
Site Selection Methodology

Topic Paper

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1. Introduction

Introduction

- 1.1 Tonbridge and Malling Borough Council ('the Council') is in the process of preparing a new Local Plan which will set out how the borough will grow and evolve over the next 15 years. The Plan will comprise a vision, strategic objectives and planning policies that together provide the overarching framework for the delivery of sustainable development. The new Local Plan aims to allocate sufficient land in sustainable locations to ensure that the Council meets its housing and employment needs over the plan period 2024 to 2042. These allocations need to be suitable, available, and achievable, and be justified through the evidence base.
- 1.2 This Site Selection Methodology Topic Paper sets out the approach used by the Council in the selection of sites for inclusion in the Regulation 18 Local Plan. This takes account of the key requirements identified in the NPPF, Planning Practice Guidance (PPG), as well as the Council's own evidence base, to develop a list of potential sites for allocation in the new Local Plan and sets out the robust and transparent site assessment process that has been followed.

Structure of the paper

- 1.3 This topic paper sets out the Council's site selection methodology and conclusions, and is structured as follows:
- Chapter 2 provides a brief summary of national planning policy and guidance in relation to overall need and growth of the borough.
 - Chapter 3 provides a summary of the key local evidence base documents relating to site selection.
 - Chapter 4 sets out the detailed site selection methodology including site identification, testing of reasonable alternatives, contribution to the delivery of the spatial strategy; constraints and detailed assessment, along with availability and achievability.
 - Chapter 5 provides an overall conclusion of the site selection process and next steps.
- 1.4 The purpose of this paper is to explain the methodology that has been followed to develop a shortlist of potential housing and employment sites to be included within the new Regulation 18 Local Plan.

2. Policy Context

National Planning Policy Framework

- 2.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and is based on a fundamental aim to secure sustainable development through balancing economic, social, and environmental objectives. Paragraph 11a outlines that *"all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects."*
- 2.2 Chapter 5 of the NPPF makes it clear that the Government's objective is to boost the supply of homes. Paragraph 62 establishes that the standard method should be used to determine the minimum number of homes needed. For Tonbridge and Malling, the Local Plan must deliver 1,097 dwellings per year. This means an overall housing need figure of 19,746 homes during the plan period between 2024 – 2042.
- 2.3 Paragraph 72 states that *"authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability."* This is done through the preparation of a Land Availability Assessment; and that from this, planning policies should identify a sufficient supply and mix of 'deliverable' sites in the short-term, and 'developable' sites in the medium and long term. Paragraph 77 goes on to confirm that the *"supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes)"* and paragraph 110 states that *"Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes."*
- 2.4 Chapter 6 of the NPPF also makes it clear that planning policies should help to build and support a strong and competitive economy. Paragraph 87 confirms that planning policies *"should recognise and address the specific locational requirements of different sectors"* and paragraph 89 goes on to note that planning policies *"should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport"*. The NPPF makes it clear that sites that are physically well-related to existing settlements should be encouraged, however where alternative locations need to be considered, that it will be important to ensure that development is sensitive to its surroundings and does not have an unacceptable impact on local roads. In Tonbridge and Malling, the overall employment requirement is 361,500 sqm over the plan period.

Planning Practice Guidance

- 2.5 The Planning Practice Guidance (PPG) states that an assessment of land availability is required to identify the future supply of land that is suitable, available, and achievable for housing and economic development uses over the plan period. The assessment is an important source of evidence to inform plan-making and decision-taking, and the identification of a 5-year supply of housing land.
- 2.6 The PPG clarifies that the assessment does not in itself determine whether a site should be allocated for development. It is the role of the assessment to provide information on the range of sites which are available to meet the local authority's requirements, but it is for the development plan itself, to

determine which of those sites are the most suitable to meet those requirements. Plan-making authorities may carry out land availability assessments for housing and economic development as part of a single exercise, in order that sites may be identified for the use(s) which is most appropriate. An assessment should:

- identify sites and broad locations with potential for development.
- assess their development potential.
- assess their suitability for development; and
- the likelihood of development coming forward (the availability and achievability).

- 2.7 The PPG notes that plan-making bodies should consider constraints when assessing the suitability, availability and achievability of sites and broad locations. It emphasises the importance of taking a proactive approach when identifying as wide a range of sites and broad locations for development as possible (including those existing sites that could be improved, intensified, or changed). It is important that plan-makers do not simply rely on sites that they have been informed about but actively identify sites through the desktop review process that may assist in meeting the development needs of an area.

3. Emerging Local Plan evidence base and site selection

- 3.1 The NPPF requires the preparation and review of local plans to be underpinned by relevant and up-to-date evidence. The main evidence bases produced by the Council that have had an impact on site selection matters are set out below and can be accessed on the Council's evidence base webpage [Local Plan evidence – Tonbridge and Malling Borough Council](#).

- **Land Availability Assessment (LAA)**

The LAA identifies potential land for future development, primarily housing and economic uses and provides a comprehensive and robust consideration of the availability, suitability, and achievability of the potential sites. The LAA is not however, the evidence base that considers which of these sites should be taken forward to allocation. It instead provides a high-level assessment of each site, using a consistent methodology, so that the advantages and disadvantages of each site can be considered further.

- **Economy Study**

The purpose of this study is to understand the future needs for employment land across the borough and the suitability of the borough's portfolio of employment sites to meet these needs, so that future Local Plan policies can be responsive to market change, support key growth sectors and where possible ensure that existing viable employment land and premises are protected.

- **Strategic Flood Risk Assessment (SFRA)**

The Level 1 SFRA (2025) provides site specific flood risk evidence to assist in site assessments to inform decisions of the location of future growth in the borough, as well as providing information and guidance to be used by applicants in the preparation of Flood Risk Assessments in support of site-specific planning applications.

- **Landscape and Visual Appraisal (LVA)**

The LVA (2025) is a high-level assessment of potential development sites that are located around sustainable settlements across the borough. The LVA assesses the landscape and visual effects of potential development at each of the sites and where relevant, provides a guide as to the scale and nature of strategic landscape mitigation proposals that may assist in ameliorating likely significant

effects.

- **Sustainable Settlement Study**

The Sustainable Settlement Study provides an assessment of the role and function of settlements across the borough, to determine the existing services and facilities present and the accessibility to existing public transport networks, thereby providing a basis for understanding the sustainability of settlements across the borough. The study has informed the development of a Settlement Hierarchy and the reasonable alternative spatial strategy options considered as part of the Sustainability Appraisal. This study seeks to help identify where new development should be focused in order to deliver sustainable development and has fed into the site selection process.

- **Habitats Regulation Assessment (HRA)**

The Habitat Regulations set out a requirement for all land use plans to assess the potential effect of a plan against the conservation objectives of European Sites including Special Areas of Conservation (SAC), Special Protection Area (SPA), and Ramsar Sites. There are two European Sites within Tonbridge and Malling that need to be protected: the North Downs Woodland SAC and Peters Pit SAC. In addition, there are also a number of other European Sites in neighbouring districts that must be considered. The HRA considers the protected areas against the Regulation 18 growth strategy to determine whether there is any potential detrimental impact to any of the European Sites. The HRA has informed the Regulation 18 Local Plan by identifying the need to include suitable accessible natural green space mitigation at one of the large strategic sites, to provide an alternative to the North Downs Woodland for recreation.

- **Green Belt Assessment (GBA)**

The purpose of a GBA is to provide evidence on how different areas of Green Belt perform against the Green Belt purposes, as set out in the NPPF, and to provisionally identify grey belt, in accordance with the Green Belt PPG (2025). The Stage 1 Assessment examines the performance of the borough's Green Belt in its entirety, whilst the Stage 2 Assessment is more granular and examines the performance of discrete, smaller Green Belt parcels, adjacent to existing sustainable settlements and in locations with good access to the strategic highway network. The Stage 2 GBA identified how parcels of Green Belt perform against the five purposes set out in the NPPF, and which could be identified as provisional grey-belt. It goes on to make recommendations on which parcels of land should be given further consideration for release from the Green Belt, and these have fed in to the site selection process.

- **Heritage evidence**

The heritage evidence is a high-level assessment of potential development sites identified by the LAA that contain or are adjacent to a heritage asset. This study identifies potential issues and mitigation proposals where relevant, and these conclusions have fed into the site selection work.

- **Green Gap Study**

The Green Gap Study considers the justification for, and identification of potential Green Gaps within the borough in order to help avoid the coalescence of settlements and preserve their separate identity and character. The area in the north east of the borough, which this study identifies as a potential Green Gap, has fed in to the site selection work.

- **Open Space Study**

The Open Space Study identifies areas of accessible open space within the borough. This information fed in to the site selection work to help understand where existing open spaces are located, the type of open space, and whether development would result in a loss of these spaces.

4. Site Selection Methodology

Overview of site selection methodology

- 4.1 The Site Selection Methodology (SSM) has been developed to enable a robust and transparent site assessment process, which has informed the decisions the Council has made on sites included within the Regulation 18 Local Plan. The site selection process takes account of the key requirements identified in the NPPF, the PPG, as well as the Council's own evidence base, to develop a shortlist of potential sites for inclusion in the new Local Plan.
- 4.2 This SSM has been applied to all housing types, including specialist accommodation for older people, self-build and custom-build and traditional dwellings. The Council considers that all housing, employment, and mixed-use allocations should be in sustainable locations well located to existing sustainable settlements. This approach will contribute to the delivery of sustainable communities within the Borough and align with the Local Plan's vision and objectives, as well as national planning policy.
- 4.3 The SSM takes a clear stepped approach demonstrating how technical studies and evidence have fed into it, in order to identify preferred suitable and sustainable sites. The assessment has been iterative, with the technical evidence and informal feedback from relevant stakeholders feeding in at appropriate stages.
- 4.4 While the assessment of sites has been undertaken individually, there has been consideration of the potential merits of parts of sites, or combinations of adjoining sites, being identified as preferred options.
- 4.5 Table 1 below sets out the stages in the site selection process.

Table 1: Site methodology stages

Stage of Methodology	Approach	Output
Stage 1: Identifying Sites for Assessment	The starting position was the identification of sites through the LAA. The TMBC Land Availability Assessment is published separately and should be read in conjunction with this Topic Paper. Sites that were duplicates, had been built out, have been withdrawn from the LAA, or have been superseded by another LAA site, have not been taken forward.	• LAA methodology • A list of LAA sites
Stage 2: Site size threshold	The LAA assesses sites that are above a certain threshold. Officers applied their judgement to review the following factors: • Site size: where sites were unable to yield five or more dwellings or 0.25ha/500sqm threshold for employment, they were not taken forward.	• LAA Appendix 1 • Site assessment proformas • A site suitability assessment was carried out as part of the proforma. • A partial deliverability assessment was also undertaken as part of the proforma, based on information held to date. As a full criteria

		assessment has not been completed at this Regulation 18 stage, deliverability summaries have not been provided.
Stage 3: Sites with Planning permission	Where development was known to have planning permission or the site is under construction, the site was not taken forward.	LAA Appendix 2
Stage 4: Reasonable Alternatives	This stage involved appraising the remaining sites through the Sustainability Appraisal process, excluding those with no access to the highway access without secured third party land, or where sites were promoted for uses where no resident or employment uses were proposed e.g. Biodiversity Net Gain, for Sustainability Appraisal.	Individual site assessments are included in the Interim Sustainability Appraisal
Stage 5: Delivery of the spatial strategy	Sites that do not contribute to the delivery of the preferred spatial strategy were ruled out. This included discounting sites that are not within or adjacent to a sustainable settlement as identified in the Settlement Hierarchy (Tiers 1-4 settlements). This includes sites within or adjacent to tier 5 settlements. In addition, in relation to employment sites, sites were not taken forward if they are not in an accessible location or in close proximity to an existing employment site.	
Stage 6: Absolute constraints	This stage considered whether sites were affected by constraints that cannot be overcome, such as whether the site is within or adjacent to a designated biodiversity site, contains Ancient Woodland or is located within Flood Zone 3b, to the extent that development could not be brought forward.	
Stage 7: Assessment of Constraints and Opportunities	This stage included a consideration of other physical or planning constraints, such as heritage, landscape, Green Belt, highways, or ecological issues, for example. Understanding such constraints relied on information including the available technical evidence base, engagement with selected stakeholders and a review of the relevant planning history. This stage resulted in a list of sites for further consideration.	
Stage 8: Site availability and achievability	Sites were taken forward where they are considered suitable, available, and achievable. Where a site is considered suitable and achievable, but the site is not considered available, then the site was not taken forward.	
Stage 9: Identifying Potential Sites for Allocation	This stage involved a review of the sites that remained after Stage 8 to identify which should progress to be considered for inclusion in the Regulation 18 Local Plan	- A list of preferred sites. - Aggregate indicative number of homes and indicative phasing.

Stage 1: Identifying Sites for Assessment

- 4.6 The Council has compiled a comprehensive list of sites for assessment through the Council's LAA. The sites were submitted to the Council by landowners, site promoters and other stakeholders through successive Call for Sites exercises, as well as other sites identified by the Council in line with the PPG. The sources of the sites are listed below:
- **Strategic Land Availability Assessment sites.** These sites are dated from 2016 and updated in 2018 as the withdrawn Local Plan underwent the preparation stage.
 - **Call-for-Sites 1 & 2** which were submitted to TMBC through two call-for-sites exercises which closed in February 2022 and November 2022, respectively.
 - **Gypsy, Traveller and Showpeople sites** submitted to TMBC through a specific call-for-sites exercise between June 2023 and December 2023.
 - **Call-for-sites 3** submitted to TMBC through a call-for-sites in 2024
 - **Existing unimplemented allocated sites in the adopted Development Plan**
 - **Sites on the Council's brownfield register**
 - **Land in the Council's ownership**
 - **Public sector land**
 - **Vacant and derelict buildings**
 - **Urban capacity study (2022)**
- 4.7 At this stage, a total of 617 sites were identified. However, of these, 26 sites were withdrawn, 81 sites were superseded, 17 sites were duplicates and 9 sites have been built out. These were removed from further consideration.

Stage 2: Site size threshold

- 4.8 The PPG identifies that plan makers should consider a range of site sizes from small-scale to large-scale developments. However, it is only appropriate for the LAA to only consider sites capable of delivering five or more dwellings, or sites of 0.25ha (or 500 sqm floorspace) for employment uses. 41 sites fell below these thresholds have been excluded from the site selection process and are instead listed in Appendix 1 of the LAA Report.

Stage 3: Sites with planning permission

- 4.9 A number of sites identified through the LAA process have gained planning permission during the intervening period. Where a site is under construction or has been granted planning permission, these have been excluded from the site selection process. 22 sites with planning permission, but yet to be built, are listed in Appendix 2 of the LAA Report. The Council consider that these sites are existing 'commitments' and expects these sites to come forward early in the plan period and feature in the Council's Five-Year Housing Land Supply Statement. Where only part of a site has planning permission, officers have used planning judgement to determine whether the remainder of the site is above the site size threshold, or whether there are constraints on the remaining land that may render the remainder of the site unsuitable.
- 4.10 It should be noted that some sites with permission may lapse, and others may be granted permission during the development of the Local Plan. As the LAA is an iterative process, this allows for information on permissions to be updated at Regulation 19.
- 4.11 Following Stage 2 and 3, a total of 421 sites remained under consideration.

Stage 4: Reasonable alternatives

- 4.12 All reasonable alternative options must be tested through the SA process, this includes assessing all reasonable alternative site options against the 14 SA Objectives. Therefore, those sites excluded in Stages 2 and 3 above, along with sites with no vehicular access without secured third party land and those sites promoted for uses excluding residential, employment or mixed-use development such as Biodiversity Net Gain, are considered not to be reasonable alternatives, and were therefore excluded from the SA process. A total of 405 sites were subject to SA. As the evidence base was still emerging at this time, and a preferred spatial strategy had yet to be decided upon, all remaining sites were subject to SA as they remained ‘reasonable alternatives’ at that stage of plan making.

Stage 5: Delivery of the Spatial Strategy

- 4.13 In order for development to be considered sustainable, it needs to be supported by the appropriate infrastructure and services including health care, schools, shops, employment opportunities, community facilities, and access to modes of sustainable transport. Development that is isolated and disconnected from existing settlements is unlikely to contribute towards a sustainable pattern of development. Therefore, sites that are isolated from an existing settlement and were not able to contribute to patterns of sustainable development were excluded from the site selection process.
- 4.14 In addition, those sites located adjacent to those settlements identified by the Sustainable Settlement Study and the Settlement Hierarchy as ‘Other rural settlements,’ are also considered to be unsustainable locations due to the few or no services or public transport connectivity in those locations. Therefore, sites adjacent to unsustainable settlements, were also excluded from the site selection process at this stage.
- 4.15 The decision to exclude sites at Stage 5 is also supported by the Sustainability Appraisal findings. Although Spatial Strategy Option 1 tested growth at all settlements in the borough including those unsustainable settlements, Option 2 was found to be the most sustainable spatial strategy option as this directed growth to sustainable settlements only.

Stage 6: Absolute constraints

- 4.16 All sites that are considered to be substantially covered by ‘absolute constraints’, were sifted out from the site selection process at this stage, as they are considered to be unsuitable for development. Where part of a site fell outside of ‘absolute constraints’ and could yield above the site threshold, then the remainder of the site was considered on its own merits. For the purposes of this stage, ‘absolute constraints’ are considered to be:
- Site is located in Flood Zone 3b
 - Site is Ancient woodland.
 - Site is within a Site of Special Scientific Interest (SSSI), SAC, SPA or Ramsar Site.
- 4.17 The NPPF and PPG are clear that housing and employment development are not appropriate in the flood plan, and any sites falling entirely or predominantly within Flood Zone 3b (functional flood plain) are considered to be unsuitable for development.
- 4.18 Paragraph 193c of the NPPF states that “*development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁷⁰ and a suitable compensation strategy exists.*” Therefore, where a site is entirely or predominantly located within ancient woodland it is considered unsuitable for development.
- 4.19 Paragraph 188 of the NPPF says that plans should allocate land with the least environmental value, and paragraph 192 sets out protection and safeguarding of sites of importance for biodiversity. Sites located within an area identified for its national or international importance for biodiversity including

SSSI, SAC, SPA and Ramsar Sites are considered unsuitable for development, and are excluded from the site selection process.

Stage 7: Assessment of Constraints and opportunities

- 4.20 This stage assessed all remaining sites against a series of non-absolute constraints, to identify whether the constraints could be overcome and the site, or part of the site, have potential for development. A proforma was completed for each site that sought to identify a range of on-site and off-site constraints and opportunities that may impact on the suitability of a site. All sites deemed to be suitable following this stage, were progressed to the next stage of the site selection process.
- 4.21 The site assessment gave consideration to the following categories:
- Access to highways,
 - National Landscape and/or its setting,
 - Green Belt,
 - Agricultural Land Classification,
 - Local Green Spaces and Open Space,
 - Minerals Safeguarding,
 - Flooding from any source,
 - Tree Preservation Orders,
 - Priority Habitat,
 - Designated biodiversity assets,
 - Designated and no designated Heritage Assets,
 - Air quality,
 - Contamination,
 - Topography,
 - Provision of utilities, and
 - Access to services.
- 4.22 Where significant physical and/or technical constraints were identified for a site, specialist advice was sought from stakeholders including Kent County Council as the Local Highways Authority, and heritage experts. Where significant constraints, either alone or in combination, were identified for a site and it is considered that these cannot be mitigated based on planning judgement, the site was identified as unsuitable for development.
- 4.23 In the case of utilities, the Council will continue to liaise with infrastructure providers on capacity of existing infrastructure and services through the Infrastructure Delivery Plan, so ensure the most up to date information is available.

Stage 8: Site availability and achievability

- 4.24 This stage considered the availability and achievability of a site and the potential timeframes for development, based on potential capacity, set out in the LAA. Consideration was given to the information provided alongside the site submission on site ownership, any barriers to delivery such as existing tenants or the need to re-provide existing services such as open space elsewhere, and any legal constraints such as covenants or unwilling landowners. Where a site has not been promoted by the landowner, and information on the willingness of the landowner was not available, the site was considered unavailable for development.
- 4.25 It is worth noting that the Council will consider any additional information provided on availability during the Regulation 18 consultation and keep this under review during plan preparation between Regulation 18 and Regulation 19. All sites considered to be unavailable at this stage, have been excluded from the site selection process.

Stage 9: Identifying potential sites for allocation

4.26 Once all of the preceding stages had been completed, there remained a list of suitable, available, and achievable sites. At the start of Stage 1, 617 sites were identified for consideration, by progressing through Stages 2 and 3, 421 sites remained. By progressing through Stages 4-8, a total of 84 sites were deemed to be suitable and deliverable. A total of 81 of these sites progressed to inclusion in the Regulation 18 Local Plan. The three sites that were deemed to be suitable, available and achievable, but were not included in the Regulation 18 Plan and the reasons for this, are listed below:

- 59824 – This site is currently the subject of a planning application, which is awaiting a decision.
- 68407 – This site has been included within settlement confines, which will allow development to come forward without the need for an allocation.
- 68433 - The site is wholly contained within site 68432, and 68432 has progressed to inclusion.

4.27 These three sites are still likely to contribute to the supply of land, however they do not to be allocated in order to do so. Therefore, all suitable sites in sustainable locations have been included in the Regulation 18 Local Plan to help meet the identified needs of the borough.

4.28 This final stage also involved a review of the preferred sites to identify which ones should progress through to the Regulation 18 Consultation as potential site allocations to meet the Council's housing and employment needs. Consideration was given to whether any logical adjustments should be made to site boundaries to create combined sites and/or amend overlapping sites, where there have been more than one site submission covering an area of land.

Indicative Capacity assessment

4.29 In calculating an indicative capacity for sites, a high-level capacity assessment of the preferred sites has been undertaken by a multidisciplinary group of officers, having regard to the submitted site yield (where provided), potential infrastructure requirements, and appropriate densities having regard to local character and other constraints.

4.30 The Regulation 18 Local Plan seeks to allocate growth in and around our most sustainable settlements, where communities will have access to a wide range of services and facilities and sustainable transport options to larger settlements. Growth in these areas will also support existing communities by bringing forward new or improved infrastructure and community services and facilities. Appendix 1 includes a summary of the conclusions for all LAA sites and identifies whether the site has proceeded to allocation in the Regulation 18 Local Plan. This includes setting out the reasons why the site has been excluded from the site selection process.

5. Conclusion and Next Steps

5.1 The purpose of this paper is to explain the methodology that has been followed to develop a shortlist of potential housing and employment sites that have been taken forward into the Regulation 18 Local Plan. This includes an explanation as to how other regulatory requirements (i.e. the SA or HRA) feed into the draft preferred development scenario to be included within the Regulation 18 Local Plan.

5.2 The Regulation 18 consultation provides an important opportunity for the Council to gather critical information from land owners, developers, and site promoters to support the suitability, capacity, and deliverability assessments of potential site allocations. The knowledge that will be gained from this exercise, along with further evidence to be undertaken between Regulation 18 and Regulation 19, may

result in future updates to the site assessment process and conclusions (particularly with regards to deliverability and capacity), which will form a significant element of the Council's 5 Year Housing Land Supply and development trajectory.

6. Appendix 1

LAA Reference	Site Address	Parish	Ward	Settlement or nearest settlement	Conclusion
58491	Land east of A229 and south of Common Road, Blue Bell Hill	Burham	Aylesford North & North Downs	Blue Bell Hill	This site is adjacent to an unsustainable settlement. Therefore, the site is unsuitable for development.
58493	Land west of Collingswood Road and south of Vincent Road, Blue Bell Hill	Aylesford	Aylesford North & North Downs	Blue Bell Hill	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58499	Land east of Aylesford Priory and south of High Street, Aylesford	Aylesford	Aylesford North & North Downs	Aylesford Village	This site is considered to be suitable, available, and achievable.
58507	Land and existing premises at Sheldon Way, Larkfield	East Malling & Larkfield	Larkfield	Medway Gap	This is an existing employment site. The loss of employment land is not supported in this location; therefore, the site is unsuitable for residential uses.
58508	Land north (rear of) 23 to 29 Cobdown Close and south of M20 motorway, Ditton	Ditton	Aylesford South & Ditton	Medway Gap	This site has steep topography, and it is uncertain how access can be achieved. Therefore, the site is unsuitable for development.
58513	Land at and north (rear of) 14 to 62 Park Road, Leybourne	Leybourne	Birling, Leybourne & Ryarsh	Medway Gap	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58517	Land north of Woodgate Road and west of Workhouse Road, Ryarsh	Ryarsh	Birling, Leybourne & Ryarsh	Ryarsh	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58524	Existing premises at Redlands Farm and Old Ryarsh Lane, West Malling	West Malling	East Malling, West Malling & Offham	West Malling	This site is located adjacent to a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58528	Land east of Callis Court Bungalow and south of London Road, West Malling	Ryarsh	Birling, Leybourne & Ryarsh	West Malling	This site is remote from the defined boundary of any settlement. Therefore, the site is unsuitable for development.

58531	Land east of Fatherwell Road and south of Norman Road, West Malling	West Malling	East Malling, West Malling & Offham	West Malling	This site is remote from the defined boundary of a settlement and is mostly Grade 1 agricultural land. Therefore, the site is unsuitable for development.
58538	Land north of Lucks Hill and west of Winterfield Lane, East Malling	East Malling & Larkfield	East Malling, West Malling & Offham	Medway Gap	This site is considered to be suitable, available, and achievable.
58539	Land south of The East Malling Centre and west of Chapman Way, East Malling	East Malling & Larkfield	East Malling, West Malling & Offham	Medway Gap	This site is located adjacent to a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58541	Existing premises at 31a Lavender Road and Catlyn Close Garages, East Malling	East Malling & Larkfield	East Malling, West Malling & Offham	Medway Gap	This site is located adjacent to a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58550	Existing premises east of Magpie Close and south of Martin Square, Larkfield	East Malling & Larkfield	Larkfield	Medway Gap	This site is considered to be suitable, available, and achievable.
58552	Land north of London Road and east of 562 London Road, Ditton	Ditton	Aylesford South & Ditton	Medway Gap	This site is located adjacent to a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58554	Existing premises at 737 London Road, Larkfield	East Malling & Larkfield	Larkfield	Medway Gap	This site is located adjacent to a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58556	Existing premises at 11 Bradbourne Lane, Larkfield	East Malling & Larkfield	Aylesford South & Ditton	Medway Gap	This site is located adjacent to a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58559	Land west of Station Road and rear of 113 to 131 Station Road, Ditton	Ditton	Aylesford South & Ditton	Medway Gap	The site is within a sustainable settlement, however the majority of the site falls within Flood Zone 3b, therefore this site is unsuitable for development.
58565	Existing and surrounding premises at Preston Hall and Royal British Legion Village	Aylesford	Aylesford South & Ditton	Medway Gap	This site is located adjacent to a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58576	Paris Farm, Rocks Road, East Malling	East Malling & Larkfield	East Malling, West Malling & Offham	East Malling	This site is considered to be suitable, available, and achievable.

58580	Land south of London Road and west of Beaver Road, Allington	Aylesford	Aylesford South & Ditton	Medway Gap	This site has no highway access, therefore this site is unsuitable for development.
58587	Land (extensive area) known as Broadwater Farm at Broadwater Road, north of Kings Hill	East Malling & Larkfield	East Malling, West Malling & Offham	Kings Hill	These parcels are remote from a sustainable settlement, therefore this site is unsuitable for development.
58592	Land at 123 & 125 Teston Road and rear of 119 to 139 Teston Road, West Malling	West Malling	East Malling, West Malling & Offham	West Malling	The site has been partially built out, and the remained of the site has no vehicular access. Therefore this site is unsuitable for development.
58593	Existing premises at 2 to 12 River Lawn Road and Tonbridge Medical Group, Tonbridge	Tonbridge	Judd	Tonbridge and Hilden Park	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58596	Land east of Lavenders Road and south of Swan Street, West Malling	West Malling	East Malling, West Malling & Offham	West Malling	The site is mostly covered by priority habitat and is within the setting of a Conservation Area and Scheduled Monument. Therefore this site is unsuitable for development.
58606	Land at Ladylees South and west of Windmill Hill, Wrotham Heath	Platt	Wrotham Heath	Wrotham Heath	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58609	Existing premises at 83 Maidstone Road, Borough Green	Borough Green	Borough Green & Platt	Borough Green	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58613	Land south (rear of) 4 to 13 Platt Mill Close, Platt	Platt	Borough Green & Platt	Platt	This site is considered to be suitable, available, and achievable.
58615	Land south of Birchin Napps Farm and The Old Saw Mill, Platt	Platt	Borough Green & Platt	Crouch	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58617	Land at Little Harps and south of Crouch Lane, St. Mary's Platt	Platt	Borough Green & Platt	Borough Green	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58619	Land north of Copt Hall Road and south of Roquebrune, Common Road, Ightham	Ightham	Pilgrims with Ightham	Ightham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58625	Land east of Borough Green Road and west of Dark Hill Road, Borough Green	Ightham	Pilgrims with Ightham	Borough Green	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.

58630	Land north and west of Borough Green & Wrotham Train Station	Borough Green	Borough Green & Platt	Borough Green	This is an existing employment site. There is a need to retain some employment land at Kings Hill, therefore the site is unsuitable for development.
58631	Existing premises at Celcon Works, Borough Green Road, Borough Green	Ightham	Borough Green & Platt / Pilgrims with Ightham	Borough Green	Part of this site is considered to be suitable, available and achievable.
58635	Existing premises at Crickets Farm, Borough Green Road, Ightham	Ightham	Pilgrims with Ightham	Borough Green	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58641	Existing premises at Ladylees North and east of Walnut Tree Cottages, Wrotham Heath	Platt	Wrotham Heath	Wrotham Heath	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58643	Land east of Seven Mile Land and south of London Road, Wrotham Heath	Addington	Pilgrims with Ightham	Addington Clearway	This site is adjacent to an unsustainable settlement. Therefore, the site is unsuitable for development.
58645	Existing premises at Nepicar Park, east of London Road, Wrotham	Wrotham	Pilgrims with Ightham	Wrotham Heath	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58646	Existing premises at Wentshaw Lodge, north of Vigo Road and west of Gravesend Road, Fairseat	Stansted	Pilgrims with Ightham	Fairseat	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58654	Existing premises at Yaldham Manor, Kemsing Road, Wrotham	Wrotham	Pilgrims with Ightham	Wrotham	This site is remote from the defined boundary of any settlement. Therefore, the site is unsuitable for development.
58655	Existing premises west of Yaldham Manor, Kemsing Road, Wrotham	Wrotham	Pilgrims with Ightham	Wrotham	This site is remote from the defined boundary of any settlement. Therefore, the site is unsuitable for development.
58656	Land east of Labour-in-Vain Road and south of Wrotham Hill Road, Wrotham	Wrotham	Pilgrims with Ightham	Wrotham	This site is remote from the defined boundary of any settlement. Therefore, the site is unsuitable for development.
58658	Existing premises at Wentfield, Gravesend Road, Fairseat	Stansted	Pilgrims with Ightham	Fairseat	This site is remote from the defined boundary of any settlement. Therefore, the site is unsuitable for development.
58660	Existing premises off (south of) Crabtree Close, Fairseat	Stansted	Pilgrims with Ightham	Fairseat	This site is remote from the defined boundary of any settlement. Therefore, the site is unsuitable for development.

58661	Land east of Pinesfield Lane and south of Coldrum Lane, Trottiscliffe	Trottiscliffe	Pilgrims with Ightham	Trottiscliffe	This site is remote from the defined boundary of any settlement. Therefore, the site is unsuitable for development.
58662	Land east of Trottiscliffe House and south of Green Lane, Trottiscliffe	Trottiscliffe	Pilgrims with Ightham	Trottiscliffe	This site is adjacent to an unsustainable settlement. Therefore, the site is unsuitable for development.
58663	Existing premises at Trosley Farm, Addington Lane, Trottiscliffe	Trottiscliffe	Pilgrims with Ightham	Trottiscliffe	This site is remote from the defined boundary of any settlement. Therefore, the site is unsuitable for development.
58665	Existing premises at Holmes Paddock, off (west of) The Street, Ryarsh	Ryarsh	Birling, Leybourne & Ryarsh	Ryarsh	This site is considered to be suitable, available, and achievable.
58668	Land east of Chapel Street and east (rear of) 88 & 89 Chapel Street, Ryarsh	Ryarsh	Birling, Leybourne & Ryarsh	Ryarsh	The site is adjacent to a sustainable settlement. Therefore, the site is unsuitable for development.
58669	Land east of Ryefields and south of Chapel Street, Ryarsh	Ryarsh	Birling, Leybourne & Ryarsh	Ryarsh	This site is remote from the defined boundary of any settlement. Therefore, the site is unsuitable for development.
58670	Land west of 92 Ryarsh Road and north of Ryarsh Road, Birling	Birling	Birling, Leybourne & Ryarsh	Birling	The site is adjacent to a sustainable settlement; however, the Green Belt and Landscape evidence concludes that this site is unsuitable for development.
58673	Land between 10 & 74 Ryarsh Road and north of Ryarsh Road, Birling	Birling	Birling, Leybourne & Ryarsh	Birling	The site is adjacent to a sustainable settlement; however, the Green Belt and Landscape evidence concludes that this site is unsuitable for development.
58675	Land east of Castle Way and west of Leybourne Lake, Leybourne	Leybourne	Birling, Leybourne & Ryarsh	Medway Gap	The site is currently in use as a highway's works depot, so uncertainty remains over its availability therefore this site is unavailable for development.
58678	Land south and west of Mackenders Lane and off (south of) Mackenders Close, Eccles	Aylesford	Aylesford North & North Downs	Eccles	The site is adjacent to a sustainable settlement, access to the site from Mackenders Lane could be possible but this is not currently resolved. Therefore, the site is unsuitable for development.
58686	Land east of May Street and south of East Street, Snodland	Snodland	Snodland East & Ham Hill	Snodland	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.

58687	Land at Snodland Common, Snodland	Snodland	Snodland East & Ham Hill	Snodland	The site is almost entirely covered by Flood Zone 3b and is registered Common Land. Therefore, the site is unsuitable for development.
58693	Land at (Mill Fields Farm) and adjacent to junction of Holborough Road and A228, Snodland	Snodland	Snodland East & Ham Hill	Snodland	This site is located adjacent to a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58695	Land east of Mill Lane and south of Great Hollenden Cottages, Hildenborough	Hildenborough	Hildenborough	Hildenborough	This site is remote from the defined boundary of any settlement and partly falls outside of the borough. Therefore, the site is unsuitable for development.
58698	Land east of Rochester Road and south of 402 Rochester Road, Burham	Burham	Aylesford North & North Downs	Burham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58699	Land north of Fieldview House and west of Riding Lane, Hildenborough	Hildenborough	Hildenborough	Hildenborough	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58706	Land south of Knowle Road and off (north of)	Wouldham	Aylesford North & North Downs	Peter's Village	This site has very steep topography. Therefore the site is unsuitable for development.
58708	Land north of Woodland Barn and west of Mill Lane, Hildenborough	Hildenborough	Hildenborough	Hildenborough	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58709	Land north of Huntsmoor and west of Mill Lane, Hildenborough	Hildenborough	Hildenborough	Hildenborough	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58710	Land east of London Road and south of Whitesteppe, London Road, Hildenborough	Hildenborough	Hildenborough	Hildenborough	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58715	Land west (rear of) Noble Tree End, Philpots Lane, Hildenborough	Hildenborough	Hildenborough	Hildenborough	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58717	Land east of Bridge Cottage and south of Stocks Green Road, Hilden Park	Hildenborough	Hildenborough	Tonbridge and Hilden Park	This site is separated from the defined boundary of a sustainable settlement by a railway line. Therefore the site is unsuitable for development.
58720	Land west (rear of) Bourne House, Leigh Road, Hildenborough	Hildenborough	Hildenborough	Tonbridge and Hilden Park	This site is separated from the defined boundary of a sustainable settlement by a railway line. Therefore the site is unsuitable for development.

58721	Land south of Stocks Green Road and west of Chapel Cottage, Stocks Green Road, Hilden Park	Hildenborough	Hildenborough	Tonbridge and Hilden Park	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58723	Land at Hawden Farm, west of Hawden Lane and south (rear of) 1 to 30 Hawden Close, Tonbridge	Hildenborough	Hildenborough	Tonbridge and Hilden Park	This site is located adjacent to a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58724	Land at and south (rear of) 40 Greenview Crescent, Hildenborough	Hildenborough	Hildenborough	Tonbridge and Hilden Park	This site has no highway access. Therefore, the site is unsuitable for development.
58725	Existing premises at 'Six-in-One' darts venue, Northwood Road, Tonbridge	Tonbridge	Trench	Tonbridge and Hilden Park	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58731	Existing premises at Cage Green Primary School, Tonbridge	Tonbridge	Trench	Tonbridge and Hilden Park	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58732	Tonbridge Allotments, Waveney Road, Tonbridge	Tonbridge	Trench	Tonbridge and Hilden Park	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58738	Land east of Hartlake Road and south of Three Elm Lane, Golden Green	Hadlow	Bourne	Golden Green	This site is adjacent to an unsustainable settlement. Therefore, the site is unsuitable for development.
58745	Land east and south of Cuckoo Lane, adjacent to junction with Higham Lane, Tonbridge	Tonbridge	Higham	Tonbridge and Hilden Park	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58746	Land (extensive area) east of Tonbridge Road and West of Snoll Hatch, Snoll Hatch	East Peckham	East and West Peckham, Mereworth & Wateringbury	Snoll Hatch	This site is adjacent to a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.

58748	Land south of Stretitt Gardens and west of Pinkham, East Peckham	East Peckham	East and West Peckham, Mereworth & Wateringbury	East Peckham	The site is entirely covered by Flood Zone 3b, therefore this site is unsuitable for development.
58751	Land north of Henham Gardens and west of Hale Street, East Peckham	East Peckham	East and West Peckham, Mereworth & Wateringbury	East Peckham	This site is considered to be suitable, available, and achievable.
58759	Existing premises at 39 Bells Farm Road, East Peckham	East Peckham	East and West Peckham, Mereworth & Wateringbury	East Peckham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58760	Land north (rear of) 37 to 53 Smithers Lane and east of Beechwood Close, Hale Street	East Peckham	East and West Peckham, Mereworth & Wateringbury	Hale Street	This site has no highway access/steep topography. Therefore, this site is unsuitable for development.
58761	Land at Hope Farm, east of High House Lane, Hadlow	Hadlow	Bourne	Hadlow	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58763	Land south of Oak Cottage and west (rear of) Palmers Brook, Hadlow	Hadlow	Bourne	Hadlow	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58765	Land east of Steers Place and south of Common Road, Hadlow	Hadlow	Bourne	Hadlow	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58766	Existing premises at Duck Cottage & Goose Green Farm, Maidstone Road, Hadlow	Hadlow	Bourne	Hadlow	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58775	Land at Horns Lodge Lane and west of Horns Lodge Farm, Tonbridge	Hildenborough	Hildenborough	Tonbridge and Hilden Park	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58779	Land south of Dene Park Farmhouse, Shipbourne Road and west of Shipbourne Road, Shipbourne	Hadlow	Bourne	Shipbourne	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.

58780	Land at and west (rear of) Northbridge House & Southbridge House, Coldharbour Lane, Shipbourne	Shipbourne	Bourne	Shipbourne	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58781	Tinley Cottage at Tinley Lodge Farm, off (south of) Hildenborough Road, Shipbourne	Shipbourne	Bourne	Shipbourne	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58782	Land west of, north (rear of) and east of Callis Cottages, Hildenborough Road, Shipbourne	Shipbourne	Bourne	Shipbourne	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58783	Land north of Upper Manor Farm, Old Soar Road and east of Old Soar Road, Plaxtol	Plaxtol	Bourne	Plaxtol	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58785	Land north of Reeds Lane and east (rear of) 10 to 20 Upper Green Lane, Shipbourne	Shipbourne	Bourne	Shipbourne	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58786	Land (known as Point Corner) south of School Lane and west of Hampton Road, Shipbourne	Shipbourne	Bourne	Shipbourne	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58787	Land south of Puttenden Cottage, Hampton Road and west of Puttenden Road, Dunks Green	Shipbourne	Bourne	Dunks Green	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58790	Land east of Tonbridge Road and south of Back Lane, Shipbourne	Shipbourne	Bourne	Shipbourne	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58791	Existing premises at Roughway Mill, Roughway Lane, Dunks Green	Plaxtol	Bourne	Dunks Green	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58792	Land east of Stable Court, Roughway Lane and north of Roughway Lane, Dunks Green	Plaxtol	Bourne	Dunks Green	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.

58793	Land north of Mereworth Road and east of Stan Lane, West Peckham	West Peckham	East Peckham, West Peckham, Mereworth & Wateringbury	West Peckham	This site is adjacent to an unsustainable settlement. Therefore, the site is unsuitable for development.
58794	Land (known as Hurst Wood) north (off of) Roughway Lane and west of The Hurst, Dunks Green	Plaxtol	Bourne	Dunks Green	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58798	Land west of Long Mill Lane, Dunks Green	Plaxtol	Bourne	Dunks Green	This site is adjacent to an unsustainable settlement. Therefore, the site is unsuitable for development.
58799	Land north of Highstones and east of Sheet Hill, Plaxtol	Plaxtol	Bourne	Plaxtol	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58800	Existing premises at industrial site 'Plasterite Mouldings', Redwell Lane, Ightham	Ightham	Pilgrims with Ightham	Ightham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
58813	Land north of Vale Road and east of Strawberry Vale, Tonbridge	Tonbridge	Cage Green & Angel	Tonbridge and Hilden Park	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58827	Land north of Pelican Court and east (rear of) 10 to 28 Red Hill, Wateringbury	Wateringbury	East Peckham, West Peckham, Mereworth & Wateringbury	Wateringbury	This site is located adjacent to a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58828	Land at and south of Red House Cottage, Old Road, Wateringbury	Wateringbury	East Peckham, West Peckham, Mereworth & Wateringbury	Wateringbury	This site is partly located within a sustainable settlement but uncertainty remains over its access therefore this site is unsuitable for development.
58830	Land east of Love Lane and south of 203 Tonbridge Road, Wateringbury	Wateringbury	East Peckham, West Peckham, Mereworth & Wateringbury	Wateringbury	The site is almost entirely covered by priority habitat. The site is therefore considered wholly unsuitable for development.
58832	Existing premises at depot site, north of the A21 and west of Upper Haysden Lane, Tonbridge	Tonbridge	Judd	Tonbridge and Hilden Park	This site is remote from a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.

58835	Land east North Lodge, Pembury Road and south of Woodgate Way, Tonbridge	Tonbridge	Vauxhall	Tonbridge and Hilden Park	This site is remote from a sustainable settlement. Therefore, this site is unsuitable for development.
58841	Land parcel (east) at Weald of Kent Grammar School, Tudeley Lane, Tonbridge	Tonbridge	Vauxhall	Tonbridge and Hilden Park	This site is located adjacent to a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58842	Land north of Postern Lane and west of 1 Postern Lane, Tonbridge	Tonbridge	Cage Green & Angel	Tonbridge and Hilden Park	This site is located adjacent to a sustainable settlement but uncertainty remains over its availability and access, therefore this site is unsuitable for development.
58843	Existing premises at The Bank House, Medway Wharf Road, Tonbridge	Tonbridge	Judd	Tonbridge and Hilden Park	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58844	Existing premises (including car park) at Waitrose & Iceland supermarkets, High Street, Tonbridge	Tonbridge	Cage Green & Angel	Tonbridge and Hilden Park	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58846	Existing premises at The River Centre, Medway Wharf Road, Tonbridge	Tonbridge	Cage Green & Angel	Tonbridge and Hilden Park	This site is considered to be suitable, available, and achievable.
58850	Existing premises at 10 to 12c Sovereign Way, Tonbridge	Tonbridge	Cage Green & Angel	Tonbridge and Hilden Park	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58851	Existing premises at Munday Industrial Estate, Morley Road, Tonbridge	Tonbridge	Cage Green & Angel	Tonbridge and Hilden Park	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58852	Existing premises north of Priory Road and west of Strawberry Vale, Tonbridge	Tonbridge	Vauxhall	Tonbridge and Hilden Park	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58858	Existing premises north of Priory Road and east of Strawberry Vale, Tonbridge	Tonbridge	Vauxhall	Tonbridge and Hilden Park	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.

58872	Land (extensive area) covering existing premises east of High Street and north of Vale Road, Tonbridge	Tonbridge	Cage Green & Angel	Tonbridge and Hilden Park	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58873	Existing premises south of Avebury Avenue and west of High Street, Tonbridge	Tonbridge	Judd	Tonbridge and Hilden Park	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58876	Existing premises east of Holford Street and south of Avebury Avenue, Tonbridge	Tonbridge	Judd	Tonbridge and Hilden Park	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58877	Existing premises at The Pavilion, between High Street and Angel Lane, Tonbridge	Tonbridge	Cage Green & Angel	Tonbridge and Hilden Park	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58879	Existing premises at Forsyth Hall, Bradford Street, Tonbridge	Tonbridge	Judd	Tonbridge and Hilden Park	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58897	Land north of St. Gile's Lodge and west of Lovers Walk, Tonbridge	Tonbridge	Cage Green & Angel	Tonbridge and Hilden Park	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
58902	Existing premises at Langley Hotel, London Road, Tonbridge	Hildenborough	Hildenborough	Tonbridge and Hilden Park	This site is located within a sustainable settlement and is currently in use as a care home so uncertainty remains over its availability therefore this site is unavailable for development.
58903	Land (extensive area) north and east of A21 and south of Lower Haysden Lane, Tonbridge	Tonbridge	Judd	Tonbridge and Hilden Park	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59592	Land South and East Of 108 Tonbridge Road and North of Tonbridge Road, Hildenborough, Tonbridge	Hildenborough	Hildenborough	Tonbridge and Hilden Park	The site is entirely covered by priority habitat. Therefore this site is unsuitable for development.
59593	Land At and South of Rosador, London Road, Wrotham	Wrotham	Pilgrims with Ightham	Wrotham Heath	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.

59594	Land East of Teston Road and North of St Leonards Street, West Malling	West Malling	East Malling, West Malling & Offham	West Malling	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59595	Existing premises at Small Vines, Matthews Lane, West Peckham, Maidstone	West Peckham	East and West Peckham, Mereworth & Watlingbury	West Peckham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59596	Land Rear of Barfield House, Teston Road, Offham, West Malling	Offham	East Malling, West Malling & Offham	Offham	This site has no highway access. Therefore, this site is unsuitable for development.
59597	Land Off Mereworth Road and West of Seven Mile Lane, Mereworth	Mereworth	East and West Peckham, Mereworth & Watlingbury	Mereworth and Herne Pound	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59598	Land West of Seven Mile Lane and South Of 241 Seven Mile Lane, Mereworth	Mereworth	East and West Peckham, Mereworth & Watlingbury	Mereworth and Herne Pound	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59599	Land West of Seven Mile Lane and North of Alders Wood, Mereworth	Mereworth	East and West Peckham, Mereworth & Watlingbury	Mereworth and Herne Pound	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59600	Existing premises at Rosador, London Road, Wrotham, Sevenoaks	Wrotham	Pilgrims with Ightham	Wrotham Heath	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59601	Land At Bourne Bridge, Tonbridge Road, Tonbridge	Hadlow	Bourne	Hadlow	The site is adjacent to a sustainable settlement; however large parts of the site are within Flood Zone 2 and 3. Therefore, this site is unsuitable for development.
59603	Land West of King Hill and Northwest of Ashton Way / Malling Road roundabout, West Malling	West Malling	East Malling, West Malling & Offham	Kings Hill	This site is considered to be suitable, available, and achievable.
59604	Land East of Mayhill Bungalow, London Road, West Malling	Addington	Pilgrims with Ightham	Addington	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.

59607	Land East of Hadlow Road at Parkers Green	Tonbridge	Higham	Tonbridge and Hilden Park	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59608	Land at and South and Rear of The Laurels, Ismays Road, Ivy Hatch, Ightham	Ightham	Pilgrims with Ightham	Ightham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59610	Land at Champions Wood, Park Road, Addington, West Malling	Addington	Pilgrims with Ightham	Addington	This site is adjacent to an unsustainable settlement. Therefore, this site is unsuitable for development.
59613	Land West of Addlestead Road, East Peckham, Tonbridge	East Peckham	East and West Peckham, Mereworth & Wateringbury	East Peckham	This site is considered to be suitable, available, and achievable.
59615	Land South of Stocks Green Road, Hildenborough	Hildenborough	Hildenborough	Hildenborough	This site is considered to be suitable, available, and achievable.
59616	Lane South Of the River Medway and West of Boyle Way, East Peckham	East Peckham	East and West Peckham, Mereworth & Wateringbury	East Peckham	The site is entirely covered by FZ3b. Therefore, this site is unsuitable for development.
59617	Land South of Potash Lane and North of Paddock Orchard, Platt	Platt	Borough Green & Platt	Platt	This site is considered to be suitable, available, and achievable.
59618	Land East of A229 and West of Chatham Road, Aylesford	Aylesford	Aylesford North & North Downs	Aylesford Village	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59619	Land at Appledene Farm (whole area), Norman Road, West Malling	West Malling	East Malling, West Malling & Offham	West Malling	The majority of the site is covered by priority habitat, and the remaining land is Grade 1 agricultural land. Therefore, this site is unsuitable for development.
59623	Existing premises at 2 Yardley Park Road, Tonbridge	Tonbridge	Cage Green & Angel	Tonbridge and Hilden Park	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
59624	Land North of Nettlestead Lane and East of Pizien Well Road, Wateringbury	Wateringbury	East and West Peckham, Mereworth & Wateringbury	Wateringbury	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59625	Little Trench Farm, Trench Road, Tonbridge	Hildenborough	Hildenborough	Tonbridge and Hilden Park	This site is considered to be suitable, available, and achievable.

59627	Land at Grove Wood, London Road, Tonbridge	Hildenborough	Hildenborough	Hildenborough	The site is entirely covered by ancient woodland. Therefore, this site is unsuitable for development.
59629	Land East of Hadlow Road East and South of White House Cottage, Tonbridge	Hadlow	Higham	Hadlow	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59630	Land North of Amber Lane, West Malling	East Malling & Larkfield	East Malling, West Malling & Offham	Kings Hill	This site has potential highway access issues, due to impact on adjacent ancient woodland. Therefore, this site is unsuitable for development.
59631	Land at Heath Farm, Wateringbury Road, West Malling	East Malling & Larkfield	East Malling, West Malling & Offham	East Malling	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59633	Land at Great Cossington Farm, Pratling Street, Aylesford	Aylesford	Aylesford North & North Downs	Aylesford Village	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59634	Land at Hoath Wood, Lavenders Road, West Malling	Kings Hill	Kings Hill	Kings Hill	This site is considered to be suitable, available, and achievable.
59636	Land South of Railway At, Stickens Lane, East Malling	East Malling & Larkfield	East Malling, West Malling & Offham	East Malling	The site is separated from a sustainable settlement by an elevated railway line which would make development on this site isolated. Therefore, this site is unsuitable for development.
59639	Land East of Bush Road and South Of 134 Bush Road, Peckham Bush	East Peckham	East and West Peckham, Mereworth & Wateringbury	East Peckham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59640	Land East of Bush Road and North Of 72 Bush Road, Peckham Bush	East Peckham	East and West Peckham, Mereworth & Wateringbury	East Peckham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59644	Land East of Yardley Close, Tonbridge	Tonbridge	Cage Green & Angel	Tonbridge and Hilden Park	The site is mostly covered by Flood Zone 3b. Therefore, this site is unsuitable for development.
59646	Land South of The River Medway and West of The Hop Farm, East Peckham	East Peckham	East and West Peckham, Mereworth & Wateringbury	East Peckham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.

59647	Land North of Court Lane and rear of (East of) Chesfield Close, Hadlow	Hadlow	Bourne	Hadlow	This site is considered to be suitable, available, and achievable.
59648	Land at White Ladies, Teston Road, West Malling	Offham	East Malling, West Malling & Offham	Offham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59653	Land North of Stocks Green Road, Hildenborough	Hildenborough	Hildenborough	Hildenborough	This site is considered to be suitable, available, and achievable.
59654	Land East of Red Hill, Watlingbury, Maidstone	Watlingbury	East and West Peckham, Mereworth & Watlingbury	Watlingbury	This site is considered to be suitable, available, and achievable.
59657	Land Opposite Higham Lane, Hadlow Road, Tonbridge	Tonbridge	Higham	Tonbridge and Hilden Park	The site is mostly covered by priority habitat. Therefore, this site is unsuitable for development.
59660	Existing premises at Tannery Road Industrial Estate, Sovereign Way, Tonbridge	Tonbridge	Cage Green & Angel	Tonbridge and Hilden Park	This is an existing employment site. The loss of employment land is not supported in this location. Therefore, this site is unsuitable for development.
59661	Land At Postern Lane, Tonbridge	Tonbridge	Cage Green & Angel	Tonbridge and Hilden Park	The site is entirely covered by Flood Zone 3b. Therefore, this site is unsuitable for development.
59664	Land West of Red Hill, Watlingbury, Maidstone	Watlingbury	East and West Peckham, Mereworth & Watlingbury	Watlingbury	Although this site is adjacent to a sustainable settlement, but the developable part of the site is remote from the defined boundary of any settlement. Therefore, the site is unsuitable for development.
59666	Land Rear of Mackenders Lane, Eccles, Aylesford	Aylesford	Aylesford North & North Downs	Eccles	This site has no highway access. Therefore, the site is unsuitable for development.
59667	Land East of London Road Opposite Brookside Garage, Hildenborough	Hildenborough	Hildenborough	Hildenborough	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59671	Land West of South Ash Road and South of Westwood Lodge, Stansted	Stansted	Pilgrims with Ightham	Fairseat	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59674	Land West of 115 High Street, Aylesford	Aylesford	Aylesford North & North Downs	Aylesford Village	This site is considered to be suitable, available, and achievable.

59675	Land At Northern Fields and East of Bull Lane, Aylesford	Aylesford	Aylesford North & North Downs	Eccles	This site is considered to be suitable, available, and achievable.
59676	Land East of Bull Lane, North of High Street and West of Rochester Road, Aylesford	Aylesford	Aylesford North & North Downs	Aylesford Village	This site is considered to be suitable, available, and achievable.
59677	Land North of Plough Hill and east of Old Basted, Plough Hill, Crouch	Plaxtol	Bourne	Crouch	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59678	Land North and East of Aylesford Wastewater Treatment Works and West of Bull Lane, Aylesford	Aylesford	Aylesford North & North Downs	Aylesford Village	This site is considered to be suitable, available, and achievable.
59679	Existing premises at Fosse Bank School, Noble Tree Road, Hildenborough, Tonbridge	Hildenborough	Hildenborough	Hildenborough	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59680	Land South of London Road and Whitehill, Wrotham	Wrotham	Pilgrims with Ightham	Wrotham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59681	Land South of London Road, Wrotham	Wrotham	Pilgrims with Ightham	Wrotham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59683	Land (extensive area) covering Tonbridge Cricket Pavilion on Welland Road, Allotments Rear of Longmead Way, and Tonbridge Farm Sportsground at Darenth Avenue, Tonbridge	Tonbridge	Cage Green & Angel	Tonbridge and Hilden Park	The site is adjacent to a sustainable settlement. However, large parts of the site are covered by Flood Zone 3b. Therefore, the site is unsuitable for development.
59685	Land West of Hadlow Road East and South of Cuckoo Lane, Tonbridge	Tonbridge	Higham	Tonbridge and Hilden Park	This site is considered to be suitable, available, and achievable.
59690	Land North of Tonbridge and West of Higham Lane (Grange Farm), Tonbridge	Tonbridge	Higham	Tonbridge and Hilden Park	This site is considered to be suitable, available, and achievable.
59691	Land Rear Of 155 And 163, Castle Way, West Malling	Birling	Birling, Leybourne & Ryarsh	Medway Gap	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.

59692	Land West of Leigh Road, Stocks Green, Tonbridge	Hildenborough	Hildenborough	Tonbridge and Hilden Park	This site is considered to be suitable, available, and achievable.
59693	Land South of Kerromoor, Higham Lane, Tonbridge	Tonbridge	Higham	Tonbridge and Hilden Park	This site is considered to be suitable, available, and achievable.
59697	Land Adjacent to Tonbridge Bypass at Vauxhall Roundabout	Tonbridge	Vauxhall	Tonbridge and Hilden Park	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59702	Land Opposite Hale House, Pilgrims Way, Aylesford	Aylesford	Aylesford North & North Downs	Eccles	This site is considered to be suitable, available, and achievable.
59704	Land Between A21 And Rings Hill, North of Lower Street, Tonbridge	Hildenborough	Hildenborough	Hildenborough	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59706	Land West of London Road, Wrotham	Wrotham	Pilgrims with Ightham	Wrotham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59709	Land Adjoining Windy Nob, Staleys Road, Sevenoaks	Ightham	Pilgrims with Ightham	Borough Green	The site is adjacent to a sustainable settlement; however, the Landscape evidence concludes that this site is unsuitable for development.
59714	Land Known as Blenheim Orchard Adjoining 99 Offham Road, West Malling	West Malling	East Malling, West Malling & Offham	West Malling	The site is adjacent to a sustainable settlement. However, the Green Belt evidence concludes that this site is unsuitable for development.
59715	Land Northeast and South of 161 Wateringbury Road, West Malling	East Malling & Larkfield	East Malling, West Malling & Offham	East Malling	The site is close to a sustainable settlement. However, the landscape evidence concludes that this site is unsuitable for development. The site is currently being considered at appeal.
59718	Larkfield And New Hythe Sports and Social Club, 251 New Hythe Lane, Larkfield, Aylesford	East Malling & Larkfield	Larkfield	Medway Gap	This site is located within a sustainable settlement. However, development would result in the loss of outdoor sports facilities. Therefore, this site is unsuitable for development.
59721	Land At Little Peppyns Orchards, Higham Lane, Tonbridge	Tonbridge	Higham	Tonbridge and Hilden Park	This site is considered to be suitable, available, and achievable.
59722	Land South of Tonbridge Road, North of Old Road, Pizien Well, Wateringbury	Wateringbury	East and West Peckham, Mereworth & Wateringbury	Wateringbury	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.

59723	Land (extensive area) covering Pizien Well Road and South of Tonbridge Road, Wateringbury, ME18 5HZ	Wateringbury	East and West Peckham, Mereworth & Wateringbury	Wateringbury	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59725	Gate House Wood Touring Park, Ford Lane, Wrotham Heath	Platt	Wrotham Heath	Addington Clearway	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59726	Land South of Hillberry Farm, Wateringbury Road, West Malling	East Malling & Larkfield	East Malling, West Malling & Offham	East Malling	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59727	Land Adjacent Brookland Car Park, Brook Street, Snodland	Snodland	Snodland East & Ham Hill	Snodland	The site is entirely covered by Flood Zone 3 and is Common Land. Therefore, this site is unsuitable for development.
59730	Land at Trosley Farm, Addington Lane, West Malling	Trottiscliffe	Pilgrims with Ightham	Trottiscliffe	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59731	Land South of Kemsing Road, Sevenoaks	Wrotham	Pilgrims with Ightham	Wrotham	The site is adjacent to a sustainable settlement; however, the Landscape evidence concludes that this site is unsuitable for development.
59732	Land at Fairfield Road, Borough Green, Sevenoaks	Borough Green	Borough Green & Platt	Borough Green	This site is considered to be suitable, available, and achievable.
59736	Land at Trosley Farm, Addington Lane, West Malling	Trottiscliffe	Pilgrims with Ightham	Trottiscliffe	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59737	Land Fronting Ingleborough Farm, Maidstone Road, Sevenoaks	Platt	Borough Green & Platt	Platt	The majority of the site is covered by priority habitat. Therefore, this site is unsuitable for development.
59738	Land South of Hermitage Court, Hermitage Lane, Maidstone	Aylesford	Aylesford South & Ditton	Medway Gap	This site is considered to be suitable, available, and achievable.
59740	Land at Broadwater Farm, Kings Hill, West Malling	East Malling & Larkfield	East Malling, West Malling & Offham	Kings Hill	This site is considered to be suitable, available, and achievable.
59744	Land West of Chapel Street, Ryarsh, West Malling	Ryarsh	Birling, Leybourne & Ryarsh	Ryarsh	The site is adjacent to a sustainable settlement; however, the Landscape evidence concludes that this site is unsuitable for development.
59745	Hilden Farm Road, Tonbridge	Hildenborough	Hildenborough	Tonbridge and Hilden Park	This site is considered to be suitable, available, and achievable.

59746	Coblends Nursery, Trench Road, Tonbridge	Tonbridge	Trench	Tonbridge and Hilden Park	This site is considered to be suitable, available, and achievable.
59747	Land West of Maidstone Road and South of Forge Farm	East Peckham	East and West Peckham, Mereworth & Watlingbury	West Peckham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59748	Land off (East of) Dryland Road and South of Borough Green Bowles Club, Borough Green	Borough Green	Borough Green & Platt	Borough Green	This site has poor highway access, which cannot be resolved without adjacent land. Therefore, this site is unsuitable for development.
59749	Land Northeast of Seven Mile Lane and Southeast of Tonbridge Road, Mereworth	Mereworth	East and West Peckham, Mereworth & Watlingbury	Mereworth and Herne Pound	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59750	Land Northwest of Maidstone Road and South of The Street, Mereworth	Mereworth	East and West Peckham, Mereworth & Watlingbury	Mereworth and Herne Pound	The site is adjacent to a sustainable settlement; however, the Green Belt and Landscape evidence conclude that this site is unsuitable for development.
59752	Land Southwest of Kings Hill / East of Kent Street, Mereworth, Maidstone	Mereworth	East and West Peckham, Mereworth & Watlingbury	Kings Hill	Although the site is adjacent to a sustainable settlement, part of the site is remote and another part is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59754	Land West of Seven Mile Lane and East of Weald Granary	Mereworth	East and West Peckham, Mereworth & Watlingbury	Mereworth and Herne Pound	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59755	Land North of Beech Road and East of Seven Mile Lane, Mereworth	Mereworth	East and West Peckham, Mereworth & Watlingbury	Mereworth and Herne Pound	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59756	Land Between Ashton Way and London Road, Leybourne, West Malling	Leybourne	Birling, Leybourne & Ryarsh	Medway Gap	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.

59757	Land East of Newpound Lane and South of Beech Road, Mereworth	Mereworth	East and West Peckham, Mereworth & Wateringbury	Mereworth and Herne Pound	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59758	Land adjacent (North of) Beech Road and South of Mereworth Forest / Roadside Wood, Mereworth	Mereworth	East and West Peckham, Mereworth & Wateringbury	Mereworth and Herne Pound	The site is adjacent to a sustainable settlement; however, the Green Belt evidence concludes that this site is unsuitable for development.
59759	Land West of Kent Street, Mereworth, Maidstone	Mereworth	East and West Peckham, Mereworth & Wateringbury	Mereworth and Herne Pound	This site is adjacent to a sustainable settlement, but it has poor highway access via narrow rural roads, would feel remote from the existing settlement. Therefore, this site is unsuitable for development.
59760	Land Southwest of Kent Street, Mereworth, Maidstone	Mereworth	East and West Peckham, Mereworth & Wateringbury	Mereworth and Herne Pound	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59761	Timber Yard, Malling Road, Kings Hill	Mereworth	East and West Peckham, Mereworth & Wateringbury	Kings Hill	Although the site is adjacent to a sustainable settlement, the northern part of the site is ancient woodland, and the southern part would be remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59762	Land at Heron Court, Hawley Drive, West Malling	Leybourne	Birling, Leybourne & Ryarsh	Leybourne Chase	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59763	Land South of 372 Bull Lane and West of Bull Lane, Aylesford	Aylesford	Aylesford North & North Downs	Eccles	This site is considered to be suitable, available, and achievable.
59765	Land Part of Manor Farm, Lower Haysden Lane, Tonbridge	Tonbridge	Judd	Tonbridge and Hilden Park	This site is considered to be suitable, available, and achievable.
59766	Land Southwest of Bushy Wood, Aylesford	Aylesford	Aylesford North & North Downs	Eccles	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59769	Land Between the River Medway And, Whetsted Road, Tonbridge	Hadlow	Bourne	East Peckham	The site promoted for Biodiversity Net Gain and is partially located outside of the borough. Therefore, this site is unsuitable for development.

59770	Land South of Bramleys, Rectory Lane, Ightham, Sevenoaks	Ightham	Pilgrims with Ightham	Ightham	This site is considered to be suitable, available, and achievable.
59771	Gatehouse Nursery, Coldharbour Lane, Tonbridge	Hildenborough	Hildenborough	Hildenborough	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59773	Land North of Basted Lane, Crouch, Sevenoaks	Platt	Borough Green & Platt	Crouch	This site is adjacent to an unsustainable settlement. Therefore, this site is unsuitable for development.
59775	Gosling Riding Farm, Riding Farm Equestrian Centre, Riding Lane, Tonbridge	Hildenborough	Hildenborough	Hildenborough	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59776	Land North of The Paddock and East of Carpenters Lane, Tonbridge	Hadlow	Bourne	Hadlow	This site is considered to be suitable, available, and achievable.
59777	Land West of Ryarsh Primary School and East of Old School Lane, Ryarsh	Ryarsh	Birling, Leybourne & Ryarsh	Ryarsh	The site is covered by significant areas of Flood Zone 3. Therefore, this site is unsuitable for development.
59778	Land Adjoining Coppers Oak, The Street, Plaxtol, Sevenoaks	Plaxtol	Bourne	Plaxtol	The site is adjacent to a sustainable settlement; however, the Landscape evidence concludes that this site is unsuitable for development.
59781	Land Off Hall Road, Royal British Legion Industries, Aylesford	Aylesford	Aylesford South & Ditton	Medway Gap	This site is considered to be suitable, available, and achievable.
59782	Land west of Hale Street, East Peckham, Tonbridge	East Peckham	East and West Peckham, Mereworth & Wateringbury	Hale Street	This site is considered to be suitable, available, and achievable.
59783	Land At Philpots Lane, Tonbridge	Hildenborough	Hildenborough	Hildenborough	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59788	Land West of Ford Lane and North of M26, Wrotham	Wrotham	Pilgrims with Ightham	Wrotham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59789	Brook Farm, Church Lane, East Peckham	East Peckham	East and West Peckham, Mereworth & Wateringbury	East Peckham	This site is considered to be suitable, available, and achievable.

59796	Land At Waterloo Road and Quarry Hill, Tonbridge	Tonbridge	Judd	Tonbridge and Hilden Park	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
59797	Land (extensive area) North of Tonbridge Road and South of Kings Hill covering Danns Lane, Parts of Kings Hill Golf Club and Hermitage Farm	Wateringbury	East and West Peckham, Mereworth & Wateringbury	Wateringbury	This site is adjacent to a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
59799	Land West of Pizien Well Road and North Of 144 Pizien Well Road, Pizien Well, Wateringbury	Wateringbury	East and West Peckham, Mereworth & Wateringbury	Wateringbury	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59800	Land West of Canon Lane, Maidstone	Wateringbury	East and West Peckham, Mereworth & Wateringbury	Kings Hill	This site is adjacent to a sustainable settlement, but it has poor highway access via a single track, non-classified route, would feel remote from the existing settlement and would result in the loss of outdoor sports facilities. Therefore, this site is unsuitable for development.
59802	Land East of Canon Lane, Kings Hill	Wateringbury	East and West Peckham, Mereworth & Wateringbury	Kings Hill	This site is adjacent to a sustainable settlement, but it has poor highway access via a single track, non-classified route, with no vehicular links into Kings Hill, and would feel remote from the existing settlement. Therefore, this site is unsuitable for development.
59803	Land east of Red Hill, Wateringbury, Maidstone	Wateringbury	East and West Peckham, Mereworth & Wateringbury	Wateringbury	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59804	Land West of Tonbridge	Hildenborough	Hildenborough	Tonbridge and Hilden Park	The site is adjacent to a sustainable settlement; however, the Green Belt evidence concludes that this site is unsuitable for development.
59806	Land (extensive area) East of Maidstone Road and North of Peckham Bush	East Peckham	East and West Peckham, Mereworth & Wateringbury	Mereworth and Herne Pound	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.

59807	Land Southwest of West Malling Railway Station, Station Approach, West Malling	West Malling	East Malling, West Malling & Offham	West Malling	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59811	Gover Hill, Tonbridge	West Peckham	Bourne	Hadlow	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59812	Jubilee Bungalow, London Road, Addington	Addington	Pilgrims with Ightham	Addington Clearway	The site is in existing residential and retail use. Therefore, this site is unsuitable for development.
59814	Land West of Ashton Way and South of Eden Farm, West Malling	West Malling	East Malling, West Malling & Offham	West Malling	This site has no highway access. Therefore, this site is unsuitable for development.
59815	Riverside Business Centre, River Lawn Road, Tonbridge	Tonbridge	Judd	Tonbridge and Hilden Park	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
59822	Land East of Platt Industrial Estate, Platt	Platt	Borough Green & Platt	Platt	This site is considered to be suitable, available, and achievable.
59824	Land West of Stickens Lane, East Malling	East Malling & Larkfield	East Malling, West Malling & Offham	East Malling	The site is adjacent to a sustainable settlement, with no high-level constraints. Therefore, this site is suitable for development.
59825	Land North of Back Lane, Shipbourne, Tonbridge	Shipbourne	Bourne	Shipbourne	This site is adjacent to an unsustainable settlement. Therefore, this site is unsuitable for development.
59829	Former Joco Pit, Wrotham Road, Sevenoaks	Borough Green	Borough Green & Platt	Borough Green	This site has no highway access. Therefore, this site is unsuitable for development.
59830	Land North of Borough Green, Sevenoaks	Borough Green	Borough Green & Platt	Borough Green	This site is considered to be suitable, available, and achievable.
59831	Land East of Bull Lane and South of Mackenders Close, Eccles, Aylesford	Aylesford	Aylesford North & North Downs	Eccles	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59834	Land (extensive area) North Postern Lane and South of the River Medway, Tonbridge	Tonbridge	Cage Green & Angel	Tonbridge and Hilden Park	The site is entirely covered by Flood Zone 3b, and those parts of the site that are not, are remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.

59836	Land south of Vantage Point, Holborough Road, Snodland	Snodland	Snodland East & Ham Hill	Snodland	This site is located adjacent to a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
59837	Land Northeast of Bower Mount Oast, Snoll Hatch Road, East Peckham, Tonbridge	East Peckham	East and West Peckham, Mereworth & Wateringbury	East Peckham	The site is adjacent to a sustainable settlement; however, this site acts as a buffer to the conservation area to the west and therefore is unsuitable for development.
59838	Land at Mabledon, South of A21, Tonbridge	Tonbridge	Judd	Tonbridge and Hilden Park	The site is separated from a sustainable settlement, by the A21 and lies partially outside the borough. Therefore the site is unsuitable for development.
59841	Land East of Mackenders Lane and South of 27 To 45 Greenfield Close, Eccles, Aylesford	Aylesford	Aylesford North & North Downs	Eccles	This site is located within a sustainable settlement but uncertainty remains over its access therefore this site is unsuitable for development.
59842	Land South of Common Road, Hadlow	Hadlow	Bourne	Hadlow	This site is considered to be suitable, available, and achievable.
59843	Land South and West of Tillmans Off, Crouch Lane, Sevenoaks	Borough Green	Borough Green & Platt	Borough Green	This site is considered to be suitable, available, and achievable.
59844	Land Between Ashton Way and London Road, Leybourne, West Malling	Leybourne	Birling, Leybourne & Ryarsh	Medway Gap	This site is considered to be suitable, available, and achievable.
59846	Land West of Maidstone Road and North of Grove Farm, Hadlow	East Peckham	East and West Peckham, Mereworth & Wateringbury	West Peckham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59847	Land North, South and West of Bushey Wood, Eccles	Aylesford	Aylesford North & North Downs	Eccles	The site is not currently being promoted by the landowner, therefore is not considered available. Therefore, this site is unsuitable for development.
59848	Land at Bournemill Farm, Vauxhall Lane, Tonbridge	Tonbridge	Vauxhall	Tonbridge and Hilden Park	The site is separated from a sustainable settlement, by the A21, so development would therefore be isolated from a sustainable settlement. Therefore, this site is unsuitable for development.
59849	Land West of Windmill Lane East, West Malling, ME19 6HS	West Malling	East Malling, West Malling & Offham	West Malling	The site promoted for Biodiversity Net Gain. Therefore, this site is unsuitable for development.

59851	Land North, West and South of Aylesford Wastewater Treatment Works, Aylesford	Aylesford	Aylesford North & North Downs	Eccles	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59852	Land At Bunyards, Beaver Road, Allington, Maidstone	Aylesford	Aylesford South & Ditton	Medway Gap	This site is considered to be suitable, available, and achievable.
59856	East Malling Research Station, New Road, East Malling	Ditton	Aylesford South & Ditton	East Malling	Although remote from a sustainable settlement, the site is considered suitable for employment development to expand the existing employment uses in that location. Therefore, this site is unsuitable for development.
59861	Land east of Kiln Barn Road and west of Hermitage Lane, Aylesford	Aylesford	Aylesford South & Ditton	Medway Gap	This site is considered to be suitable, available, and achievable.
59863	Land at Spider Hall Farm, Bull Road, Leybourne, West Malling	Leybourne	Birling, Leybourne & Ryarsh	Medway Gap	This site is considered to be suitable, available, and achievable.
59868	Existing premises at 125-127 Hermitage Lane, Barming, Aylesford	Aylesford	Aylesford South & Ditton	Medway Gap	This is an existing employment site, with limited opportunities for intensification. Therefore, this site is unsuitable for development.
59870	Existing premises at Potts Ltd, Kiln Barn Road, East Malling	Ditton	Aylesford South & Ditton	Medway Gap	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59871	Land Known as Churchfields Farm and Coney Field, Fen Pond Road, Ightham	Ightham	Pilgrims with Ightham	Ightham	This site is considered to be suitable, available, and achievable.
59873	The Spinney, Kiln Barn Road, East Malling	Ditton	Aylesford South & Ditton	Medway Gap	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59874	Land West of Hays Road, Snodland	Snodland	Snodland East & Ham Hill	Snodland	This site is considered to be suitable, available, and achievable.
59876	Land South of Snoll Hatch Road, West Peckham	East Peckham	East and West Peckham, Mereworth & Watlingbury	East Peckham	The site is adjacent to a sustainable settlement; however, the Green Belt evidence concludes that this site is unsuitable for development.

59877	Existing premises at Basted House, Harrison Road, Borough Green	Borough Green	Borough Green & Platt	Borough Green	Although the site is adjacent to a sustainable settlement, the ancient woodland and Tree Preservation Orders on site would mean that any development would be remote from the settlement. Therefore, this site is unsuitable for development.
59878	Land North of Priory Road, South of The Railway, Tonbridge	Tonbridge	Vauxhall	Tonbridge and Hilden Park	Part of this site is considered to be suitable, available and achievable.
59879	Land South of Vale Road, North of The Railway, Tonbridge	Tonbridge	Cage Green & Angel	Tonbridge and Hilden Park	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
59881	Land South of Wrotham Bypass, Sevenoaks	Wrotham	Pilgrims with Ightham	Wrotham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59883	Land East of Plaxdale Green Road and North of Rose Cottage, Stansted	Stansted	Pilgrims with Ightham	Fairseat	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59893	Land North of Tonbridge Road, Hildenborough	Hildenborough	Hildenborough	Tonbridge and Hilden Park	This site is considered to be suitable, available, and achievable.
59894	Land West of Boyle Way and East of Branbridges Road, Tonbridge	Wrotham	Pilgrims with Ightham	Wrotham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59895	Lane East of Hale Street	East Peckham	East and West Peckham, Mereworth & Wateringbury	East Peckham	The majority of the site falls within Flood Zone 3. Therefore, this site is unsuitable for development.
59896	East of Riding Lane, Hildenborough	Hildenborough	Hildenborough	Hildenborough	This site is considered to be suitable, available, and achievable.
59904	Land West of East Street (North) And North of The Willows, Ryarsh	Addington	Pilgrims with Ightham	Ryarsh	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59907	Land East of Old School Lane and North of The M20, Ryarsh	Ryarsh	Birling, Leybourne & Ryarsh	Ryarsh	The site is adjacent to a sustainable settlement, however the Green Belt and Landscape evidence conclude that this site is unsuitable for development.

59909	Land South of Cemetery Lane, Hadlow	Hadlow	Bourne	Hadlow	This site is located adjacent to a sustainable settlement but uncertainty remains over its access therefore this site is unsuitable for development.
59911	Land At Shelmerdene, Addington Green, Addington	Addington	Pilgrims with Ightham	Addington	This site is adjacent to an unsustainable settlement. Therefore, this site is unsuitable for development.
59912	Bonheure, London Road, Addington, West Malling	Addington	Pilgrims with Ightham	Addington Clearway	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59913	West Malling Golf Club, London Road, West Malling	Addington	Pilgrims with Ightham	Addington Clearway	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59916	Orchard House, Old London Road, Wrotham, Sevenoaks	Wrotham	Pilgrims with Ightham	Wrotham	The site is adjacent to a sustainable settlement, however the Landscape evidence concludes that this site is unsuitable for development.
59917	Land South of Plaxdale Green Road, Stansted	Stansted	Pilgrims with Ightham	Fairseat	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59919	Land North of Drayhorse Meadow and West of Wastewater Treatment Works, Wateringbury	Wateringbury	East and West Peckham, Mereworth & Wateringbury	Wateringbury	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59922	Hollands Farm, Plaxdale Green Road, Stansted, Sevenoaks	Stansted	Pilgrims with Ightham	Fairseat	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59923	Land north of Old Lane, Siththam Common	Ightham	Pilgrims with Ightham	Ightham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59928	Grove Farm Cottages, Maidstone Road, Tonbridge	East Peckham	East and West Peckham, Mereworth & Wateringbury	West Peckham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59932	Land At Trottiscliffe Road, West Malling	Addington	Pilgrims with Ightham	Addington	This site is adjacent to an unsustainable settlement. Therefore, this site is unsuitable for development.
59935	Land East of East Street, Addington, West Malling	Addington	Pilgrims with Ightham	Addington	This site is adjacent to an unsustainable settlement. Therefore, this site is unsuitable for development.
59938	Land west of Wateringbury Road, East Malling	East Malling & Larkfield	East Malling, West Malling & Offham	East Malling	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.

59940	Land South of Kemsing Road, Sevenoaks	Wrotham	Pilgrims with Ightham	Wrotham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59943	Land East of Trottiscliffe Road, Addington	Addington	Pilgrims with Ightham	Addington	This site is adjacent to an unsustainable settlement. Therefore, this site is unsuitable for development.
59945	Lane West of Seven Mile Lane and North of Mount Pleasant Farm	East Peckham	East and West Peckham, Mereworth & Wateringbury	Hale Street	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59946	Land West of Birling Road and North of London Road, West Malling	Leybourne	Birling, Leybourne & Ryarsh	West Malling	This site is adjacent to an unsustainable settlement. Therefore, this site is unsuitable for development.
59949	Land West of 301 Seven Mile Lane, Mereworth	Mereworth	East and West Peckham, Mereworth & Wateringbury	Mereworth and Herne Pound	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
59950	Land adjacent Dark Hill Farm, Borough Green Road, Sevenoaks	Ightham	Pilgrims with Ightham	Ightham	The site is adjacent to a sustainable settlement, and although the Green Belt evidence recommends it for release, the Landscape evidence concludes that this site is unsuitable for development.
59951	Land Adjoining the Bungalow 139, Offham Road, West Malling	West Malling	East Malling, West Malling & Offham	West Malling	This site is close to a sustainable settlement. However, the Green Belt and Landscape evidence conclude that this site is unsuitable for development.
59953	Existing premises at 56 to 62 Martins Square, Larkfield	East Malling & Larkfield	Larkfield	Medway Gap	This site is considered to be suitable, available, and achievable.
59954	Land At Little Lunsford Farm, Off Lunsford Lane, Leybourne	East Malling & Larkfield	Larkfield	Medway Gap	The majority of the site is covered by Flood Zone 3b. Therefore, this site is unsuitable for development.
59956	The Grain Store, Cuckoo Lane, Tonbridge	Tonbridge	Higham	Tonbridge and Hilden Park	The site is remote from a sustainable settlement. Therefore, this site is unsuitable for development.
59957	Land East of Town Hill, West Malling	West Malling	East Malling, West Malling & Offham	West Malling	The site is adjacent to a sustainable settlement, however the Landscape and Heritage evidence concludes that this site is unsuitable for development.
60039	The Spinney, London Road, Wrotham Heath	Wrotham	Borough Green & Platt	Wrotham Heath	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.

60040	Alans Hectare, Cemetery Lane, Hadlow	Hadlow	Bourne	Hadlow	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
60041	Laxton Farm, Common Road, Hadlow	Hadlow	Bourne	Hadlow	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
60162	Springfield Place, Cemetery Lane, Hadlow	Hadlow	Bourne	Hadlow	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
60163	The Horseshoes, Sandy Lane, Ryarsh	West Malling	East Malling, West Malling & Offham	West Malling	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
65311	Land East of Hadlow Road and South of St Andrew's Church, Tonbridge	Tonbridge	Higham	Tonbridge and Hilden Park	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68338	Existing Premises at 157 Offham Road, West Malling	West Malling	East Malling, West Malling & Offham	West Malling	This site is close to the defined boundary of a settlement, but the Green Belt and evidence concludes that this site is unsuitable for development.
68339	Existing premises at Gibson Building, Gibson Drive, Kings Hill	Kings Hill	Kings Hill	Kings Hill	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
68341	Land East of Allingham Close, Borough Green	Borough Green	Borough Green & Platt	Borough Green	The site is entirely covered by priority habitat as well as access to the site being within Food Zone 3b. Therefore, this site is unsuitable for development.
68345	Land Adjoining The Ashes, Ashes Lane, Hadlow, Tonbridge	Hadlow	Bourne	Hadlow	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68348	Land east of Offham Road and south of 157 Offham Road, West Malling	West Malling	East Malling, West Malling & Offham	West Malling	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68349	Land East of Platt Common and south of Maidstone Road, Platt	Platt	Borough Green & Platt	Platt	This site is located within a sustainable settlement but uncertainty remains over its availability therefore this site is unavailable for development.
68351	Existing premises at Heart of Kent Hospice, Preston Hall, Aylesford	Aylesford	Aylesford South & Ditton	Medway Gap	This site is considered to be suitable, available, and achievable.

68352	Existing premises at The Moody Mare public house, Seven Mile Lane, Mereworth	Mereworth	East and West Peckham, Mereworth & Wateringbury	Mereworth and Herne Pound	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68354	Existing premises at Nepicar Oast, London Road, Wrotham, Sevenoaks	Wrotham	Pilgrims with Ightham	Wrotham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68355	Land south of Hathan Green Lane and east of Amber Prospect, Stansted	Stansted	Pilgrims with Ightham	Stansted	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68357	Existing premises at Amber Prospect, Hathan Green Lane, Stansted	Stansted	Pilgrims with Ightham	Stansted	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68358	Existing premises at recycling centre (Canham Aggregates), Sanderson Way, Tonbridge	Tonbridge	Cage Green & Angel	Tonbridge and Hilden Park	This site is considered to be suitable, available, and achievable.
68360	Existing premises at Tanglewood, Sevenoaks Road, Ightham	Ightham	Pilgrims with Ightham	Ightham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68361	Land Opposite 170 Offham Road, West Malling	West Malling	East Malling, West Malling & Offham	West Malling	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68362	Land East of Broadwater Road and South of Clare Lane, West Malling	East Malling & Larkfield	East Malling, West Malling & Offham	East Malling	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68363	Land around Broadwater Hall, south of Lucks Hill and west of Broadwater Lane, East Malling	East Malling & Larkfield	East Malling, West Malling & Offham	East Malling	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68365	Land rear of Court Lane Farmhouse and north of Court Lane, Hadlow	Hadlow	Bourne	Hadlow	This site is considered to be suitable, available, and achievable.
68366	Land off Syants Bottom Road and east of The Groom, Ightham	Ightham	Pilgrims with Ightham	Ightham	The site is promoted for Biodiversity Net Gain and is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.

68368	Land West of Teston Road and North of King Hill, St. Leonards Street	West Malling	East Malling, West Malling & Offham	Kings Hill	The site is adjacent to a sustainable settlement, but is some distance from the services and facilities, and would therefore feel remote. Therefore, this site is unsuitable for development.
68369	Land at Junction of Horns Lodge Lane and Shipbourne Road, Tonbridge	Tonbridge	Trench	Tonbridge and Hilden Park	The south of the site is covered by ancient woodland and Tree Preservation Orders and it is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68370	Land West of Teston Road and North of King Hill, St. Leonards Street	West Malling	East Malling, West Malling & Offham	Kings Hill	This site has no highway access. Therefore, this site is unsuitable for development.
68371	Land (extensive area) between of Syants Bottom and Ightham	Ightham	Pilgrims with Ightham	Ightham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68372	Land South of London Road and Rear of Howlands Court, Wrotham, Sevenoaks	Wrotham	Pilgrims with Ightham	Wrotham	This site is considered to be suitable, available, and achievable.
68373	Land south of Philpots Lane and west of Rings Hill, Hildenborough	Hildenborough	Hildenborough	Hildenborough	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68375	Land At Brookside Garden Centre, Seven Mile Lane, Hale Street	East Peckham	East and West Peckham, Mereworth & Watlingbury	Hale Street	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68376	Land South of Church Lane, Hale Street	East Peckham	East and West Peckham, Mereworth & Watlingbury	Hale Street	This site is considered to be suitable, available, and achievable.
68377	Land west of Unit 4 Arnold Business Park, Branbridges Road, East Peckham	East Peckham	East and West Peckham, Mereworth & Watlingbury	East Peckham	The site is partially covered by Flood Zone 3b, and the remainder of the site is a Local Wildlife Site. Therefore, this site is unsuitable for development.
68378	Land Opposite Kallangur Lodge, Lower Haysden Lane, Tonbridge	Tonbridge	Judd	Tonbridge and Hilden Park	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.

68382	Land north of Noble Tree Road and east of Watt's Cross Road, Hildenborough	Hildenborough	Hildenborough	Hildenborough	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68383	Land north of Philpots Lane and east of Eggpie Lane, Hildenborough	Hildenborough	Hildenborough	Hildenborough	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68384	Land south of Fairseat and west of Platts House Lane, Fairseat	Stansted	Pilgrims with Ightham	Fairseat	This site is adjacent to an unsustainable settlement. Therefore, this site is unsuitable for development.
68387	Land adjacent to Allingham House, Park Drive, Wrotham	Wrotham	Pilgrims with Ightham	Wrotham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68388	Land South of Cuckoo Lane and West of Greentrees House, Tonbridge	Tonbridge	Higham	Tonbridge and Hilden Park	This site is considered to be suitable, available, and achievable.
68389	Land South of Boroughs Oak Roundabout and Opposite, Hale Street, Tonbridge	East Peckham	East and West Peckham, Mereworth & Wateringbury	Hale Street	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68390	Land North of A20 London Road, Wrotham, Sevenoaks	Wrotham	Pilgrims with Ightham	Wrotham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68392	Land (extensive area) east of Hadlow Cricket Ground and north of Common Road, Hadlow	Hadlow	Bourne	Hadlow	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68394	Land east of Seven Mile Lane, south of Beech Road and west of Newpound Lane	Mereworth	East and West Peckham, Mereworth & Wateringbury	Mereworth and Herne Pound	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68395	Land (extensive area) north of Hazel Wood, west of West Peckham	West Peckham	East and West Peckham, Mereworth & Wateringbury	West Peckham	This site is adjacent to an unsustainable settlement. Therefore, this site is unsuitable for development.
68396	Land north (rear of) 4 to 14 Pepinstraw Close and west of Church Road, Offham	Offham	East Malling, West Malling & Offham	Offham	This site is adjacent to an unsustainable settlement. Therefore, this site is unsuitable for development.

68397	Land Northeast of The Street, Mereworth, Maidstone	Mereworth	East and West Peckham, Mereworth & Wateringbury	Mereworth and Herne Pound	This site is adjacent to an unsustainable settlement. Therefore, this site is unsuitable for development.
68398	Land off Willow Wents and west of Seven Mile Lane, Mereworth	Mereworth	East and West Peckham, Mereworth & Wateringbury	Mereworth and Herne Pound	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68399	Land north of Hope Meadow and West of Carpenters Lane	Hadlow	Bourne	Hadlow	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68401	Land West of Hillview Road, Hildenborough	Hildenborough	Hildenborough	Tonbridge and Hilden Park	This site is considered to be suitable, available, and achievable.
68403	Land (extensive area) south of Court Wood and west of Tumblefield Road, Stansted	Stansted	Pilgrims with Ightham	Stansted	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68405	Land East of Fatherwell Road, off (West of) Fatherwell Avenue and Northwest of Offham Road, West Maling	West Malling	East Malling, West Malling & Offham	West Malling	The site is adjacent to a sustainable settlement. However, the Green Belt and Landscape evidence conclude that this site is unsuitable for development.
68406	Land east of 4 Pratling Street and south of Pratling Street, Aylesford	Aylesford	Aylesford North & North Downs	Aylesford Village	This site is considered to be suitable, available, and achievable.
68407	Land At East Park Road, Royal British Legion Village, Aylesford	Aylesford	Aylesford South & Ditton	Medway Gap	This site is considered to be suitable, available, and achievable, but has not been proposed for allocation at this time. As the land is within the settlement confines, development can come forward in this location without the need to allocate this site.
68410	Land East of Oaktrees Farm, Borough Green Road, Sevenoaks	Wrotham	Pilgrims with Ightham	Borough Green	The site is adjacent to a sustainable settlement, however the Landscape evidence concludes that this site is unsuitable for development.
68411	Existing premises at 75 Vale Rd, Tonbridge	Tonbridge	Cage Green & Angel	Tonbridge and Hilden Park	This is an existing employment site. Therefore, this site is unsuitable for development.
68412	Land west of Rochester Airport, Rochester	Wouldham	Aylesford North & North Downs	Walderslade	This site is considered to be suitable, available, and achievable.

68413	Land Between Rings Hill and Stocks Green Road, Hildenborough, Tonbridge	Hildenborough	Hildenborough	Hildenborough	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68414	Land at Little Postern, Postern Lane, Tonbridge	Tonbridge	Cage Green & Angel	Tonbridge and Hilden Park	This site is considered to be suitable, available, and achievable.
68415	Land South (Rear) Of the Moat Public House, Wrotham	Wrotham	Pilgrims with Ightham	Wrotham Heath	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68416	Land Adjoining the Old Barn, Stocks Green Road, Hildenborough, Tonbridge	Hildenborough	Hildenborough	Hildenborough	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68417	Land south of A20 and rear of former Jungle Café, Addington	Addington	Pilgrims with Ightham	Addington	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68418	Land North of Church Lane Hale Street	East Peckham	East and West Peckham, Mereworth & Wateringbury	East Peckham	The site is adjacent to a sustainable settlement, however the Green Belt evidence concludes that this site is unsuitable for development.
68419	Land Adjacent to Vauxhall Gardens and The Vauxhall Inn, Vauxhall Lane, Tonbridge	Tonbridge	Vauxhall	Tonbridge and Hilden Park	This site is considered to be suitable, available, and achievable.
68420	Land South of Redhill Farm, Red Hill and off (West of) Red Hill, Wateringbury	Wateringbury	East and West Peckham, Mereworth & Wateringbury	Wateringbury	Although this site is adjacent to a sustainable settlement, the southern part of the site closest to the settlement is Grade 1 agricultural land, and therefore development outside of this area would be remote from defined boundary of any settlement. Therefore, this site is unsuitable for development.
68421	Land South of Teston Road, Kings Hill, West Malling	Kings Hill, Wateringbury	Kings Hill	Kings Hill	This site has potential highway access issues. Therefore, this site is unsuitable for development.
68423	Land north of Holborough Lakes, Snodland	Snodland	Snodland West & Holborough Lakes	Snodland	The site is adjacent to a sustainable settlement. However, the Green Belt and Landscape evidence conclude that only the north and eastern part of this site could be suitable for development. Therefore, only part of this site is considered to be suitable, available, and achievable.
68424	Land North of Wrotham Bypass, Sevenoaks	Wrotham	Pilgrims with Ightham	Wrotham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.

68425	Land Around Dark Hill Farm, Borough Green Road, Sevenoaks	Ightham	Pilgrims with Ightham	Ightham	The site is adjacent to a sustainable settlement, and although the Green Belt evidence recommends it for release, the Landscape evidence concludes that this site is unsuitable for development.
68426	Land at corner of Lavenders Road and Swan Street, West Malling	West Malling	East Malling, West Malling & Offham	West Malling	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68427	Land East of New Court Road and Margetts Lane, North of Scarborough Lane and West of Rochester Road	Burham	Aylesford North & North Downs	Burham	This site is located adjacent to a sustainable settlement but uncertainty remains over its access therefore this site is unsuitable for development.
68428	Land north of Pratling Street and east of Rochester Road Aylesford	Aylesford	Aylesford North & North Downs	Aylesford Village	This site is considered to be suitable, available, and achievable.
68429	Land North of Wrotham Bypass, Sevenoaks	Wrotham	Pilgrims with Ightham	Wrotham	This site has no highway access. Therefore, this site is unsuitable for development.
68431	Land Between Borough Green Road and National Railway, East of Dark Hill Cottage	Ightham	Pilgrims with Ightham	Borough Green	The site is entirely covered by priority habitat as well as access to the site being within Food Zone 3b. Therefore, this site is unsuitable for development.
68432	Land between Tonbridge Road and Stocks Green Road, Hildenborough	Hildenborough	Hildenborough	Hildenborough	This site is considered to be suitable, available, and achievable.
68433	Land fronting Stocks Green Road, Hildenborough	Hildenborough	Hildenborough	Hildenborough	This site is considered to be suitable, available, and achievable.
68434	Land west of Church Road, Offham	Offham	East Malling, West Malling & Offham	Offham	This site is adjacent to an unsustainable settlement. Therefore, this site is unsuitable for development.
68436	Land At Wouldham Allotments and Rear of Oldfield Drive, Wouldham, Rochester	Wouldham	Aylesford North & North Downs	Wouldham	This site is considered to be suitable, available, and achievable.
68437	Existing premises at 1 Tower View, Kings Hill, West Malling	Kings Hill	Kings Hill	Kings Hill	This site is considered to be suitable, available, and achievable.
68438	Land strip between the London-Ashford railway and A25, Borough Green	Ightham	Pilgrims with Ightham	Ightham	The site promoted for Biodiversity Net Gain. The site is not considered suitable or available for built development as it is remote from the defined boundary of any settlement.

68439	Land fronting Tonbridge Road, Hildenborough	Hildenborough	Hildenborough	Hildenborough	The site is adjacent to a sustainable settlement, however there is a group/area Tree Preservation Order along the frontage with Tonbridge Road, and the Green Belt evidence concludes that this site is unsuitable for development.
68440	Land east of Church Road and north of 2 Church Road, Offham	Offham	East Malling, West Malling & Offham	Offham	This site is adjacent to an unsustainable settlement. Therefore, this site is unsuitable for development.
68441	Land at High Barn, Hildenborough	Hildenborough	Hildenborough	Hildenborough	The site is close to a sustainable settlement, however the Green Belt and Landscape evidence concludes that this site is unsuitable for development.
68442	Land east of Church Road and north of 2 Church Road, Offham	Offham	East Malling, West Malling & Offham	Offham	This site is adjacent to an unsustainable settlement. Therefore, this site is unsuitable for development.
68443	Existing premises at 32 Tower View, Kings Hill, West Malling	Kings Hill	Kings Hill	Kings Hill	This site is considered to be suitable, available, and achievable.
68444	Land East of Coldharbour Lane (Junction 5 Of M20) And South of M20, Aylesford	Aylesford	Aylesford South & Ditton	Medway Gap	This site is considered to be suitable, available, and achievable.
68445	Land At Culand Farm, Pilgrims Way, Burham	Aylesford	Aylesford North & North Downs	Burham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68446	Land east of Coldharbour Lane	Hildenborough	Hildenborough	Hildenborough	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68447	Existing premises at 34 Tower View, Kings Hill, West Malling	Kings Hill	Kings Hill	Kings Hill	This site is considered to be suitable, available, and achievable.
68448	Existing premises at 50 Kings Hill Avenue, Kings Hill	Kings Hill	Kings Hill	Kings Hill	This site is considered to be suitable, available, and achievable.
68449	Court Lane Nurseries, Court Lane, Hadlow, Tonbridge	Hadlow	Bourne	Hadlow	This site is considered to be suitable, available, and achievable.
68450	Existing premises at 11 Tower View, Kings Hill, West Malling	Kings Hill	Kings Hill	Kings Hill	This site is considered to be suitable, available, and achievable.
68452	Land Adjacent River Bourne at Hadlow College, Tonbridge Road, Tonbridge	Hadlow	Bourne	Hadlow	The majority of the site falls within Flood Zone 3b. Therefore, this site is unsuitable for development.

68454	Land (extensive area) north of Goose Green and south of West Peckham	East Peckham, West Peckham	East and West Peckham, Mereworth & Wateringbury	West Peckham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68455	Land South of Back Lane Shipbourne	Shipbourne	Bourne	Shipbourne	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68456	Land Opposite Masfield Way, Upper Hayesden Lane, Tonbridge	Tonbridge	Judd	Tonbridge and Hilden Park	This site is considered to be suitable, available, and achievable.
68457	Land South of Back Lane and East of Stumble Hill, Shipbourne	Shipbourne	Bourne	Shipbourne	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68458	Land off Sandy Lane, West Malling	Birling	Birling, Leybourne & Ryarsh	Snodland	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68459	Land Southeast of Junction of Noble Tree Road and Watts Cross Road, Hildenborough, Tonbridge	Hildenborough	Hildenborough	Hildenborough	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.
68460	Land North of Drayhorse Meadow Fields Lane Maidstone	Wateringbury	East and West Peckham, Mereworth & Wateringbury	Wateringbury	The site is adjacent to a sustainable settlement however it is Grade 1 agricultural land. Therefore, this site is unsuitable for development.
68461	Land East of The Telephone Exchange, Tonbridge Road, Wateringbury, Maidstone	Wateringbury	East and West Peckham, Mereworth & Wateringbury	Wateringbury	Although this site is adjacent to a sustainable settlement, it is wholly Grade 1 agricultural land. Therefore, this site is unsuitable for development.
68462	Land east of Maidstone Road, Hale Street, East Peckham	East Peckham	East and West Peckham, Mereworth & Wateringbury	Hale Street	The site is adjacent to a sustainable settlement, however part of the site falls within Flood Zone 3 and the Green Belt evidence concludes that this site is unsuitable for development.
68463	Land West of Rochester Road and Opposite 468 Rochester Road, Burham	Burham	Aylesford North & North Downs	Burham	This site is remote from the defined boundary of any settlement. Therefore, this site is unsuitable for development.

68466	Land east of Masters Lane and west of Bull Road, Birling	Birling	Birling, Leybourne & Ryarsh	Birling	The site is adjacent to a sustainable settlement, however the Green Belt and Landscape evidence concludes that this site is unsuitable for development.
68467	Existing premises at The Warren, Trottiscliffe Road, Addington	Addington	Pilgrims with Ightham	Addington	This site is adjacent to an unsustainable settlement. Therefore, this site is unsuitable for development.
68471	Sovereign Way North	Tonbridge	Cage Green & Angel	Tonbridge and Hilden Park	This site is considered to be suitable, available, and achievable.
68472	Angel Centre	Tonbridge	Cage Green & Angel	Tonbridge and Hilden Park	This site is considered to be suitable, available, and achievable.

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