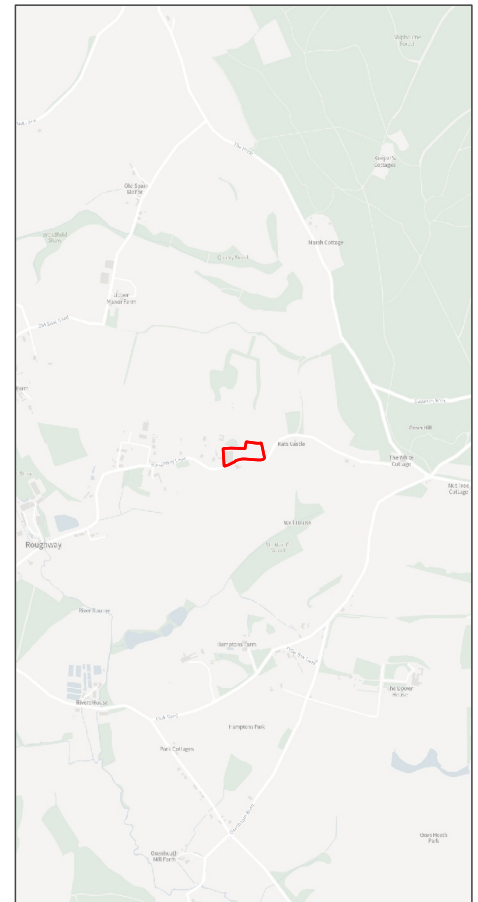
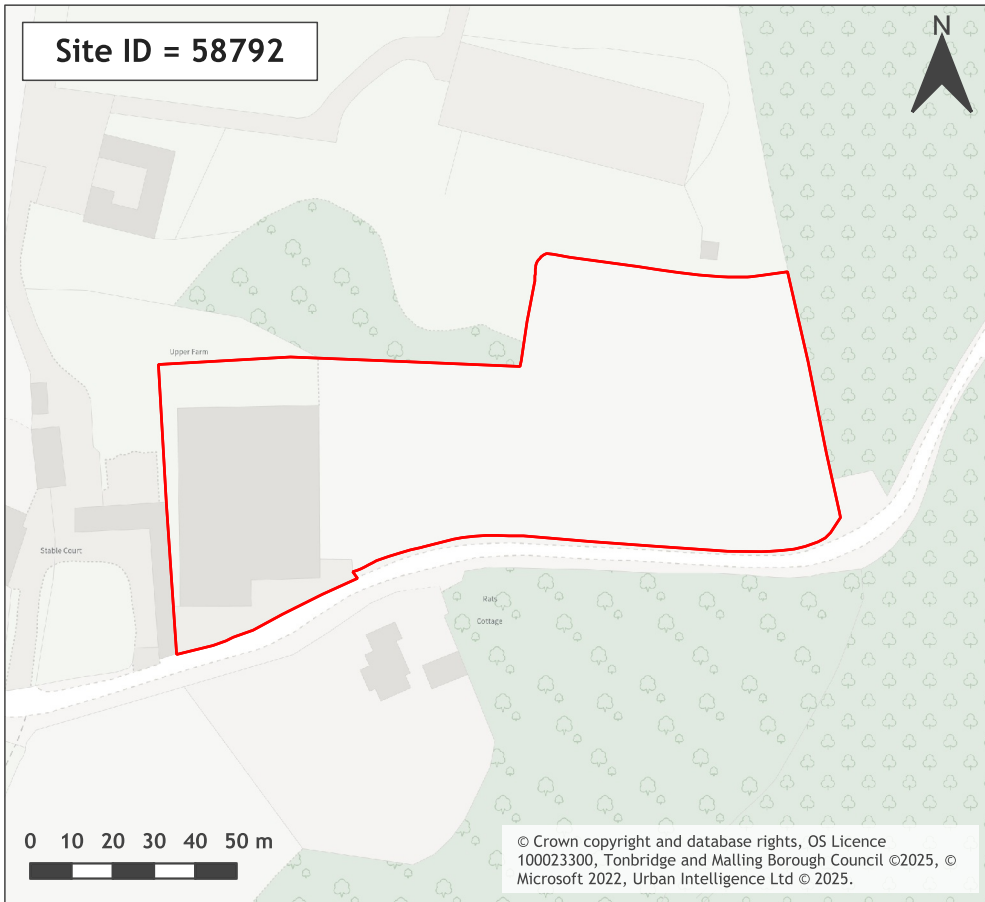


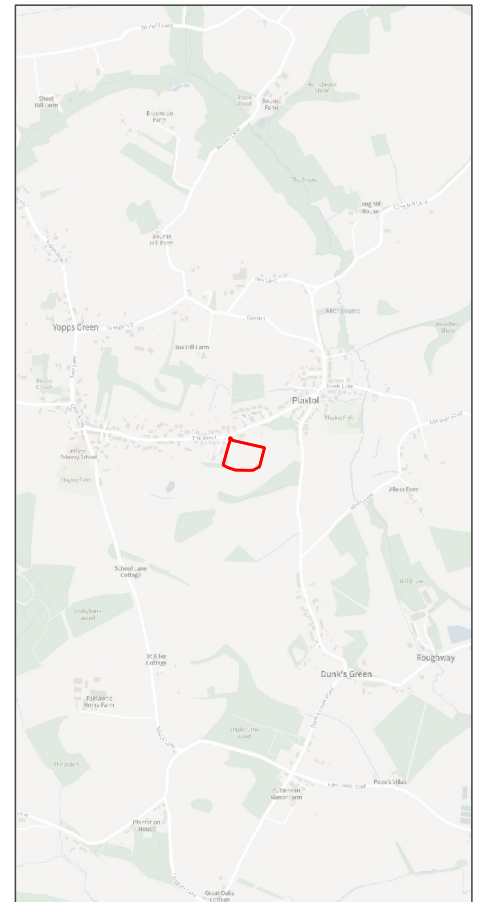
LAA Site Summary - No



TMBC LAA Reference	58792
Site Address	Land east of Stable Court, Roughway Lane and north of Roughway Lane, Dunks Green
Parish	Plaxtol
Ward	Bourne
Settlement or nearest settlement	Dunks Green
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.95
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	The site is located to the north of Roughway Lane and is comprised of an Agricultural barn and field. The site is located within the Green Belt and an Area of Archaeological Potential and to the west of the site is a Grade II Listed Building. The site is remote from any sustainable settlement and due to the unsustainable location of the site it is considered unsuitable for development.
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LAA Site Summary - No



TMBC LAA Reference	59778
Site Address	Land Adjoining Coppers Oak, The Street, Plaxtol, Sevenoaks
Parish	Plaxtol
Ward	Bourne
Settlement or nearest settlement	Plaxtol
Current Use	Agriculture, Allotment, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.29
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion

This greenfield site on the southern periphery of Plaxtol, to the south of The Street. It is in use for agriculture and allotments. The retention/reprovision of the existing allotments should be taken into consideration.

The site is located wholly within the Green Belt and Kent Downs National Landscape, The Stage 2 Green Belt Assessment concludes that sub-area performs strongly against the NPPF purposes but makes a less important contribution to the wider Green Belt, and is recommended for further consideration. However, the landscape evidence concludes that there would likely be significant adverse landscape effects, even with mitigation, with no clear opportunities for a potential development to allow overall landscape enhancements to the National Landscape to be delivered.

Therefore, although the site is adjacent to a sustainable settlement, the landscape evidence concludes that this site is unsuitable for development.

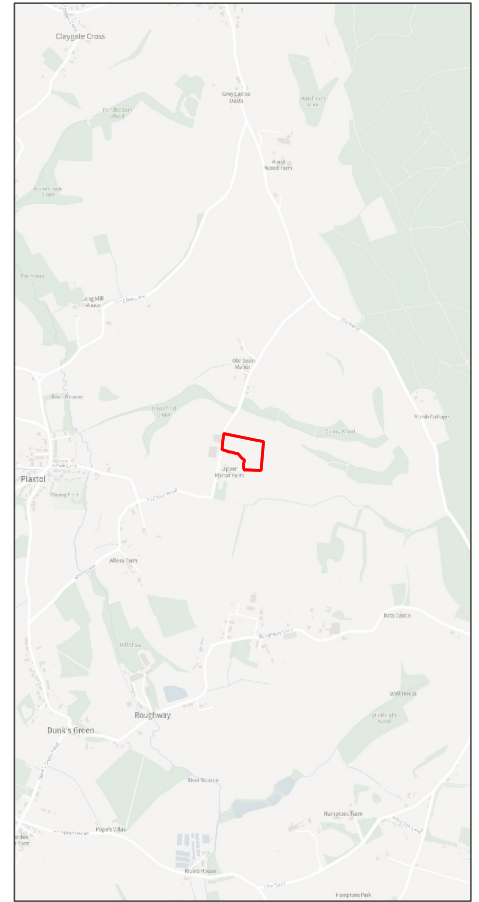
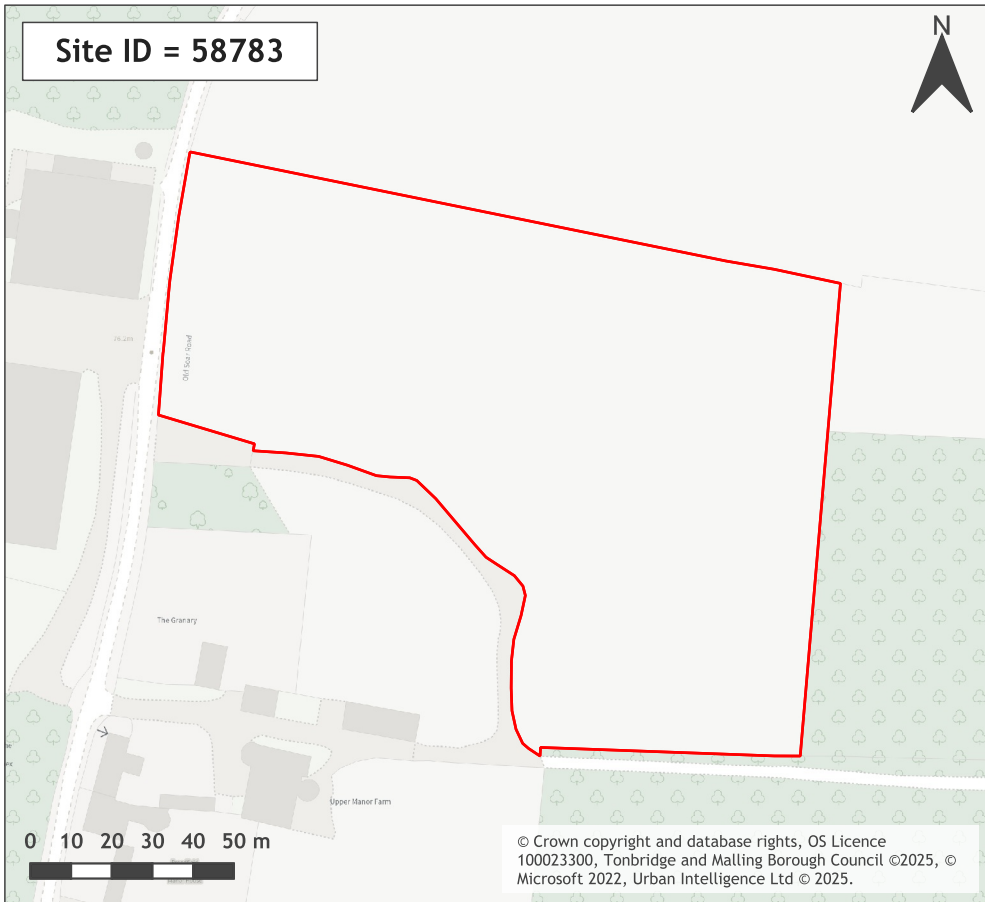
LAA Site Summary - No



TMBC LAA Reference	59677
Site Address	Land North of Plough Hill and east of Old Basted, Plough Hill, Crouch
Parish	Plaxtol
Ward	Bourne
Settlement or nearest settlement	Crouch
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.21
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	<p>The site is located on the northern side of Plough Hill, adjacent to the Grade II listed Building Old Basted to the west and a residential dwelling to the east. It is located within the Green Belt and an Area of High Archaeological Potential. The site is undeveloped and is comprised of an unprotected woodland. The site is remote from any sustainable settlement and due to its unsustainable location is considered to be unsuitable for development.</p>
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LAA Site Summary - No



TMBC LAA Reference	58783
Site Address	Land north of Upper Manor Farm, Old Soar Road and east of Old Soar Road, Plaxtol
Parish	Plaxtol
Ward	Bourne
Settlement or nearest settlement	Plaxtol
Current Use	Agriculture, Equestrian, Forestry
Suitable	No
Deliverable	No
Gross Site Area (ha)	1.53
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

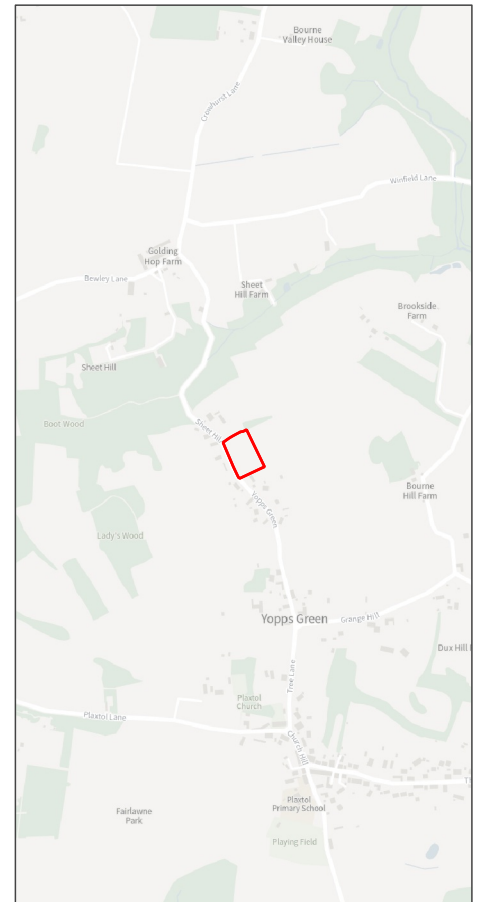
LAA Conclusion

This greenfield site is located to the east of Old Soar Road, between Plaxtol and Mereworth Woods. It is currently in agricultural use. There are a few residential properties to the west and south, with agricultural land to the north and east.

The site is wholly within the Green Belt and an area of archaeological potential and is adjacent to a Conservation Area. A large portion 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.

LAA Site Summary - No



TMBC LAA Reference	58799
Site Address	Land north of Highstones and east of Sheet Hill, Plaxtol
Parish	Plaxtol
Ward	Bourne
Settlement or nearest settlement	Plaxtol
Current Use	Agriculture
Suitable	No
Deliverable	No
Gross Site Area (ha)	0.73
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion

This site is located to the east of Sheet Hill, between Plaxtol and Ivy Hatch. It is in agricultural use, with residential properties to the west, north and south, and agricultural land to the east. The site is wholly within the Green Belt and Kent Downs National Landscape and is identified as priority habitat. The site is on 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.

LAA Conclusion	<p>The site is located to the west of Long Mill Lane and west of the dwellings which front Long Mill Lane. It is undeveloped and comprised an agricultural field. The site is located within the Green Belt and the Kent Downs National Landscape. The site is remote from any sustainable settlement and is an unsustainable location. Given its Green Belt designation and the unsustainable location of the site it is considered to be unsuitable for development.</p>
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LAA Conclusion

The site is located north of Roughway Lane. Parts of the site are developed, whilst other parts are undeveloped and contain woodland. It is located within the Green Belt, and the west portion of the site is within Flood Zones 2 and 3. The northern portion of the site contains Ancient Woodland. To the southeast of the site entrance is the Schedule Monument Roughway Bridge. The site is remote from any settlement boundary and is an unsustainable location. Given the other constraints and the unsustainable location of the site it is considered unsuitable for development.

LAA Site Summary - No



TMBC LAA Reference	58794
Site Address	Land (known as Hurst Wood) north (off of) Roughway Lane and west of The Hurst, Dunks Green
Parish	Plaxtol
Ward	Bourne
Settlement or nearest settlement	Dunks Green
Current Use	Nature, Woodland
Suitable	No
Deliverable	No
Gross Site Area (ha)	2.13
Developable Site Area (ha)	0
Residential Yield	0
Employment floorspace (sqm)	0
Timescale	-

LAA Conclusion	<p>The site is located to the west of The Hust, opposite Swanton Road. The site is undeveloped and comprised woodland. The site is located within the Green Belt, an Area of Archaeological Potential, Ancient Woodland and a Local Wildlife Site. The site is remote from any settlement and is an unsustainable site. Due to the unsustainable nature of the site and its location within the Green Belt and the presence of an irreplaceable habitat the site is considered unsuitable for development.</p>
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