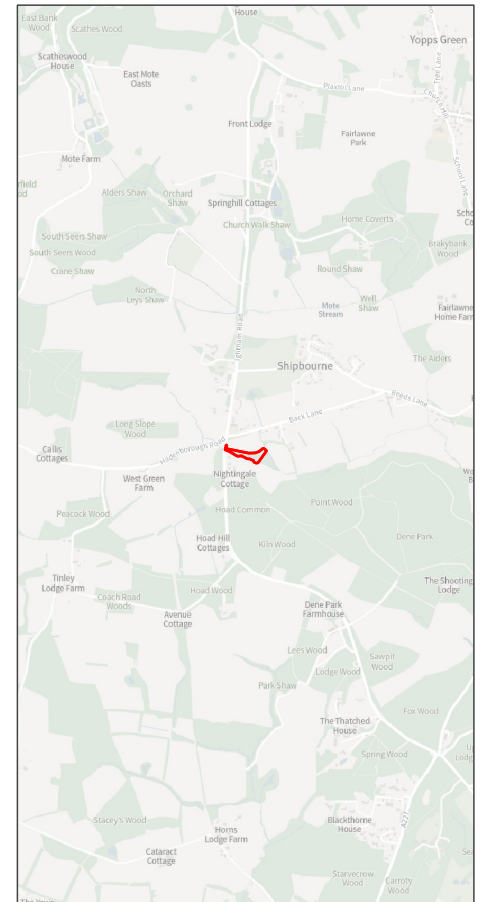


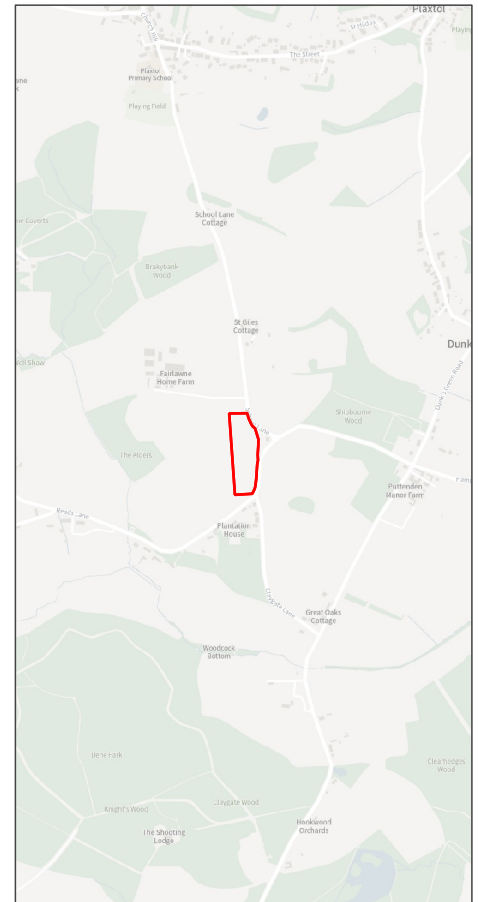
LAA Site Summary - No



TMBC LAA Reference	58790
Site Address	Land east of Tonbridge Road and south of Back Lane, Shipbourne
Parish	Shipbourne
Ward	Bourne
Settlement or nearest settlement	Shipbourne
Current Use	Agriculture, Equestrian, Forestry
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 to the east of Tonbridge Road, south of Back Lane. It comprises an agricultural field which is bounded by trees and hedgerows. The site is located within the Green Belt, the Kent Downs National Landscape, and is to the south the Shipbourne Conservation Area. To the south of the site is a Grade II listed building. The site is not adjacent to the settlement boundary and therefore is considered to be an unsustainable site. The development of the site would result in harm to the National Landscape and due to this, coupled with the Green Belt location and the unsustainable nature of the site, it is considered that the site is unsuitable for development.
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LAA Site Summary - No



TMBC LAA Reference	58786
Site Address	Land (known as Point Corner) south of School Lane and west of Hampton Road, Shipbourne
Parish	Shipbourne
Ward	Bourne
Settlement or nearest settlement	Shipbourne
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.74
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the west of School Lane and Reed Lane and to the rear of two dwellings. It comprises an agricultural field and is bounded to the north, south and west by the wider field and to the east are School Lane, Reed Lane and the semi-detached dwellings. The site is located within the Green Belt, and Kent Downs National Landscape. It is remote from any settlement boundary and therefore is considered to be an unsustainable site. Any development would result in harm to the National Landscape and due to this, as well as the Green Belt location and the unsustainable nature of the site, it is considered that the site would not be suitable for development.
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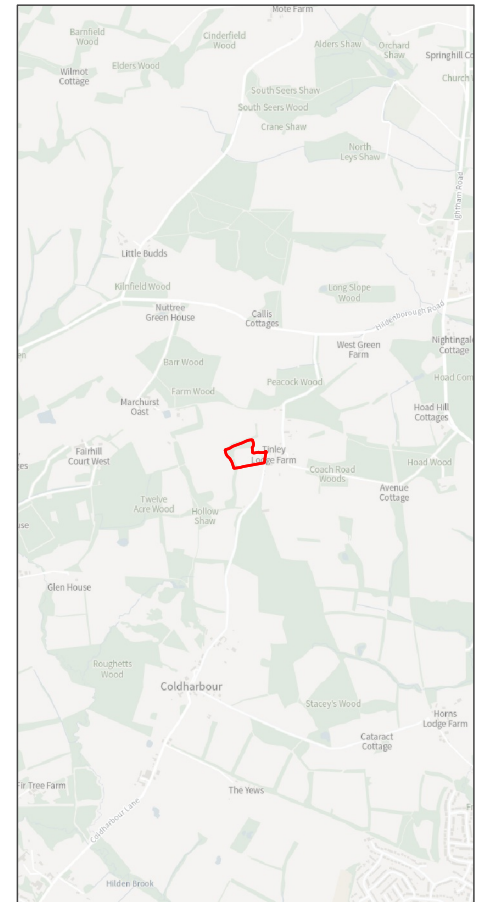
LAA Site Summary - No



TMBC LAA Reference	58787
Site Address	Land south of Puttenden Cottage, Hampton Road and west of Puttenden Road, Dunks Green
Parish	Shipbourne
Ward	Bourne
Settlement or nearest settlement	Dunks Green
Current Use	Nature, Woodland
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.39
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the west of Puttenden Road and South of Hamptons Road. To the north of the site is a residential dwelling and to the east of the site are residential dwellings. It is undeveloped and comprised of woodland. The site is located within the Green Belt and Kent Downs National Landscape and is designated as a Local Wildlife Site. The site is remote from any settlement boundary and is an unsustainable location for development. Due to the sites unsustainable location and its other constraints, it is considered that it is unsuitable for development.
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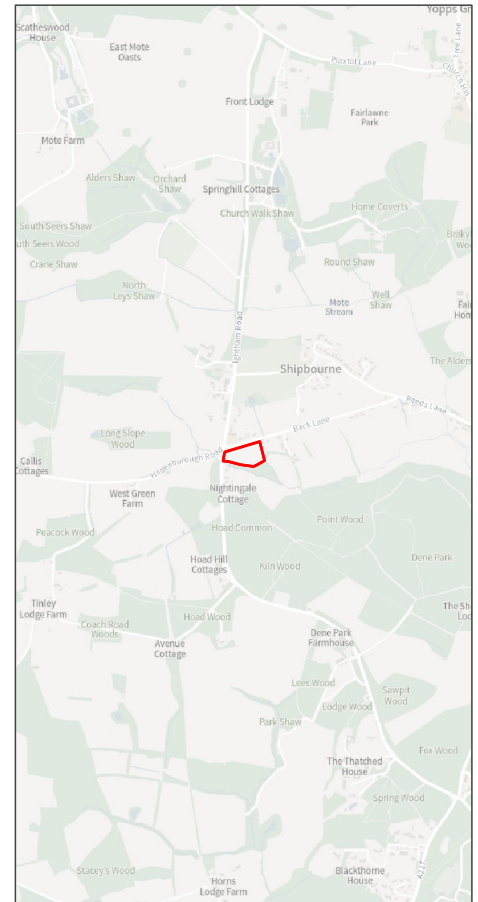
LAA Site Summary - No



TMBC LAA Reference	58780
Site Address	Land at and west (rear of) Northbridge House & Southbridge House, Coldharbour Lane, Shipbourne
Parish	Shipbourne
Ward	Bourne
Settlement or nearest settlement	Shipbourne
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.63
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the west of Coldharbour Lane and comprises a wooded area to the northwest of the site and western boundary as well as agricultural fields and also includes the dwellings Stanley Lodge, Northbridge House and Southbridge House to the east of the site. The site is located within the Green Belt and the western and northwestern boundaries are areas of Ancient Woodland and the site also contains a protected tree within the grounds of Stanley Lodge. The site is remote from any settlement boundary and therefore is considered to be an unsustainable location for development. Given the presence of an irreplaceable habitat and also the Green Belt and unsustainable location of the site it is considered to be unsuitable for development.
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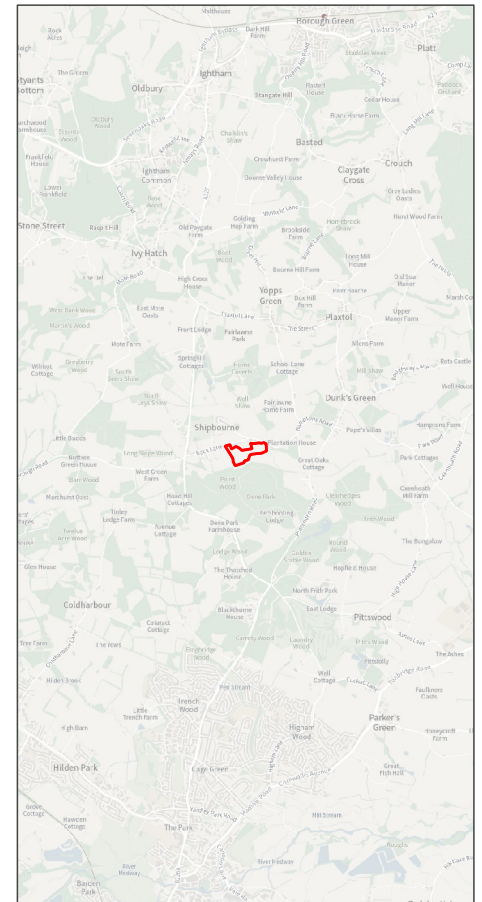
LAA Site Summary - No



TMBC LAA Reference	68457
Site Address	Land South of Back Lane and East of Stumble Hill, Shipbourne
Parish	Shipbourne
Ward	Bourne
Settlement or nearest settlement	Shipbourne
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.42
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the west of Shipbourne Road and comprises a Dene Park Farm house and its associated buildings and grounds. To the east and west boundaries of the site are wooded areas. The site is wholly within the Green Belt and the south of the site contains Ancient Woodland an irreplaceable habitat and the site is bounded to the west and south by Ancient Woodland. It is remote from any settlement boundary and therefore is considered to be an unsustainable site. For this reason and that the site is within the Green Belt and due to the Ancient Woodland constraining the site further it is considered that the site would be unsuitable for development.
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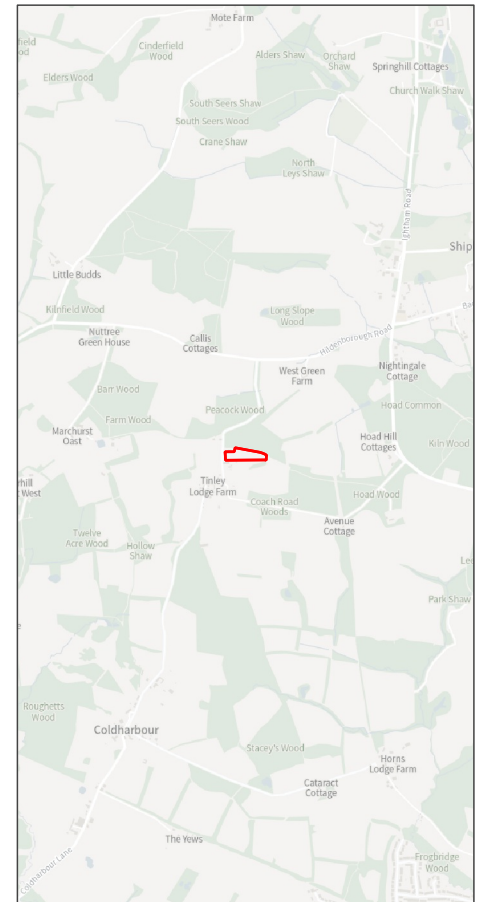
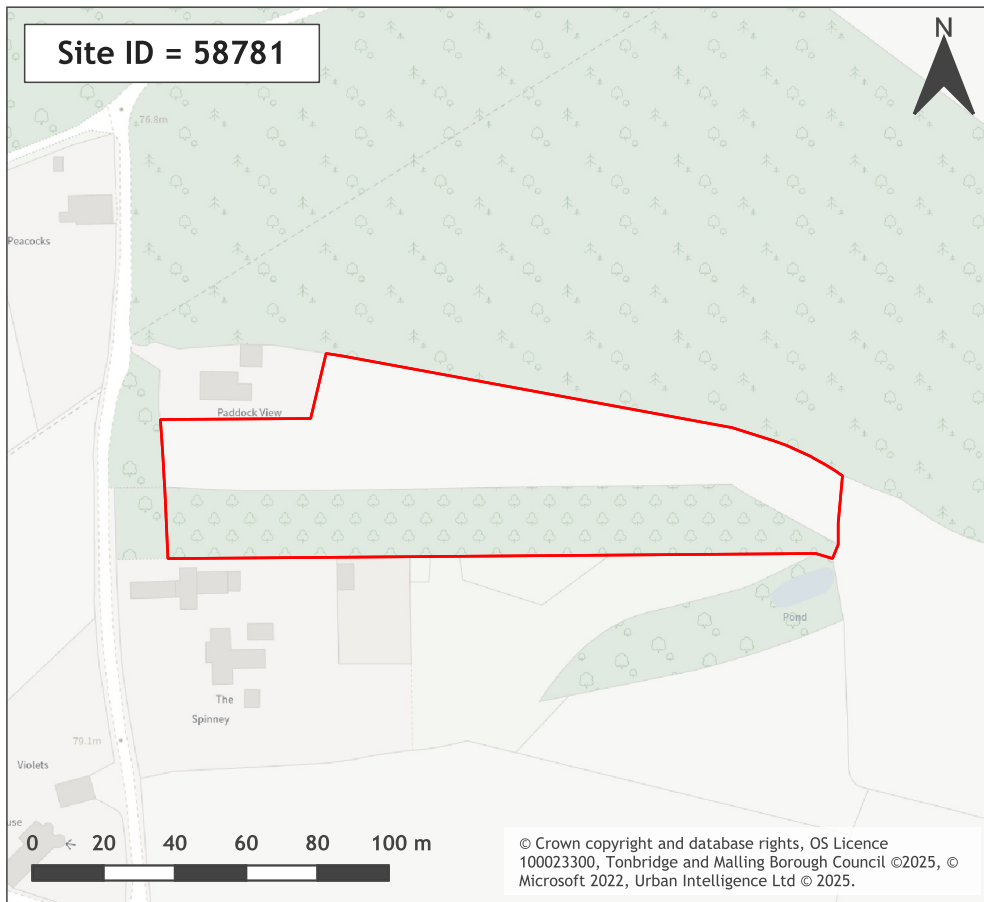
LAA Site Summary - No



TMBC LAA Reference	68455
Site Address	Land South of Back Lane Shipbourne
Parish	Shipbourne
Ward	Bourne
Settlement or nearest settlement	Shipbourne
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	6.96
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the south of Back Lane and Reeds Lane. It wraps around to the south of dwellings fronting both Back Lane and Reeds Lane. The site is comprised of an agricultural field and is bounded to the south by brook, to the west by a public right of way which is tree lined and another brook to the east. The site is wholly within the Green Belt and Kent Downs National Landscape. Any development of the site would result in harm to the National Landscape. Part of the eastern portion of the site is within Flood zones 2 and 3 and the site is remote from any settlement boundary. Due to the remoteness from any settlement, it is considered that the site is unsustainable and for this reason and that the site is within the Green Belt and National Landscape that it is considered to be unsuitable for development.
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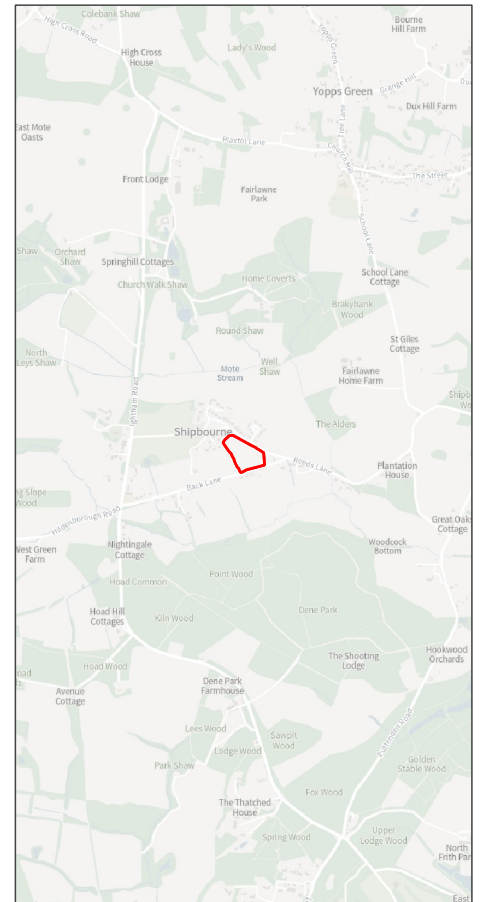
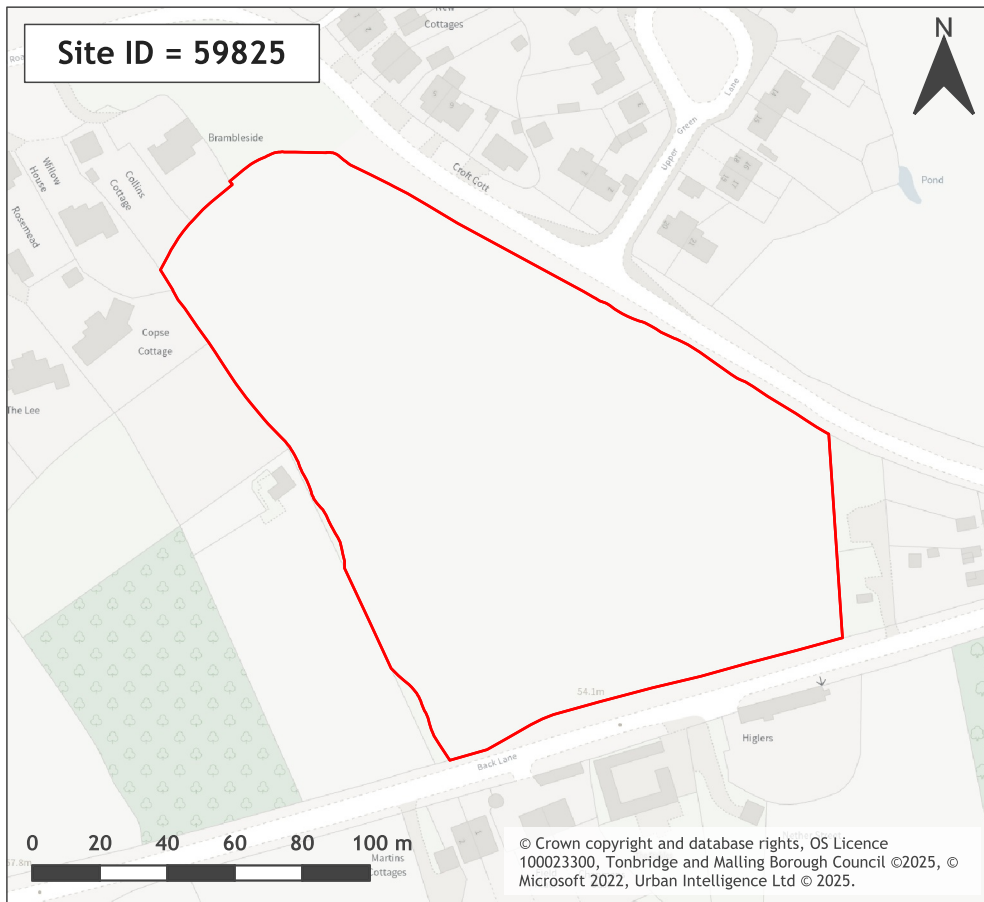
LAA Site Summary - No



TMBC LAA Reference	58781
Site Address	Tinley Cottage at Tinley Lodge Farm, off (south of) Hildenborough Road, Shipbourne
Parish	Shipbourne
Ward	Bourne
Settlement or nearest settlement	Shipbourne
Current Use	Agriculture, Equestrian, Forestry
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 to the east of Coldharbour Lane. It comprises an open field to the northern part of the site with a wooded section to the southern part of the site. To the south of the site a dwelling ‘The Spinney’ and to the northwest of the site is the dwelling ‘Paddock View’. The site is bounded to the north by woodland. The site has no natural access to Coldharbour Lane and does not front the lane. The site is within the Green Belt and the woodland to the north is protected by TPO with part of the easter part of the woodland which bounds the site being Ancient Woodland, an irreplaceable habitat. The site is also remote from any settlement boundary and therefore is considered to be an unsustainable site. Given the Green Belt Location, the lack of frontage onto Coldharbour Lane, the presence of protected trees to the north and irreplaceable habitat to the northeast of the site as well as the unsustainable location the site is considered to be unsuitable for development.
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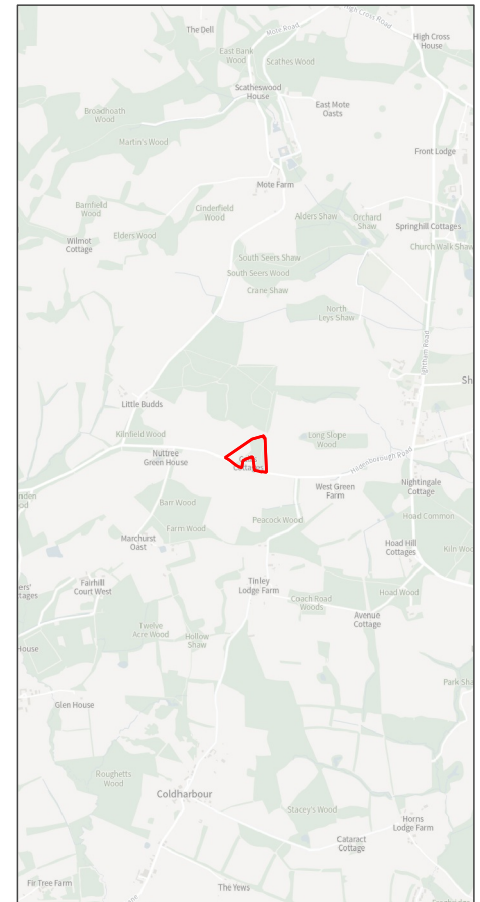
LAA Site Summary - No



TMBC LAA Reference	59825
Site Address	Land North of Back Lane, Shipbourne, Tonbridge
Parish	Shipbourne
Ward	Bourne
Settlement or nearest settlement	Shipbourne
Current Use	Nature, Woodland
Suitable	No
Deliverable	No
Gross Site Area (ha)	2.06
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	This site is located to the north of Back Lane and west of Upper Green Road, Shipbourne. It is in agricultural use. There are residential properties to the west and north, with further properties along Upper Green Road to the east, and Back Lane to the south. The site is wholly within the Green Belt and Kent Downs National Landscape. The northern boundary of the site is adjacent to a Local Wildlife Site and Conservation Area. Given that this site is remote from the defined boundary of any settlement, it is considered to be unsuitable for development.
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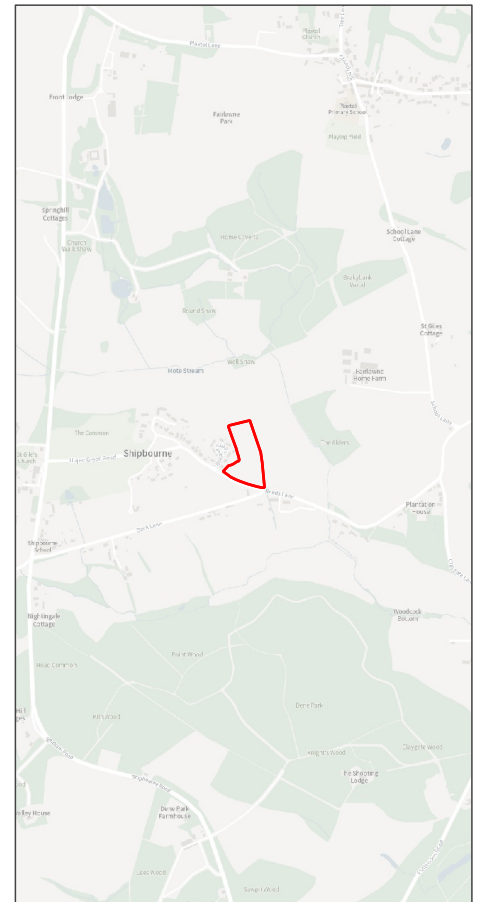
LAA Site Summary - No



TMBC LAA Reference	58782
Site Address	Land west of, north (rear of) and east of Callis Cottages, Hildenborough Road, Shipbourne
Parish	Shipbourne
Ward	Bourne
Settlement or nearest settlement	Shipbourne
Current Use	Nature, Woodland
Suitable	No
Deliverable	No
Gross Site Area (ha)	2.32
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the north of Hildenborough Road, and wraps around Callis Cottages. It is comprised of a woodland and part of an agricultural field. The site has an existing access on to Hildenborough Road, and is located within the Green Belt and the Kent Downs National Landscape. The woodland on the site is also designated as a priority habitat. The site is remote from any settlement boundary and as such is considered to be an unsustainable location for development. Due to this and the Green Belt and National Landscape constraints the site is considered to be unsuitable for development.
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LAA Site Summary - No



TMBC LAA Reference	58785
Site Address	Land north of Reeds Lane and east (rear of) 10 to 20 Upper Green Lane, Shipbourne
Parish	Shipbourne
Ward	Bourne
Settlement or nearest settlement	Shipbourne
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.97
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the north of Upper Green Road, east of dwellings fronting a small spur cul-de-sac of Upper Green Road. The site comprises an agricultural field. To the north and east and agricultural fields with Upper Green Lane/Reeds Lane to the south of the site. The site is located within the Green Belt and the Kent Downs National Landscape. The site is adjoins the settlement of Shipbourne. The development of this site would result in adverse impact on the National Landscape and in conjunction with the Green Belt location and the relatively unsustainable located it is considered that the site is not suitable for development.
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