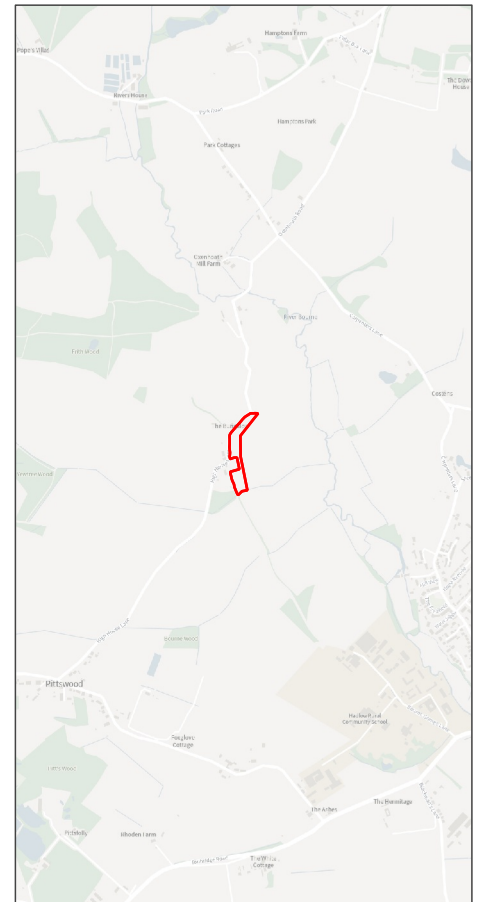
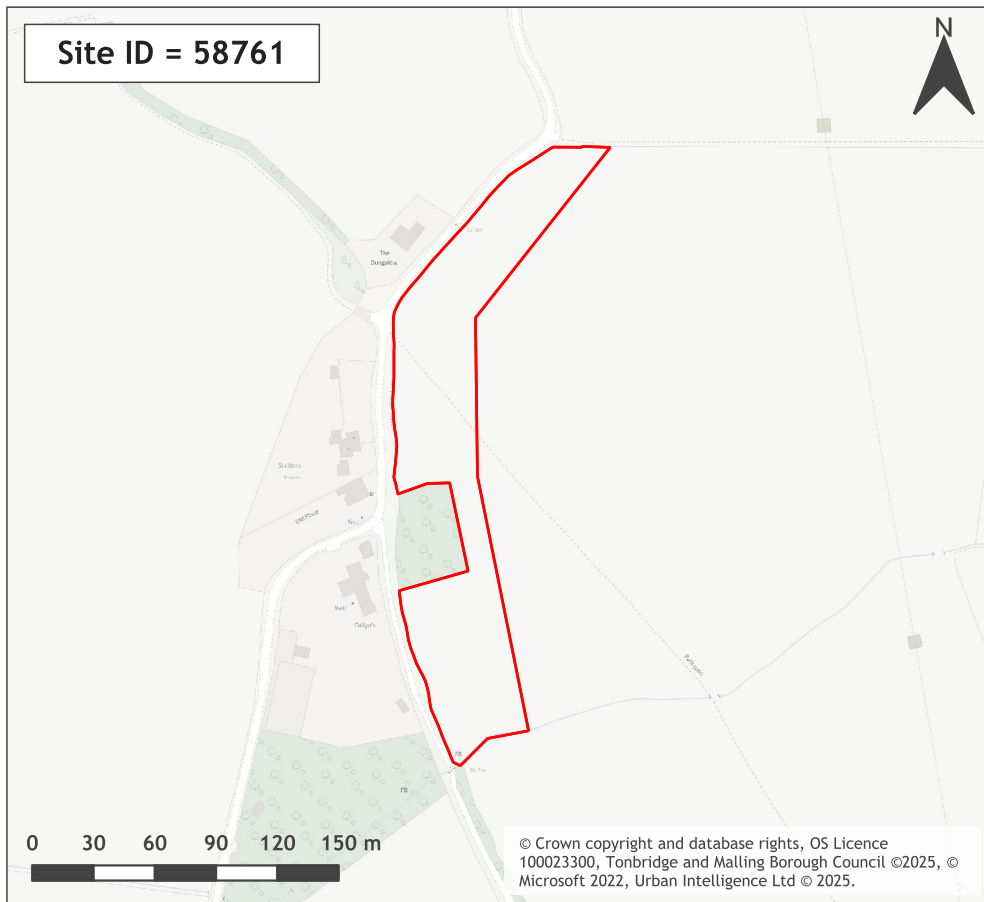


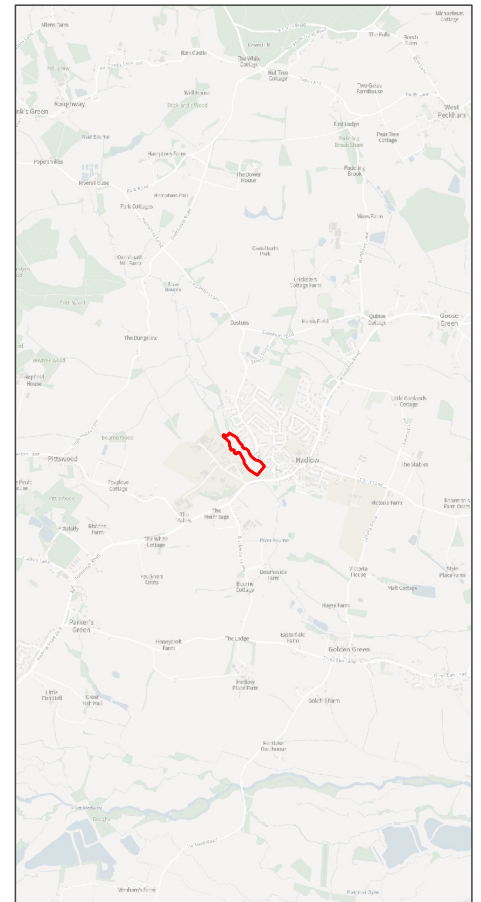
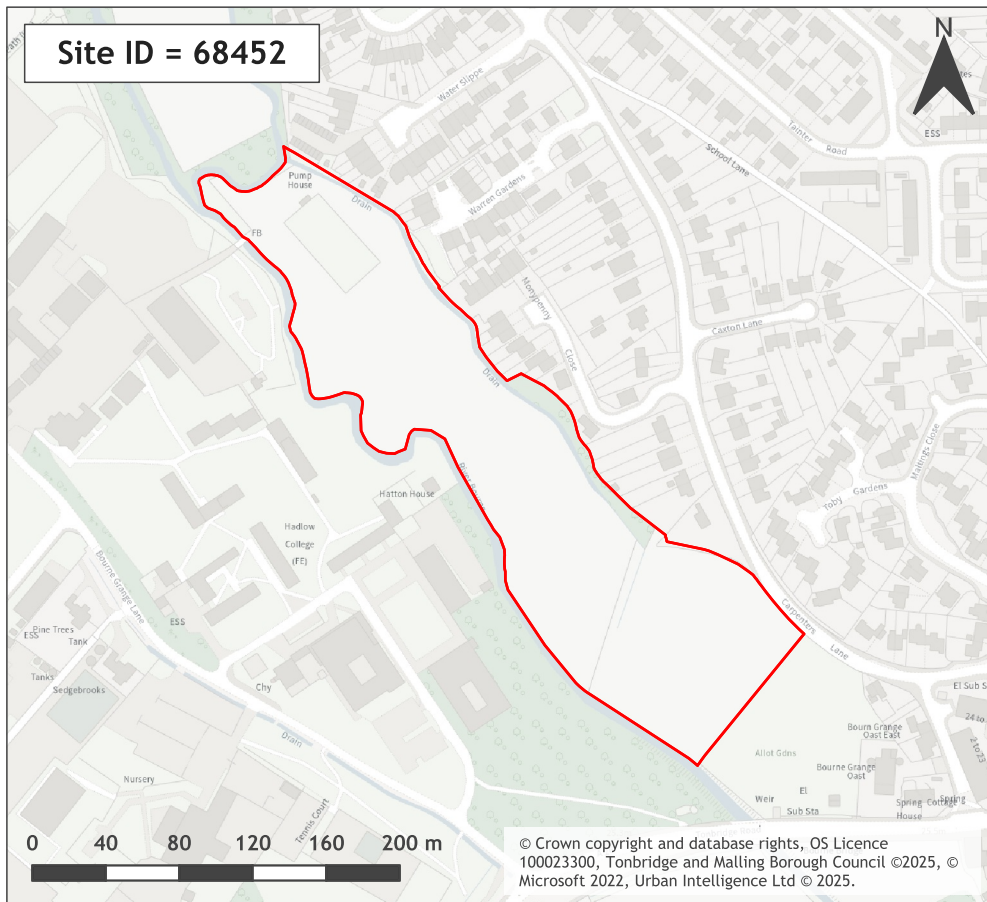
LAA Site Summary - No



TMBC LAA Reference	58761
Site Address	Land at Hope Farm, east of High House Lane, Hadlow
Parish	Hadlow
Ward	Bourne
Settlement or nearest settlement	Hadlow
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.12
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is to the east of High House Lane opposite the small cluster of properties known as Stallions Green. The site is within the Green Belt and is remote from any existing settlement confines. The site forms the western edge of a much larger parcel of grade 3 agricultural land that features a hedgerow to its western boundary and some tree coverage in the south western corner. The site is relatively flat. With the site being remote from the defined boundary of any settlement the development of this site and is therefore unsuitable.
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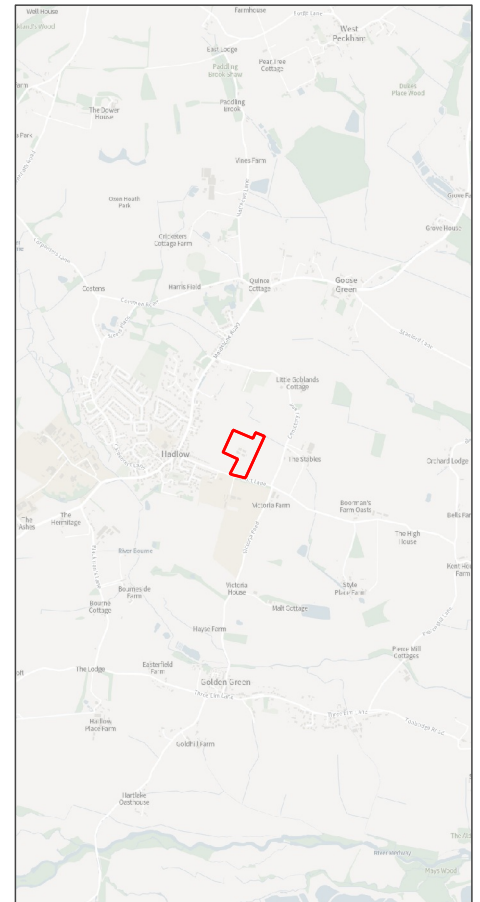
LAA Site Summary - No



TMBC LAA Reference	68452
Site Address	Land Adjacent River Bourne at Hadlow College, Tonbridge Road, Tonbridge
Parish	Hadlow
Ward	Bourne
Settlement or nearest settlement	Hadlow
Current Use	Agriculture, Vacant Premises
Suitable	No
Deliverable	No
Gross Site Area (ha)	3.09
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is a strip of land that contains the River Bourne and is within the Green Belt adjacent to the settlement confines of Hadlow to the north east and Hadlow College to the south west. The site falls wholly within flood zone 3b and is flat land predominantly laid to grass with trees to the boundaries. The site has no landscape or ecological constraints. The site is considered to be a sustainable location adjacent to the existing settlement confines of a settlement that contains numerous facilities. Notwithstanding the location of the site the flood risk designation means that the site is unsuitable for development.
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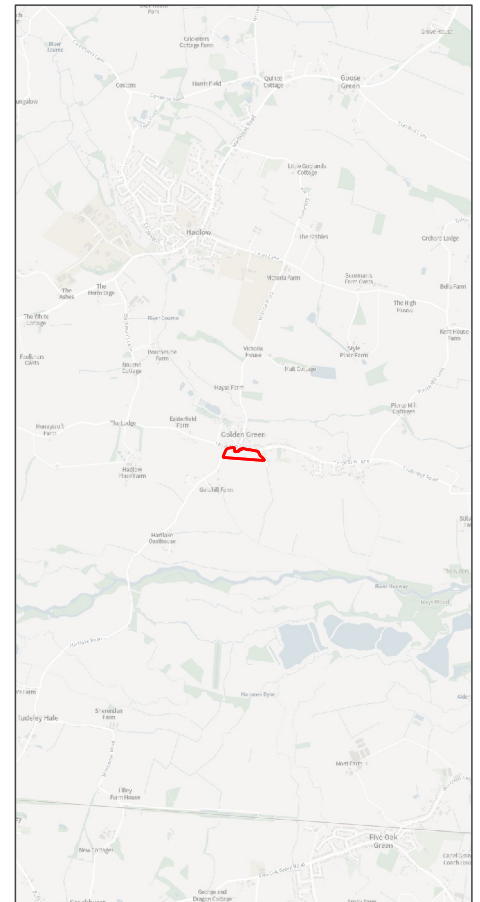
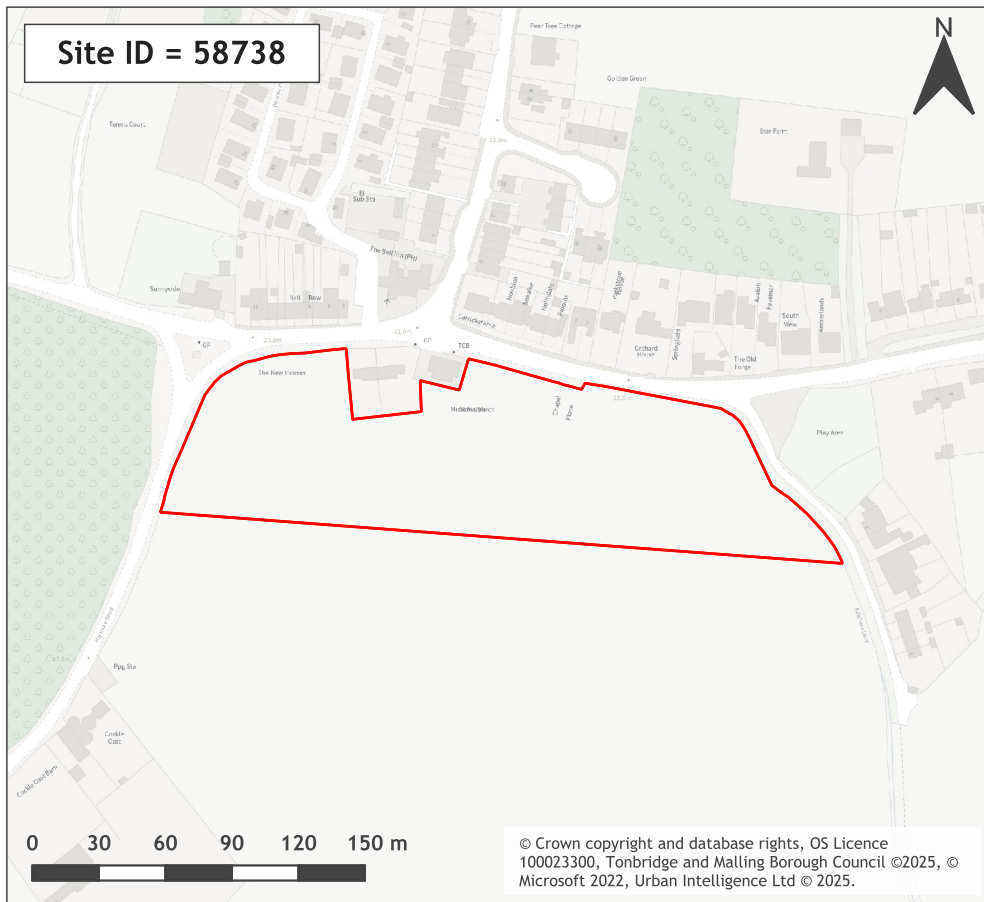
LAA Site Summary - Yes



TMBC LAA Reference	68365
Site Address	Land rear of Court Lane Farmhouse and north of Court Lane, Hadlow
Parish	Hadlow
Ward	Bourne
Settlement or nearest settlement	Hadlow
Current Use	Agriculture, Industrial & logistics
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	4.66
Developable Site Area (ha)	1.02
Residential Yield	25
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	The site is in the Green Belt on the east side of Court Lane. It is outside the settlement confines but has a courtyard of industrial buildings set in the centre. The buildings themselves have planning permission granted under 24/01603 for B2 and B8 uses. The site has a wider landholding that is laid to grass and is grade 2 agricultural land. The site is separated from the settlement confines of Hadlow and is some distance from the existing facilities and public amenities. On this basis is not considered a site that would be suitable.
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LAA Site Summary - No



TMBC LAA Reference	58738
Site Address	Land east of Hartlake Road and south of Three Elm Lane, Golden Green
Parish	Hadlow
Ward	Bourne
Settlement or nearest settlement	Golden Green
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.85
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the south of Three Elm Lane and is opposite the junction of Victoria Road. The site forms part of a larger agricultural field. To the front of the site is a Grade II listed building “Golden Green Mission Church” and it is opposite the Grade II listed Building of The Bell Inn. Whilst adjacent to the settlement boundary of Golden Green, there is a lack of any significant service or facilities in the settlement and as such the site is considered to be an unsustainable site. The site is therefore unsuitable for development.
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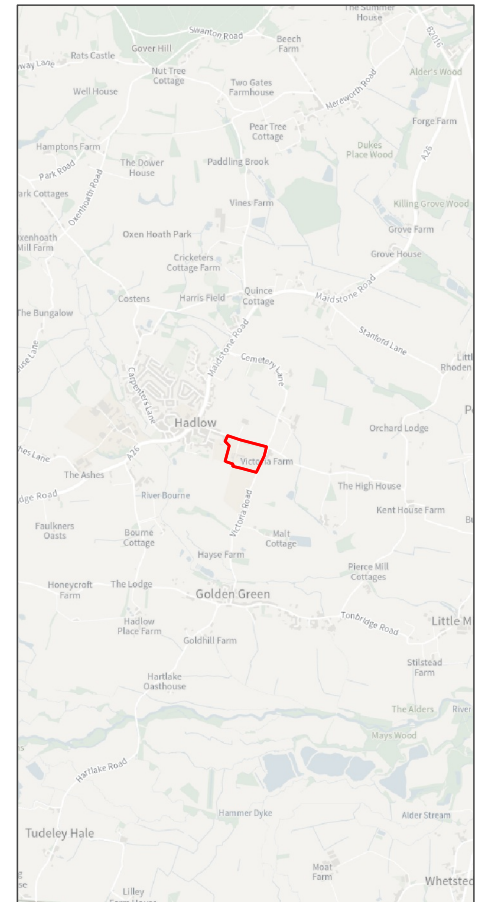
LAA Site Summary - No



TMBC LAA Reference	60162
Site Address	Springfield Place, Cemetery Lane, Hadlow
Parish	Hadlow
Ward	Bourne
Settlement or nearest settlement	Hadlow
Current Use	Gypsy and Traveller
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.4
Developable Site Area (ha)	
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is an existing private gypsy and traveller site on the south side of Cemetery Lane. The site is outside the settlement confines of Hadlow and is located in the Green Belt, remote from any defined settlement confines. The site has no other landscape or ecological designations or TPOs. The site is to the rear of existing houses on the east side of A26 Maidstone Road and has open land to the north and south. Given the location of the site outside the settlement confines it is considered that the site is unsuitable.
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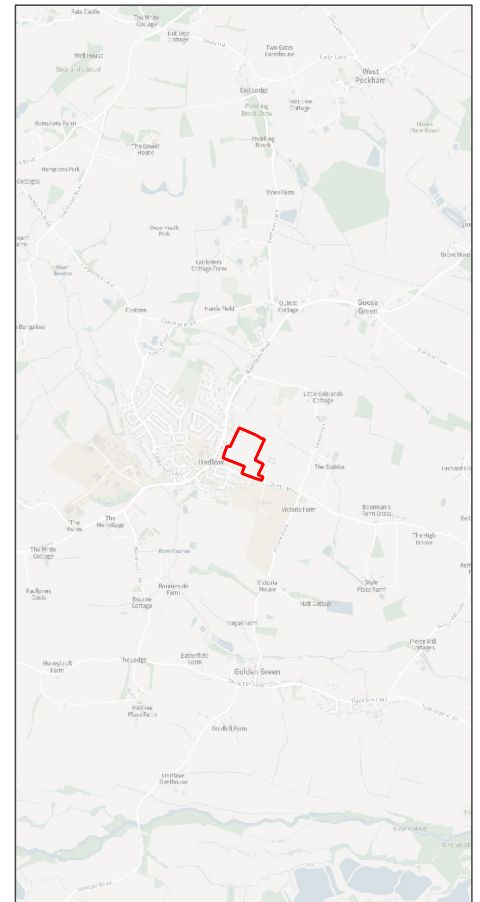
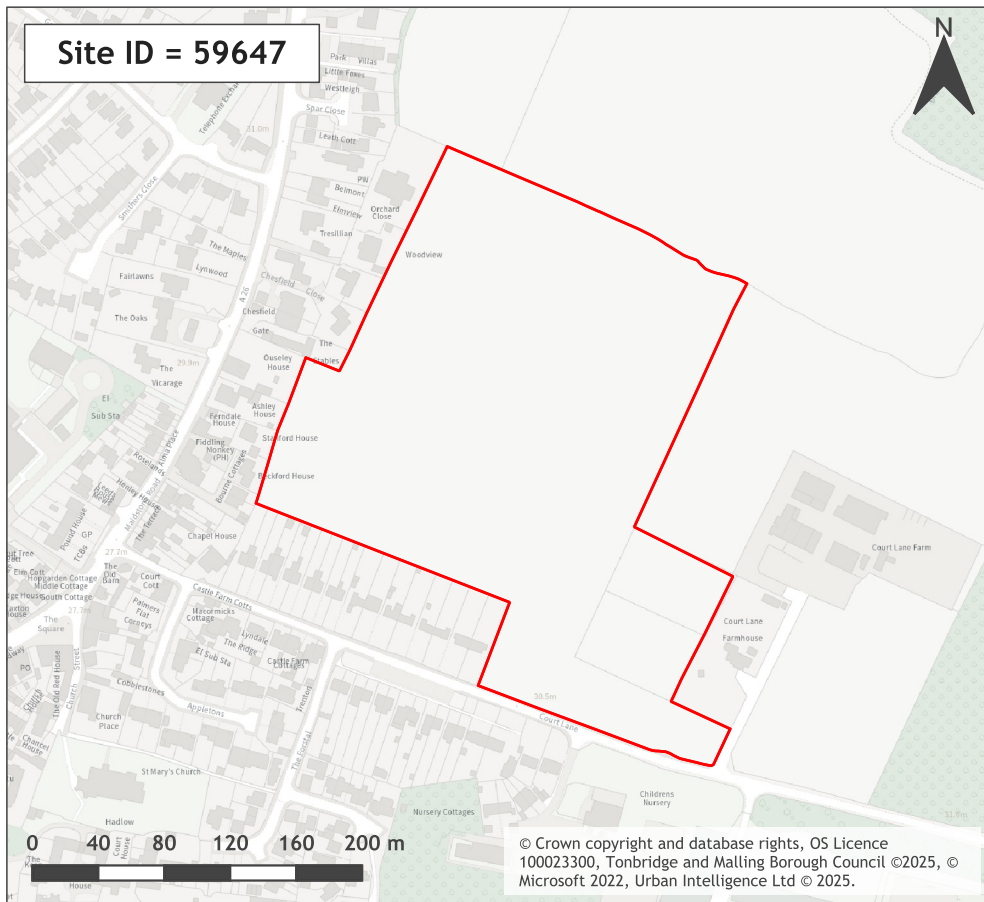
LAA Site Summary - Yes



TMBC LAA Reference	68449
Site Address	Court Lane Nurseries, Court Lane, Hadlow, Tonbridge
Parish	Hadlow
Ward	Bourne
Settlement or nearest settlement	Hadlow
Current Use	Agriculture
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	7.61
Developable Site Area (ha)	3.96
Residential Yield	85
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	The site is a commercial nursery to the south side of Court Lane. The site is in the Green Belt but adjacent to the permitted site of 59635. The site would therefore be adjacent to built development when the adjacent site is built out. The site is grade 2 agricultural land but not subject to any other landscape and ecological constraints. The site has no TPOs and not subject to fluvial flooding. The site is predominantly previous developed land that performs less strongly against the purposes of Green Belt set out in the NPPF. The site is therefore considered appropriate for development.
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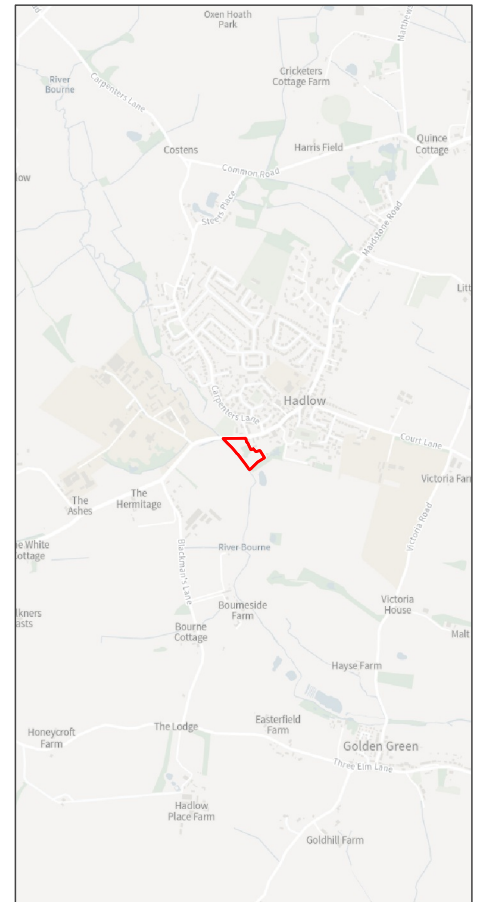
LAA Site Summary - Yes



TMBC LAA Reference	59647
Site Address	Land North of Court Lane and rear of (East of) Chesfield Close, Hadlow
Parish	Hadlow
Ward	Bourne
Settlement or nearest settlement	Hadlow
Current Use	Agriculture
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	6.15
Developable Site Area (ha)	1.52
Residential Yield	40
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	The site is to the northeast side of Court Lane, extending behind the properties on this side of the road, and behind the existing properties along the southeast side of the A26 Maidstone Road. The site is in the Green Belt and adjoins the settlement confines of Hadlow. The Hadlow Conservation Area adjoins the western boundary. The site is grade 2 agricultural land and is currently in agricultural production. The site is well screened by a tall shelter belt of trees to the north that separates the site from the wider Green Belt. The site is not covered by any landscape or ecological designations, nor is it in any fluvial flood zones. The site is in a sustainable location, immediately adjacent to the settlement confines and its existing facilities. Whilst it is classed as Green Belt its location and surroundings means that the site does not function strongly as Green Belt land. Vehicular access is available from Court Lane, however this is quite narrow at its junction with the A26 to the west. Subject to the access being found acceptable the site is considered suitable for development.
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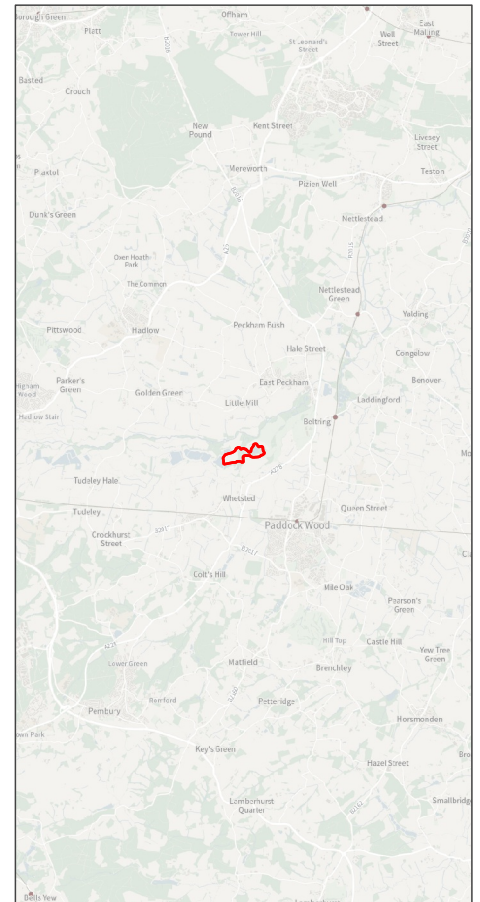
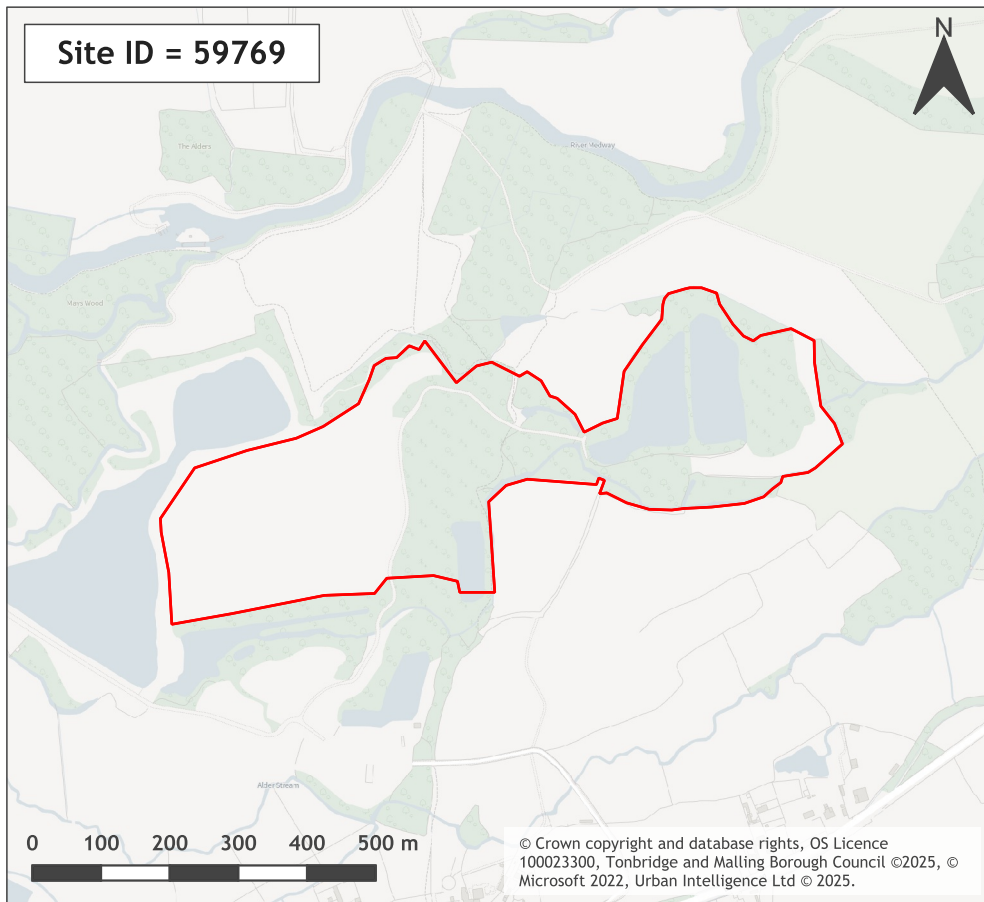
LAA Site Summary - No



TMBC LAA Reference	59601
Site Address	Land At Bourne Bridge, Tonbridge Road, Tonbridge
Parish	Hadlow
Ward	Bourne
Settlement or nearest settlement	Hadlow
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.05
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is on the south side of the A26 Tonbridge Road on the east side of the River Bourne. The site is immediately adjacent to the settlement confines and the Hadlow Conservation Area, is flat and is covered in a mix of grass, scrub and tree vegetation. The site is within the Green Belt with approximately half being located within flood zone 3b with the remainder in flood zones 2 and 3a. The site has listed buildings to the north and east and a deciduous woodland priority habitat to the south and east. The site, whilst adjacent to a sustainable development, is in flood zone with this restriction making the site unsuitable for development.
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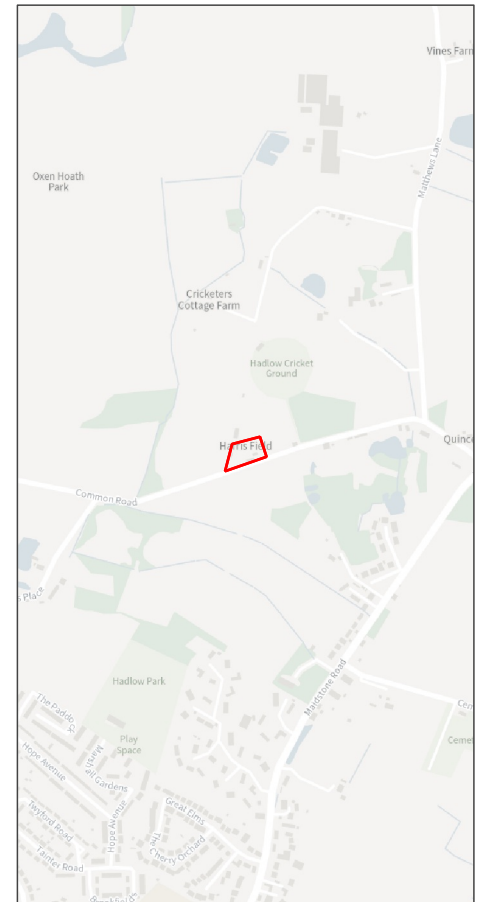
LAA Site Summary - No



TMBC LAA Reference	59769
Site Address	Land Between the River Medway And, Whetsted Road, Tonbridge
Parish	Hadlow
Ward	Bourne
Settlement or nearest settlement	East Peckham
Current Use	Agriculture, Other
Suitable	No
Deliverable	No
Gross Site Area (ha)	22.63
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is remote from settlement confines and straddles the borough boundary with Tunbridge Wells in which it is mostly situated. The site comprises of fields, woodland and ponds, and is otherwise surrounded by open countryside. It is wholly within the Green Belt, predominantly within flood zone 3b and designated priority habitat. Given these constraints the site is considered unsuitable.
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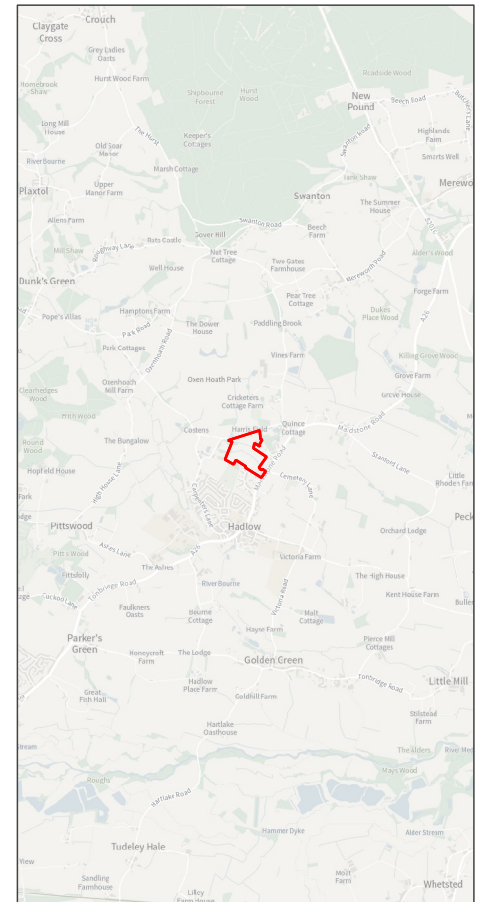
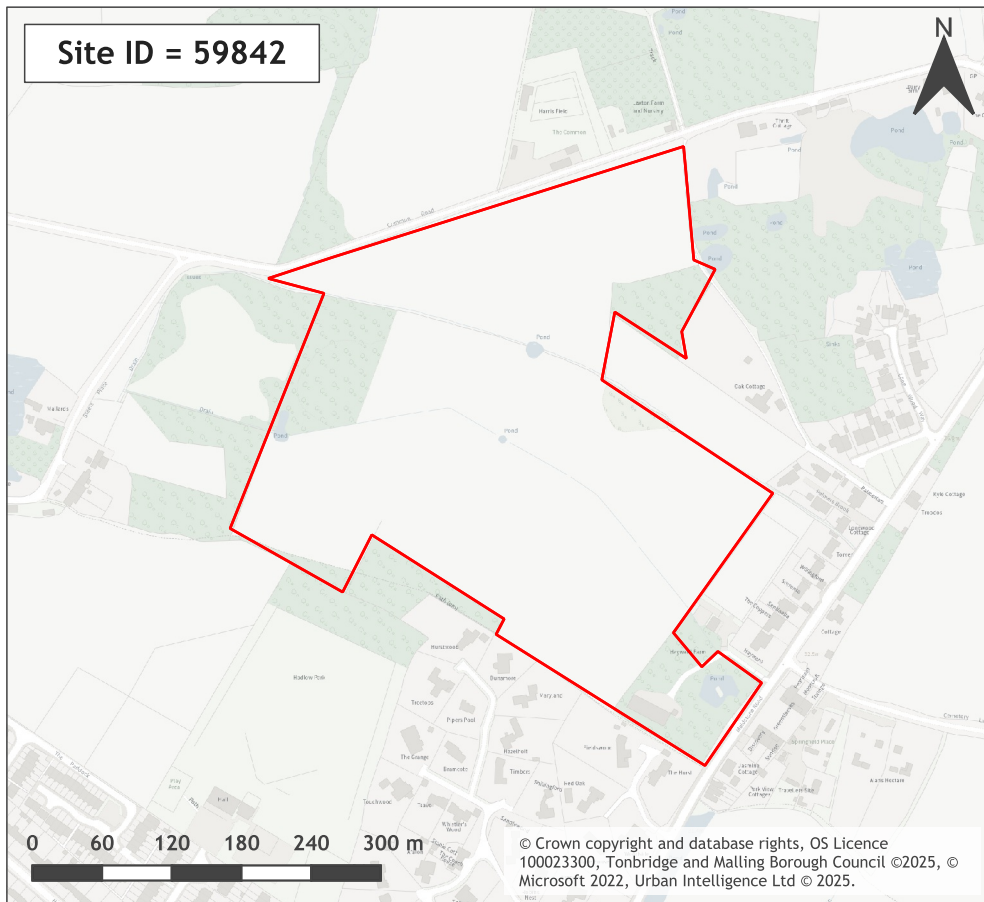
LAA Site Summary - No



TMBC LAA Reference	60041
Site Address	Laxton Farm, Common Road, Hadlow
Parish	Hadlow
Ward	Bourne
Settlement or nearest settlement	Hadlow
Current Use	Gypsy and Traveller
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.36
Developable Site Area (ha)	
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is an existing private gypsy and traveller site on the north side of Common Road. The site is outside the settlement confines of Hadlow and is located in the Green Belt, remote from any defined settlement confines. The site has no other landscape or ecological designations or TPOs and is surrounded by open, predominantly agricultural or paddock land. Given the location of the site outside the settlement confines it is considered that the site is unsuitable.
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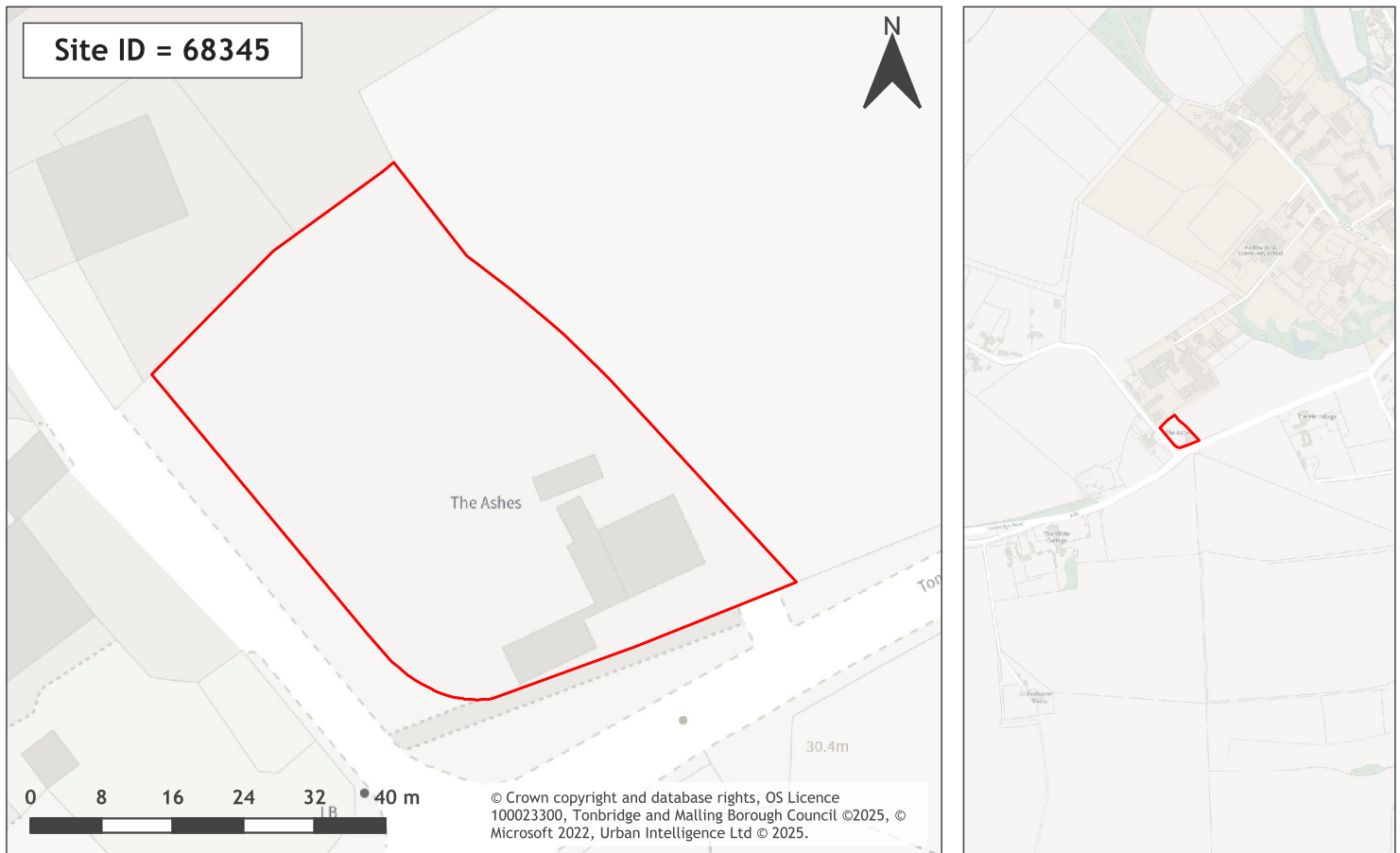
LAA Site Summary - Yes



TMBC LAA Reference	59842
Site Address	Land South of Common Road, Hadlow
Parish	Hadlow
Ward	Bourne
Settlement or nearest settlement	Hadlow
Current Use	Vacant Premises
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	13.31
Developable Site Area (ha)	4.18
Residential Yield	101
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	The site is to the northwest side of A26 Maidstone Road, northeast of Hadlow Park. The site immediately adjoins the settlement confines of Hadlow. The site is grade 3 agricultural land and covered by a blanket TPO. The site is not subject to any landscape or ecological constraints and is the Green Belt. The site is relatively flat, predominantly laid to grass and has a watercourse running across it, but is not subject to fluvial flooding. The site is in a sustainable location adjacent to settlement confines and has vehicular access from the north side of Maidstone Road. The site is designated as Green Belt but due to its existing form some areas perform more strongly against the NPPF purposes of the Green Belt than others. The area closest to the existing settlement boundary performs less strongly than the areas further to the north. On this basis it is considered that only the area adjacent to the settlement boundary should be brought forward for consideration with the remainder of the site kept as open space.
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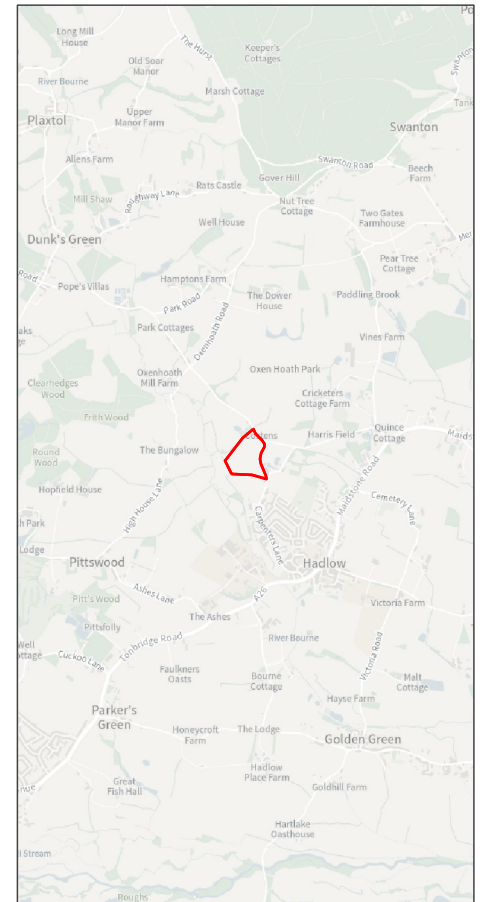
LAA Site Summary - No



TMBC LAA Reference	68345
Site Address	Land Adjoining The Ashes, Ashes Lane, Hadlow, Tonbridge
Parish	Hadlow
Ward	Bourne
Settlement or nearest settlement	Hadlow
Current Use	Residential
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.22
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is to the north side of the A26 Tonbridge Road to the east side of the junction with Ashes Lane. The site is within the Green Belt and is an existing residential property and its associated garden. The land is laid to grass with some tree cover and a hedgerow to the boundary. The site is not subject to any other landscape and ecological constraints or TPOs. The site is flat and not in an area subject to fluvial flood risk. The site is remote from any defined settlement boundary. Therefore the site is considered unsuitable.
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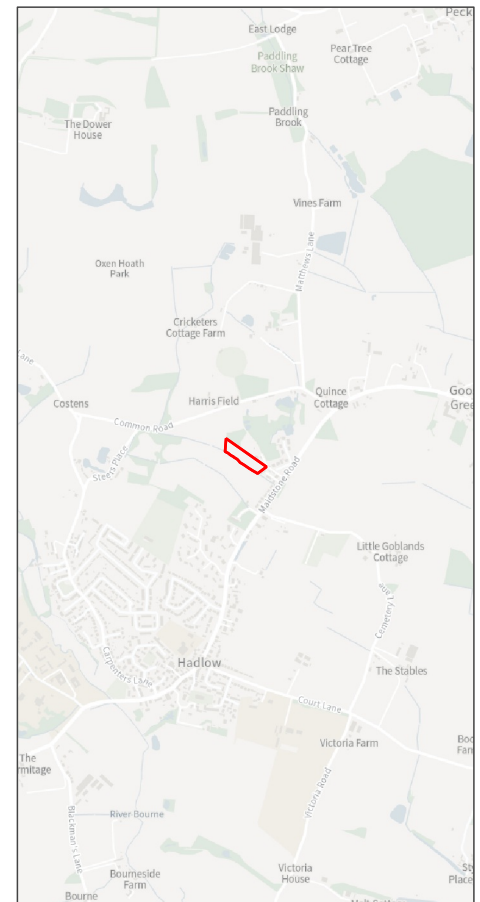
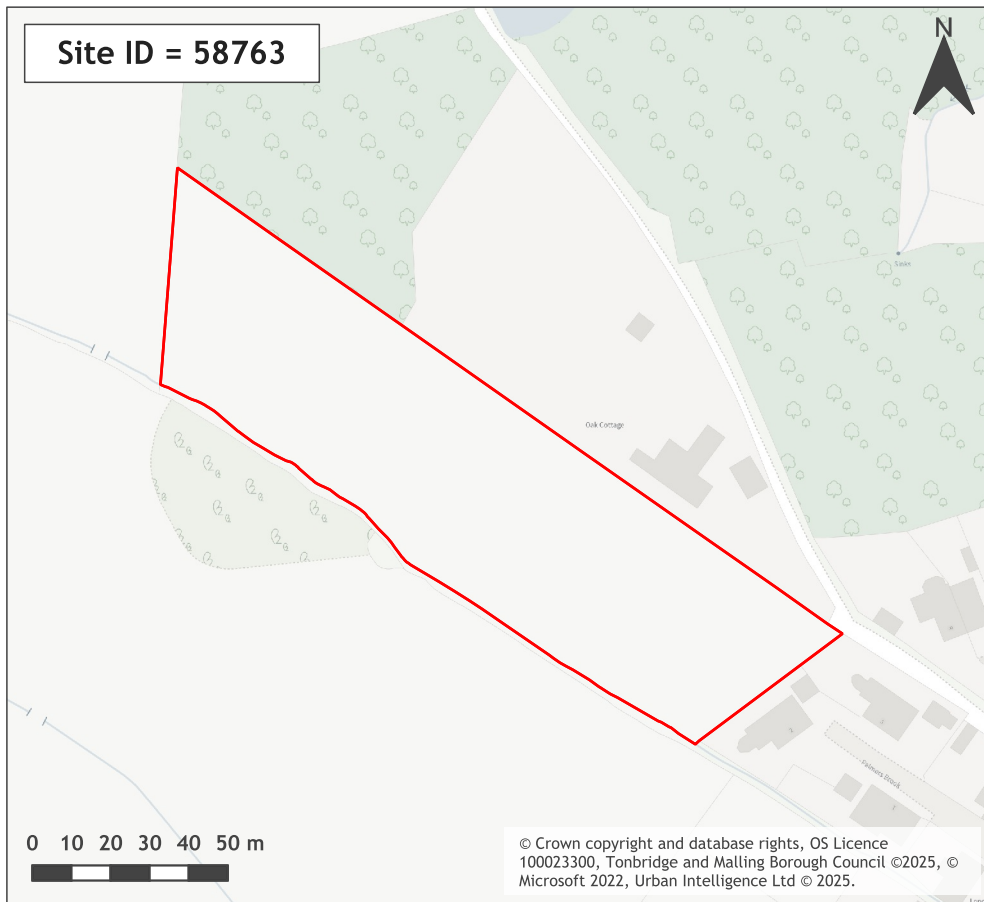
LAA Site Summary - No



TMBC LAA Reference	68399
Site Address	Land north of Hope Meadow and West of Carpenters Lane
Parish	Hadlow
Ward	Bourne
Settlement or nearest settlement	Hadlow
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	8.9
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is to the west side of Carpenters Lane, within the Green Belt. The site is opposite the junction with Common Road to the north east and Steers Place to the south east. The site is relatively flat and is grade 3 agricultural land that is in production. The site is outside any defined settlement boundary and does not adjoin any. The site has no landscape or ecological designations and has no TPOs. The site has a single listed building opposite the north eastern corner of the site and one to the immediate north. An accessway runs diagonally across the site from northeast to southwest. The site boundaries are predominantly hedgerow with some trees. With the site being remote from the defined boundary of any settlement it is considered that the site is unsuitable.
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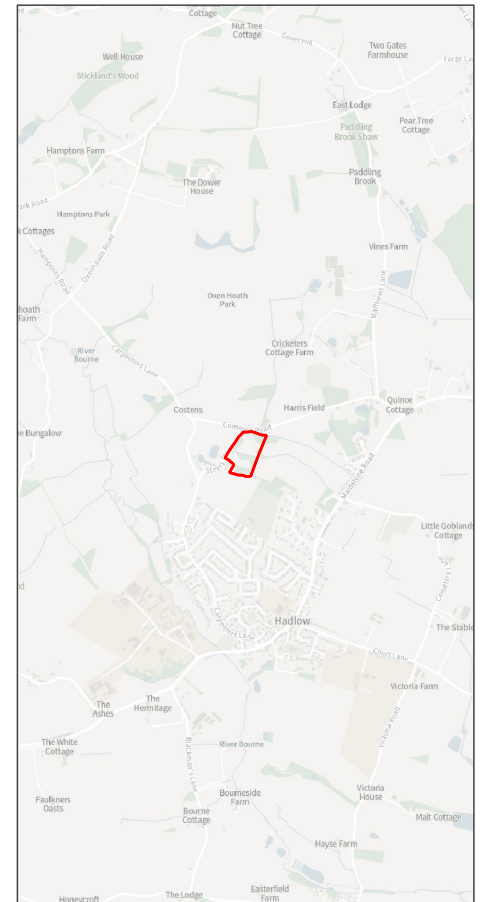
LAA Site Summary - No



TMBC LAA Reference	58763
Site Address	Land south of Oak Cottage and west (rear of) Palmers Brook, Hadlow
Parish	Hadlow
Ward	Bourne
Settlement or nearest settlement	Hadlow
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.87
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is a roughly rectangular parcel of land to the north west of Palmers Brook, a small development of 5 dwellings on the north west side of A26 Maidstone Road at the north eastern side of the settlement of Hadlow. The site is outside the settlement confines and within the Green Belt and features no direct road access. It is currently laid to grass with a tree belt forming the south western boundary and the domestic garden of the adjacent Oak Cottage to the north east. The site is not subject to any specific landscape or ecological designations and does not feature any TPOs. The site is remote from any defined settlement boundaries and would represent back land development and is therefore considered unsuitable.
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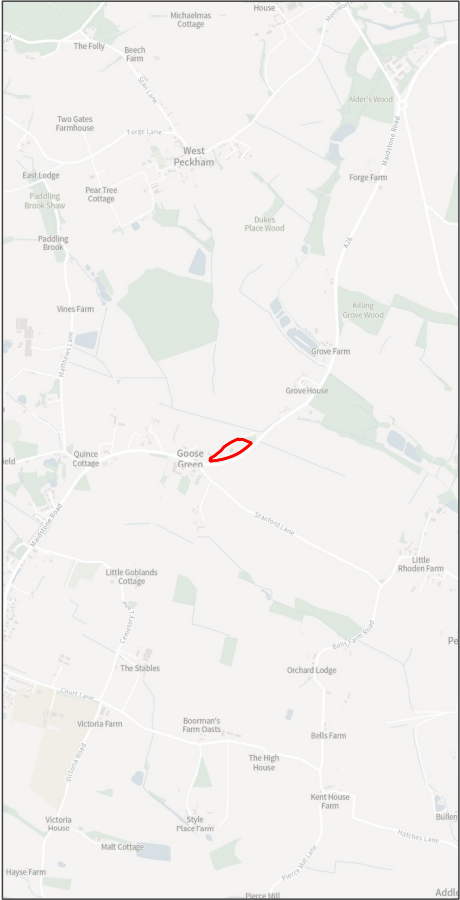
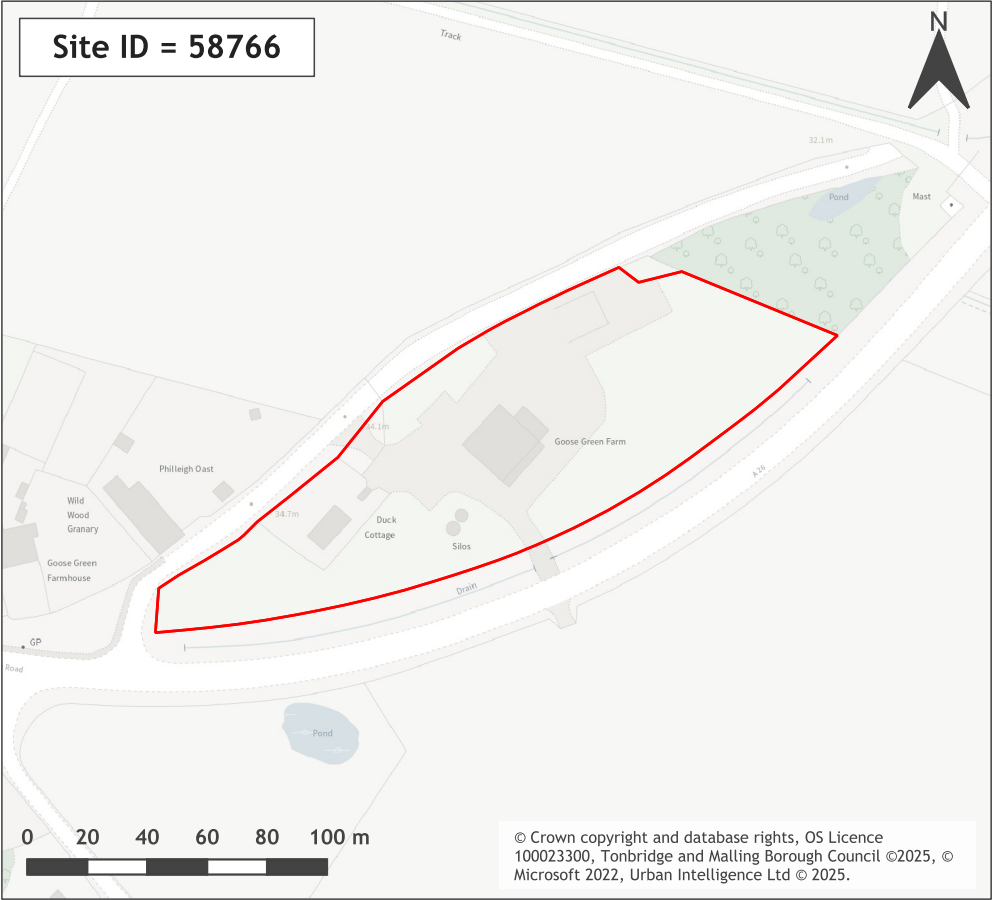
LAA Site Summary - No



TMBC LAA Reference	58765
Site Address	Land east of Steers Place and south of Common Road, Hadlow
Parish	Hadlow
Ward	Bourne
Settlement or nearest settlement	Hadlow
Current Use	Residential (ancillary garden)
Suitable	No
Deliverable	No
Gross Site Area (ha)	3.02
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is to the east of Steers Place and south of Common Road within the Green Belt and outside any settlement confines. The site is relatively flat but densely wooded to the north and south. The site wraps around the rear of 1-3 Steers Place in the south west corner and has a PROW to the south. The site features two areas defined as priority habit deciduous woodland and trees covered by a TPO in the south eastern corner. The priority habitat severely restricts the developable area of the site and its location remote from defined settlement boundaries means that the site is therefore unsuitable for development.
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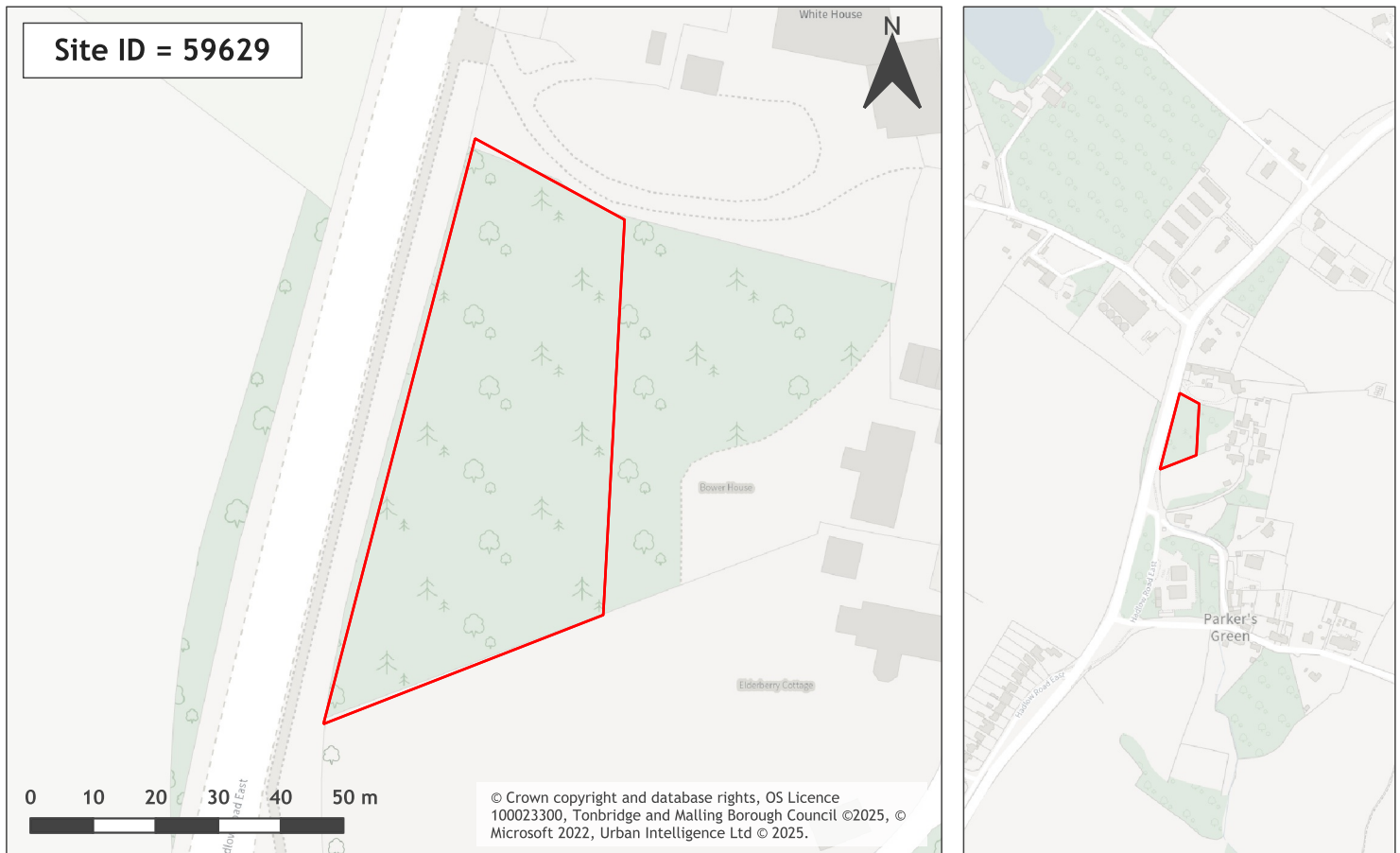
LAA Site Summary - No



TMBC LAA Reference	58766
Site Address	Existing premises at Duck Cottage & Goose Green Farm, Maidstone Road, Hadlow
Parish	Hadlow
Ward	Bourne
Settlement or nearest settlement	Hadlow
Current Use	Agriculture, Residential
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.19
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is to the north of Maidstone Road and east of the junction with Stanford Lane outside any defined settlement confines. The site is remote from any facilities or amenities. The site contains the properties of Goose Green Farm and Duck Cottage as well as a small area of agricultural land. The site is separated from Maidstone Road by a tall hedge and an open ditch but does benefit with direct vehicular access from Maidstone Road. The site is grade 2 agricultural land but is not subject to any other landscape or ecological constraints. There are no TPOs on the site. There are a number of listed buildings to the west of the site that make up the cluster of buildings that make up the area known as Goose Green. Given the remote location of the site outside any defined settlement boundary it is unsuitable for development.
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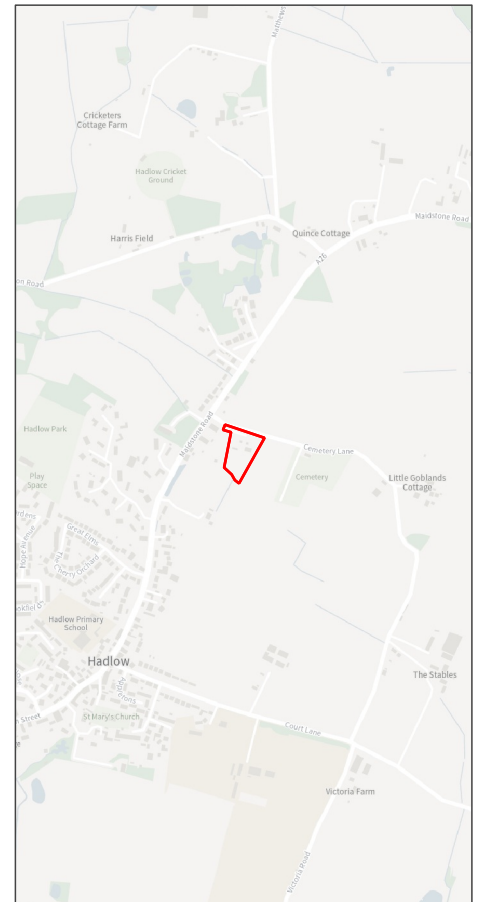
LAA Site Summary - No



TMBC LAA Reference	59629
Site Address	Land East of Hadlow Road East and South of White House Cottage, Tonbridge
Parish	Hadlow
Ward	Higham
Settlement or nearest settlement	Hadlow
Current Use	Residential (ancillary garden)
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.27
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is to the south east of A26 Hadlow Road East and is an area of domestic land laid to grass with dense tree screening to the western boundary. Residential development surrounds the site to the north, east and south but it is within the Green Belt and outside any settlement confines. The site is predominantly covered by Priority Habitat in the form of deciduous woodland and also has a TPO. The site has no other landscape or ecological designations. The site is remote from the defined boundary of any settlement. Additionally, the heavy constraints of the Priority Habitat and TPOs mean that the site is unsuitable for development.
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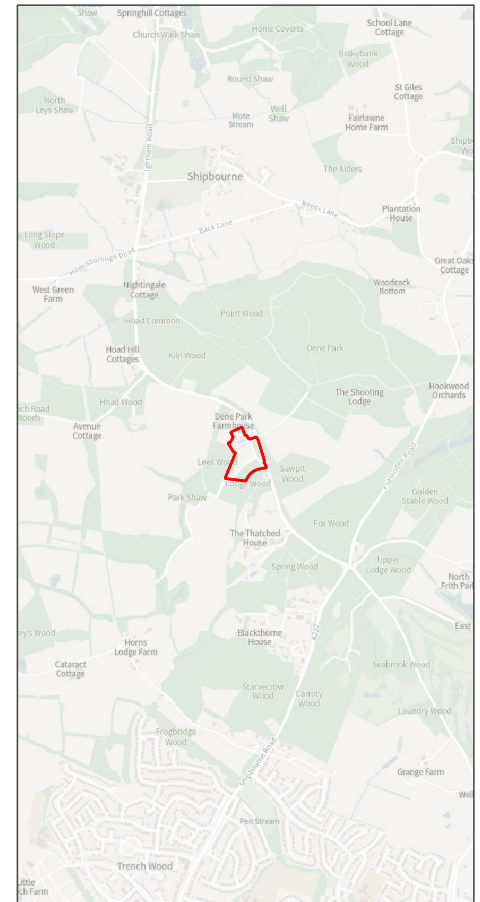
LAA Site Summary - No



TMBC LAA Reference	60040
Site Address	Alans Hectare, Cemetery Lane, Hadlow
Parish	Hadlow
Ward	Bourne
Settlement or nearest settlement	Hadlow
Current Use	Gypsy and Traveller
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.87
Developable Site Area (ha)	
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is an existing private gypsy and traveller site that currently has consent and is occupied by two pitches. The site is outside the settlement confines of Hadlow and is located in the Green Belt with the undeveloped area of the site is classed as an orchard priority habitat, although there is no orchard present on site. Given the location of the site outside the settlement confines it is considered that the site is unsuitable.
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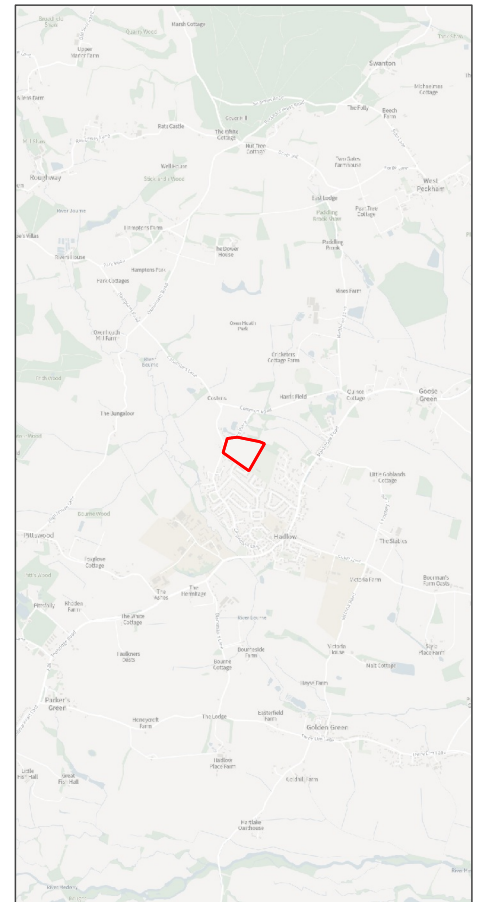
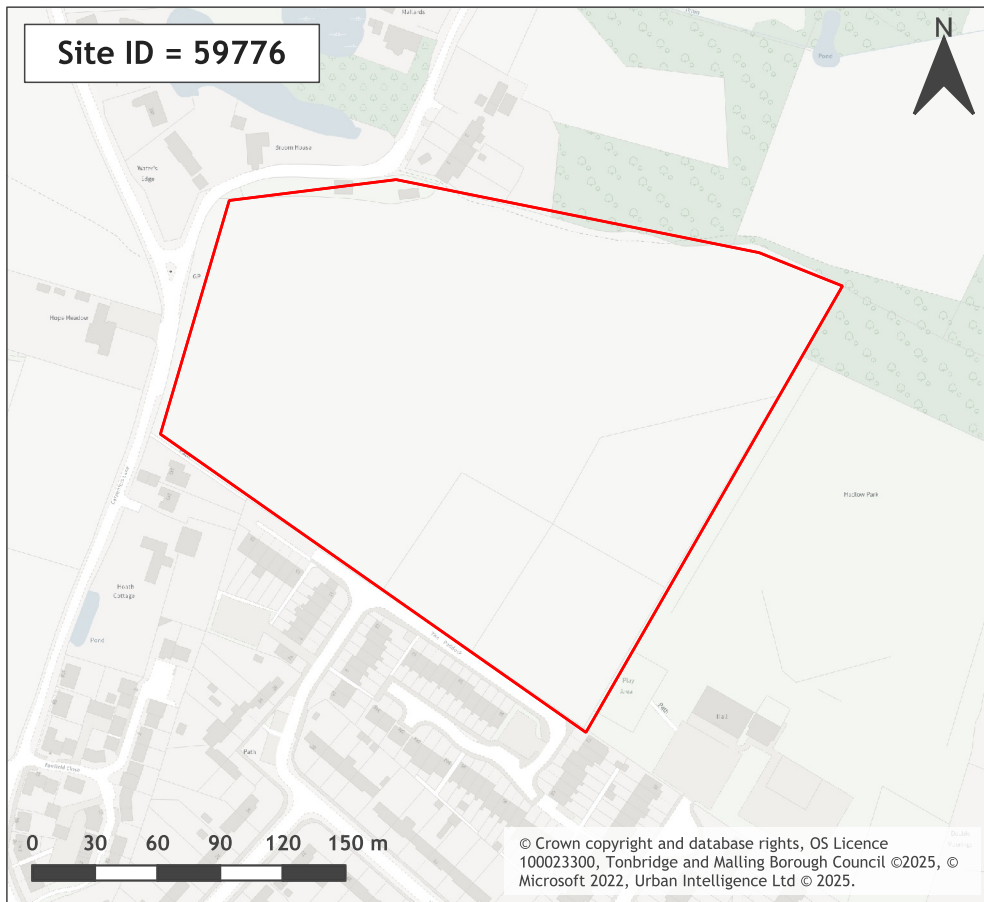
LAA Site Summary - No



TMBC LAA Reference	58779
Site Address	Land south of Dene Park Farmhouse, Shipbourne Road and west of Shipbourne Road, Shipbourne
Parish	Hadlow
Ward	Bourne
Settlement or nearest settlement	Shipbourne
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	3.37
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the west of the A227 Shipbourne Road, between Tonbridge and Shipbourne. It is a mixture of woodland, grassland and agricultural buildings There are isolated residential properties to the north, with ancient woodland and priority habitat to the south and west and the mature trees and the A227 to the east. The site is wholly within the Green Belt. The south of the site is ancient woodland, and there are areas identified as priority habitat in the east, north and west. Given that the site is remote from the defined boundary of any settlement, and he constraint outlined above, the site is considered to be unsuitable for development.
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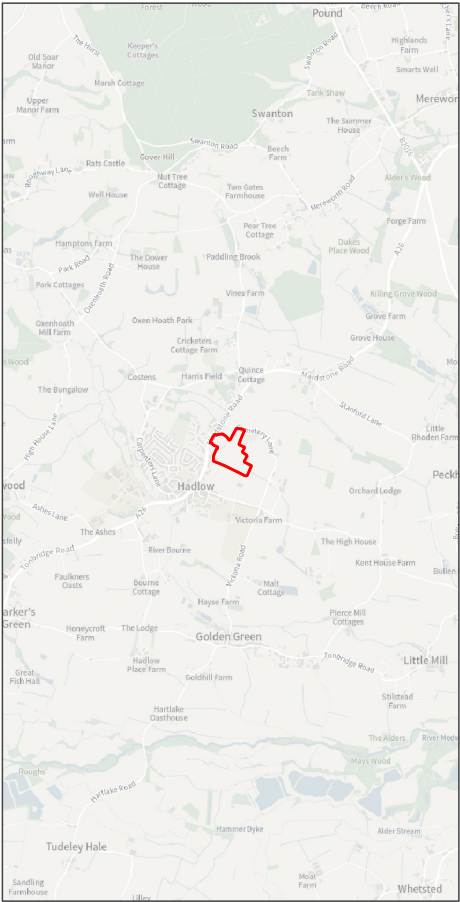
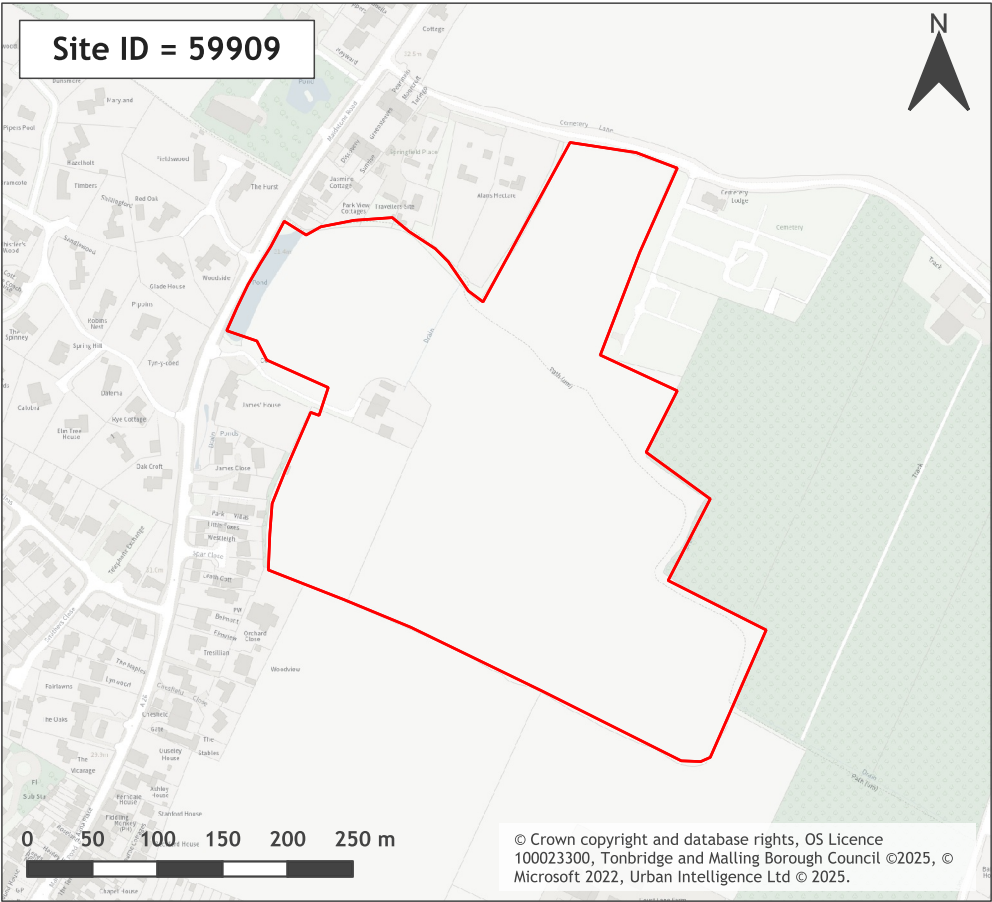
LAA Site Summary - Yes



TMBC LAA Reference	59776
Site Address	Land North of The Paddock and East of Carpenters Lane, Tonbridge
Parish	Hadlow
Ward	Bourne
Settlement or nearest settlement	Hadlow
Current Use	Vacant Premises
Suitable	Yes
Deliverable	No
Gross Site Area (ha)	5.16
Developable Site Area (ha)	5.16
Residential Yield	120
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	The site is within the Green Belt, north of The Paddock and east of Carpenters Lane Hadlow, immediately adjacent to the settlement confines of Hadlow. The site is grade 3 agricultural land and predominately laid to grass with tree belts to north and east boundaries. The site is not subject to any other landscape or ecological restrictions or TPOs. The site is in a sustainable location within easy walking distance to existing facilities and public services. The site is not subject to any fluvial flood risk but may have issues of surface water flooding. The location of the site, whilst being in the Green Belt is well screened and has development to three sides and is therefore not considered to perform strongly. The site is therefore suitable for development.
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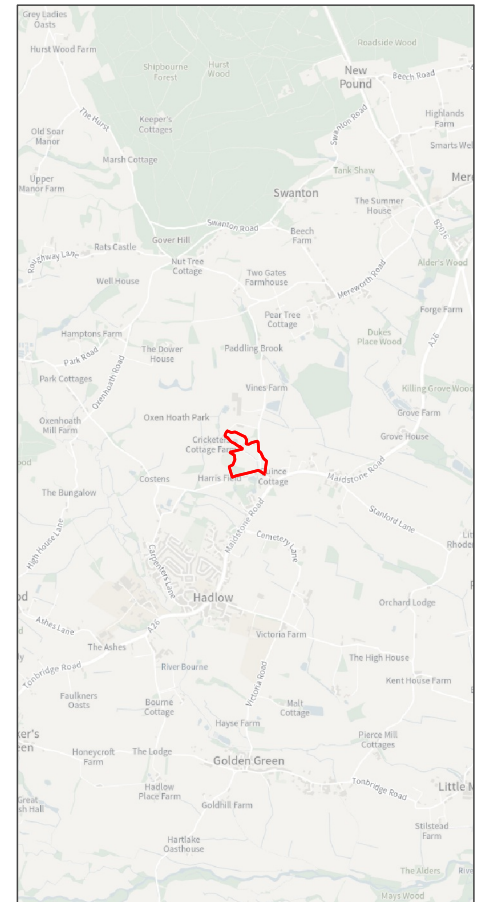
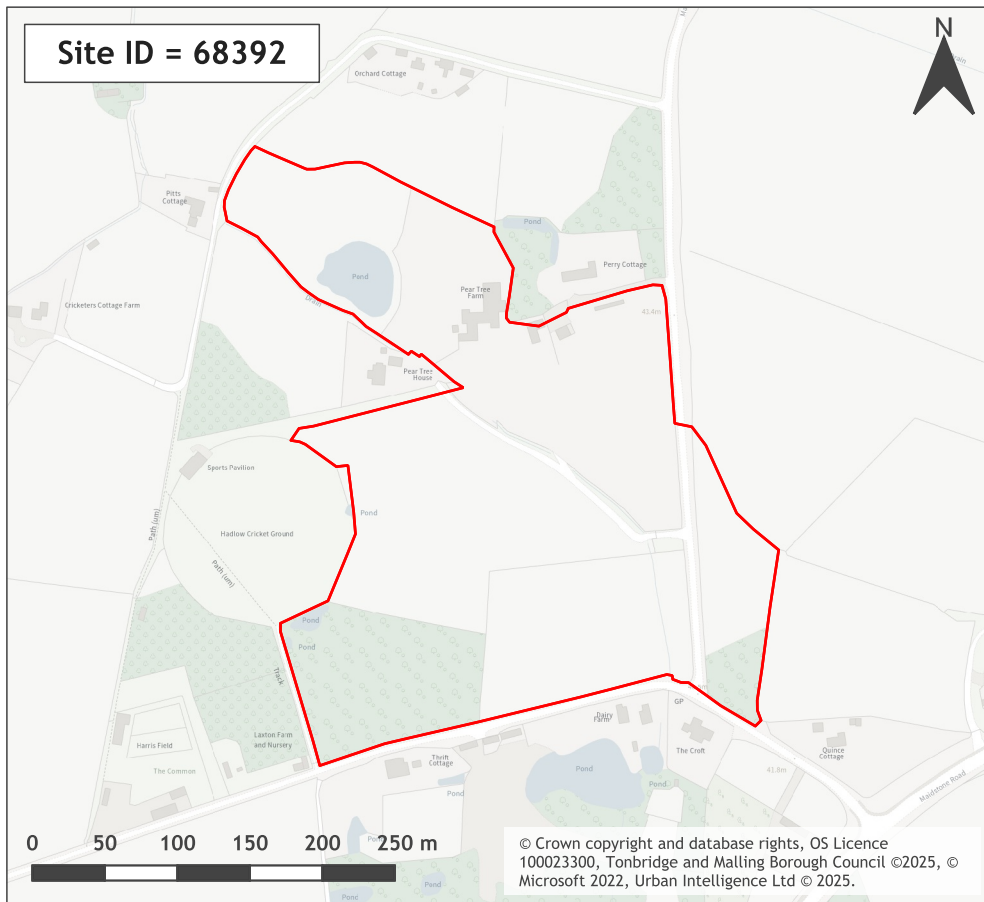
LAA Site Summary - No



TMBC LAA Reference	59909
Site Address	Land South of Cemetery Lane, Hadlow
Parish	Hadlow
Ward	Bourne
Settlement or nearest settlement	Hadlow
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	10.74
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is an area of predominantly flat agricultural land surrounding two oast houses in residential use. The site is within the Green Belt with hedgerows forming the site boundaries. The site has limited tree cover with a single TPO on the land. The land is classified grade 2 and 3 agricultural land and is not subject to any other landscape or ecological constraints. The site is not within a fluvial flood risk area but is subject to surface water flooding. The site has road frontages to the A26 Maidstone Road to the west and Cemetery Lane and adjoins the settlement boundary of Hadlow but has the constraint of a pond separating the site from the main road. This pond would have to be bridged to gain vehicular access as Cemetery Lane is not appropriate for an access serving a site of this size. Whilst the site is adjacent to the sustainable settlement of Hadlow, it is not directly connected to the settlement without a direct access onto the A26. It is likely that the costs of bridging the pond to create an appropriate access would result in the need for significant infrastructure investment that is unlikely to be offset by the value of the developable area. The unresolved issues regarding the access means that the site is not considered suitable for development currently. The site is therefore unsuitable for development.
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LAA Site Summary - No



TMBC LAA Reference	68392
Site Address	Land (extensive area) east of Hadlow Cricket Ground and north of Common Road, Hadlow
Parish	Hadlow
Ward	Bourne
Settlement or nearest settlement	Hadlow
Current Use	Agriculture, Residential
Suitable	No
Deliverable	No
Gross Site Area (ha)	8.93
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is in the green belt to the north and outside of the settlement confines of Hadlow. The site is made up of the dwelling and land surrounding the property known as Pear Tree Farm. The site contains priority habitat of deciduous woodland and a TPO on the western boundary. The site is predominantly flat and is outside any fluvial flood risk areas. The site is rural, open countryside in character. The remoteness of the site from the settlement confines means that the site is unsuitable.
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