

Tunbridge Wells Borough



Tunbridge Wells Borough Council

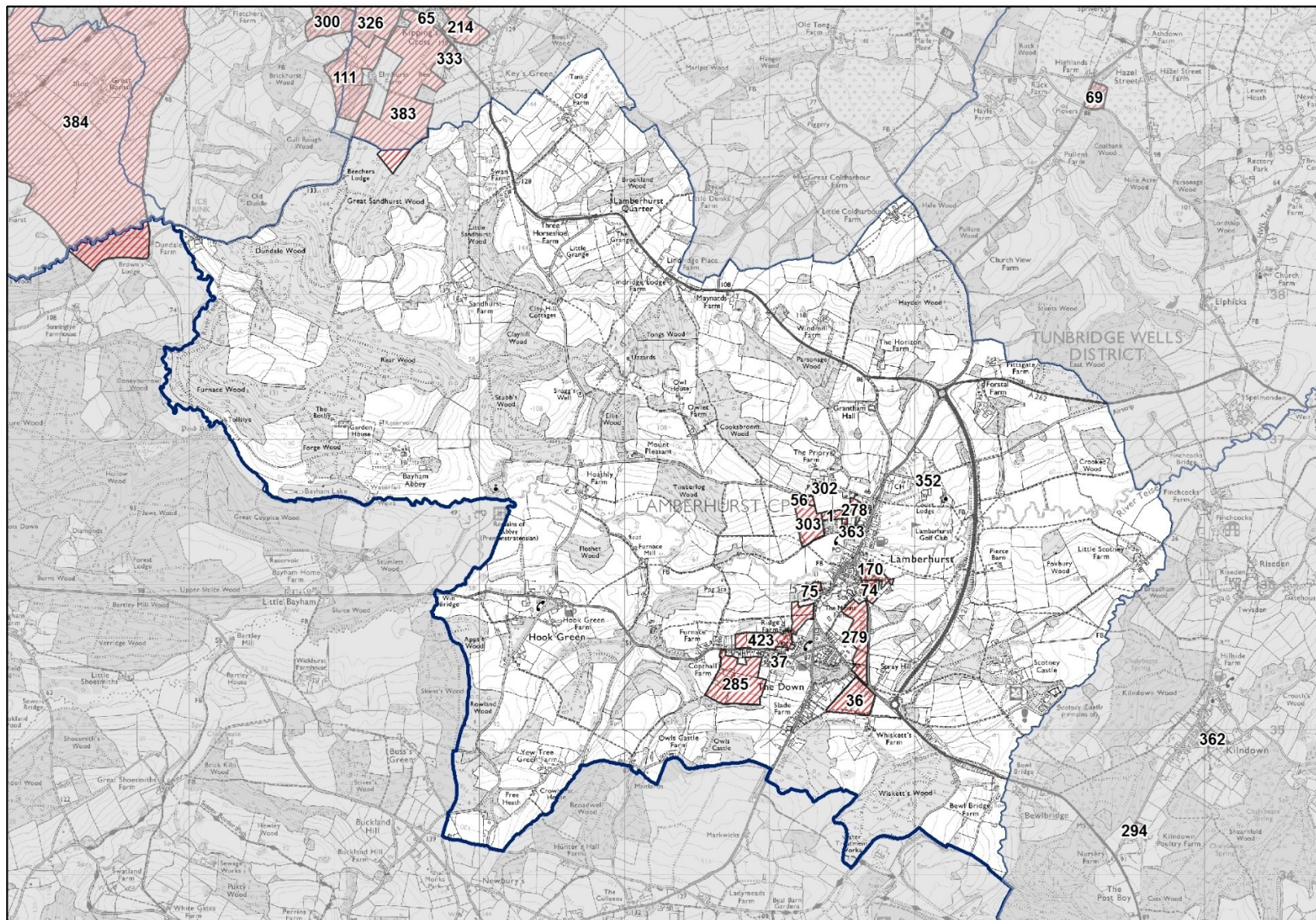
# Site Assessment Sheets for Lamberhurst Parish

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**Strategic Housing and Economic Land Availability Assessment –  
Regulation 18 Consultation**

**July 2019**





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## Site Reference: 1

**Site Address: Car park for former Slaughterhouse, adjacent to Brewer Street/Hopgarden Close, Lamberhurst**

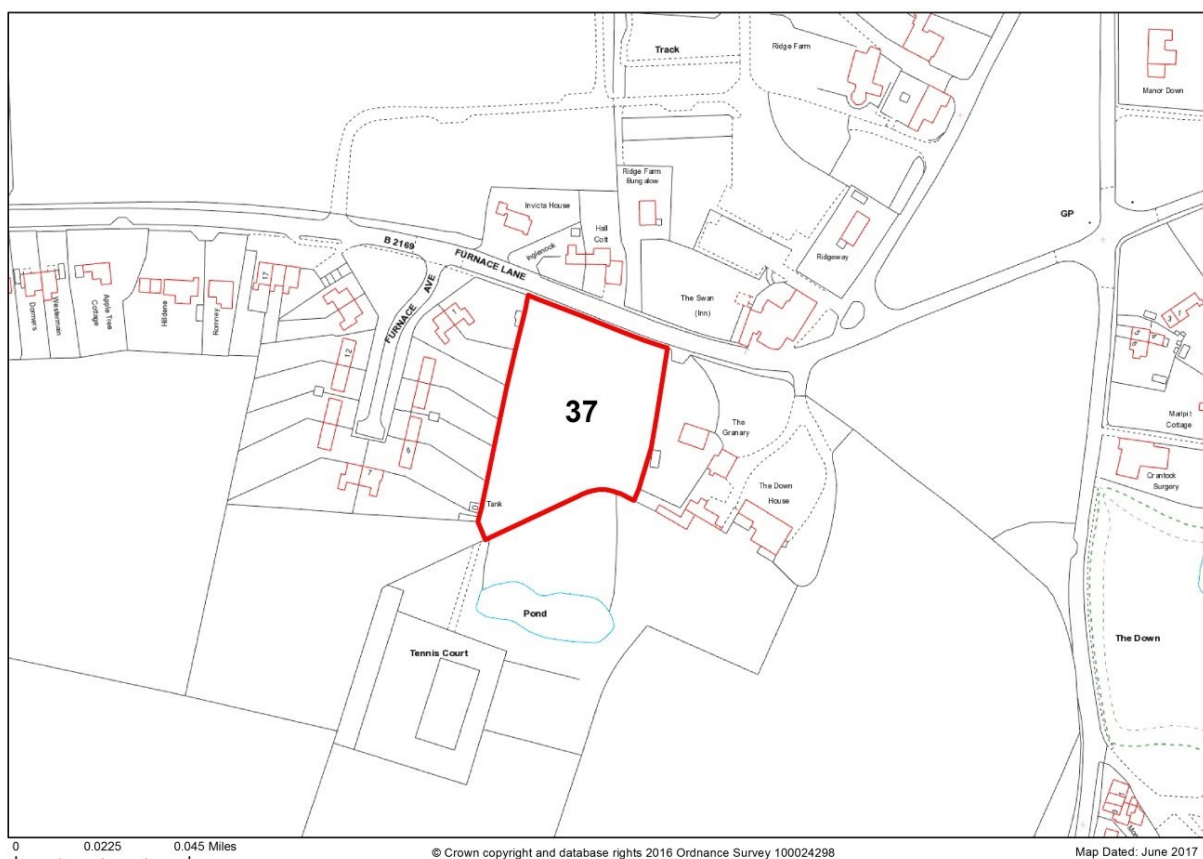


<b>Parish:</b>	Lamberhurst
<b>Settlement:</b>	Lamberhurst
<b>Gross area (ha):</b>	0.83
<b>Developable area (ha):</b>	0.83
<b>Site type:</b>	Part PDL adjacent to built development and in proximity to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	25
<b>Issues to consider:</b>	AONB (3 component parts); Highway issues (access); Ecological interest; notable feature/designation; Land contamination (abattoirs and animal slaughter); ALC: Grade 3

<b>Site Description:</b>	The site comprises an overgrown parcel of land that includes a former car park. The site is divided into two parts by a hedgerow. There are no existing buildings on the site. The site is adjoined by residential properties, allotment gardens and fields. The boundaries of the site comprise hedgerows. There is a gate adjoining Brewer Street on the south of the site. A track serving the allotments runs up to the southern boundary of the site. There is no pedestrian access currently available into the site except via the track serving the allotments. There are pavements in the vicinity along Brewer Street and Hopgarden Close. The site is at a raised level relative to Hopgarden Close. The site itself is generally flat. The site is visible from Hopgarden Close.
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	A site that scores several neutrals with some positive scores. It is let down by a lack of key services and options for public transport.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	There is a landscape concern about the allocation of this site and concern about deliverability

## Site Reference: 37

**Site Address: The Granary Field, off Furnace Lane, Lamberhurst TN3 8ET**

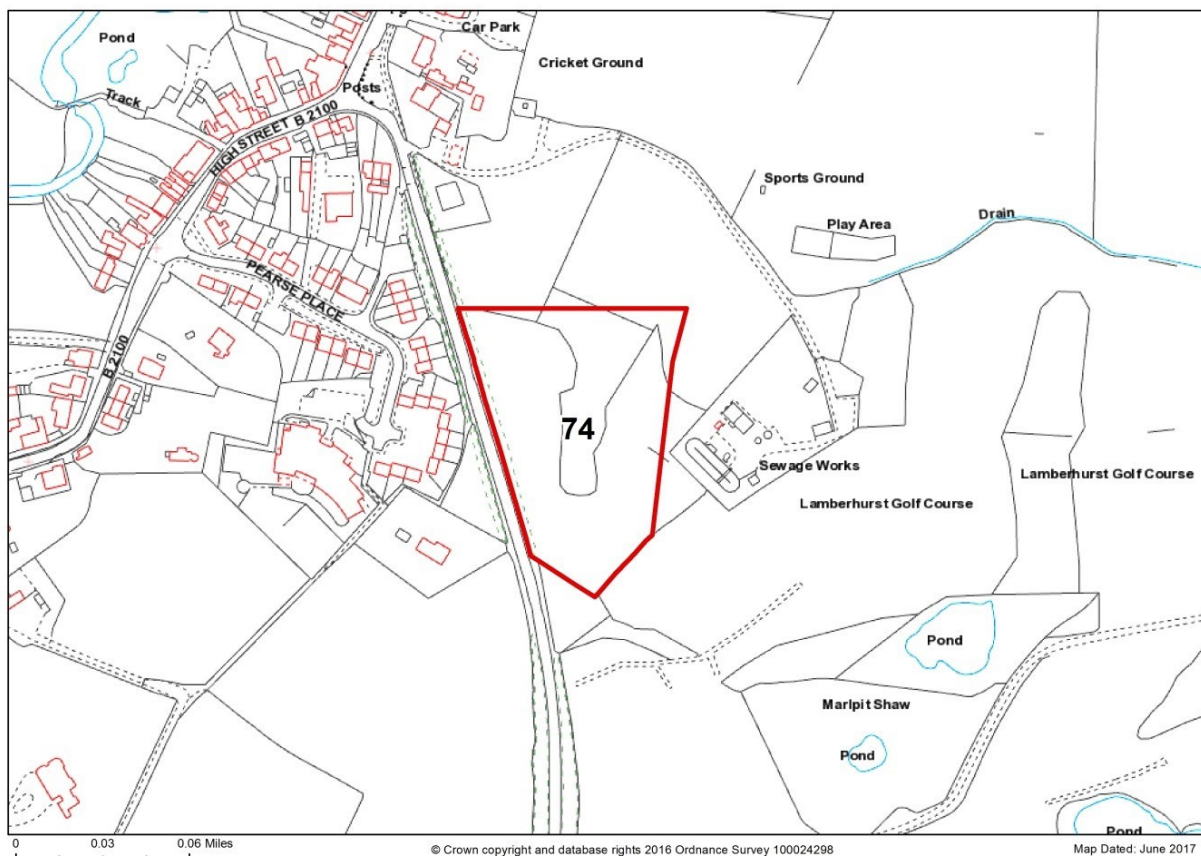


<b>Parish:</b>	Lamberhurst
<b>Settlement:</b>	Lamberhurst Down, Lamberhurst
<b>Gross area (ha):</b>	0.50
<b>Developable area (ha):</b>	0.50
<b>Site type:</b>	Greenfield site detached from LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	15
<b>Issues to consider:</b>	AONB (3 component parts); Heritage matters (Conservation Area and adjacent to listed buildings); Ecological interest; notable feature/designation; ALC: Grade 3
<b>Site Description:</b>	The site is a parcel of grassland. There are no existing buildings on the site. There are residential properties adjacent to the site

	and a Public House. The site boundaries comprise mature hedges and a wire fence adjacent to the public highway, Furnace Lane. There are trees on the site including a large mature tree and mature hedges. There is currently a lack of vehicular access onto Furnace Lane and pedestrian access. There is a farm gate along the Furnace Lane frontage. There is a pavement along Furnace Lane to the frontage of the site. The site is flat. There are public views of the site from Furnace Lane. The site is well screened from other sites.
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is not a reasonable alternative
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	There is concern regarding landscape sensitivity and heritage should this site be allocated. In addition, any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

## Site Reference: 74

**Site Address: Land east of Spray Hill, Pearse Place, Lamberhurst, TN3 8EJ**



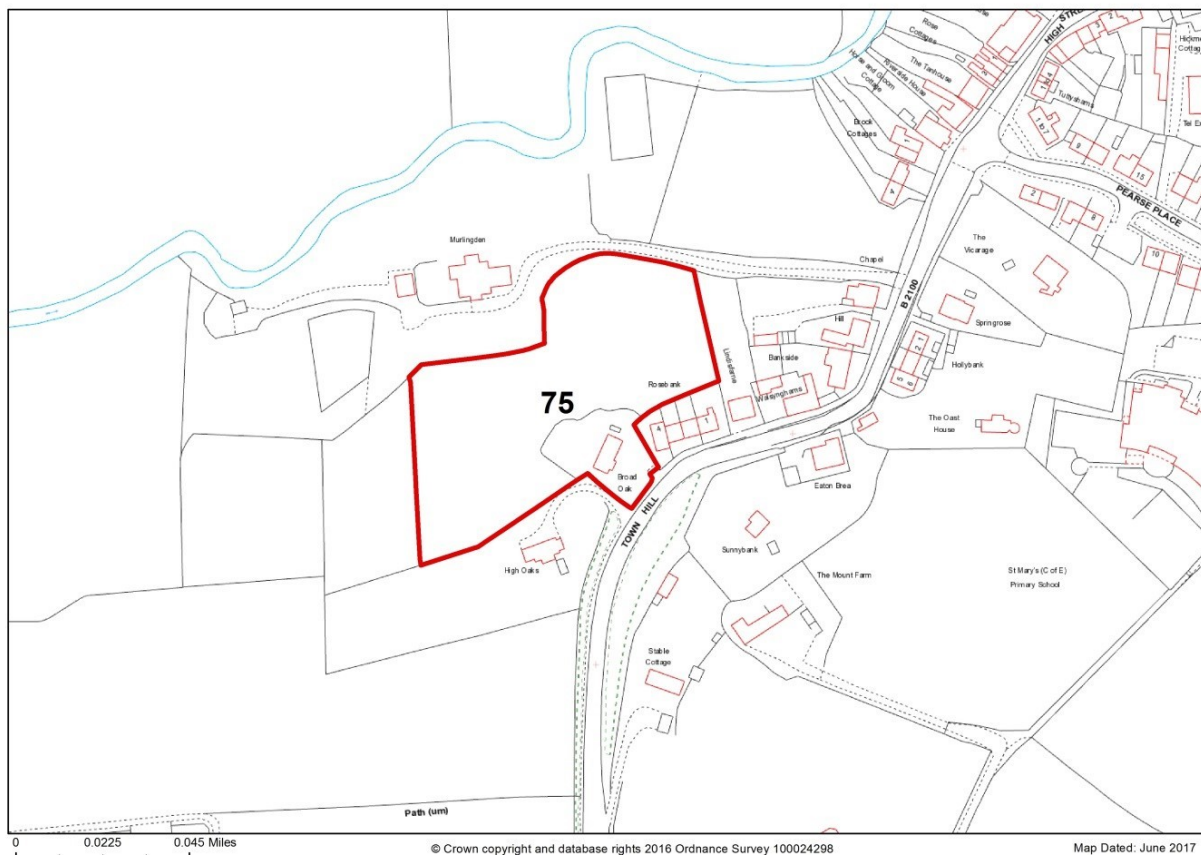
<b>Parish:</b>	Lamberhurst
<b>Settlement:</b>	Lamberhurst
<b>Gross area (ha):</b>	1.37
<b>Developable area (ha):</b>	1.37
<b>Site type:</b>	Greenfield site part adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	41
<b>Issues to consider:</b>	AONB (1 component part); Ecological interest; notable feature/designation; Highway matters (access); Potential land contamination (sewage works); Site is located close to Flood Zone 3; Part adjacent to existing Limits to Built Development;

	ALC: Grade 3
<b>Site Description:</b>	The site consists of a large green mound. There are no existing buildings on the site. There are playing fields and residential uses close to / adjacent to the site. There is much vegetation covering the site and the site lacks defined boundaries. There are some large and mature trees on the site. There is no direct vehicular access into the site. Pedestrian access is provided by made footpaths through the adjacent site, which connect along the vehicle access to Spray Hill and through the recreation ground and public car park near by. There are informal paths within the site. The large mound forms the majority of the site and is a significant feature. The site is visible from the recreation ground.
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	A site that scores several neutral scores and positive scores. This site is let down on the scores for land use and landscape being the loss of a greenfield site in the AONB adjacent to an historic settlement and it scores negatively in terms of services and facilities as well as travel, influenced by a lack of key services and facilities in the settlement and lack of public transport.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	There is concern regarding landscape sensitivity should this site be allocated. In addition, there is concern about the form of the site, and the ability to deliver this.



## Site Reference: 75

**Site Address: Broad Oak, Town Hill, Lamberhurst, TN3 8EP**

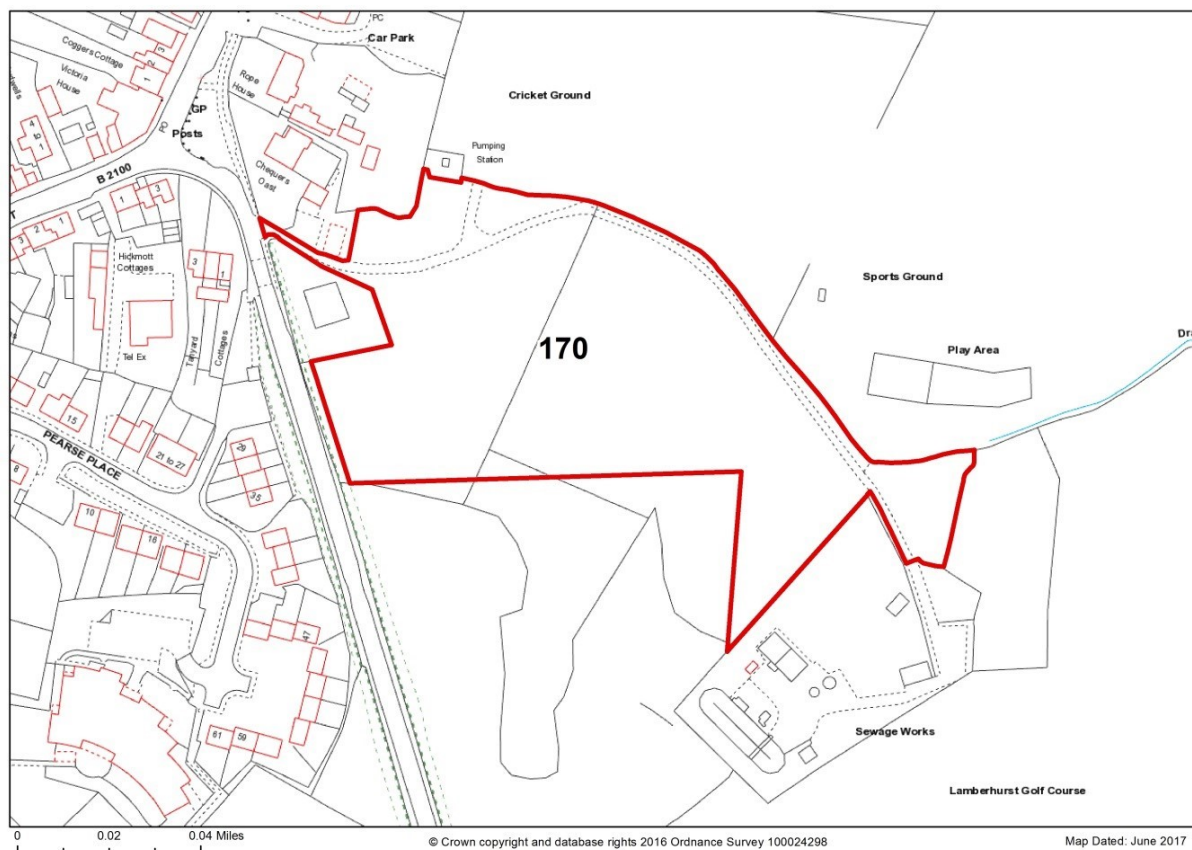


<b>Parish:</b>	Lamberhurst
<b>Settlement:</b>	Lamberhurst
<b>Gross area (ha):</b>	0.97
<b>Developable area (ha):</b>	0.97
<b>Site type:</b>	Part PDL/mostly greenfield site part within/mostly adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	29
<b>Issues to consider:</b>	AONB (2 component parts); Heritage matters (part Conservation Area and part outside); Ecological interest; notable feature/designation; Mostly Adjacent to the existing Limits to Built Development with the frontage property being within the Limits to Built Development; ALC: Grade 3
<b>Site Description:</b>	The site comprises land which is currently part residential curtilage and part woodland. There is an existing residential

	property on the site along with associated buildings. The site is adjoined by residential properties. The boundaries of the site consist of wooded boundaries to the north along the driveway into the neighbouring property. Other boundaries comprise a mixture of hedgerows and mature trees. There is vehicular access into the site from the existing residential property. There appears to be pedestrian access into the site from the existing residential property. There is a pavement into the centre of Lamberhurst. There is a Public Right of Way on the opposite side of Town Hill to the south east of the site. The site is located along Town Hill with land rising southwards.
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is not a reasonable alternative
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	It is considered that allocation of this site would result in significant landscape and heritage impact

## Site Reference: 170

### Site Address: Land at Spray Hill, Lamberhurst



<b>Parish:</b>	Lamberhurst
<b>Settlement:</b>	Lamberhurst
<b>Gross area (ha):</b>	1.71
<b>Developable area (ha):</b>	1.13
<b>Site type:</b>	Greenfield site adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential
<b>Potential yield if residential:</b>	34
<b>Issues to consider:</b>	AONB (2 component parts); Ecological interest; notable feature/designation; Highway matters (access); Heritage issues (adjacent to Conservation Area); Adjacent to existing Limits to Built Development; Land contamination (sewage treatment works); EA Flood Zones 2 and 3; Minerals and waste;

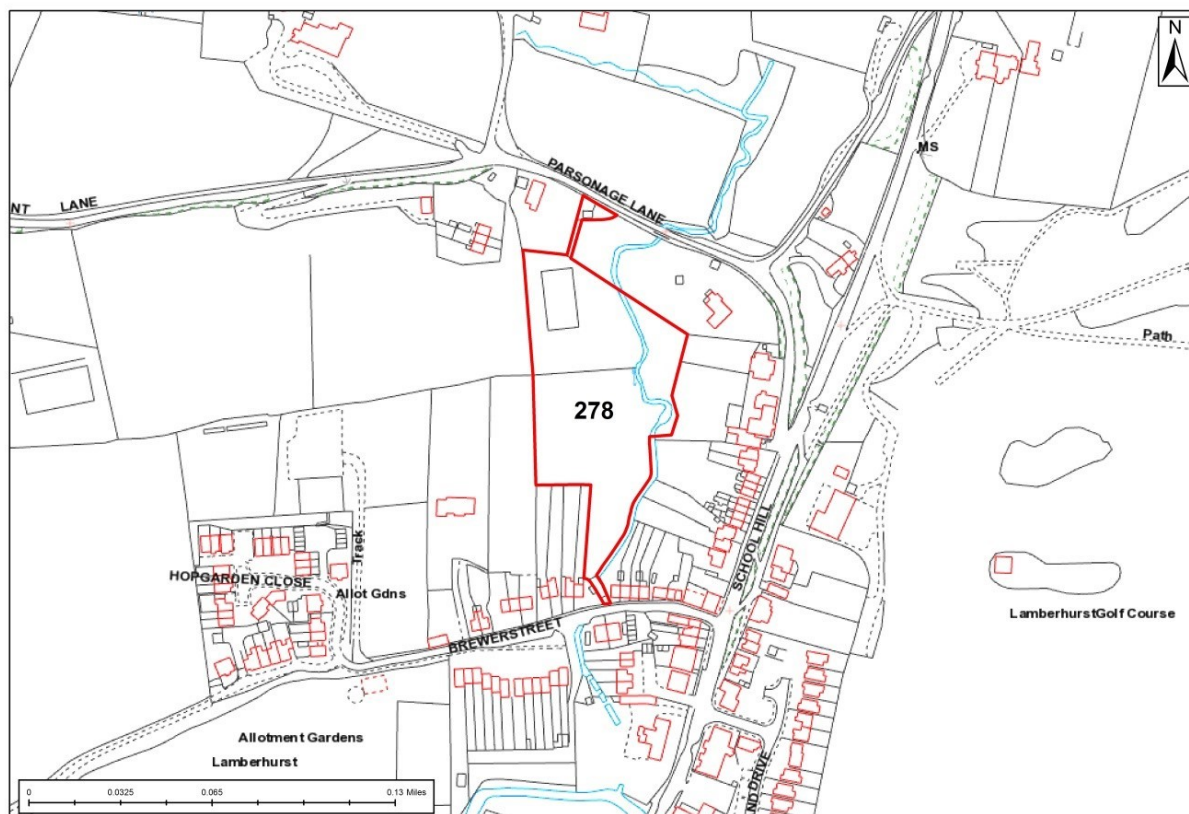
	ALC: Grade 3
<b>Site Description:</b>	The site has the appearance of informal green space. It includes mounds for bikes and there are tarmac paths through the site. There are no existing buildings on the site. There are playing fields and residential uses adjacent to the site. The boundaries of the site vary, but these comprise mostly trees/ hedging. There are trees on the site too. There is a steep gradient to the access for the first part immediately adjacent to the public highway along Spray Hill. There is access from a gate to the playing fields to the public highway along Spray Hill. Pedestrian access is provided by made footpaths through the site. These connect along the vehicle access to Spray Hill and through the recreation ground and public car park near by. Public Right of Way number WT379 runs through the site. The topography of the site varies but it is mostly flat. There are views of the site from the recreation ground.
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	A site that scores several neutral scores and positive scores. This site is let down on the scores for land use and landscape being the loss of a greenfield site in the AONB adjacent to an historic settlement and it scores negatively in terms of services and facilities as well as travel, influenced by a lack of key services and facilities in the settlement and lack of public transport.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	There is significant landscape concern about the allocation of this site



## Site Reference: 278

**Site Address: Land Between Brewer Street and Parsonage Lane, Lamberhurst, Kent**

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Map Dated: June 2017

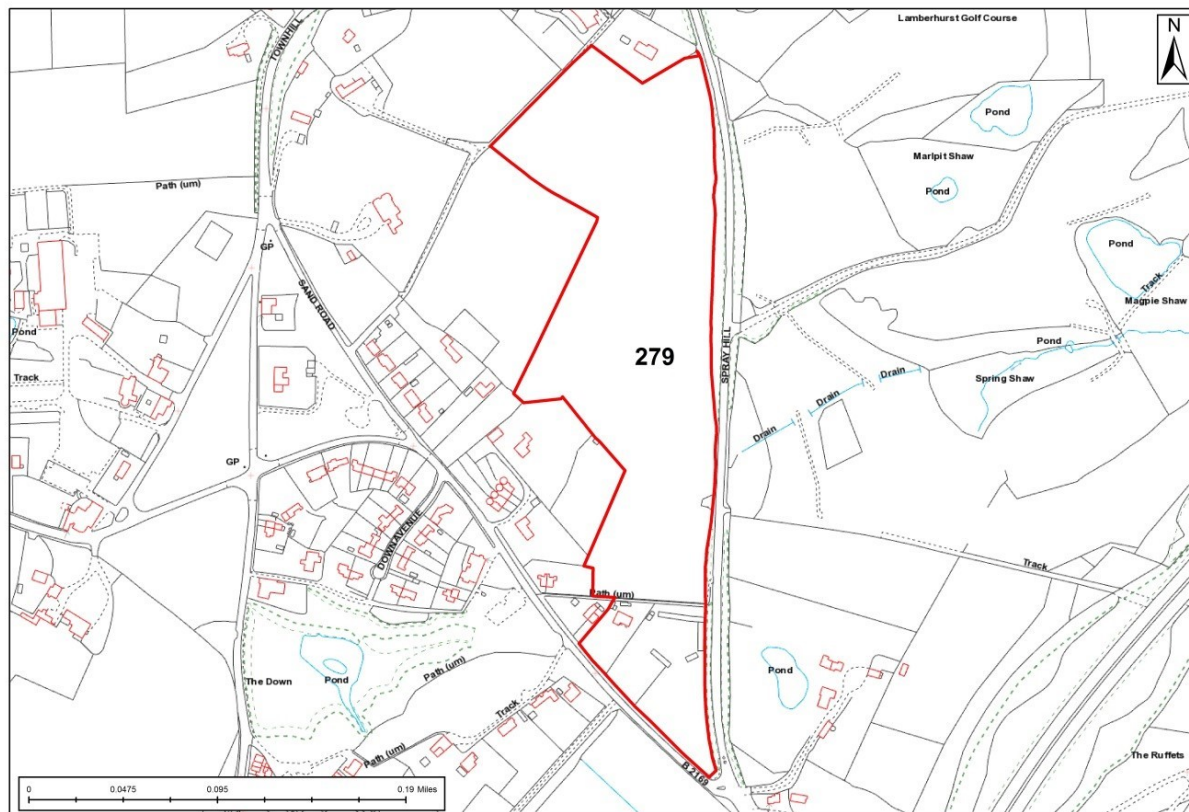
<b>Parish:</b>	Lamberhurst
<b>Settlement:</b>	Lamberhurst
<b>Gross area (ha):</b>	1.06
<b>Developable area (ha):</b>	1.06
<b>Site type:</b>	Greenfield site with a structure, mostly in proximity to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	32
<b>Issues to consider:</b>	AONB (3 component parts); Ecological interest; notable feature/designation; Heritage - Conservation Area; EA Flood Zone 2; ALC: Grade 3
<b>Site Description:</b>	Site is currently a green managed field, with some power points within it. Parts of site may be associated with nearby dwellings.

	<p>The northern parcel contains a garage structure adjacent to Parsonage Lane. A tennis court is present in the northern parcel. Adjoining uses include residential and green fields. Boundaries mainly include hedgerows.</p> <p>There is gated access off of Brewer Street and a drive/garage located off of Parsonage Lane. There are pavements along Brewer Street which provide access into Lamberhurst. A Public Right of Way runs along the southern boundary of the site (Brewer Street). The site is mainly flat.</p>
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is not a reasonable alternative
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	There are significant concerns about allocation of this site due to topography and landscape sensitivity. There is also a concern regarding heritage.

# Site Reference: 279 (new Local Plan Allocation AL/LA1)

**Site Address: The ex-vineyard land, Lamberhurst, Kent**

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Map Dated: June 2017

<b>Parish:</b>	Lamberhurst
<b>Settlement:</b>	Detached from LBD
<b>Gross area (ha):</b>	6.04
<b>Developable area (ha):</b>	6.04
<b>Site type:</b>	Mostly greenfield site with some PDL detached from LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use and education use
<b>Potential yield if residential:</b>	25-30
<b>Issues to consider:</b>	AONB (3 component parts); Heritage matters (adjacent to Conservation Area and listed buildings); Ecological interest; notable feature/designation; Highway matters; ALC: Grade 3
<b>Site Description:</b>	Site is an overgrown parcel of land with one residential dwelling found on the southern part of the site. Adjoining uses are mainly

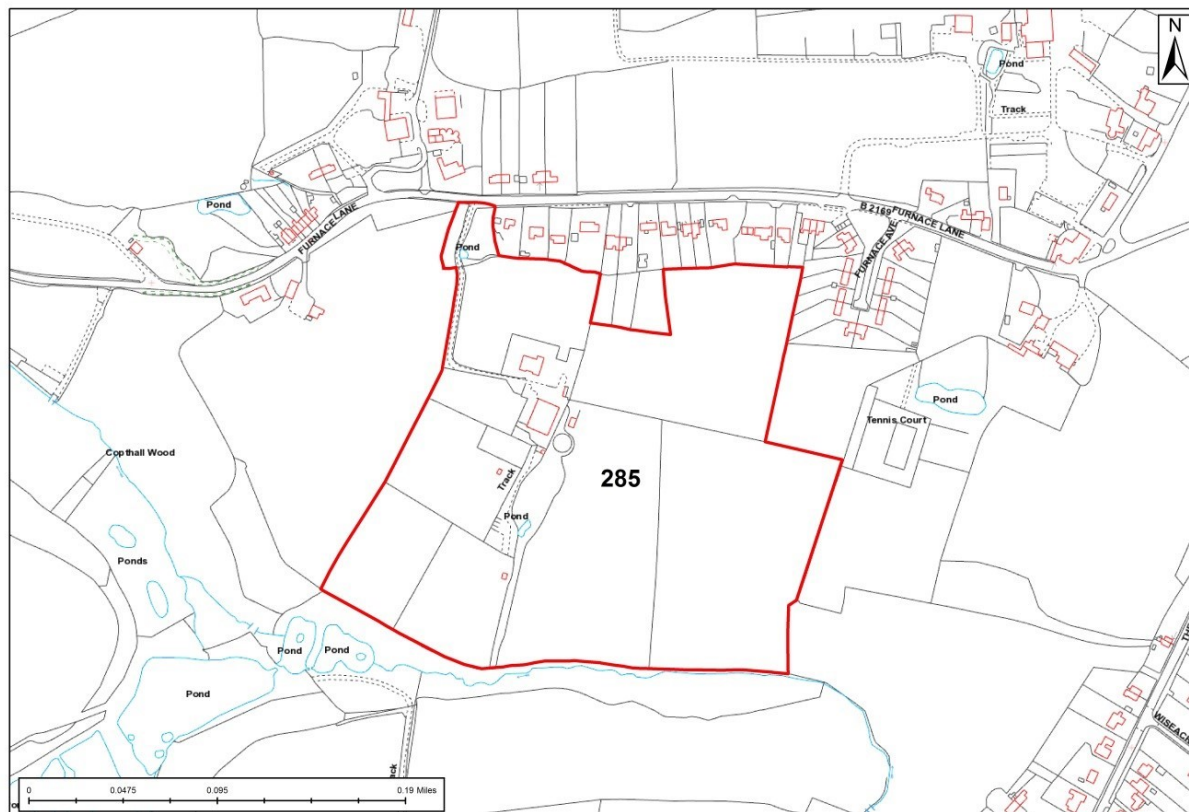
	residential and fields, but includes a school and associated buildings. There are embankments along Spray hill with trees forming the boundaries. The boundary along the north-western edge includes overgrown shrubbery. Footpaths run along southern and northern boundaries, with paved access to southern footpath located in Pearsons Road. The site slopes upwards to the south.
<b>Suitability:</b>	Suitable: see reason
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	This site is suitable. It is available and in single ownership. It is considered that the site could be delivered within the Local Plan period.
<b>Sustainability Assessment:</b>	Some positive criteria identified including improved access to heritage asset and safeguarding land for the school. However, site is not well located for easy access to services and travel options are limited. Groundwater source protection zone also requires consideration.
<b>Conclusion:</b>	Site is suitable as a potential Local Plan allocation subject to further consideration.
<b>Reason:</b>	This site is well related to some other existing built development at Lamberhurst Down and is part adjacent to Lamberhurst Primary School. Whilst parts of the site are sensitive in landscape terms, it is considered that this can be appropriately managed through an appropriate scheme design.



# Site Reference: 285 (new Local Plan Allocation AL/LA2)

**Site Address: Misty Meadow, Furnace Lane, Lamberhurst, Kent**

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Map Dated: June 2017

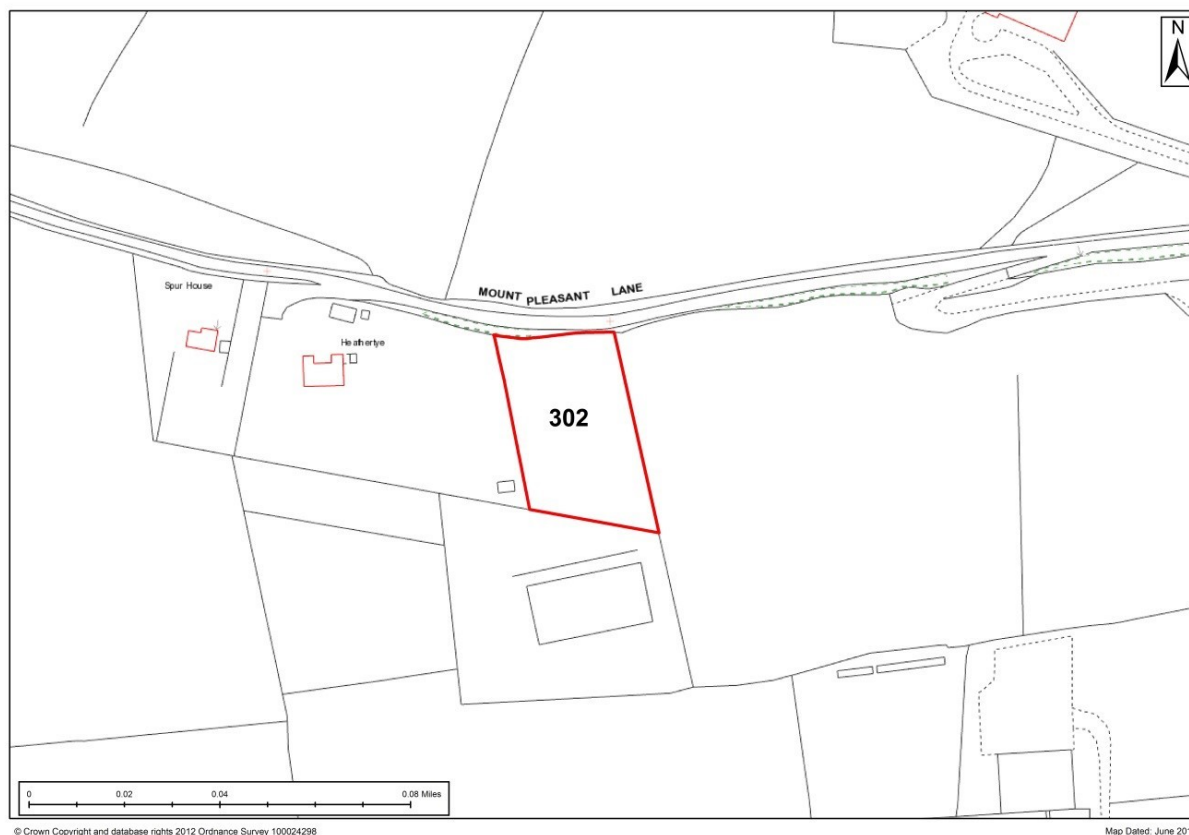
<b>Parish:</b>	Lamberhurst
<b>Settlement:</b>	Detached from LBD
<b>Gross area (ha):</b>	10.38
<b>Developable area (ha):</b>	9.40
<b>Site type:</b>	Primarily greenfield site with some PDL
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	25-30
<b>Issues to consider:</b>	AONB (6 component parts); Heritage – rural setting of village, particularly The Down; Ecological interest; notable feature/designation; Highway matters; ALC: Grade 3
<b>Site Description:</b>	Existing uses on site include paddocks, a sand school, and residential. Existing buildings currently include a dwelling, a stable, a big barn and another smaller barn possibly in residential

	use. Adjacent uses include fields and residential. Boundaries mainly comprise trees, hedging, and post and rail fencing. There is a vehicular access into the site from Furnace Lane. There is pavement along Furnace Lane which ends just east of the site. There is a Public Right of Way adjacent to the western boundary. This site slopes towards the south. This site is generally exposed.
<b>Suitability:</b>	Suitable: see reason below
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	This site is suitable. It is available and in single ownership. It is considered that this could be delivered within the Local Plan period.
<b>Sustainability Assessment:</b>	Reasonable site with many largely neutral scores. Slight negative scores mostly reflect dependency on private car use.
<b>Conclusion:</b>	Site is suitable as a potential Local Plan allocation subject to further consideration.
<b>Reason:</b>	This site is well related to some other existing built development at Lamberhurst Down. Whilst parts of the site are sensitive in landscape terms, it is considered that this can be appropriately managed through an appropriate scheme design.

## Site Reference: 302

**Site Address: Stables and Paddock at Heathertye, Mount Pleasant Lane, Lamberhurst, Kent**

Call for Sites 2017 Submission



<b>Parish:</b>	Lamberhurst
<b>Settlement:</b>	Remote from settlement
<b>Gross area (ha):</b>	0.26
<b>Developable area (ha):</b>	0.26
<b>Site type:</b>	Greenfield site in rural area
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	Less than 10
<b>Issues to consider:</b>	AONB (1 component part); Ecological interest; notable feature/designation; Highway matters (means of access); ALC: Grade 3
<b>Site Description:</b>	The site comprises a small managed parcel of land to the south of Mount Pleasant Lane. The southern portion of the site contains a stable block potentially associated with the nearby dwelling

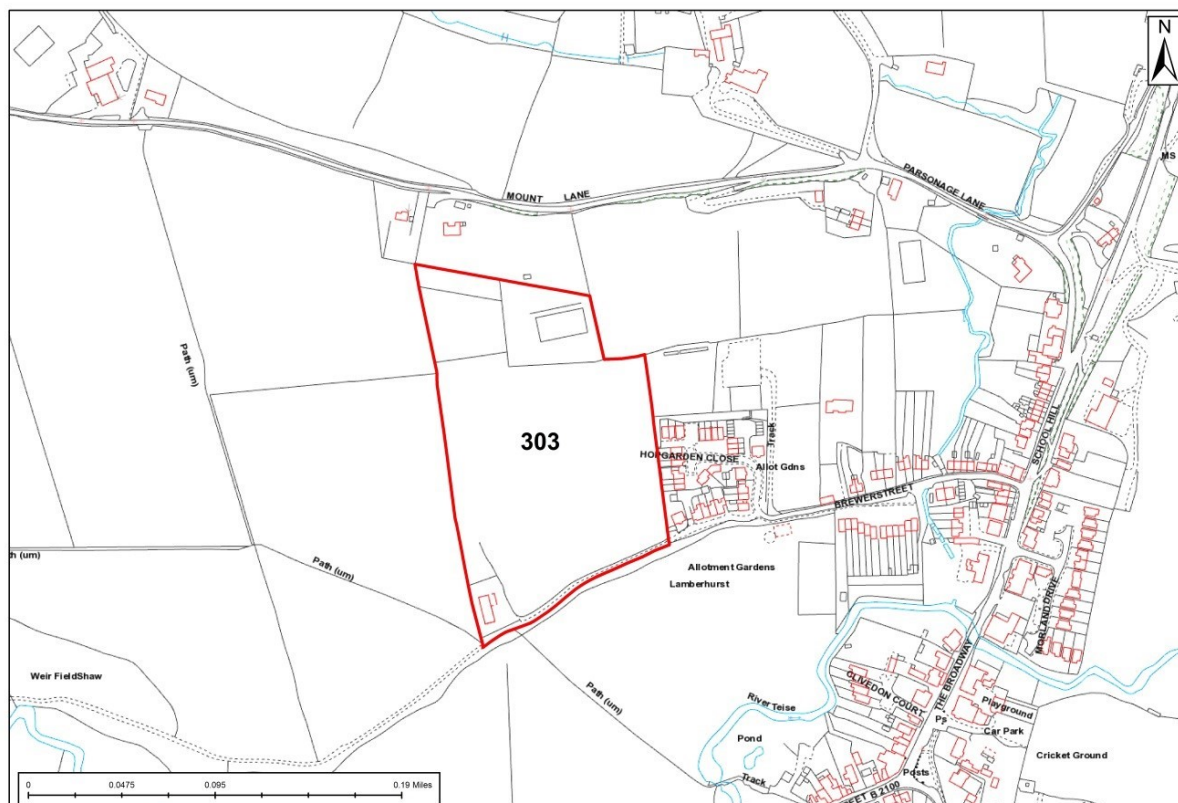
	<p>house. The site appears to be within the domestic curtilage of the property located to the west. The site boundaries consist of hedging and mature trees to the north, east and south. The boundary to the west consists of fencing adjacent to the garden of the nearby residential property.</p> <p>There appears to currently be no access from Mount Pleasant Lane; the site is raised from Mount Pleasant Lane reducing the potential for direct vehicular access. There is no pedestrian access to the site and there are no pavements located along Mount Pleasant Lane.</p>
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is below the threshold for Sustainability Assessment purposes.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	This site is remote from the settlement centre and unlikely to be sustainable in this context. There is also concern about the ability to provide an appropriate means of access to the site.



# Site Reference: 303

**Site Address: Land south of Heathertye, Mount Pleasant Lane, Lamberhurst, Kent**

Call for Sites 2017 Submission



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Map Dated: June 2017

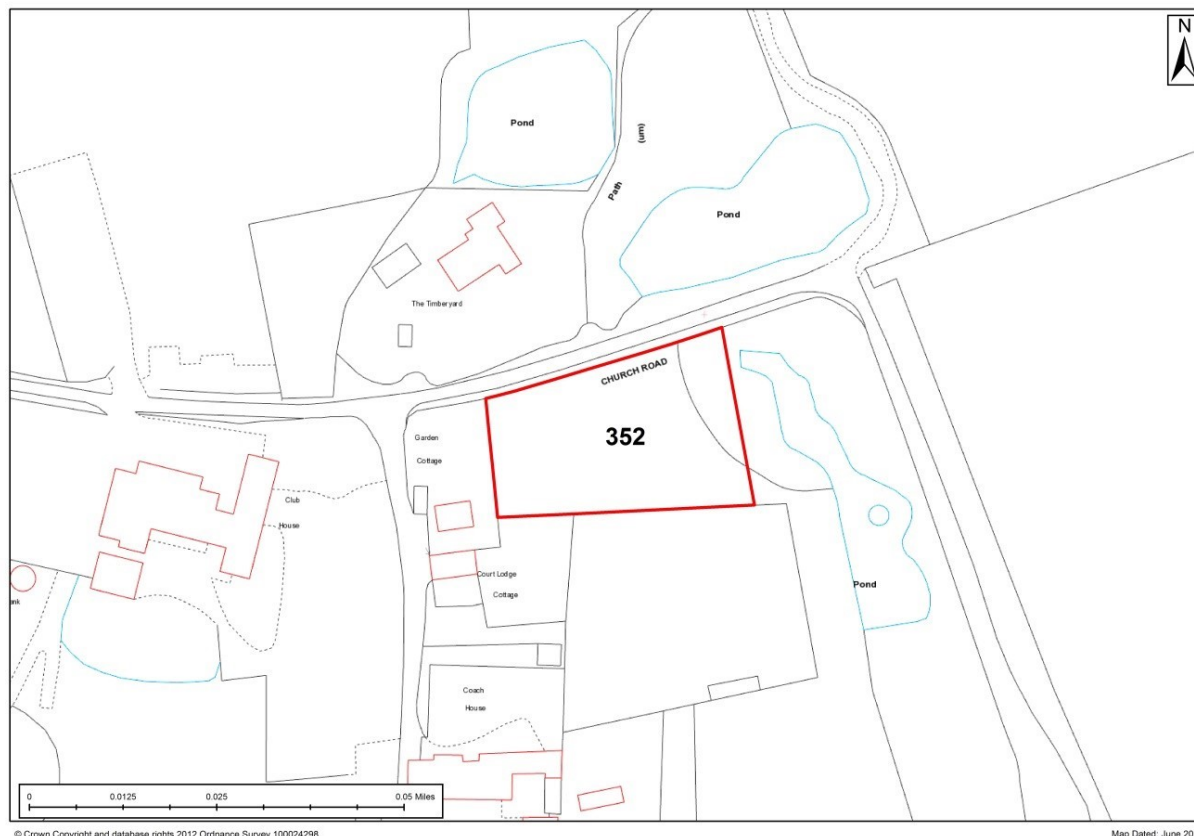
<b>Parish:</b>	Lamberhurst
<b>Settlement:</b>	Remote from settlement
<b>Gross area (ha):</b>	4.21
<b>Developable area (ha):</b>	4.21
<b>Site type:</b>	Greenfield site in rural area with some built development
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	126
<b>Issues to consider:</b>	AONB (3 component parts); Ecological interest; notable feature/designation; Land contamination (abattoirs and animal slaughter); Highway matters (means of access); ALC: Grade 3
<b>Site Description:</b>	This site is currently an open field including an agricultural barn and a sand school. There are residential properties and fields

	adjacent to the site. The boundaries are mainly trees and hedging. There is no evidence vehicle access on site but there is a metal gate to the barn area off the adjacent Public Right of Way to the south. There is a lack of pavement to site frontage. A Public Right of Way runs adjacent/along the southern boundary of the site. There are pavements in Brewers Street. The site rises to the north; the barn area has a flat area around it. This site is largely enclosed.
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is not a reasonable alternative
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	The site is detached from the LBD. Whilst in proximity to built development, it is a relatively remote, isolated, site and there are concerns regarding sustainability. It is not clear how an appropriate means of access could be provided. There is also landscape concern

## Site Reference: 352

**Site Address: Court Lodge, Church Road, Lamberhurst, Kent**

Call for Sites 2017 Submission



<b>Parish:</b>	Lamberhurst
<b>Settlement:</b>	Remote from settlement centre
<b>Gross area (ha):</b>	0.17
<b>Developable area (ha):</b>	0.17
<b>Site type:</b>	Greenfield site remote from a settlement centre, adjacent to some built development.
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	Less than 10
<b>Issues to consider:</b>	AONB (2 component parts); Heritage (Listed Buildings); Ecological interest; ALC: Grade 3
<b>Site Description:</b>	This site is a green parcel with some fruit trees. There are no existing buildings onsite. Adjoining uses include residential. Part of the southern boundary is a tall wall; rest of boundaries include

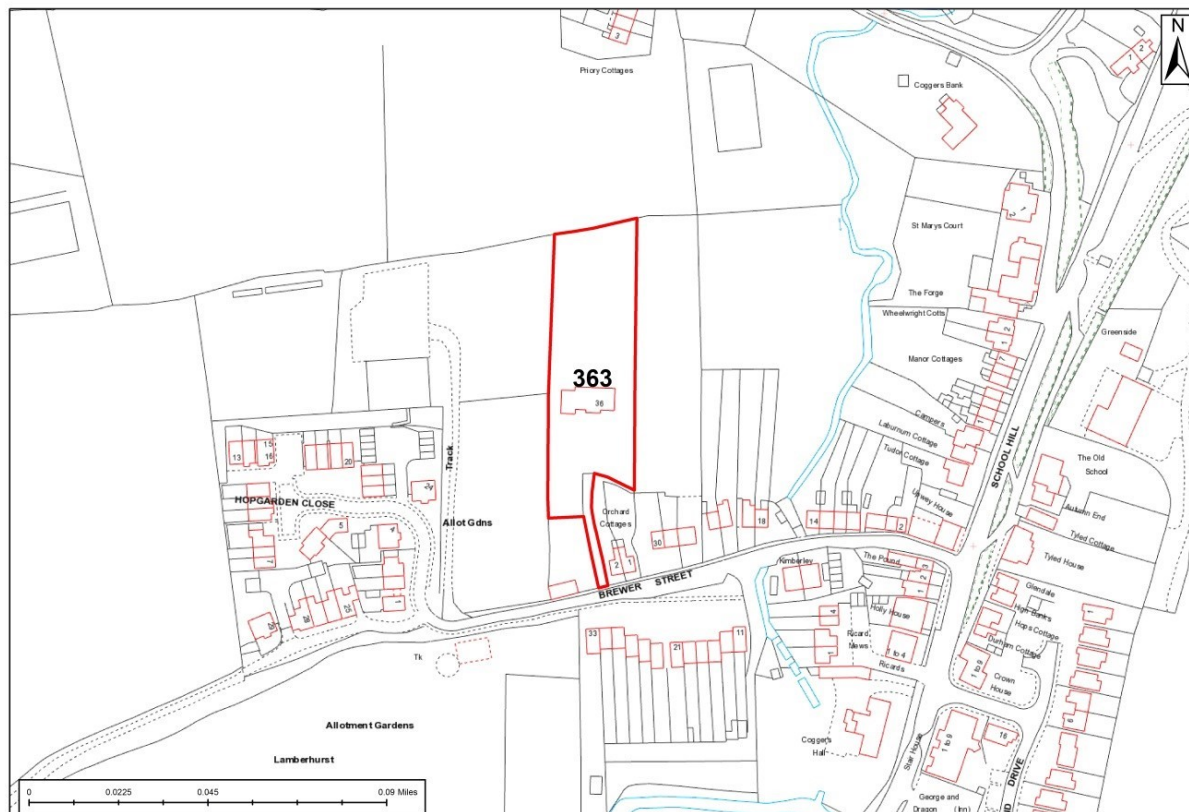
	trees, hedging and some domestic fencing. There is a timber gate to the site off Church Road for potential vehicle access. There is a lack of pavement along Church Road and the top end of School Hill. The site is generally flat. This site is also generally exposed.
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Availability is uncertain (site previously for sale) Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is below the threshold for Sustainability Assessment purposes.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	It is considered that allocation of this site would be harmful to the setting of listed buildings. In addition if the site were to be developed, any yield is likely to be of such a small scale that is not considered suitable for allocation.



# Site Reference: 363

## Site Address: Land at 36 Brewer Street, Lamberhurst, Kent

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Map Dated: June 2017

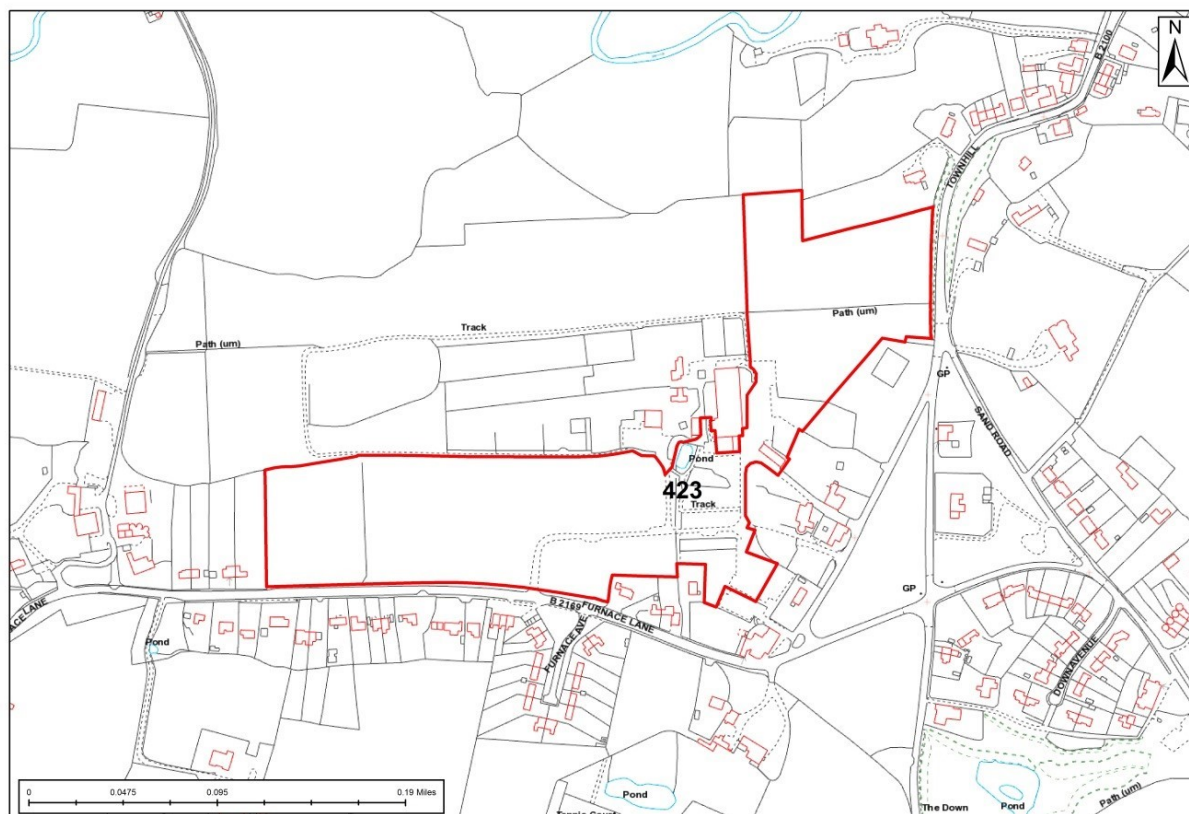
<b>Parish:</b>	Lamberhurst
<b>Settlement:</b>	Lamberhurst
<b>Gross area (ha):</b>	0.39
<b>Developable area (ha):</b>	0.39
<b>Site type:</b>	Site includes PDL adjacent to the LBD.
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	12
<b>Issues to consider:</b>	AONB (2 component part); Ecological interest; notable feature/designation; Heritage matters (part Conservation Area/ adjacent to Conservation Area); Land contamination (abattoirs and animal slaughter); ALC: Grade 3
<b>Site Description:</b>	There is a residential property and curtilage including a car port currently on site. There is also a swimming pool. Adjoining uses

	include residential properties, a small car park type area, allotments, and a field. Boundaries are mainly hedging and trees. There is a long vehicle access drive from Brewers Street. There is some pavement along Brewers Street. The drive rises up from Brewer Street and then flattens out. This site is generally enclosed.
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	A site that scores many neutrals with some positive scores. It is let down by a lack of key services and facilities and public travel options.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	Allocation of this site would result in unacceptable back land development.

# Site Reference: 423

**Site Address: Lamberhurst Winery, Lamberhurst Down, Lamberhurst, Kent**

Call for Sites 2017 Submission



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Map Dated: June 2017

<b>Parish:</b>	Lamberhurst
<b>Settlement:</b>	Detached from LBD
<b>Gross area (ha):</b>	6.35
<b>Developable area (ha):</b>	6.35
<b>Site type:</b>	Part greenfield/ part PDL site in mostly proximity to LBD, part adjacent to LBD.
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	190
<b>Issues to consider:</b>	AONB (3 component parts); Ecological interest; notable feature/designation; Heritage matters (pert in/adjacent to Conservation Area/ adjacent to listed buildings); ALC: Grade 3

<b>Site Description:</b>	This site currently includes a vineyard and associated development including car park. There is one barn structure also included onsite. This site is adjoined by some mixed commercial uses and The Vineyard Public House. There is also sporadic residential adjoining the site. The boundaries of the site are mostly hedging and trees, with some domestic boundary treatment. There is vehicular access into the site from Furnace Lane. However, there is a lack of pavement along Furnace Lane for pedestrian access. Along the street of Town Hill there is a pavement. There is a Public Right of Way running through the northern area of the site. The site has a rising topography to the east. This site is mostly exposed.
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	A site that scores mostly neutral scores with some positive ones. It is let down by a lack of key services and facilities and public travel options and concerns regarding impact on heritage and landscape informed by location adjacent to Lamberhurst historic settlement and a loss some greenfield land in the AONB.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	There is concern about the scale of this site, being major development in the AONB landscape. Also, concern about impact on the landscape and heritage setting of the settlement

## Site Reference: Late site 36

**Site Address: Land at Whisketts Farm, Lamberhurst, TN3 8JG**

Call for Sites Additional Sites Submitted



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Map Dated: July 2018

<b>Parish:</b>	Lamberhurst
<b>Settlement:</b>	Remote from settlement centre
<b>Gross area (ha):</b>	5.09
<b>Developable area (ha):</b>	5.05
<b>Site type:</b>	Greenfield site remote from existing Limits to Built Development
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	151
<b>Issues to consider:</b>	AONB (5 component parts); Ecological interest; notable feature/designation; ALC: Grade 3
<b>Site Description:</b>	<p>This site is an undeveloped field that has a strong tree belt along its frontage with the adjacent B2169 and to the rear. It lies in proximity to the A21, which lies further east of the site.</p> <p>The site is adjoined by woodland, residential properties and Whisketts Farm complex adjoins to the south. There is an access</p>

	off the B2169 that runs adjacent to the eastern boundary of the site serving the existing farm. The topography has a rise to the north.
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	This site scores some neutrals and some positive scores. It scores a number of negatives, which reflect the loss of an historic field in the AONB adjacent to an historic settlement. It has a poor air quality score and services, facilities and travel options influenced by the location of the site relative to the settlement centre and the lack of key services and facilities and public transport available.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	This site is not well related to the settlement and is considered likely to be unsustainable in this context.



**If you require this document in another format,  
please contact:**

**Planning Policy**

**Planning Services**

**Tunbridge Wells Borough Council**

**Town Hall**

**Royal Tunbridge Wells**

**Kent TN1 1RS**

**Telephone: 01892 5 5 4 0 5 6**