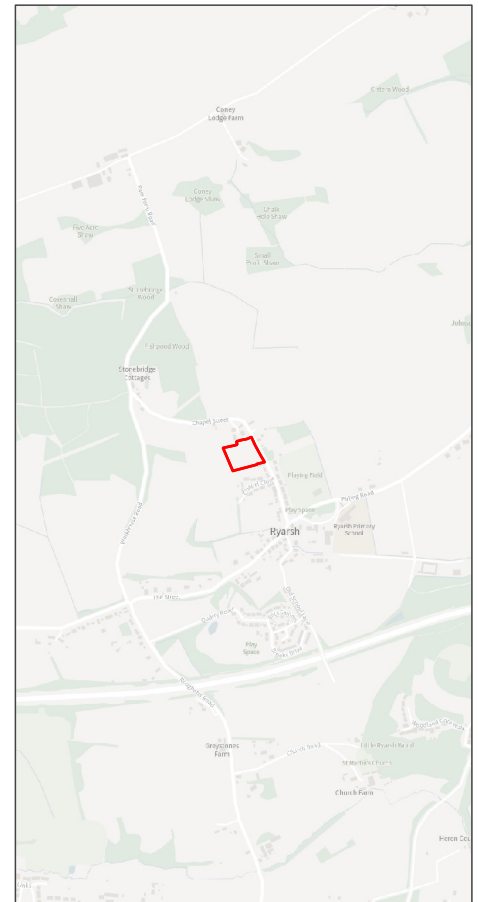


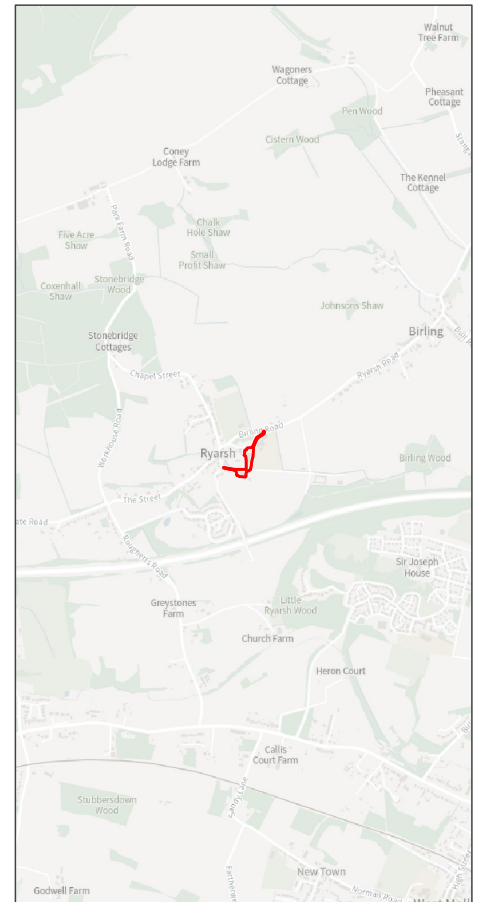
LAA Site Summary - No



TMBC LAA Reference	59744
Site Address	Land West of Chapel Street, Ryarsh, West Malling
Parish	Ryarsh
Ward	Birling, Leybourne & Ryarsh
Settlement or nearest settlement	Ryarsh
Current Use	Agriculture, Vacant Premises
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	The site is located to the west of Chapel Street, and is an open field which is bounded by development to the north and south. The site is located within the Green Belt and Kent Downs National Landscape and is designated as Grade 2 agricultural land. The site is adjacent to the settlement boundary of Ryarsh, however any development of the site would result in adverse impact on the landscape character of the National Landscape. Given this and its Green Belt designation it is considered to be unsuitable for development.
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LAA Site Summary - No



TMBC LAA Reference	59777
Site Address	Land West of Ryarsh Primary School and East of Old School Lane, Ryarsh
Parish	Ryarsh
Ward	Birling, Leybourne & Ryarsh
Settlement or nearest settlement	Ryarsh
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.53
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located southwest of Ryarsh Primary School and east of buildings fronting Old School Lane. The site is comprised of agricultural buildings. It is located within the Green Belt, Kent Downs National Landscape, Flood Zones 2 and 3. The site has been subject to a planning application ref: 23/03202, which was refused and dismissed at appeal. The appeal was dismissed on neighbour amenity grounds, but was considered to be acceptable in terms of its impacts on the Green Belt, National Landscape and was acceptable in flood risk terms as that particular part of the site would not be in flood zone 3b. However the site put forward for the LLA is a large site which is covered by Flood Zone 3b and for this reason it is considered that this site is unsuitable for development.
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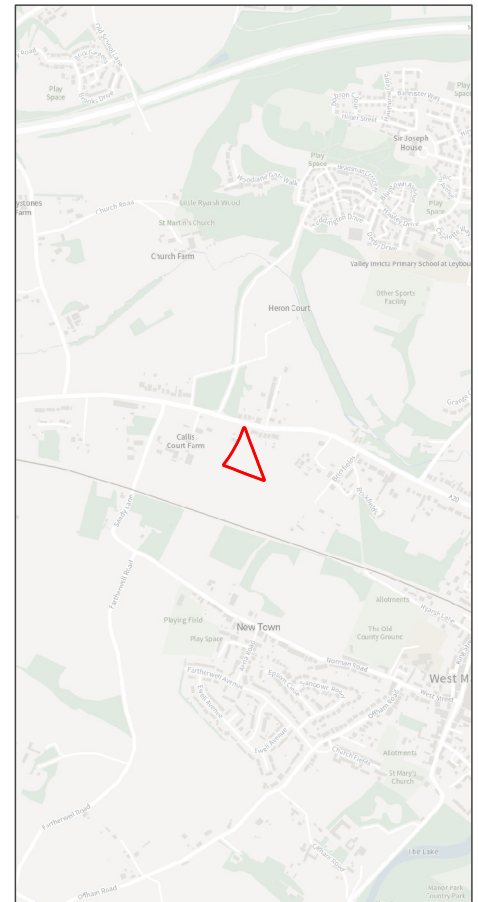
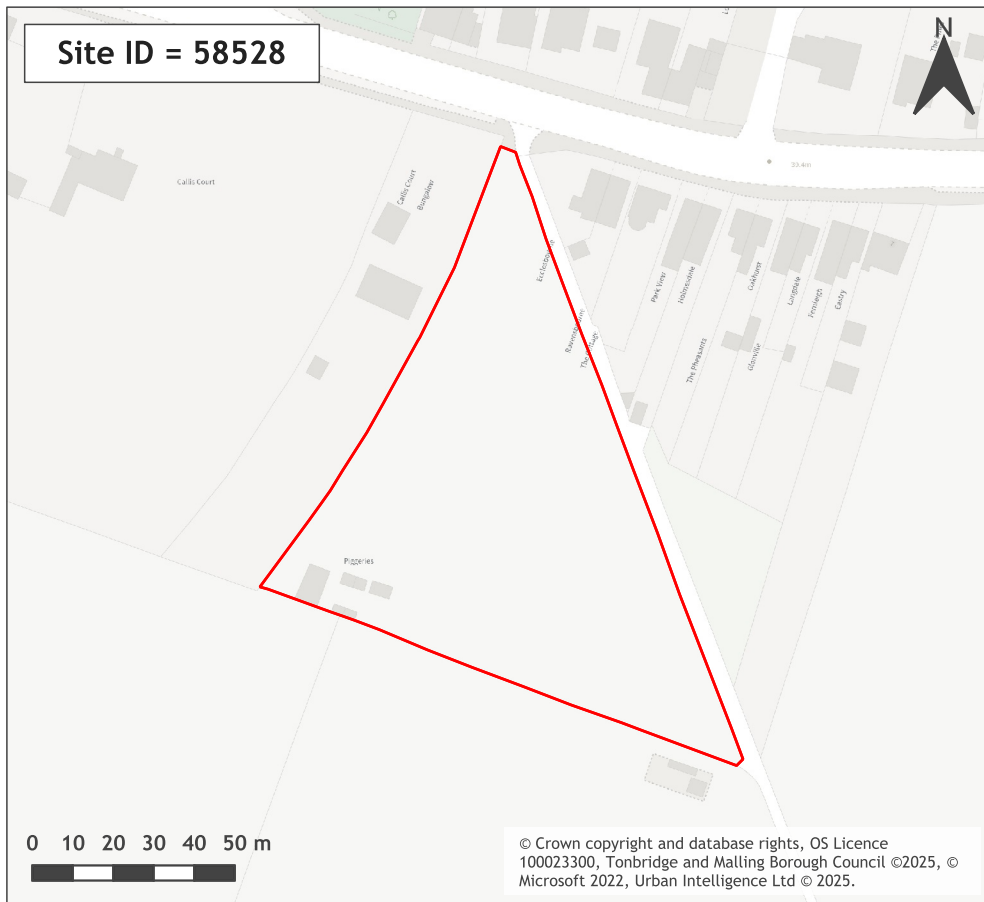
LAA Site Summary - No



TMBC LAA Reference	58669
Site Address	Land east of Ryefields and south of Chapel Street, Ryarsh
Parish	Ryarsh
Ward	Birling, Leybourne & Ryarsh
Settlement or nearest settlement	Ryarsh
Current Use	Residential (ancillary garden)
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.17
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the south of Chapel Street. It is an undeveloped and open field and is located within the Green Belt and Kent Downs National Landscape. The site is not adjacent to the settlement boundary or Ryarsh and is therefore considered not to be a sustainable location for development. Due to the unsustainable nature of the site and the adverse impact the development of the site would have on the National Landscape and in addition to the Green Belt location, it is considered that the site would be unsuitable for development.
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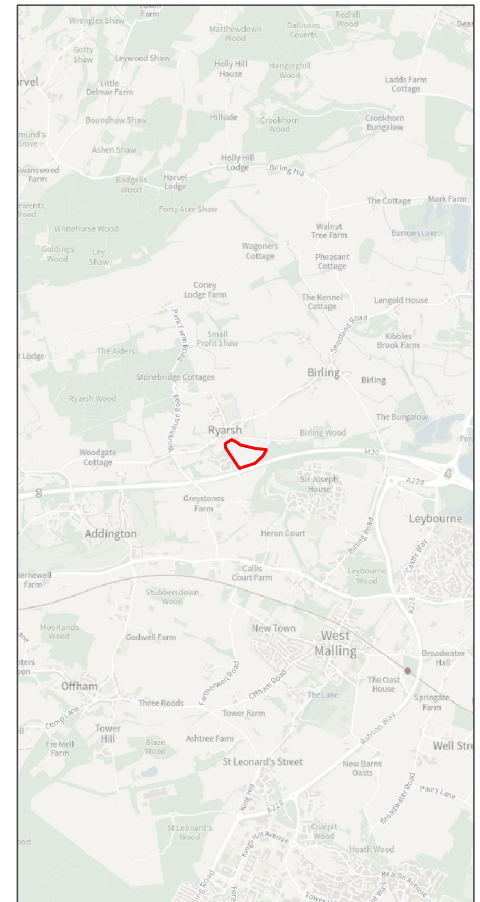
LAA Site Summary - No



TMBC LAA Reference	58528
Site Address	Land east of Callis Court Bungalow and south of London Road, West Malling
Parish	Ryarsh
Ward	Birling, Leybourne & Ryarsh
Settlement or nearest settlement	West Malling
Current Use	Vacant Premises
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.77
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is detached from a built up area and is therefore remote from local facilities, services and public transport and is not considered to be a suitable location for development given its rural location.
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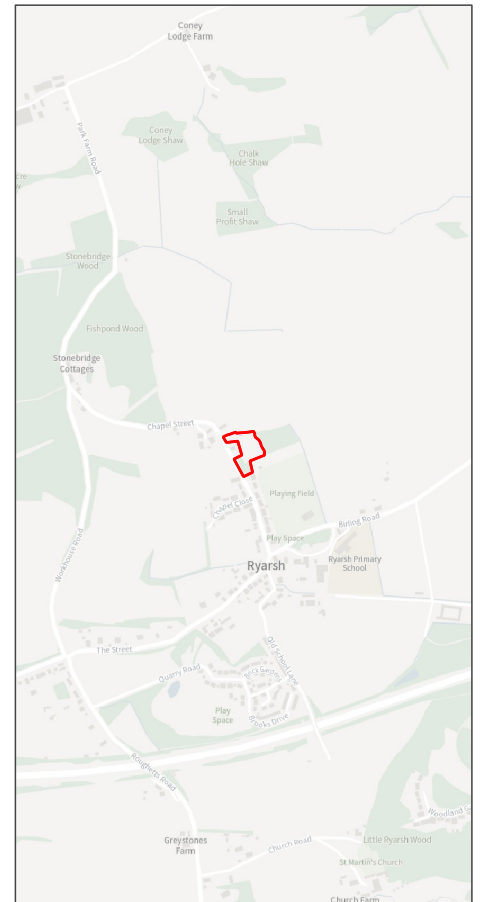
LAA Site Summary - No



TMBC LAA Reference	59907
Site Address	Land East of Old School Lane and North of The M20, Ryarsh
Parish	Ryarsh
Ward	Birling, Leybourne & Ryarsh
Settlement or nearest settlement	Ryarsh
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	5.9
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the east of Old School land and is comprised of a large agricultural field. The site is within the Green Belt, and Kent Downs National Landscape and the site is designated as Grade 2 Agricultural Land. The site is considered to perform well in terms of Green Belt purposes, and its development would result in harm to the National Landscape. For these reasons it is considered that the site would not be suitable development.
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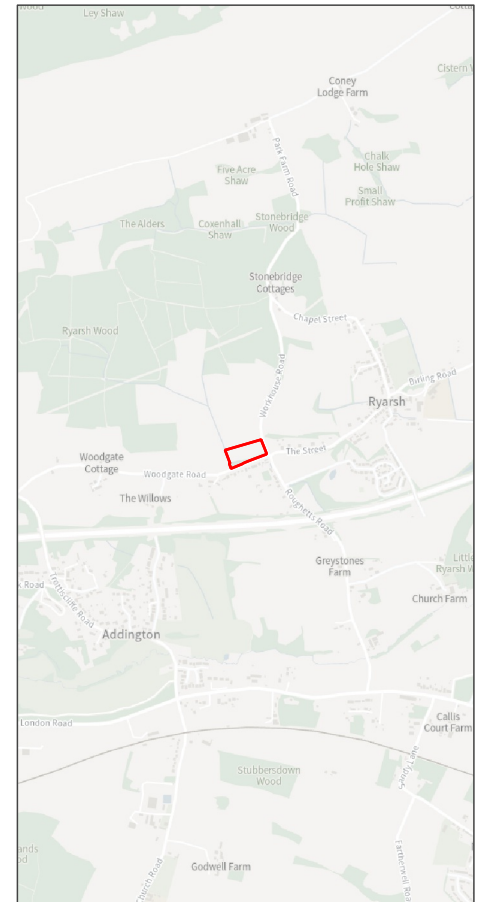
LAA Site Summary - No



TMBC LAA Reference	58668
Site Address	Land east of Chapel Street and east (rear of) 88 & 89 Chapel Street, Ryarsh
Parish	Ryarsh
Ward	Birling, Leybourne & Ryarsh
Settlement or nearest settlement	Ryarsh
Current Use	Vacant Premises
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.57
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the east of Chapel Street and comprises a field with a café and pottery workshop. The site is located within the Green Belt, Kent Downs National Landscape. Whilst the site adjoins the settlement of Ryarsh, the development of the site would result in significant adverse landscape effects on the National Landscape. As such the site is considered to be unsuitable for development.
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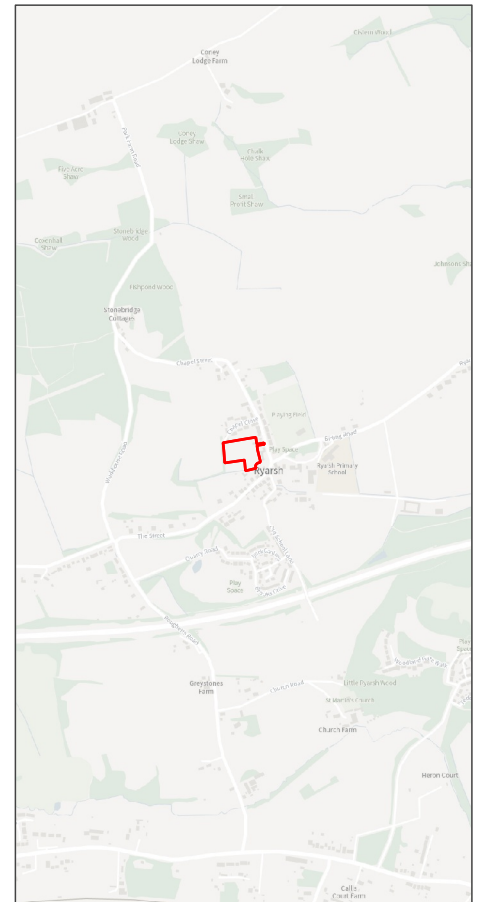
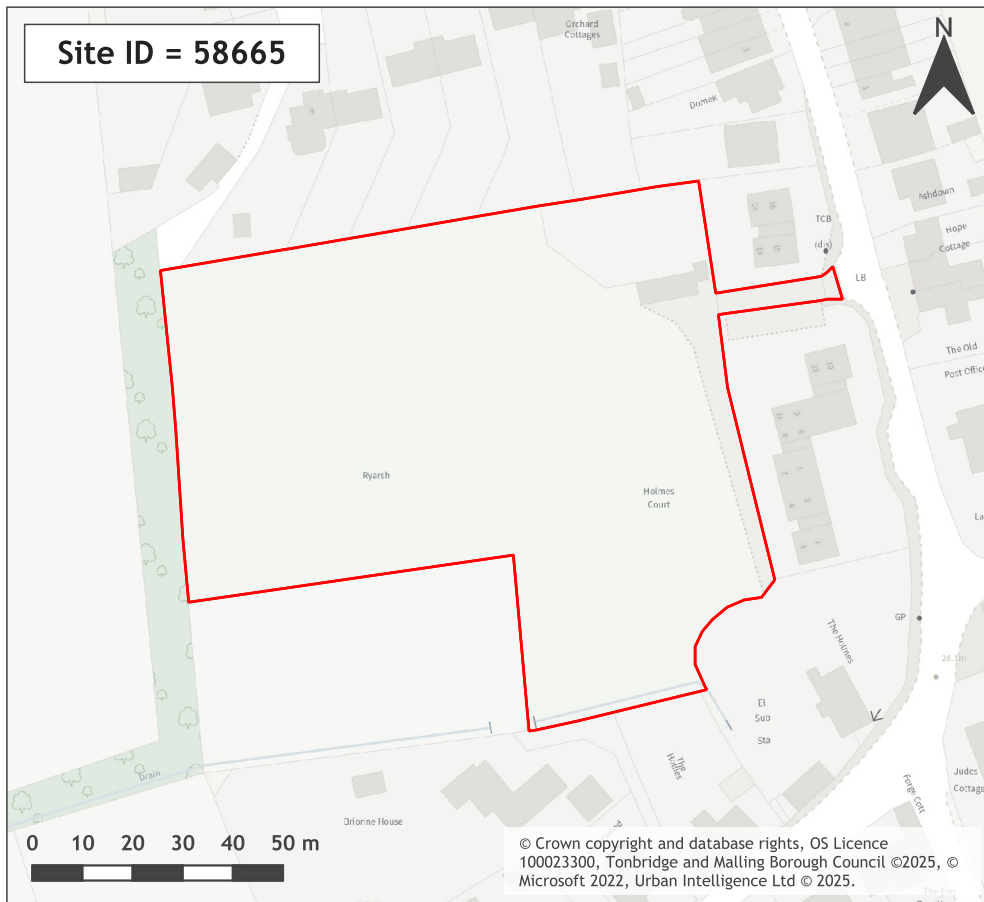
LAA Site Summary - No



TMBC LAA Reference	58517
Site Address	Land north of Woodgate Road and west of Workhouse Road, Ryarsh
Parish	Ryarsh
Ward	Birling, Leybourne & Ryarsh
Settlement or nearest settlement	Ryarsh
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.21
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the north of Woodgate Road, west of Workhouse Road. It comprised small wooded area to the south and an agricultural field. The site is located within the Green Belt, Kent Downs National Landscape, and is Grade 2 agricultural land as well as being land prone to groundwater flooding. The site is separated from the settlement boundary of Ryarsh and is therefore considered to be an unsustainable location for development. Due to the landscape constraints and unsustainable location, the site is unsuitable for development.
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LAA Site Summary - Yes



TMBC LAA Reference	58665
Site Address	Existing premises at Holmes Paddock, off (west of) The Street, Ryarsh
Parish	Ryarsh
Ward	Birling, Leybourne & Ryarsh
Settlement or nearest settlement	Ryarsh
Current Use	Vacant Premises
Suitable	Yes
Deliverable	Yes
Gross Site Area (ha)	0.91
Developable Site Area (ha)	0.91
Residential Yield	20
Employment floorspace (sqm)	0
Timescale	Short-term

LAA Conclusion	This site is located to the south of Chapel Close and west of Chapel Street, Ryarsh. It is a field, with mature trees along the northern and western boundaries. There are residential properties to the north, east and south, with agricultural land to the west. The site is wholly within the Green Belt and Kent Downs National Landscape, and adjacent to a Conservation Area and Listed Building to the south. The Stage 2 Green Belt Assessment concludes that the sub-area performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt. Recommended for further consideration. The landscape evidence concludes that due to the enclosed nature there is potential to accommodate limited development and that mitigation presents an opportunity for a potential development to allow overall landscape enhancements to the National Landscape to be delivered. The heritage evidence concludes that with a landscape buffer to south east, low-density development could be accommodated. Therefore, the site is considered to be suitable, available and achievable.
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