considered unsustainable given that it is remote from the defined boundary of any settlement.
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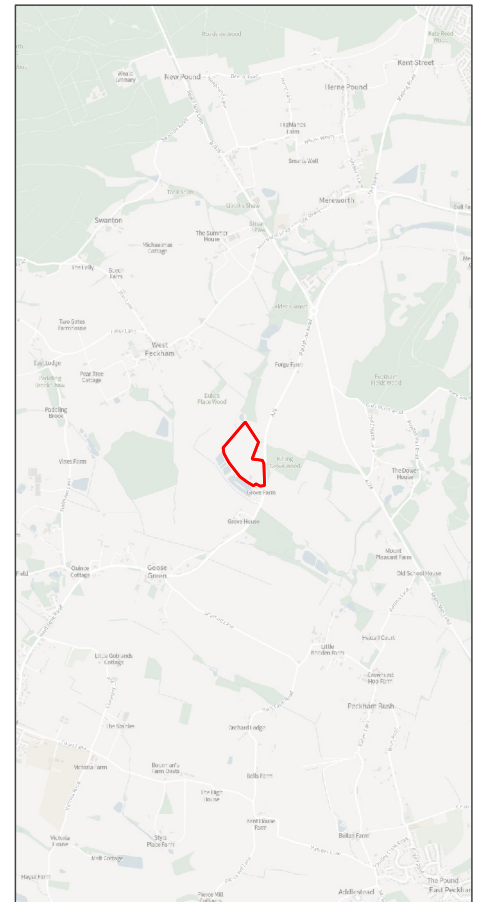
LAA Site Summary - No



TMBC LAA Reference	59639
Site Address	Land East of Bush Road and South Of 134 Bush Road, Peckham Bush
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Wateringbury
Settlement or nearest settlement	East Peckham
Current Use	Residential, Agricultural
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.11
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is on the east side of Bush Road to the north of the settlement confines of East Peckham. The site is relatively flat and is currently laid predominantly to grass with some trees and hedgerows to the boundary. There is scattered residential development to the north and west of the site but is distant from any services. With the site being remote from the defined boundary of any settlement. Therefore, the site is unsuitable for development.
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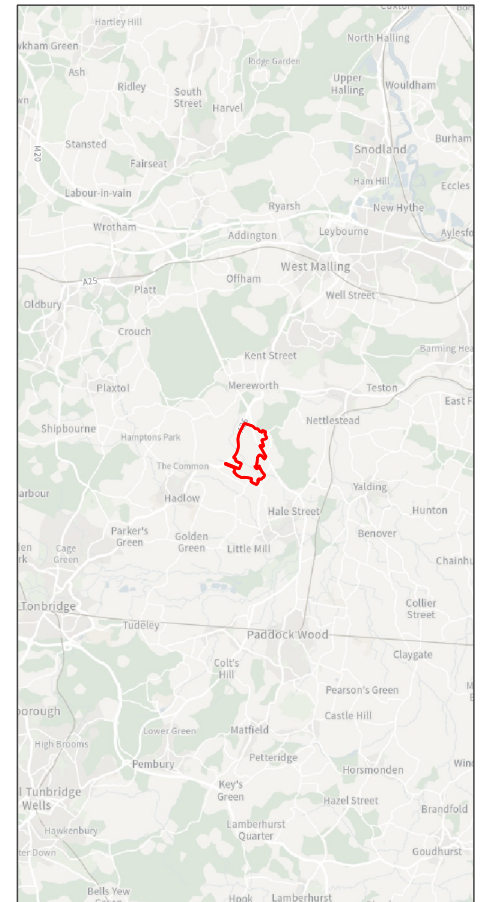
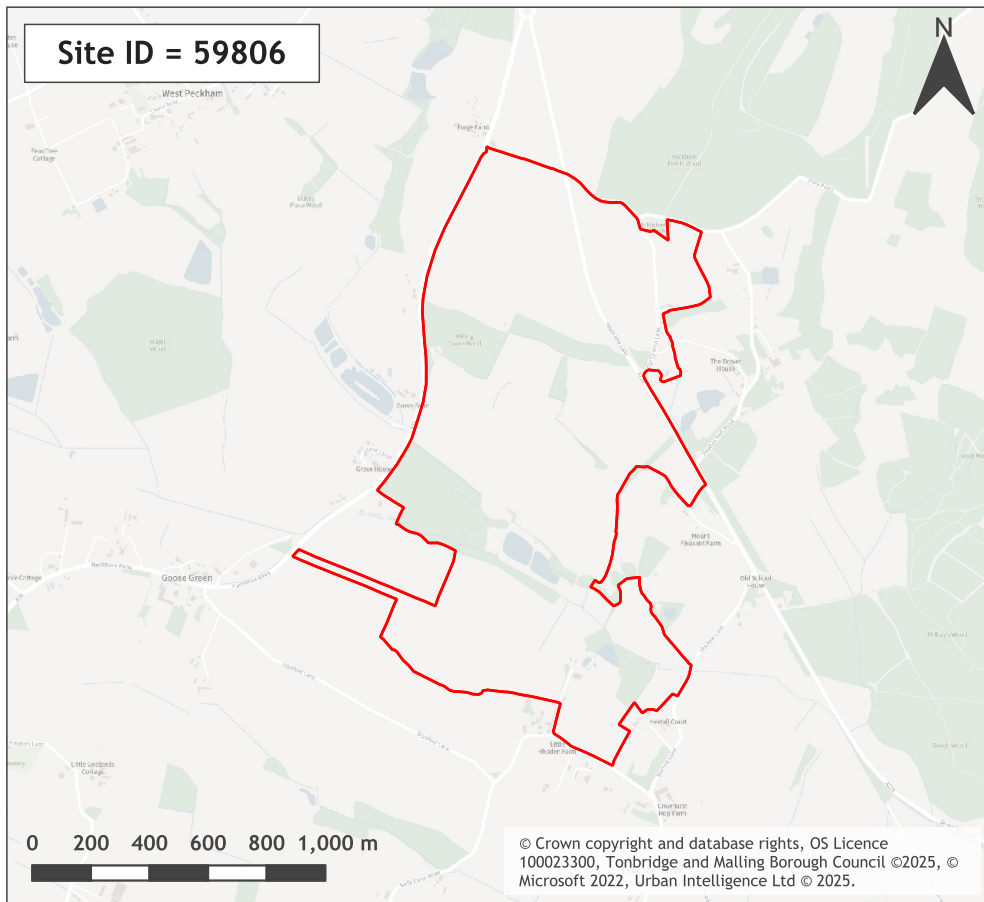
LAA Site Summary - No



TMBC LAA Reference	59846
Site Address	Land West of Maidstone Road and North of Grove Farm, Hadlow
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Wateringbury
Settlement or nearest settlement	West Peckham
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	8.38
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the west of Maidstone Road, outside of West Peckham. The site is a mixture of agricultural land, with a cluster of agricultural buildings in the south. There are a series of ponds and agricultural buildings to the south, a cluster of residential properties and associated outbuildings to the north, with agricultural land to the west and the A26 to the east. The site is wholly within the Green Belt, contains some priority habitat and areas within Flood Zone 3b in the south west of the site. The majority of the site also falls within an area of archaeological potential. This site is considered unsustainable given that it is remote from the defined boundary of any settlement.
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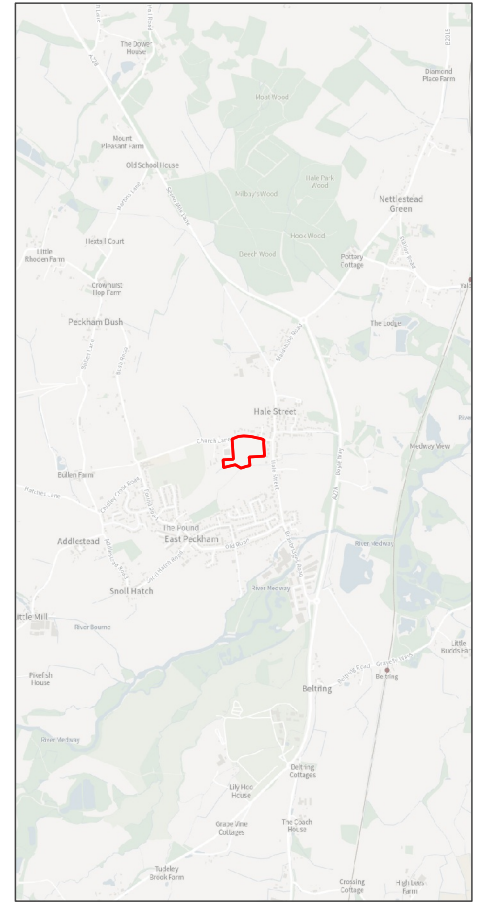
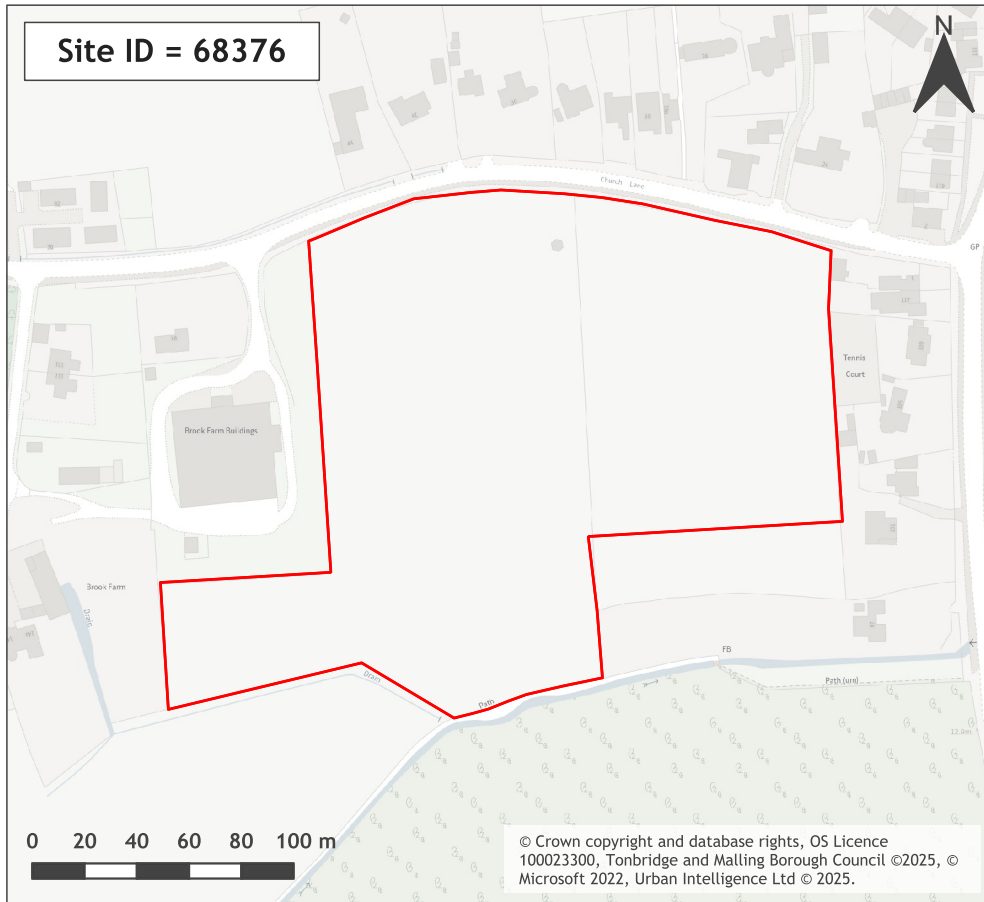
LAA Site Summary - No



TMBC LAA Reference	59806
Site Address	Land (extensive area) East of Maidstone Road and North of Peckham Bush
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Watringbury
Settlement or nearest settlement	Mereworth and Herne Pound
Current Use	Agriculture, Residential
Suitable	No
Deliverable	No
Gross Site Area (ha)	150.75
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is a large swathe of land stretching from the A26 in the west to beyond Seven Mile Lane in the east and north from Peckham Bush. The site is a soft fruit farm made up of multiple fields separated by shelter belts of mature trees and hedgerows. The land is predominantly undeveloped by land in production is covered by polytunnels. This is a large site so contains many different constraints including ancient woodland, flood zone 3b and priority habitat, although due to its size none of these constraints cover the entire area. The site is crossed by a number of public rights of way and is grade 2 and 3 agricultural land. The site overall has a gradual slope up from the north. The site is wholly open countryside within the Green Belt and is remote from any defined settlement boundary. The site is unsuitable for development.
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LAA Site Summary - Yes



TMBC LAA Reference	68376
Site Address	Land South of Church Lane, Hale Street
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	Hale Street
Current Use	Agriculture, Greenfield
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	3.32
Developable Site Area (ha)	3.32
Residential Yield	86
Employment floorspace (sqm)	0
Timescale	Short-term

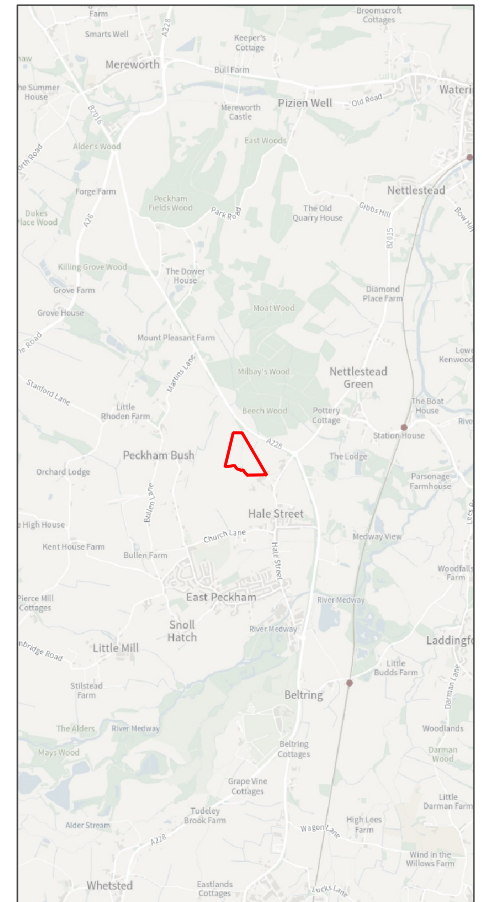
LAA Conclusion

The site is located on Church Lane south of Hale Street. The site is currently in agricultural use and is Grade 2 agricultural land and is within the Green Belt. Immediately to the west is a large agricultural building with a workshop area to its rear. The site was the subject of a previous refused application for residential development 21/03353/FL which was refused on greenbelt and countryside grounds.

The site is within flood zone 2. Listed buildings sit opposite in Church Lane where their historic setting will need consideration. The whole site is within an area of archaeological potential. The site can be accessed from Church Lane.

The site is in good proximity to a variety of public services and facilities with the local school at the end of Church Lane. While the Green Belt Assessment states that the sub-area performs strongly against NPPF purposes, the site makes a less important contribution to the wider Green Belt and is recommended for consideration. Given this sites proximity to a sustainable settlement alongside minimal constraints, the site is considered to be suitable for residential development.

LAA Site Summary - No



TMBC LAA Reference	68375
Site Address	Land At Brookside Garden Centre, Seven Mile Lane, Hale Street
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	Hale Street
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	8.86
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site comprises a triangular piece of land to the west of Seven Mile Lane, comprising grassed fields with a stream that runs through the site and some trees/hedgerows. The site is located to the north of Brookside Garden Centre. The central portion of the site is subject to Flood Risk Zones 2 and 3, which precludes development in this area. The site is severed from any built up area and is generally rural in nature and is isolated and remote from local services, facilities and public transport. The site is therefore considered unsuitable for development.
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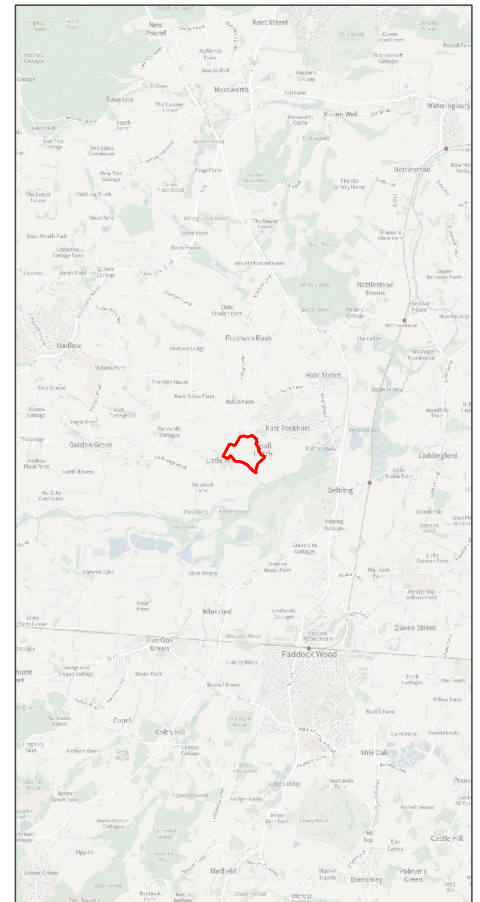
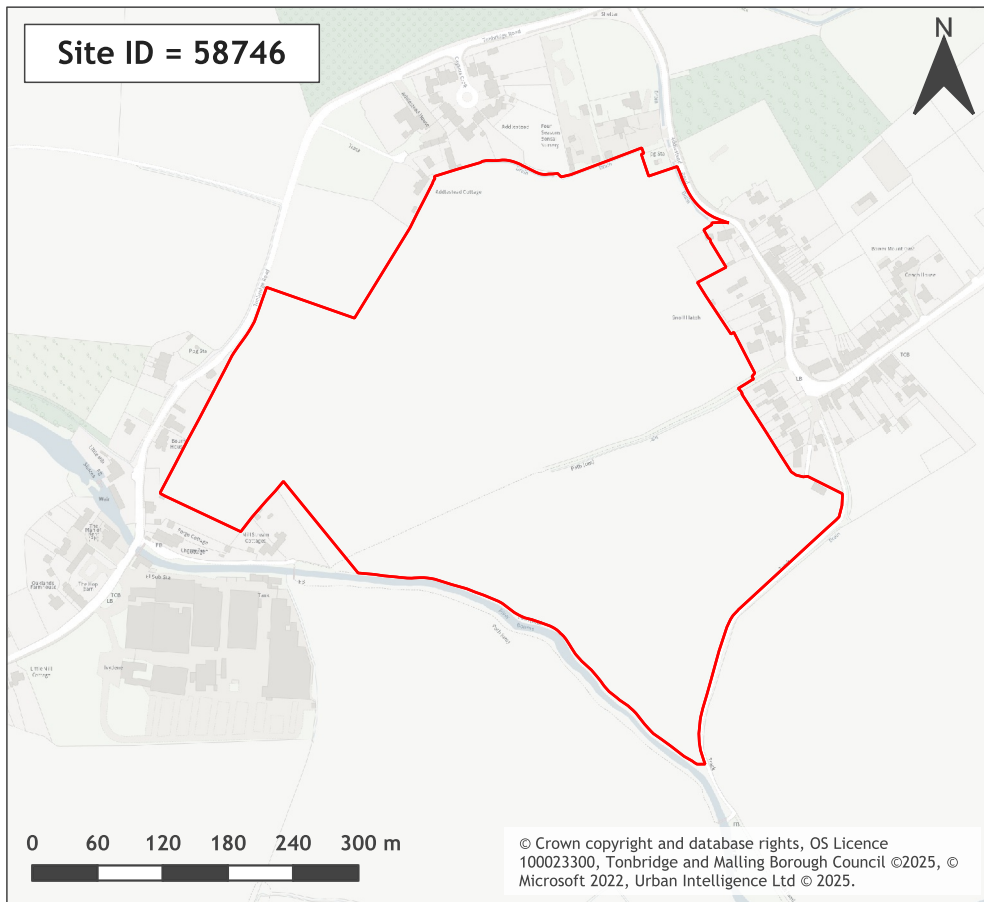
LAA Site Summary - No



TMBC LAA Reference	68377
Site Address	Land west of Unit 4 Arnold Business Park, Branbridges Road, East Peckham
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Watlington
Settlement or nearest settlement	East Peckham
Current Use	Greenfield
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.48
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located immediately adjacent to the south western side of the Branbridge Industrial Estate. The site is within the Green Belt and has no direct road frontage with access being gained through the existing industrial estate. The site is close to the River Medway and is predominantly within flood zone 3b. The site is predominantly scrub and grass and is part of a larger local wildlife site (East Peckham Ponds). Due to the flood zone designation, green belt location and Local Wildlife Site the site is considered wholly unsuitable for development.
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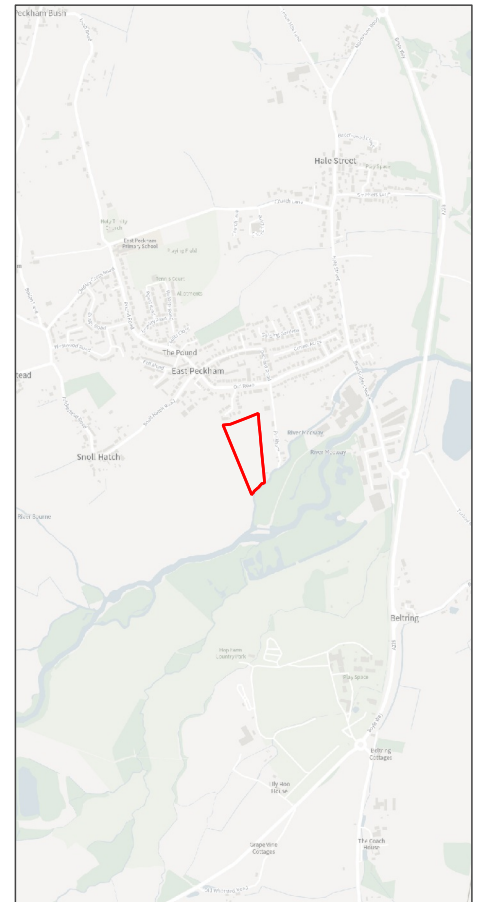
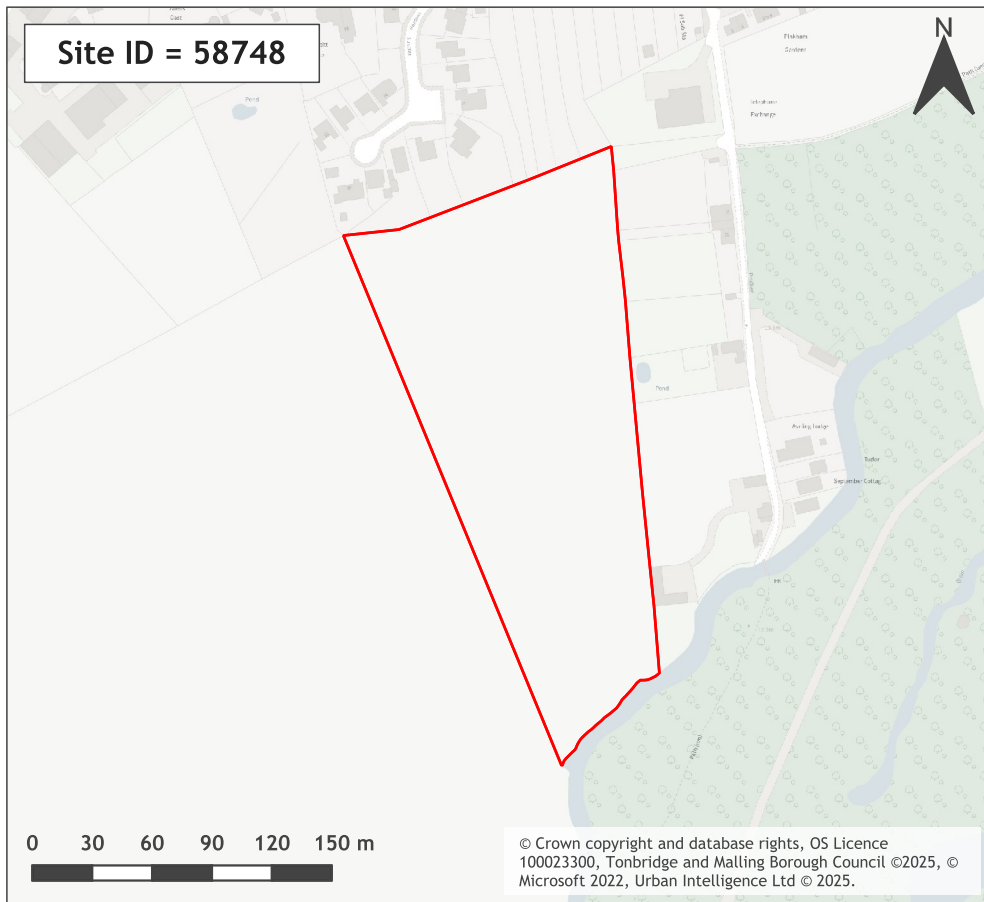
LAA Site Summary - No



TMBC LAA Reference	58746
Site Address	Land (extensive area) east of Tonbridge Road and West of Snoll Hatch, Snoll Hatch
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Watlingtonbury
Settlement or nearest settlement	Snoll Hatch
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	18.08
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located on the southwest edge of East Peckham in Snoll Hatch within the Greenbelt. The land is Grade 2 agricultural land and within agricultural use. The site is partly within the minerals safeguarding area and is at risk from flooding via various sources with the River Bourne directly to the south. The whole site is within flood zone 2 and the southern part of the site as well as a band on the eastern and western boundary of the site are also within flood zone 3b, which would affect access to the site. Conservation areas are adjacent to the east and west of the site and there are also various listed buildings to the north and east. Development in this location could potentially join two conservation areas and impact on their setting. This alongside the flood risk deems this site unsuitable for development.
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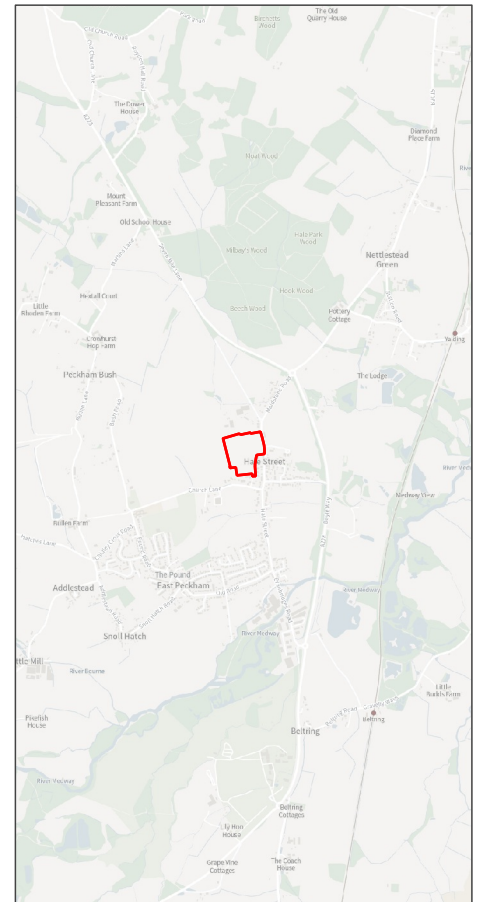
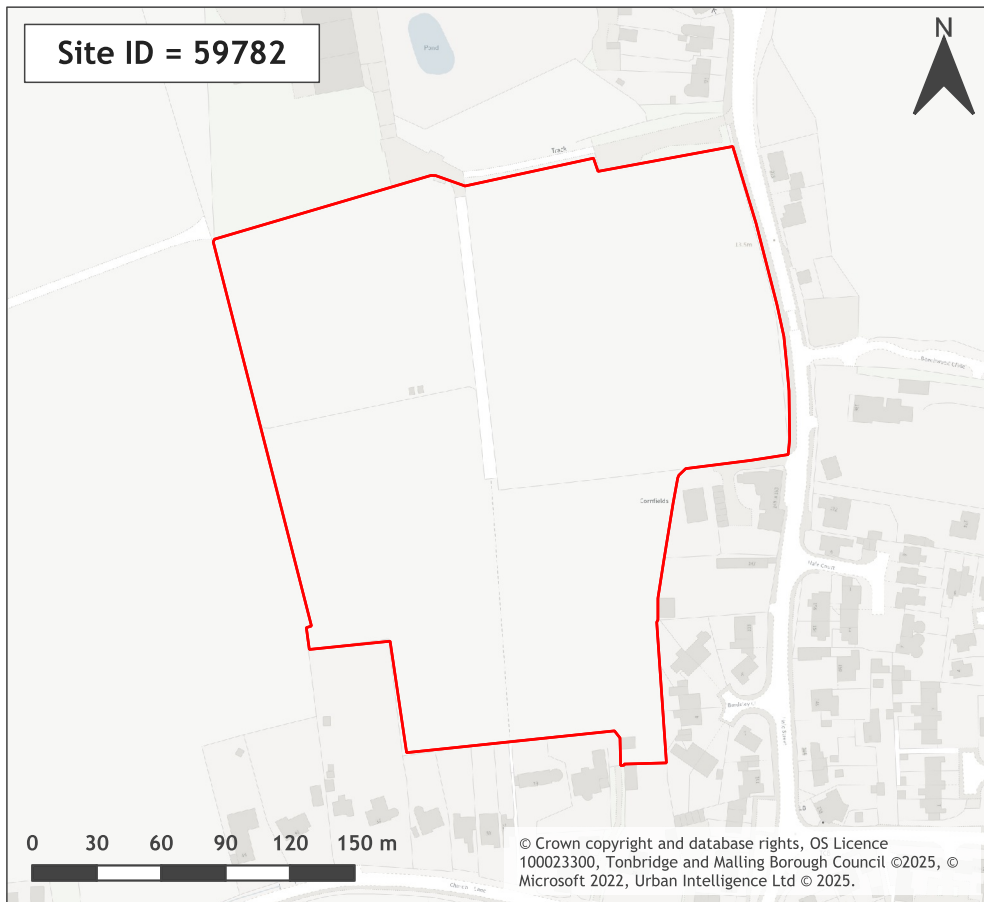
LAA Site Summary - No



TMBC LAA Reference	58748
Site Address	Land south of Stretitt Gardens and west of Pinkham, East Peckham
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	East Peckham
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	2.67
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is to the south of Stretitt Gardens and west of Pinkham Lane adjacent to the settlement confines of East Peckham. The site is within the Green Belt and is relatively flat and part of a wider area of Grade 2 agricultural land. The site has no specific landscape or ecological constraints or TPOs but is wholly within flood zone 3b. The site has no road frontage being behind existing residential development. With the site being wholly within flood zone 3b the site is unsuitable for development.
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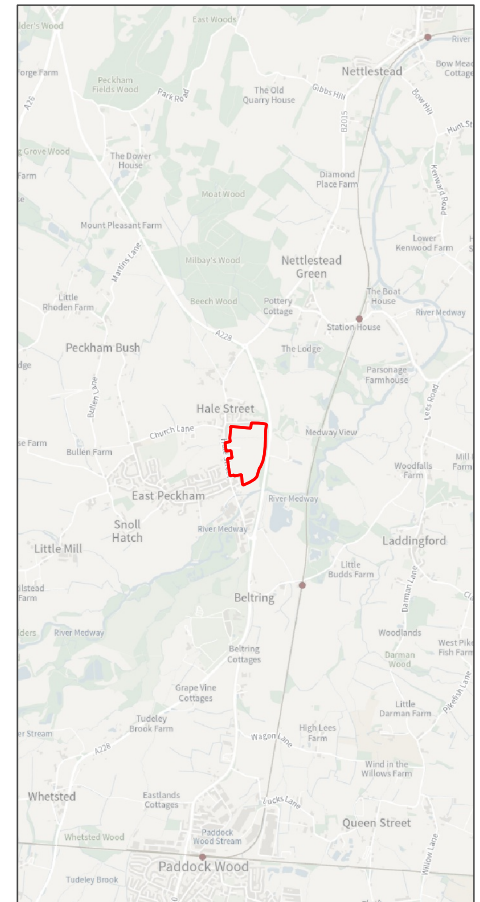
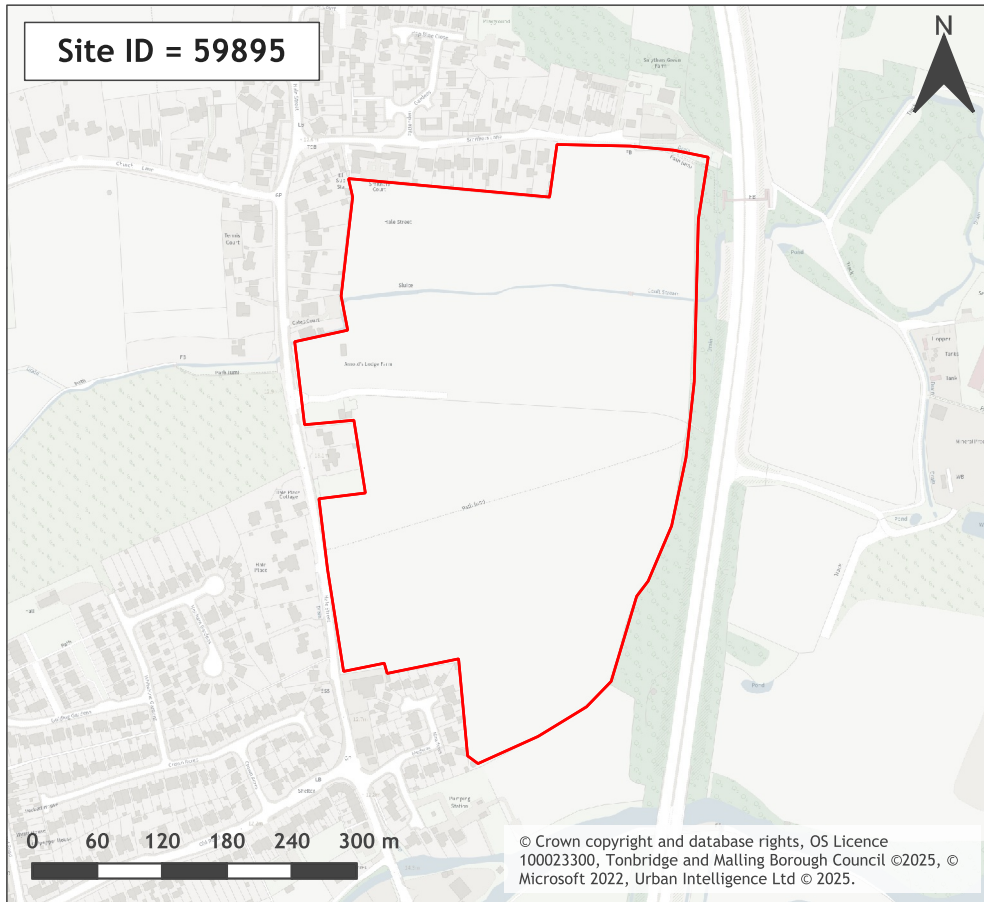
LAA Site Summary - Yes



TMBC LAA Reference	59782
Site Address	Land west of Hale Street, East Peckham, Tonbridge
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	Hale Street
Current Use	Agriculture
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	5.32
Developable Site Area (ha)	5.32
Residential Yield	140
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	The site is located to the west of Hale street and north of Church lane and consists of grade 2 agricultural land within the Green Belt. The eastern section of the site fronting Hale Street and southern area is at risk of flooding, being within flood zone 2/3a. Opposite the site to the east are listed buildings whereby the historic setting of these buildings will need consideration. The site is also within an area of archaeological potential. The site can be accessed from Hale Street and is located in good proximity to the village with a variety of public services and facilities including the local school. There is a public right of way immediately adjacent to the north with one running across the middle of the site that may need diverting. While the Green Belt Assessment states that the sub-area performs strongly against NPPF purposes, the site makes a less important contribution to the wider Green Belt and is recommended for consideration. Given the sites proximity to a sustainable settlement alongside minimal constraints, the site is considered to be suitable for residential development.
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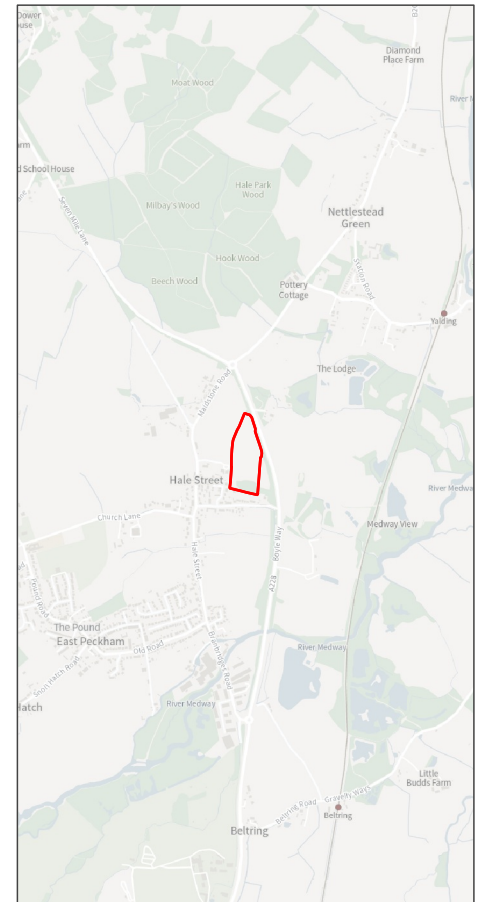
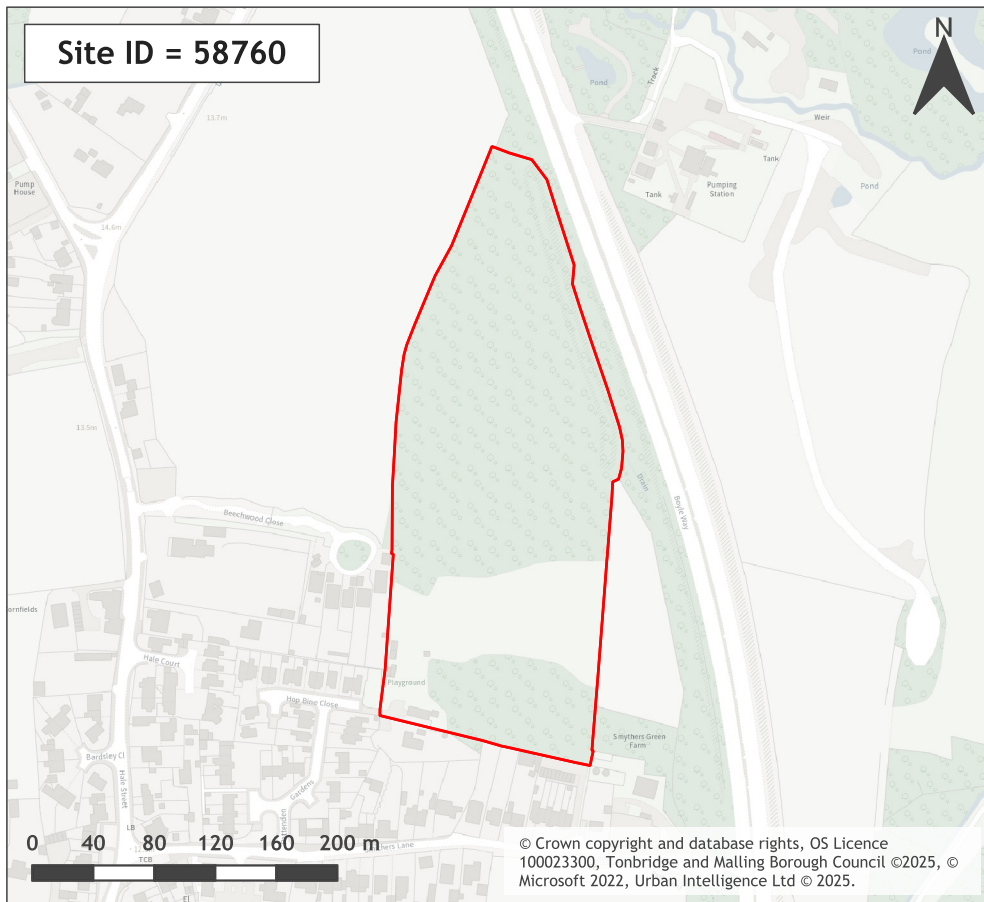
LAA Site Summary - No



TMBC LAA Reference	59895
Site Address	Lane East of Hale Street
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	East Peckham
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	15.4
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the west of the A228 and east of Hale Street. The site is adjacent to the settlement confines of East Peckham and Hale Street and north of Medway Meadows and south of Smithers Lane. The land is within the Green Belt and is grade 2 agricultural land with the easternmost boundary being a priority habitat of deciduous woodland. Access is easily obtainable from Hale Street. The majority of the site is not constrained by TPOs or landscape or ecological restrictions. The whole site is located within flood zones 2 and 3 with the southern and eastern areas within flood zone 3b. The site would be undeliverable due to the constraint of flood zone 3b. The site is therefore unsuitable for development.
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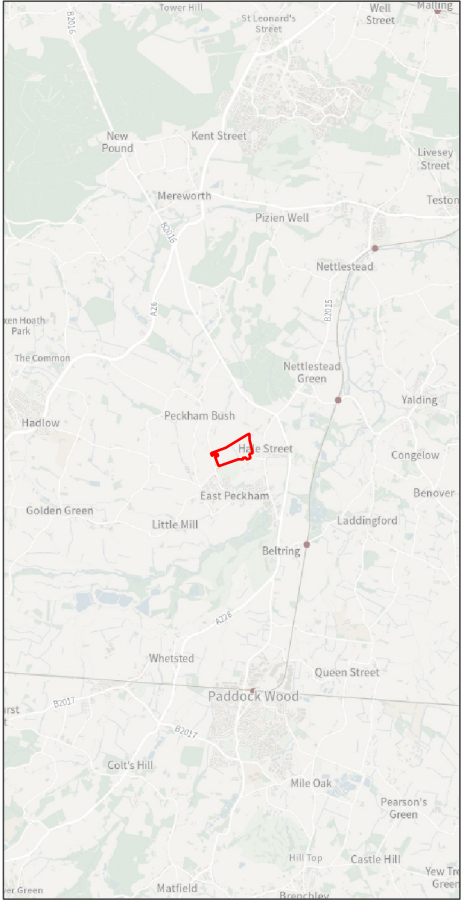
LAA Site Summary - No



TMBC LAA Reference	58760
Site Address	Land north (rear of) 37 to 53 Smithers Lane and east of Beechwood Close, Hale Street
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Wateringbury
Settlement or nearest settlement	Hale Street
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	4.63
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the north of Smithers Lane and west of the A228 bypass. It is located within the greenbelt and is former agricultural land that is mostly empty apart from a small storage yard facility for a family business within the southern area. The site is Grade 2 and 3 agricultural land, and is within an area of archaeological potential. Most of the site is at risk from a variety of sources of flooding, whereby the site is predominantly covered by Flood zone 2. The southern and western areas are within flood risk 3b. The site is heavily overgrown. Access appears difficult where the current single access is through a cul-de-sac that would not be suitable for significant increases in traffic volume. Alternative access points would require acquiring private land. Other points of access would have to be via private land outside the site ownership. The site is therefore considered to be unsuitable given that access cannot be achieved without third party land, as well as other constraints associated with the site.
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LAA Site Summary - No



TMBC LAA Reference	68418
Site Address	Land North of Church Lane Hale Street
Parish	East Peckham
Ward	East and West Peckham, Mereworth & Waterringbury
Settlement or nearest settlement	East Peckham
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	18.8
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is to the north side of Church Lane and east of Bush Road and is a flat open agricultural field in current use classified as grade 2 agricultural land with a hedgerow forming the southern site boundary. The site is within the Green Belt and outside of any defined settlement confines but adjacent to the existing village that has a range of services and public facilities including a primary school and bus stop. The site has the constraint of a government oil pipeline running east - west across the centre of the site. There are no TPOs or landscape and ecological restrictions on the site. The site is open and performs strongly for the wider purposes of the Green Belt. Given this fact the site is considered unsuitable for development.
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