

Tunbridge Wells Borough



Tunbridge Wells Borough Council

Site Assessment Sheets for Brenchley and Matfield Parish

Strategic Housing and Economic Land Availability
Assessment for Pre-Submission Local Plan

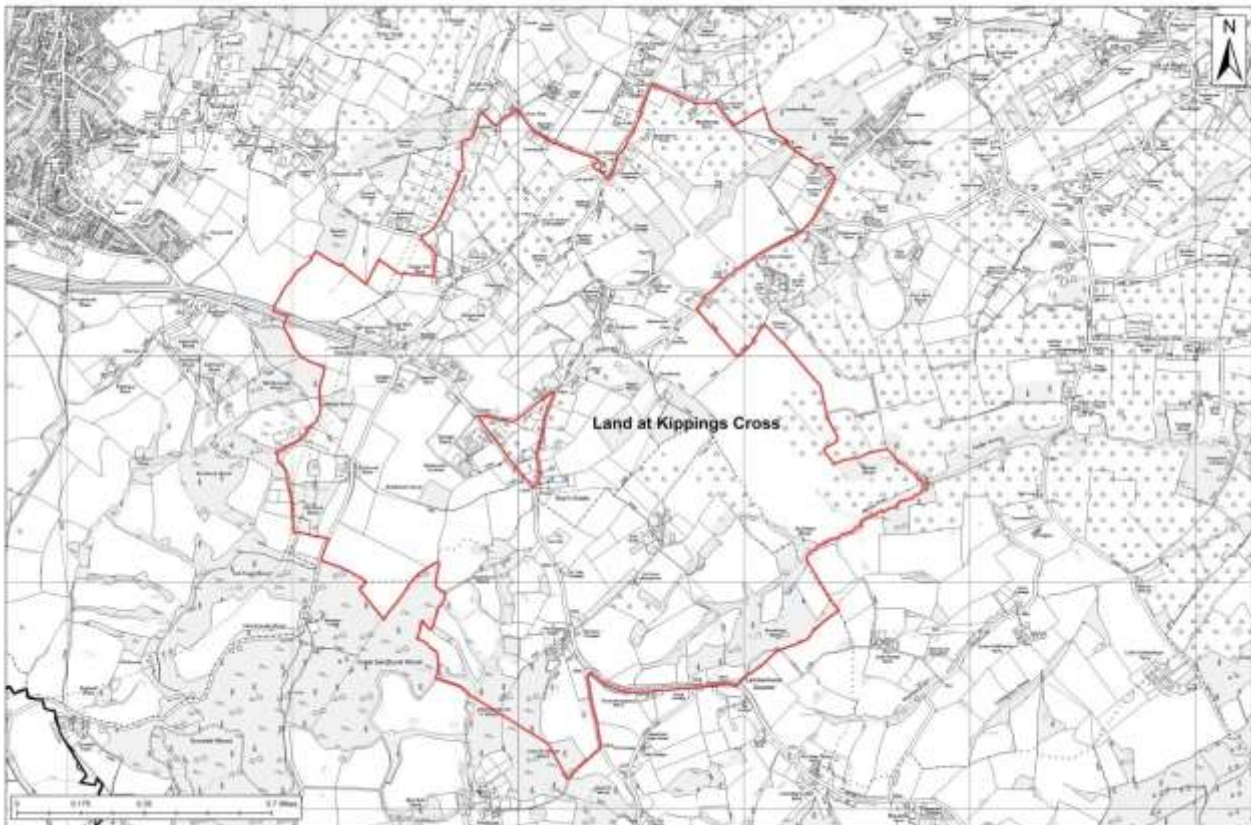
January 2021



Site Reference: 461 (includes sites 23, 111, 214, 326, 333, 341, 383 and additional land)

Site Address: Land at and in proximity to Kipping's Cross and Pembury

Garden Village Proposal Map



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Map Dated: April 2018

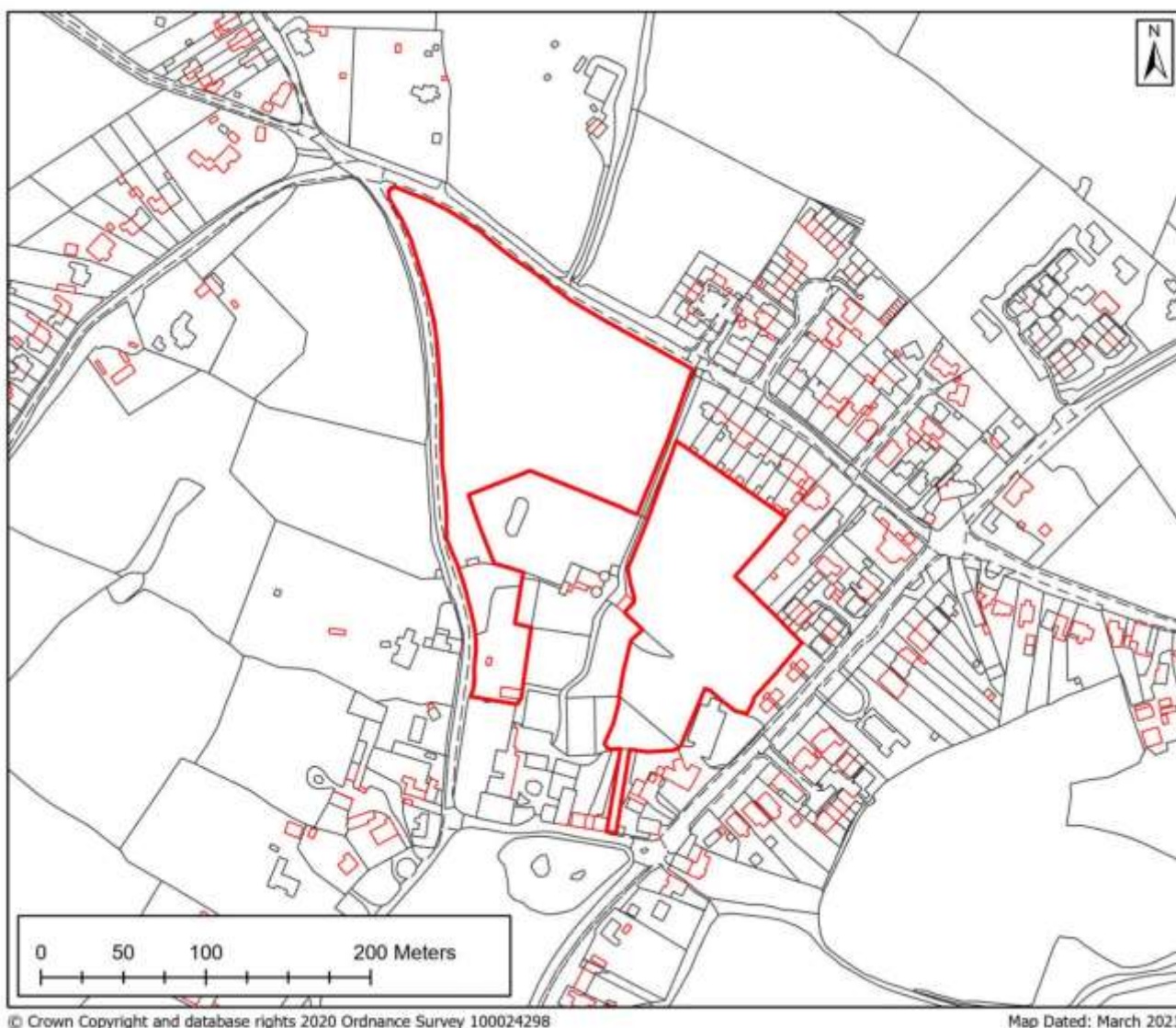
Parish:	Matfield and Brenchley (mainly)/Lamberhurst/ Pembury
Settlement:	In proximity to locations including Tunbridge Wells, Pembury and Matfield
Gross area (ha):	495.27
Developable area (ha):	483.15
Site type:	Primarily greenfield site with some PDL and farm buildings
Potential site use:	Site has been submitted as a potential new settlement. It would be a mixed use scheme including residential use.
Potential yield if residential:	2,500 – 5,700 (14,495 @ 30 dpha; 7,248 @ 15 dpha)
Issues to consider:	AONB (10 component parts); Ecological interest; notable feature/designation; Heritage matters (listed buildings on / adjacent to site); Land contamination (Depot/Dispensing of Automotive Vehicles;

	landfill site); SFRA Flood Zones 2 and 3; Highway matters; Infrastructure; ALC: Grade 2, Grade 3, Grade 4
Site Description:	<p>The site comprises a mix of land, mostly greenfield with some PDL and farm buildings. There is some woodland on the site, trees, pond and watercourse. The A21 cuts through the site along with other roads. There are existing buildings on parts of the site. The site is adjoined by uses including greenfield land, commercial uses, farm and some residential properties. Boundaries to the site include hedges, trees and wire fencing. There are several roads that run through the site including the A21 and others in proximity to the site. There are Public Rights of Way that run through the site. The site includes differences in levels, with some parts having complex, undulating topography.</p> <p>There are longer range views towards Tunbridge Wells and Pembury in parts.</p>
Suitability:	Unsuitable: Development of this site located in the AONB, in a rural and semi-rural location, would have a significant adverse impact upon the landscape character of this rural area and setting of the settlement, located within the AONB.
Availability:	<p>Unknown</p> <p>Multiple ownership: Crest Nicholson (CN) – a national housebuilder - was in the course of assembling the wider site and establishing options, but has confirmed to TWBC that these are not being pursued – as of April 2018.</p>
Achievability:	Given that the promoter of the site has indicated that options are no longer being pursued, and the site is in multiple ownership, it is not considered at this time that the site is likely to be deliverable.
Sustainability Assessment:	<p>Site is not a reasonable alternative.</p> <p>The sites are within the AONB and the landscape impacts are considered too severe to warrant further consideration as a reasonable alternative.</p>
Conclusion:	<p>The site is separated from Pembury and Matfield, although has been submitted as a potential new settlement with the potential for housing, employment, etc development to be delivered on that basis.</p> <p>Given the strong policy protection given to the AONB (a national designation) in the NPPF, this site is not suitable for development, and given the wider site assembly by a national housebuilder has now ceased, the site is now not considered to be available or achievable.</p> <p>The whole site is therefore considered unsuitable as a potential Local Plan allocation.</p>

<p>Reason:</p>	<p>Key considerations for planning for new settlements/ significant extensions to existing settlements are set out at para 72 of the NPPF. However, national policy regarding major development in the AONB is clear: the tests to be met for major development in this designation are extremely high, and include demonstrating that (housing and employment) needs cannot be met outside the AONB (either in the Borough, or outside, under the Duty to Co-operate).</p> <p>Nationally, development of this scale in the AONB is unprecedented. The level of harm (landscape and scenic beauty) that would arise to the AONB is high.</p> <p>A small part of the site is also in the Green Belt, with associated policy protection, and there are concerns about the impacts of development on the A21 and the deliverability of mitigation measures to this transport route.</p> <p>The wider site assembly by a national housebuilder has now ceased and the area is now not considered to be available or achievable.</p>
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Site Reference: 18

Site Address: Matfield House orchards and land, The Green, Matfield TN12 7JT



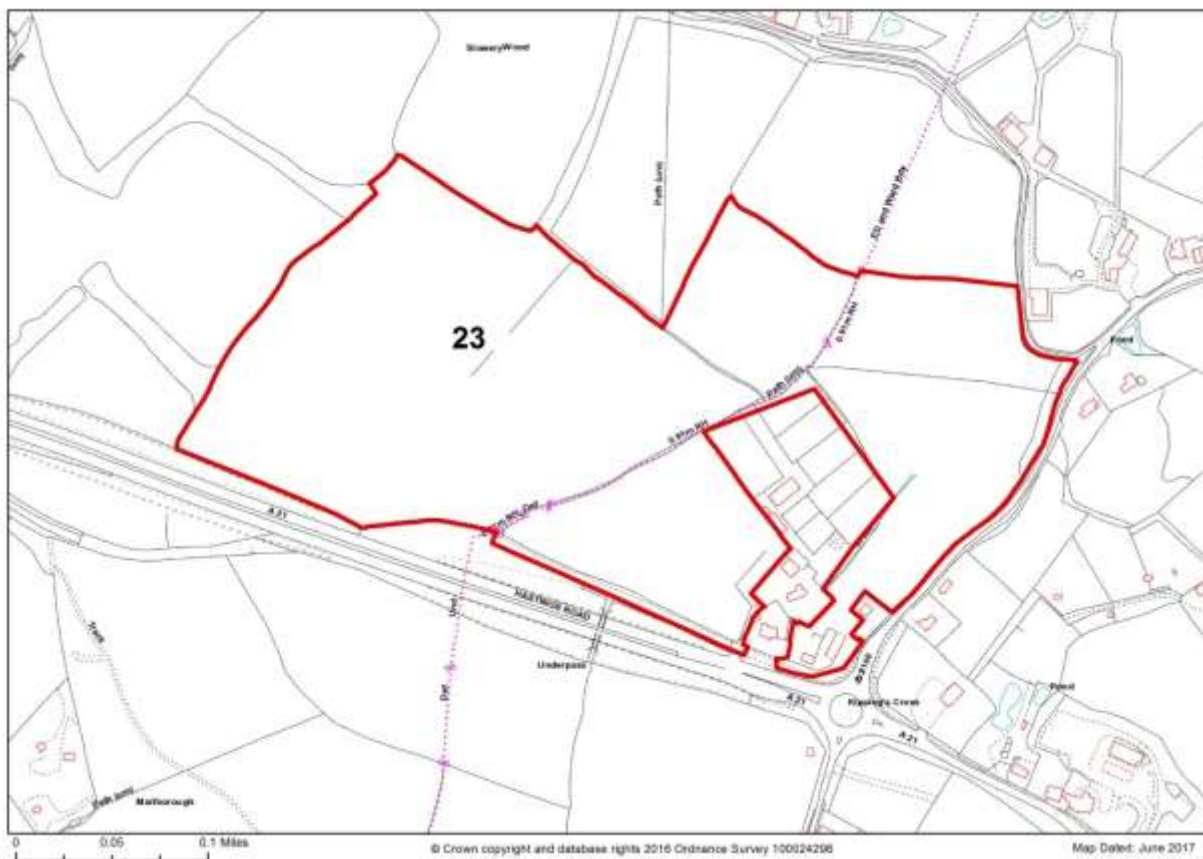
Parish:	Brenchley and Matfield
Settlement:	Matfield
Gross area (ha):	3.49
Developable area (ha):	3.49
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	20-30
Issues to consider:	Heritage: Conservation Area, Listed Buildings; AONB Component Part: Historic Settlements;

	<p>AONB; 2016 Landscape Designation; HLC Period: Late 20th century, Early modern; APA: Matfield Historic Core - Conservation Area; ALC: GRADE 2; LCA: Fruit Belt;</p> <p>Transport Infrastructure: In proximity to national cycle route;</p> <p>Highway issues (access); Adjacent to existing Limits to Built Development; Priority habitat (Traditional Orchards); As at 01 April 2020, part of site includes extant planning permission 17/01382/FULL for 2 dwellings (conversion of Stable Building into 2 No. three bedroom houses), under construction.</p>
Site Description:	<p>The western side of the site is a disused orchard. The eastern side is possibly still in use as an orchard. There are no existing buildings on the site. The site is adjoined by residential properties and open fields. The boundaries of the site comprise post and rail fencing along the boundary with an adjacent Oast house. There are hedges and trees along the majority of the rest of the site boundary. National Cycle Network Route 18 is adjacent to the frontage of the site. There is vehicular access to Maycotts Lane along the western boundary of the site. There is a lack of pavement along Chestnut Lane and Maycotts Lane. The topography of the site is generally flat. There are public views into the site from the road in areas where the hedges and trees are not overgrown. There is a view of an Oast house and obscured views of housing to the north.</p>
Suitability:	<p>Unsuitable: development of this site would result in the loss of a priority habitat.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>The site would be suitable for development in part as it is adjacent to the LBD and could provide improved pedestrian access to the centre of Matfield as part of a development of this site. However, development would result in the loss of a priority habitat. It is therefore concluded that this site is not suitable for built development.</p>
Sustainability Assessment:	<p>Negative land use score is created by the loss of Grade 2 BMV soils. The walking route to main facilities in Brenchley is not accessible (no pavement) and far beyond desirable walking distance (1.5km) so objectives that relate to dependency on private car use score negatively (e.g. air). This is to be expected in a rural settlement like Matfield. A negative heritage score reflects the development being out of keeping with the existing linear settlement pattern and potential adverse effects on the setting of the adjacent Conservation Area and setting of the settlement also reflected in the negative landscape score. 2020</p>

	Grassland study found site to have low-moderate botanical importance and moderate ecological importance. Biodiversity score adjusted slightly.
Conclusion:	Site is not considered suitable as a potential Local Plan allocation.
Reason:	Development of the site would result in the loss of a priority habitat.

Site Reference: 23

**Site Address: Kipping's Cross Farm Land, Hastings Road,
Tunbridge Wells, TN12 7HB**

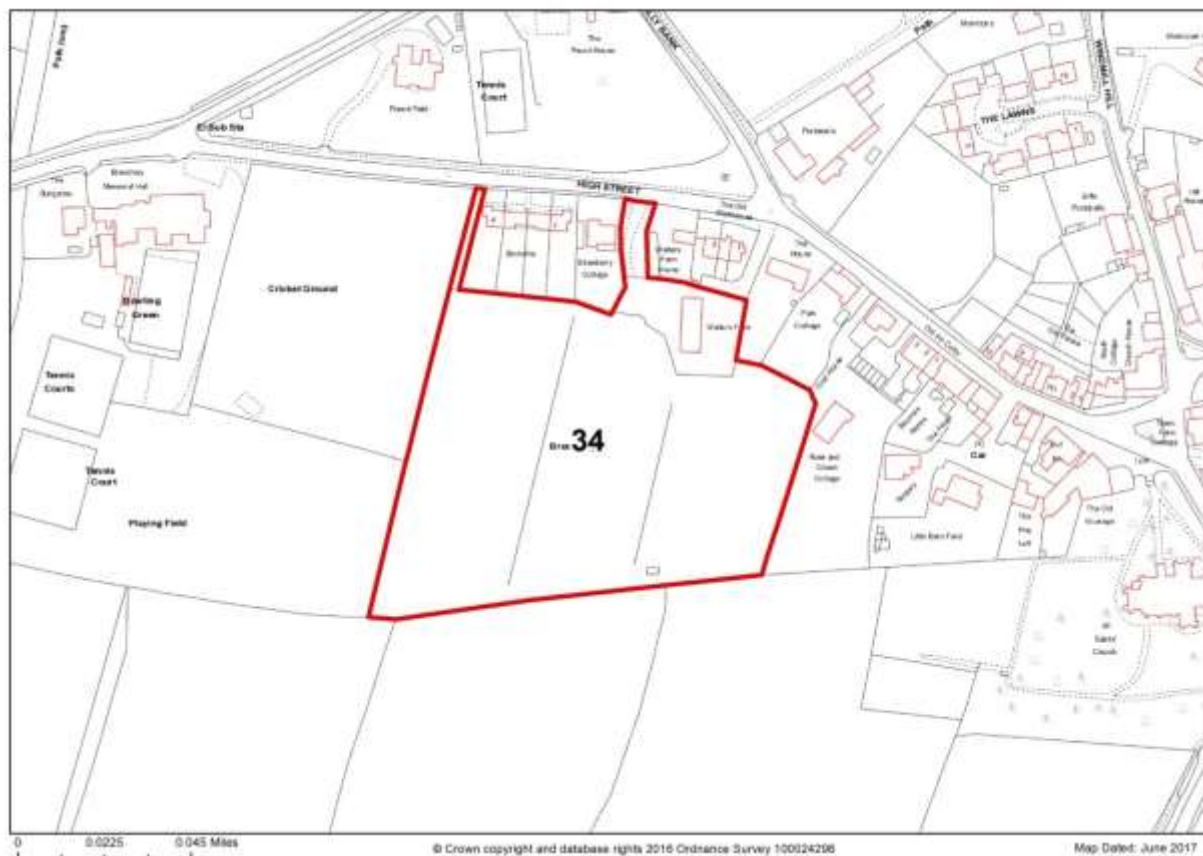


Parish:	Brenchley and Matfield
Settlement:	Remote from a settlement centre
Gross area (ha):	16.56
Developable area (ha):	16.17
Site type:	Greenfield site adjacent to the A21 with some built development
Potential site use:	Site has been assessed for development potential, notably for residential use or economic use
Potential yield if residential:	485
Issues to consider:	AONB Component Part: Ancient Woodland, Farmstead, Historic Routeways PRoW, Historic Field Boundaries; Transport Infrastructure: PRoW; MGB (boundary straddles the site); AONB; Flood Zone 2; HLC Period: Early post-medieval; Contaminated Land;

	APA: Historic Farmstead - Kippings Cross Farm; ALC: GRADE 3; LCA: Fruit Belt; Highway matters (access); Heritage: adjacent Listed Building; Land Contamination (Unknown Filled Ground (low risk))
Site Description:	<p>The site consists of green fields with some disused farm buildings in the south east corner of the site. The site is adjoined by fields, a farm, the A21 and sporadic residential properties. Boundaries of the site consist of hedges and trees.</p> <p>There is an existing vehicular access off the A21 serving the south east corner of the site. There is a disused access off Maidstone Road. There is a lack of pavement along the adjacent A21, Maidstone Road and Kings Toll Road. There are Public Rights of Way that run through the site. The site has a complex topography, which undulates. There are limited views of the site from Kings Toll Road, the A21 and Maidstone Road.</p>
Suitability:	Unsuitable: The site is remote from a settlement centre and is unlikely to be sustainable in this context for residential use. In economic respects, it is considered that there are other more appropriate sites that can meet the economic growth needs of the borough.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from a settlement centre and is unlikely to be sustainable in this context for residential use.

Site Reference: 34

Site Address: Walters Farm, High Street, Brenchley, TN12 7NU



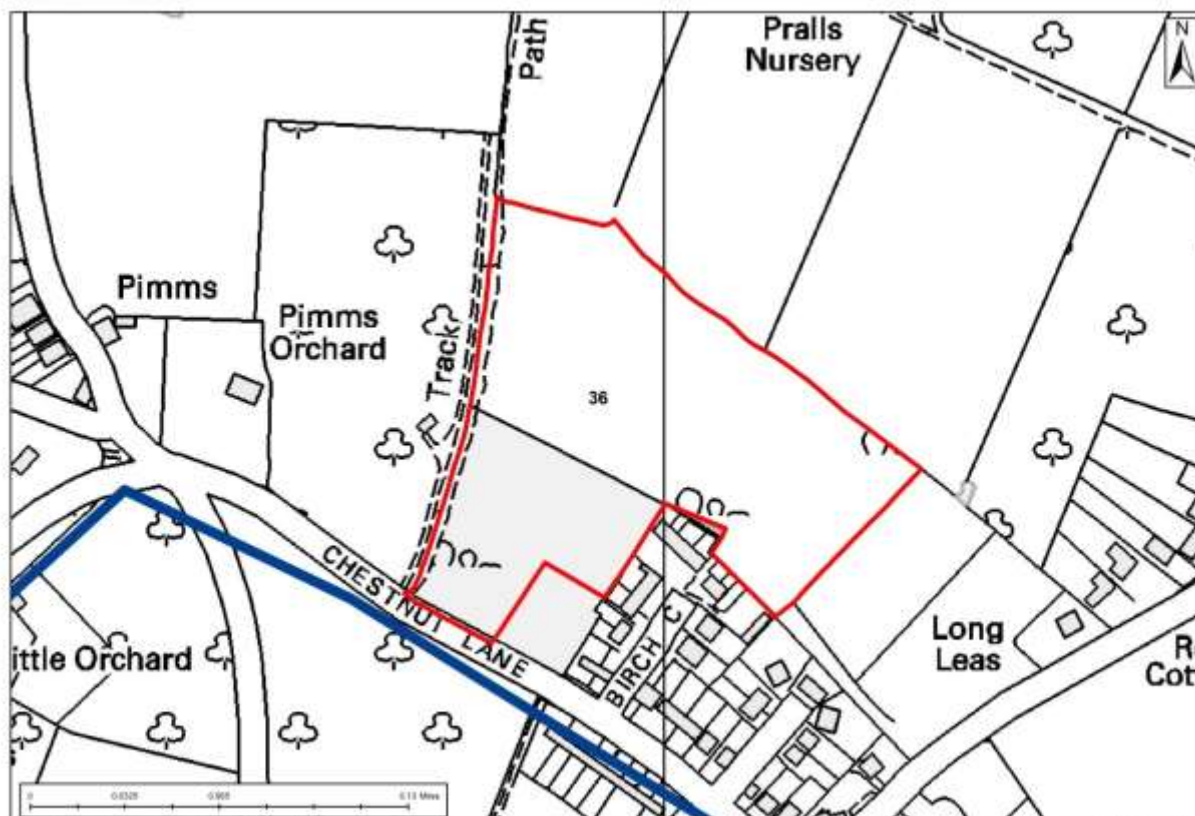
Parish:	Brenchley and Matfield
Settlement:	Brenchley
Gross area (ha):	2.00
Developable area (ha):	2.00
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	60
Issues to consider:	<p>Heritage: Conservation Area, and adjacent to Listed Buildings; AONB Component Part: Historic Settlements; AONB; HLC Period: Medieval, Late 20th century; APA: Historic Core of Brenchley - Conservation Area; ALC: GRADE 3; LCA: Fruit Belt;</p> <p>Highway matters (access);</p>

	Land contamination (Works Unspecified Use (low risk)); Part within and part adjacent to the existing Limits to Built Development
Site Description:	The site consists of mixed use agricultural land including a partly open field. There is one existing building on the site. The site is adjoined by residential properties, fields and a cricket ground and playing field. Boundaries of the site are open to the rear (south) and are enclosed with high hedges to the north along the frontage with High Street and to the east next to the cricket ground and playing field. There are hedges on the site and a tree. There is an existing vehicular access track off the High Street. There is currently a lack of pedestrian access to the site. There are pavements along the northern side of High Street. The site slopes up northwards from the south. There are limited views of the site along the access track. There are views from the cricket ground and playing field. The site is more open to the south.
Suitability:	Unsuitable: Development of this site would have an adverse impact upon the landscape character and settlement pattern, located within the AONB.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	A site that scores mostly neutral and some positive scores. It is let down by a lack of key services and facilities. Negative scores are given on land use grounds, influenced by the loss of a greenfield site in an historic landscape in the AONB. It scores a negative landscape score due to potential impact on the setting of the historic settlement.
Conclusion:	This site is considered unsuitable as a potential site allocation
Reason:	There are both landscape and heritage concerns relating to this site.

Site Reference: 36 in conjunction with site 414

Site Address: Land fronting Maidstone Road and Chestnut Lane, Matfield

Call for Sites Submission



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Map Dated: July 2019

Parish:	Brenchley and Matfield
Settlement:	Matfield
Gross area (ha):	3.65
Developable area (ha):	3.65
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	110
Issues to consider:	AONB Component Part: Historic Routeways PRoW, Historic Settlements, Ponds, Historic Field Boundaries; Transport Infrastructure: PRoW, In proximity to national cycle route; AONB; HLC Period: Early 21st century, Early 20th century; APA: General background archaeological potential; ALC: GRADE 2; LCA: Fruit Belt;

	<p>Heritage – Cumulative impact on Matfield Conservation Area potentially with other sites (18, 220, 76). Outside Conservation Area (apart from south eastern section) but affecting setting and historic setting of Matfield House and its farm. Conservation Area significance – distinction between the historic village and the crossroads development;</p> <p>Highway matters (access);</p> <p>Adjacent to existing Limits to Built Development</p>
Site Description:	<p>The site is a green field. The south western end of the site includes an area of dense woodland. There are no existing buildings on the site. The site is adjoined by residential properties and fields.</p> <p>The boundaries of the site consist of large trees and hedges. There are in some places, domestic boundaries. National Cycle Network Route 18 runs adjacent to the site along its frontage with Chestnut Lane. There is an existing field gate with access onto Maidstone Road and a further access point from Birch Close. There is a pavement along the eastern side of Maidstone Road opposite the site. Chestnut Lane has pavement to the east of the site, but this is lacking along the site frontage with Chestnut Lane. Public Right of Way number WT268 runs through the site along the western boundary.</p> <p>The topography of the site is mostly flat. There is an open view of the site from the existing access in the south western corner of the site on Maidstone Road. There are limited views at the western end of the sites due to its wooded nature. There is a ditch outside the site adjacent to the site boundary with Maidstone Road. There is woodland at the south western end of the site.</p>
Suitability:	Unsuitable: There is significant woodland coverage on this site. Part of the site is an area of ecological mitigation for an extant planning permission relating to land adjoining to the south east.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site scores negatively reflecting largely wooded nature on scores relating to biodiversity, land use and landscape and potential harm arising from this loss on the historic settlement and the AONB. The walking route to main facilities in Brenchley is not accessible (no pavement) and far beyond desirable walking distance (1.5km) so objectives that relate to dependency on private car use score negatively (e.g. air). This is to be expected in a rural settlement like Matfield. A negative score for biodiversity reflects the likelihood that the site is currently suitable habitat for wildlife and that protected species such as reptiles may need to be translocated (surveys will confirm). The site also scores several neutrals and some positives.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is significant woodland coverage on this site. Part of the

	site is an area of ecological mitigation for an extant planning permission relating to land adjoining to the south east.
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Site Reference: 41

Site Address: Allotment Gardens, Tibbs Court Lane, Matfield

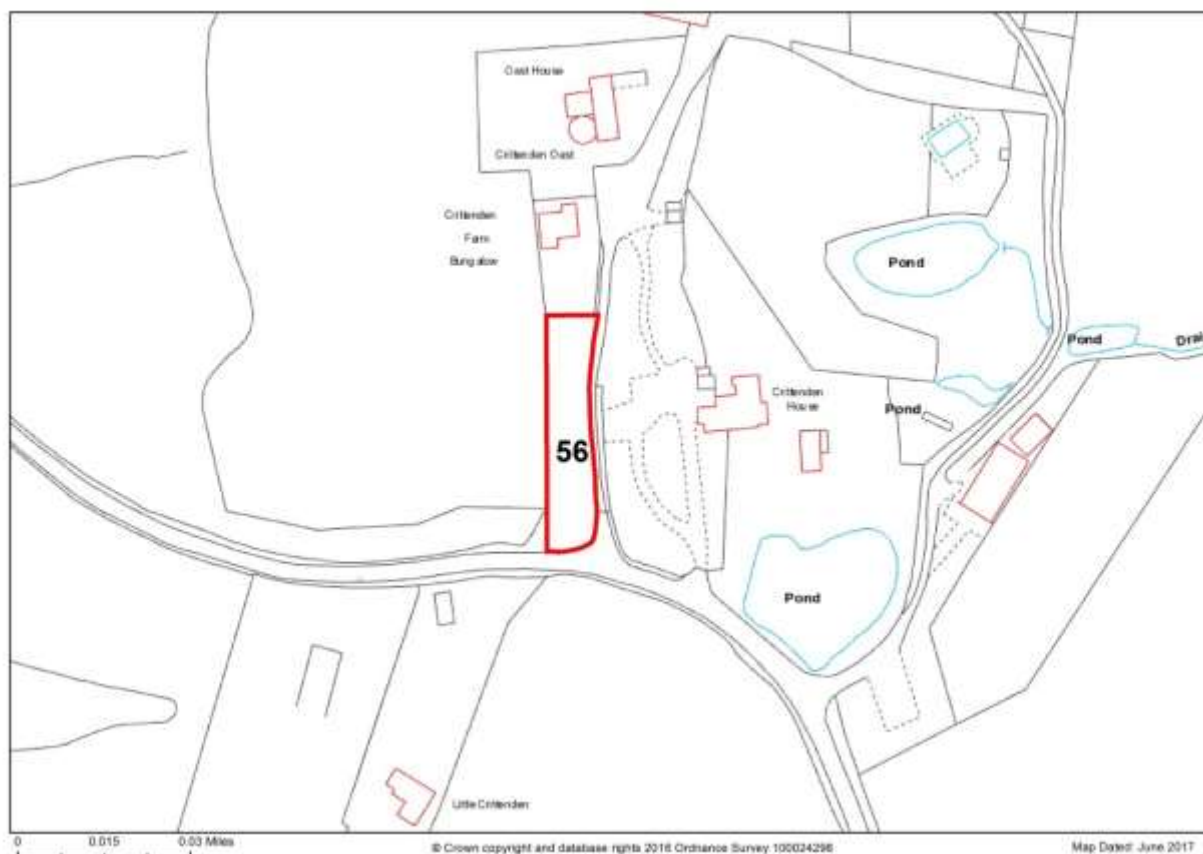


Parish:	Brenchley and Matfield
Settlement:	Remote from settlement centre
Gross area (ha):	0.16
Developable area (ha):	0.16
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	AONB Component Part: Historic Field Boundaries; AONB; HLC Period: Boundary Lost 0-25%, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt; Landscape sensitivities; Transport Infrastructure: In proximity to national cycle route; Heritage: adjacent to Listed Building;

	Highway matters (access);
Site Description:	The site consists of an allotment garden. There are structures on the site that are associated with this use. The site is adjoined by sporadic residential properties and fields. Site boundaries comprise hedging and trees. National Cycle Route 18 runs adjacent to the front of the site along Tibbs Court Lane. There is existing vehicular access from Tibbs Court Lane. The site is generally flat. The site is enclosed but there are some public views from Tibbs Court Lane. There is a Public Right of Way adjacent to the site. There is a lack of pavement and street lighting.
Suitability:	Unsuitable The site is in a rural location. It would not be possible to provide a suitable and safe pedestrian access to services.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from a settlement centre and is unlikely to be sustainable in this context.

Site Reference: 56

Site Address: Land between Crittenden Road and Crittenden Farm Bungalow, Crittenden Road, Matfield, TN12 7EN

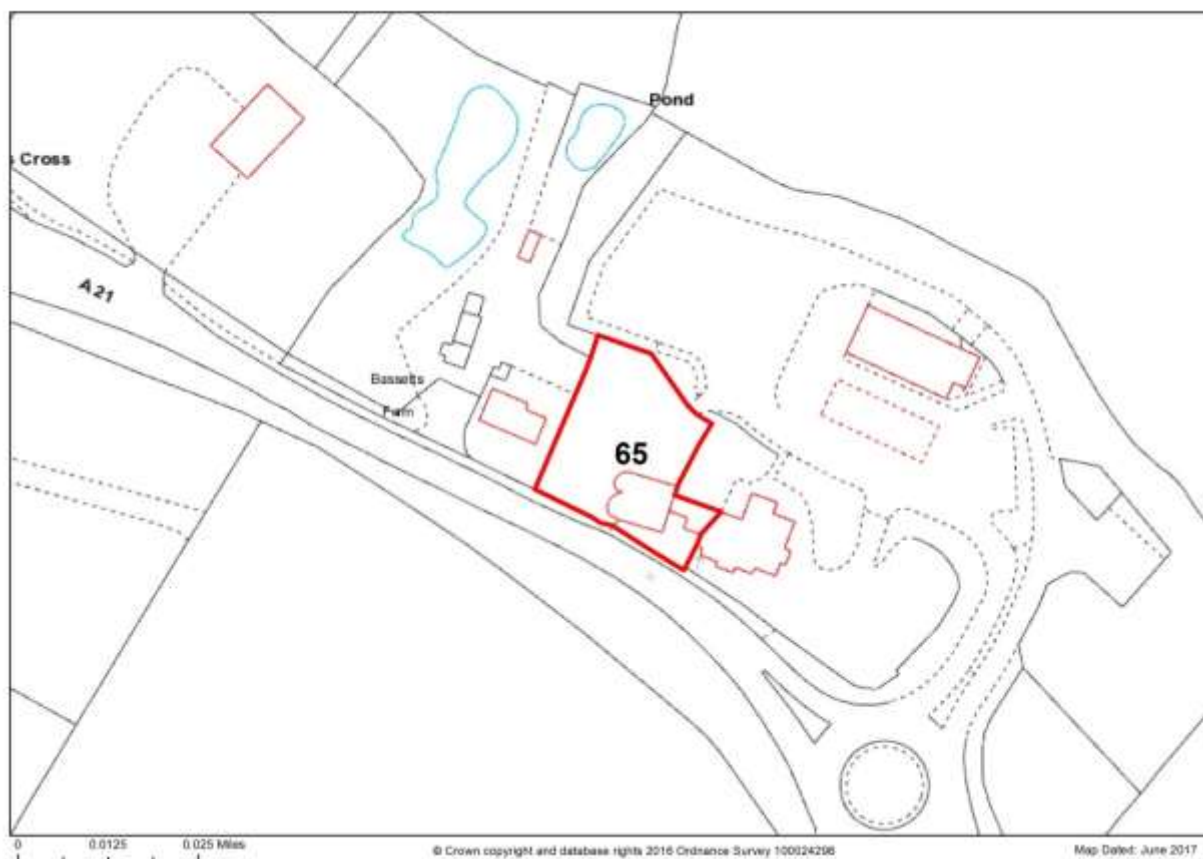


Parish:	Brenchley and Matfield
Settlement:	Remote from a settlement centre
Gross area (ha):	0.09
Developable area (ha):	0.09
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	HLC Period: Boundary Lost 0-25%, Medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt, Forested Plateau; Heritage: adjacent to Listed Building
Site Description:	The site is a parcel of land that appears to be associated with nearby residential properties. There are no existing buildings on the site.

	The site is adjoined by residential properties and a commercial use - Walnut Tree Farm. There are fields to the west. The site boundaries comprise mostly trees and hedgerow. There are some domestic boundaries. The site is adjacent to a driveway to the east, which leads off Crittenden Road. There is a lack of pavement along Crittenden Road and street lighting. The site is flat. There are some trees and hedging and the site has limited views from Crittenden Road.
Suitability:	Unsuitable: The site is in a rural location. It would not be possible to provide a suitable and safe pedestrian access to services.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from a settlement centre. The site is unlikely to be sustainable in this context.

Site Reference: 65

Site Address: Land at and adjacent to Blueboys Oast, Hastings Road, Tunbridge Wells, TN12 7HE

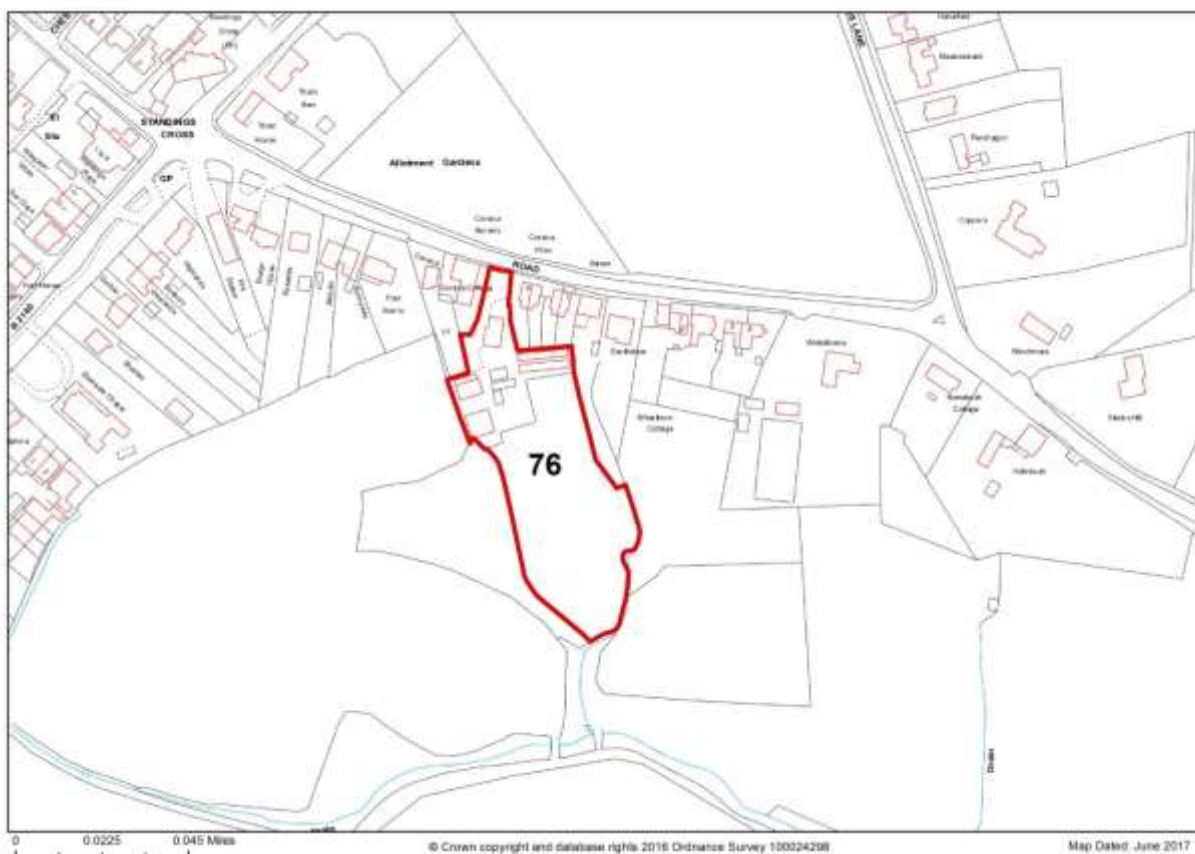


Parish:	Brenchley and Matfield
Settlement:	Remote from a settlement centre
Gross area (ha):	0.12
Developable area (ha):	0.12
Site type:	Rural PDL adjacent to A21
Potential site use:	Site has been assessed for development potential, notably for residential use or economic use
Potential yield if residential:	Less than 10
Issues to consider:	Heritage: Adjacent to Listed Building/part Listed Building on site; AONB Component Part: Historic Routeways Roads; AONB; HLC Period: Early modern; APA: Medieval Building - Blue Boys Inn Matfield; ALC: GRADE 3; LCA: Fruit Belt; Highway matters.

Site Description:	The site comprises a residential dwelling and associated land. The site is adjoined by Blue Boys, service station, fields and residential uses. Site boundaries consist of fencing, conifers and hedging. There are trees on the site. There is vehicular access to the site direct off the A21 which runs along the site frontage. There is a narrow strip of tarmac/pavement along the site frontage. The site is generally flat and there are trees on the site. The site frontage is seen from the adjacent A21. To the rear the site is more enclosed but with glimpses from the service station area. There is street lighting along the adjacent A21 but a general lack of pavements.
Suitability:	Unsuitable: The likely residential yield from this site is of such a scale that this would be unsuitable for allocation. In economic respects, it is considered that there are other more appropriate sites that can meet the economic growth needs of the borough.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The likely residential yield from this site is of such a scale that this would be unsuitable for allocation.

Site Reference: 76

Site Address: Corsica Nursery, Brenchley Road, Matfield, TN12 7PT



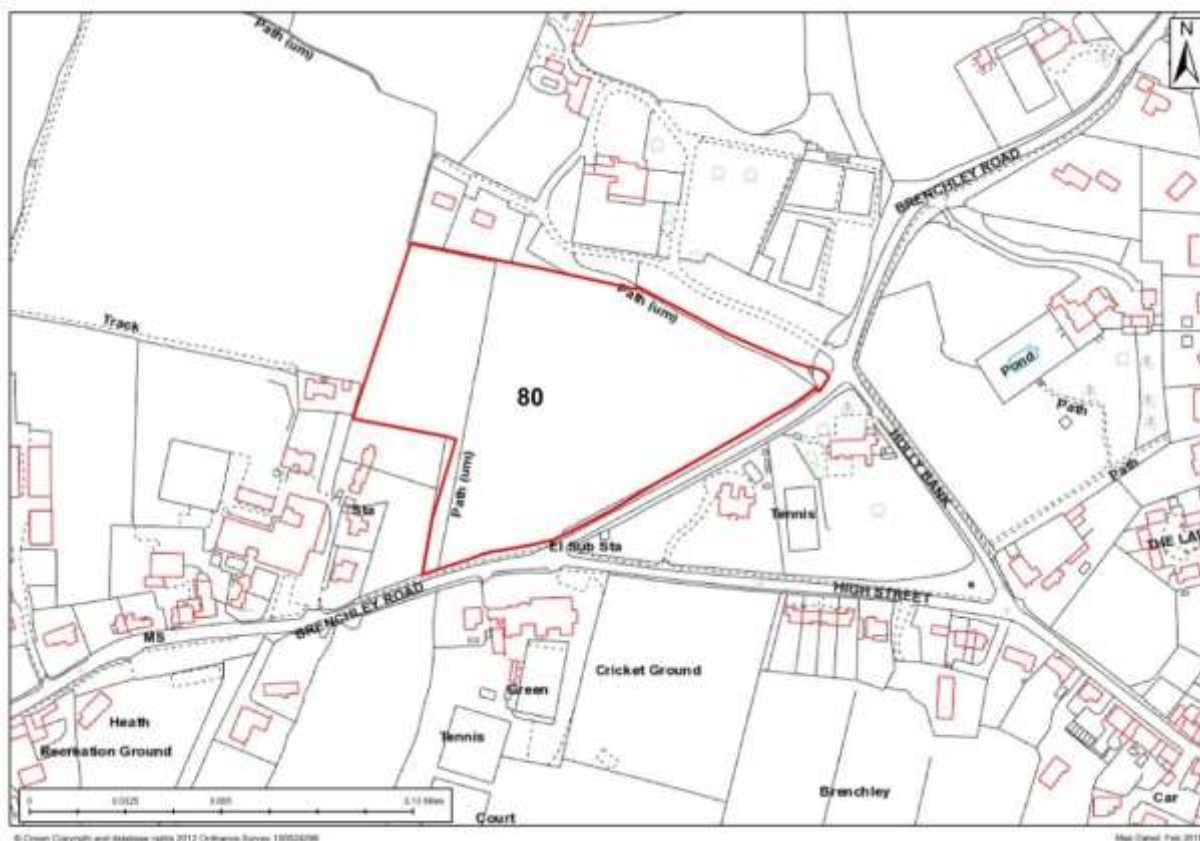
Parish:	Brenchley and Matfield
Settlement:	Matfield
Gross area (ha):	0.59
Developable area (ha):	0.59
Site type:	Part PDL/ Part greenfield partly within, mostly adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	<p>AONB Component Part: Historic Settlements, Historic Field Boundaries; AONB; HLC Period: Late 20th century, Early modern; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Fruit Belt;</p> <p>Transport Infrastructure: In proximity to national cycle route;</p>

	Mostly adjacent to LBD
Site Description:	The site includes a residential property and associated out-buildings to the rear. The site includes some woodland. The site is adjoined by residential properties along Brenchley Road and fields to the rear. There are allotment gardens north of the site. The site boundaries consist of a mixture of fencing and hedges. There are some mature trees and a stream/drainage channel to the rear and part eastern boundary of the site. The site frontage along Brenchley Road runs adjacent to National Cycle Route 18. There is an existing vehicular access into the site off Brenchley Road. There is a pavement along the southern side of Brenchley Road along the frontage of the site. There is a Public Right of Way further to the south of the site. There is a slight slope downwards towards the frontage of the site. There are limited public views along the Brenchley Road frontage.
Suitability:	Unsuitable: This is a constrained site that if allocated as a whole would result in encroachment into the countryside, with an adverse impact upon the landscape character and settlement pattern, located in the AONB.. The PDL part at the front of the site is likely to have a yield that would be of such a scale that it would not be suitable for allocation
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A site that scores several neutral scores as well as positive ones. It is a small site which would have limited impact on landscape, reflected in the score given. Its land use negative score is influenced by the grade 2 agricultural soil, though this site is small so the loss of this site would not be significant given site context. It is let down by a lack of key services and facilities and public transport options.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The PDL part at the front of the site is likely to have a yield that would be of such a scale that it would not be suitable for allocation

Site Reference: 80

Site Address: Parsonage Farm, Brenchley Road, Brenchley, TN12 7PA

Call for Sites 2017 Submission

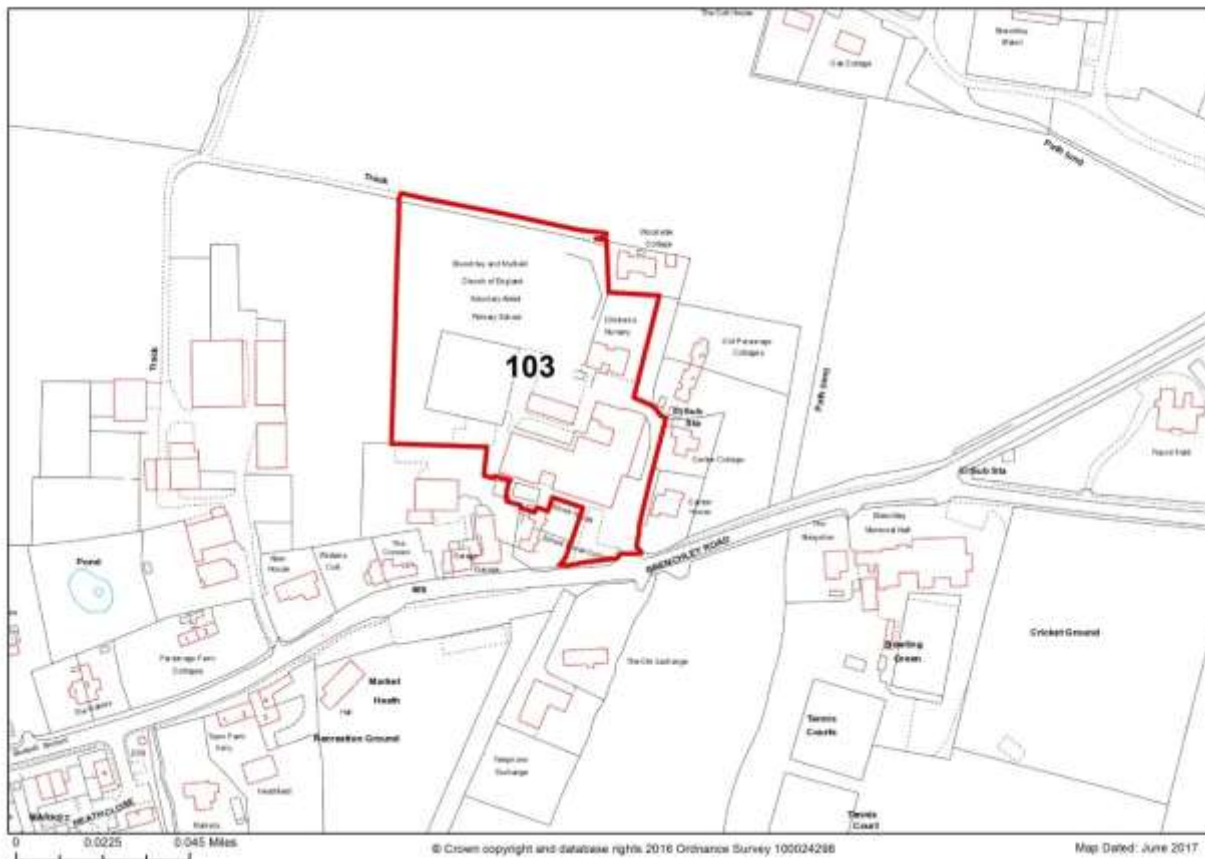


Parish:	Brenchley and Matfield
Settlement:	Brenchley
Gross area (ha):	2.52
Developable area (ha):	2.52
Site type:	Greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	75
Issues to consider:	Heritage: Conservation Area, and adjacent to Listed Buildings - cumulative impact with sites 103, 34, 215 potentially. Dilution of village historic development. Historically open fields/orchard. Adjacent to some Listed Buildings on Brenchley Road which mark out the linear nature of the approach to Brenchley – setting would be affected as well as/as part of Conservation Area setting. Large site = greater magnitude of change in relation to village core; AONB Component Part: Historic Routeways PRoW;

	<p>Transport Infrastructure: PRow;</p> <p>AONB (boundary straddles the site; the site is mostly within the AONB);</p> <p>HLC Period: Early modern, Early 20th century;</p> <p>APA: General background archaeological potential;</p> <p>ALC: GRADE 3, GRADE 2;</p> <p>LCA: Fruit Belt;</p> <p>Highway matters (access);</p>
Site Description:	<p>The site is a parcel of land that is greenfield. It is part of a larger site which is mostly in use as an orchard with an area of open pasture and farm complex. The site is adjoined by a school, residential properties and fields.</p> <p>The site boundaries comprise mostly hedging and trees. There is an existing vehicular access to the larger farm complex off Brenchley Road. There is an access road to the school and residential properties off Brenchley Road.</p> <p>There are pavements along Brenchley Road along its southern side and further to the east. There are Public Rights of Way on the site. The topography of the site rises up to the north. There are clear views into the site from the Public Rights of Way and fields adjacent to the site.</p>
Suitability:	Unsuitable: Development of this site would have an adverse impact upon the landscape character and settlement pattern, located within the AONB.
Availability:	<p>Available</p> <p>Multiple ownership</p>
Achievability:	N/A
Sustainability Assessment:	Site scores positively for housing but is let down by landscape and land use impacts and its score for heritage impact which reflects impact on AONB component parts and on setting of the settlement.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are concerns about the impact of allocating this site on the landscape and settlement pattern of Brenchley

Site Reference: 103

Site Address: Brenchley & Matfield Primary School, Market Heath, Brenchley, TN12 7NY

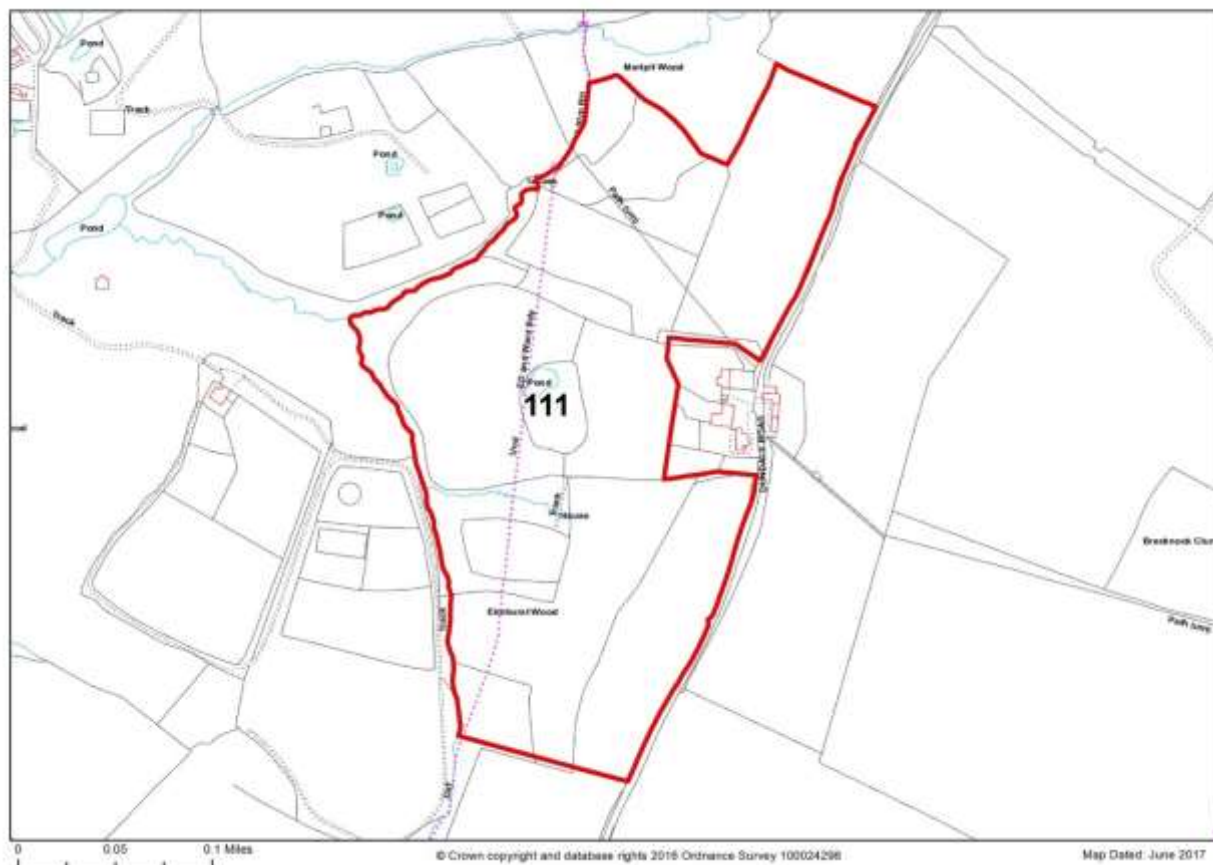


Parish:	Brenchley and Matfield
Settlement:	Brenchley
Gross area (ha):	1.26
Developable area (ha):	1.26
Site type:	PDL site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	38
Issues to consider:	AONB; HLC Period: Early modern, Early 20th century; APA: General background archaeological potential; ALC: GRADE 2; LCA: Fruit Belt; Heritage: Cumulative impact with sites 80, 34, 215 potentially. Minor potential dilution of village historic development. Adjacent to some Listed Buildings on Brenchley Road which mark out the

	linear nature of the approach to Brenchley – setting would be affected as well as/as part of Conservation Area setting; Highway matters (access); Land contamination (Repairs and Sales of Motor Vehicles)
Site Description:	The site consists of a school and pre-school buildings. There are several school and pre-school buildings in the middle of the site. These buildings are low rise. The site is adjoined by residential uses, a dentist and fields/trees to the rear of the site. The site has an open frontage with Brenchley Road and fencing to the sides. There are large trees along the rear boundary of the site. There is an existing vehicular access to the school off Brenchley Road. There are pavements along Brenchley Road adjacent to and opposite the site. The site is mostly flat with a slight slope down to the south towards Brenchley Road. The site has an open public view along its frontage with Brenchley road.
Suitability:	Unsuitable: Development of this site would only be possible in the circumstances that a suitable alternative site for the existing uses had been identified and delivered. This currently cannot be demonstrated.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	The positive score for housing indicates the suitability of the location for older persons (i.e. near to facilities). However, the site is still outside of desirable walking distance, so objectives related to dependency on private car use score negatively. In particular, travel to Paddock Wood to access the train line is inconvenient from Brenchley.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site comprises an existing Primary School. There is concern about the likelihood of the site coming forward for development during the Local Plan period.

Site Reference: 111

Site Address: Land surrounding Elmhurst Farm, Dundale Road, Matfield, TN12 7HD

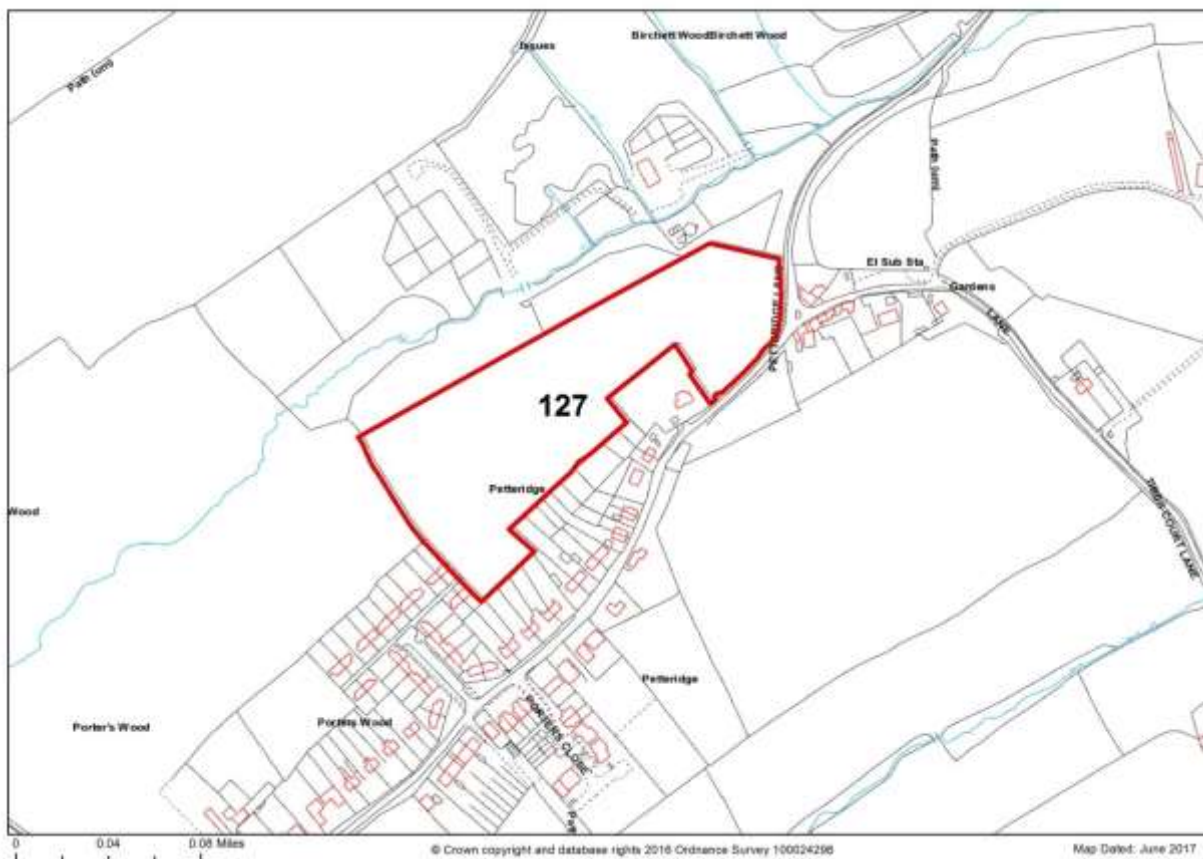


Parish:	Brenchley and Matfield
Settlement:	Remote from a settlement centre
Gross area (ha):	13.16
Developable area (ha):	5.36
Site type:	Greenfield site in proximity to A21
Potential site use:	Site has been assessed for development potential, notably for residential use or economic use
Potential yield if residential:	161
Issues to consider:	Ecology: Ancient Woodland, LWS; AONB Component Part: Ancient Woodland, Water Courses, Ponds, Historic Field Boundaries; Transport Infrastructure: PRoW; MGB (western side of site); AONB; HLC Period: Early post-medieval, Early medieval;

	APA: Historic Farmstead - Elmhurst Farm; ALC: GRADE 4, GRADE 3; LCA: Wooded Farmland; Highway matters (access); Heritage: adjacent to a Listed Building
Site Description:	The site comprises green fields and woodland. There is a timber shed in part of the woodland. The site is mostly adjoined by fields and sporadic residential uses. Site boundaries consist mostly of trees and hedging. There are trees, pond and a watercourse on the site. There are three metal field gates at points along the frontage of the site with Dundale Road. These access points are grassed. There is pedestrian access through the site along a Public Right of Way that runs through the northern end of the site. There is a lack of pavements along Dundale Road. The site has a complex topography. The site undulates and this continues in the wider landscape context. There is a slope west across the site from Dundale Road. There are public views of the site from Dundale Road and longer range views towards Tunbridge Wells and the A21. There are public views from the Public Right of Way.
Suitability:	Unsuitable: The site is in a rural location and development of this site would have an adverse impact upon the landscape character located within the AONB. It would not be possible to provide a suitable and safe pedestrian access to services. In economic respects, it is considered that there are other more appropriate sites that can meet the economic growth needs of the borough.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from a settlement centre and is unlikely to be sustainable in this context for residential use.

Site Reference: 127

**Site Address: Land adjacent to Petteridge Oast, Petteridge Lane,
Matfield, TN12 7LX**

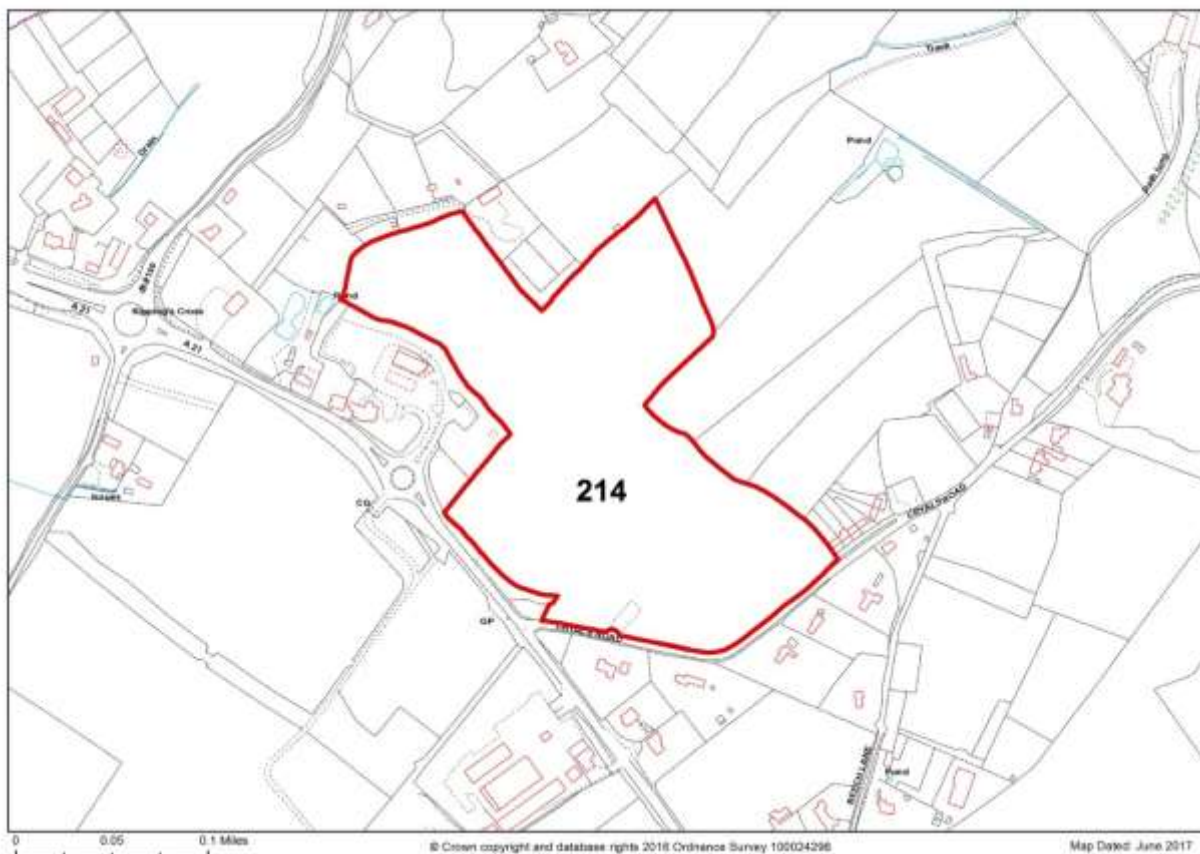


Parish:	Brenchley and Matfield
Settlement:	Remote from a settlement centre
Gross area (ha):	2.78
Developable area (ha):	2.52
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	76
Issues to consider:	Ecology: TPO, Ancient Woodland; AONB Component Part: Ancient Woodland, Historic Settlements; AONB; HLC Period: Early medieval, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt; Landscape sensitivities;

	Transport Infrastructure: In proximity to national cycle route; Highway matters (access)
Site Description:	<p>The site comprises a green field. There are no existing buildings on the site. The site is adjoined by residential properties and fields.</p> <p>The boundaries of the site comprise mostly hedges. There are hedges and trees on the site. National Cycle Route 18 runs adjacent to the frontage of the site along Petteridge Lane. There is a metal gate along the site frontage with Petteridge Lane that provides access into the site. There is a lack of pavement along Petteridge Lane. The topography of the site drops to the west. There are undulations within the site. There is a public view of the site from the gate into the site along Petteridge Lane. There are private views of the site from adjacent residential properties.</p>
Suitability:	Unsuitable: The site is in a rural location and development of this site would have an adverse impact upon the landscape character located within the AONB. It would not be possible to provide a suitable and safe pedestrian access to services
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from a settlement centre is unlikely to be sustainable in this context.

Site Reference: 214

Site Address: Land at Kippings Cross (rear of Blue Boys and north of Cryals Road), Brenchley

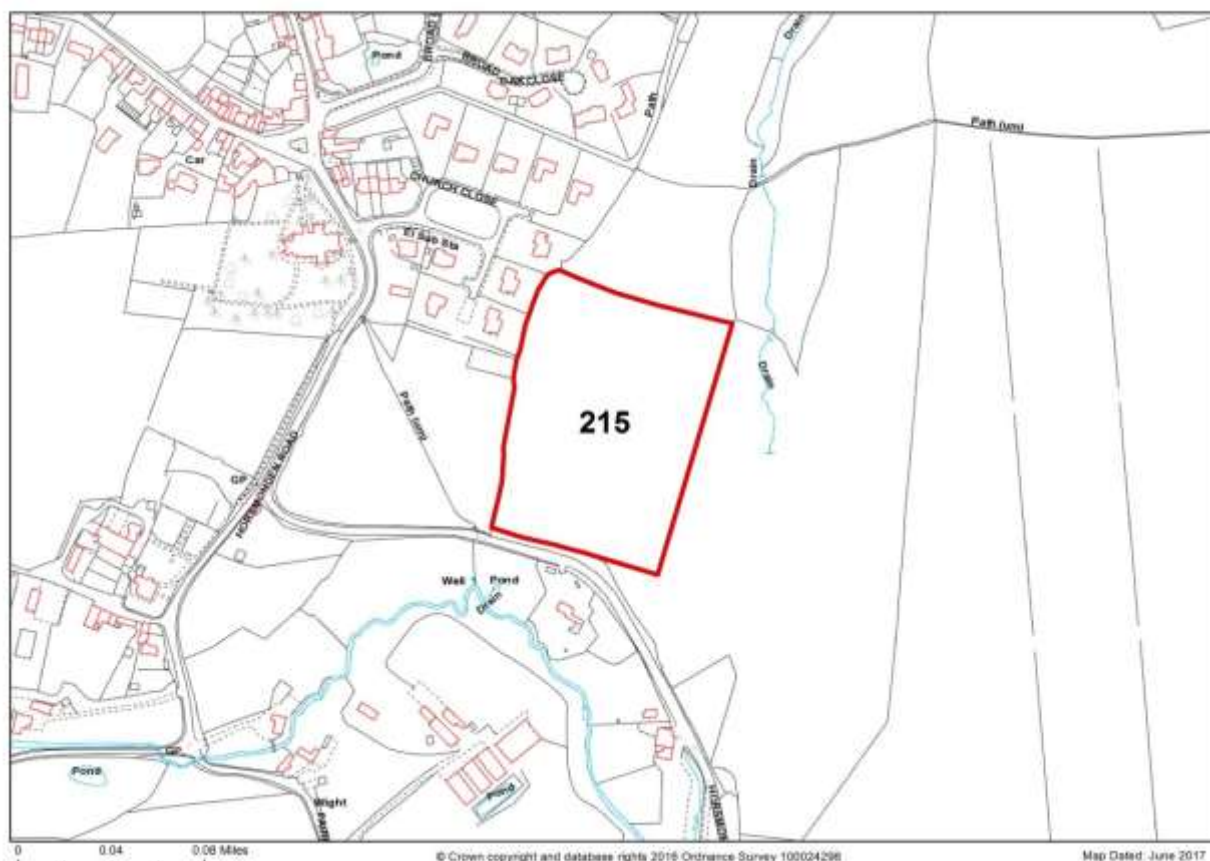


Parish:	Brenchley and Matfield
Settlement:	Remote from a settlement centre
Gross area (ha):	7.60
Developable area (ha):	7.60
Site type:	Greenfield site in proximity to A21
Potential site use:	Site has been assessed for development potential, notably for residential use or economic use
Potential yield if residential:	228
Issues to consider:	AONB Component Part: Historic Field Boundaries, Historic Routeways Roads; AONB; HLC Period: Boundary Lost 76-100%, Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt; Heritage – historic farmstead – dispersed plan. Development

	would need to refer to this as non-designated heritage asset as well as the setting of the listed Blue Boys, which was the original farmhouse; Highway matters (access)
Site Description:	The site consists of an active agricultural field. There are no existing buildings on the site. The site is adjoined by fields, residential properties and a service station. The boundaries of the site comprise mostly hedges and trees with wire fencing. The frontage with Cryals Road is more open, consisting of posts and wire fencing. The A21 runs parallel to the south west of the site. There is vehicular access into the site through a metal gate off Cryals Road. There is a lack of pavement along Cryals Road and the adjacent A21. The topography of the site is flat. There are clear public views of the site from Cryals Road. There is a more limited view into the site from the A21.
Suitability:	Unsuitable: The site is in a rural location and development of this site would have an adverse impact upon the landscape character located within the AONB. It would not be possible to provide a suitable and safe pedestrian access to services. In economic respects, it is considered that there are other more appropriate sites that can meet the economic growth needs of the borough.
Availability:	Available Single ownership
Achievability:	The site is adjacent to the A21 and there are other economic uses in the wider area. The site has potential to deliver economic/employment related uses. It is available and is in single ownership. It is likely it could be delivered within the Local Plan period. It should also be considered as part of the Kipping's Cross new settlement proposal.
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from a settlement centre and is unlikely to be sustainable in this context for residential use.

Site Reference: 215

Site Address: Land at Horsmonden Road, adjacent to Church Close, Brenchley



Parish:	Brenchley and Matfield
Settlement:	Brenchley
Gross area (ha):	2.35
Developable area (ha):	2.32
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	69
Issues to consider:	AONB Component Part: Historic Settlements, Historic Field Boundaries; AONB; HLC Period: Boundary Lost 76-100%, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt;

	Adjacent to Limits to Built Development; Land contamination (Works Unspecified Use (low risk)); Highway matters (access)
Site Description:	The site consists of an agricultural field. There are no existing buildings on the site. The site is adjoined by residential properties and agricultural/fields. Boundaries of the site consist mainly of tall hedgerows and mature trees. There is currently a lack of vehicular access into the site. The southern end of the site has a frontage with Horsmonden Road. There is currently a lack of pavement along Horsmonden Road. There are Public Rights of Way to the north and west of the site. The site is a steep site, rising in a general north west direction from the south. The site is enclosed with limited views to the south along the road frontage with Horsmonden Road and to the west into the adjoining field. The boundaries to the north and eastern parts of the site are more open and provide further reaching views.
Suitability:	Unsuitable: Development of this site would have an adverse impact upon the landscape character and settlement pattern located within the AONB. It is unlikely that a suitable vehicular access to the site could be achieved.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site scores some neutrals and some positives but is let down on a number of scores. It forms part of the landscape setting of Brenchley, a historic settlement which adjoins the site. There would be a loss of a greenfield site in the AONB. There is concern that topography on the site would restrict access to the services at Brenchley for the less able. These factors contribute to some of the negative scores along with a lack of key services and facilities and public transport options.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are landscape and settlement pattern concerns about the allocation of this site, and concern that it is unlikely that a suitable vehicular access to the site could be achieved

Site Reference: 220

Site Address: Thorn Barn, Maidstone Road, Standings Cross, Matfield, TN12 7JH



Parish:	Brenchley and Matfield
Settlement:	Matfield
Gross area (ha):	0.39
Developable area (ha):	0.39
Site type:	Part PDL / Part greenfield part in / mostly adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	AONB Component Part: Farmstead, Historic Settlements; AONB; HLC Period: Early post-medieval; APA: General background archaeological potential; ALC: GRADE 2; LCA: Fruit Belt; Heritage: adjacent to Listed Building; Transport Infrastructure: In proximity to national cycle route; Part in/part outside existing Limits to Built Development;

	As at 01 April 2020, site includes extant planning permission 18/02627/OUT for 3 dwellings
Site Description:	<p>The site is primarily in residential use with an area of fruit trees. There is one residential property and associated outbuildings on the site. The site is adjoined by residential properties, allotments and fields. Site boundaries comprise hedging and fences. There are trees and hedges on the site. There are speed limit signs of 30 miles per hour outside the site. There is a drainage ditch to the front of the site.</p> <p>National Cycle Route 18 runs adjacent to the front of the site along Brenchley Road. There is vehicular access to the site directly off Brenchley road. The site has a frontage with both Brenchley Road and Maidstone Road. There is a pavement on the southern side of Brenchley Road. Maidstone Road has some paving along the eastern side along the Maidstone Road frontage of the site. The topography of the site is flat. There are potential views of the site from the adjacent allotment site. There are partial views of the site along the existing drive way off Brenchley Road and from Maidstone Road.</p>
Suitability:	<p>Unsuitable: The site is part PDL and is adjacent to some existing built development. It is likely to be sustainable in this context. However, any likely yield is likely to be of a scale not considered suitable as an allocation.</p>
Availability:	<p>Available Multiple ownership</p>
Achievability:	N/A
Sustainability Assessment:	<p>A site that scores several neutrals. Part of the site is an historic field, and the site is adjacent to historic routeways, both factors influencing the landscape score. The greenfield nature of part of the site and its grade 2 agriculture land classification has informed land use score. The site is let down by a lack of key services and facilities and public transport options in Matfield.</p>
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	Any likely yield is likely to be of a scale not considered suitable as an allocation.

Site Reference: 242

Site Address: Cinderhill sports field, adjacent to Cinderhill Woods, Five Wents, Matfield



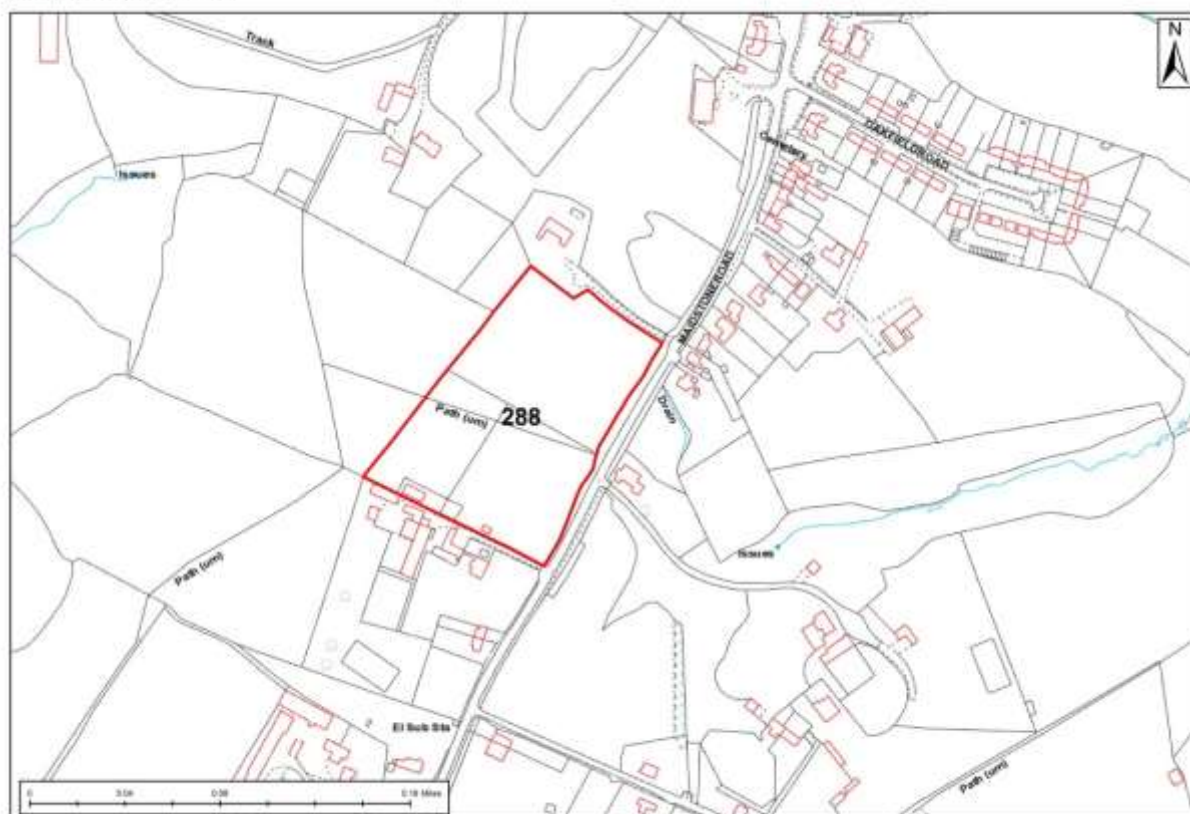
Parish:	Brenchley and Matfield
Settlement:	Remote from a settlement centre
Gross area (ha):	1.28
Developable area (ha):	0.19
Site type:	Greenfield site remote from settlement centre
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	Less than 10
Issues to consider:	<p>Ecology: Ancient Woodland, LWS; AONB Component Part: Ancient Woodland, Historic Settlements; AONB; HLC Period: Early medieval, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Forested Plateau;</p> <p>Highway matters (access);</p>

	Land contamination (landfill site)
Site Description:	The site comprises a green parcel of land fronting an access track, which is also part of the site along with an area of woodland. There are no existing buildings on the site. The site is adjoined by residential uses, woodland and a caravan site. The site has an open boundary along its frontage with the access track. There are trees along the other boundaries. The southern boundary of the access track aligns with further trees. The site includes an access track which leads from the east, off Chestnut Lane. There are no pavements along the access track. There are timber bollards along the frontage of the green parcel adjacent to the access track. The topography of the site is flat. There is a clear open public view of the green parcel of the site from the access track. This is an open view across this part of the site. The access track is open to view too.
Suitability:	Unsuitable: The site is located in a remote rural location, at some distance from a settlement centre and is therefore not considered a suitable site for a residential allocation.
Availability:	Availability is uncertain Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from a settlement centre and is therefore not considered a suitable site for a residential allocation.

Site Reference: 288

Site Address: Land lying on the west side of Maidstone Road, Matfield, Tonbridge, Kent

Call for Sites 2017 Submission



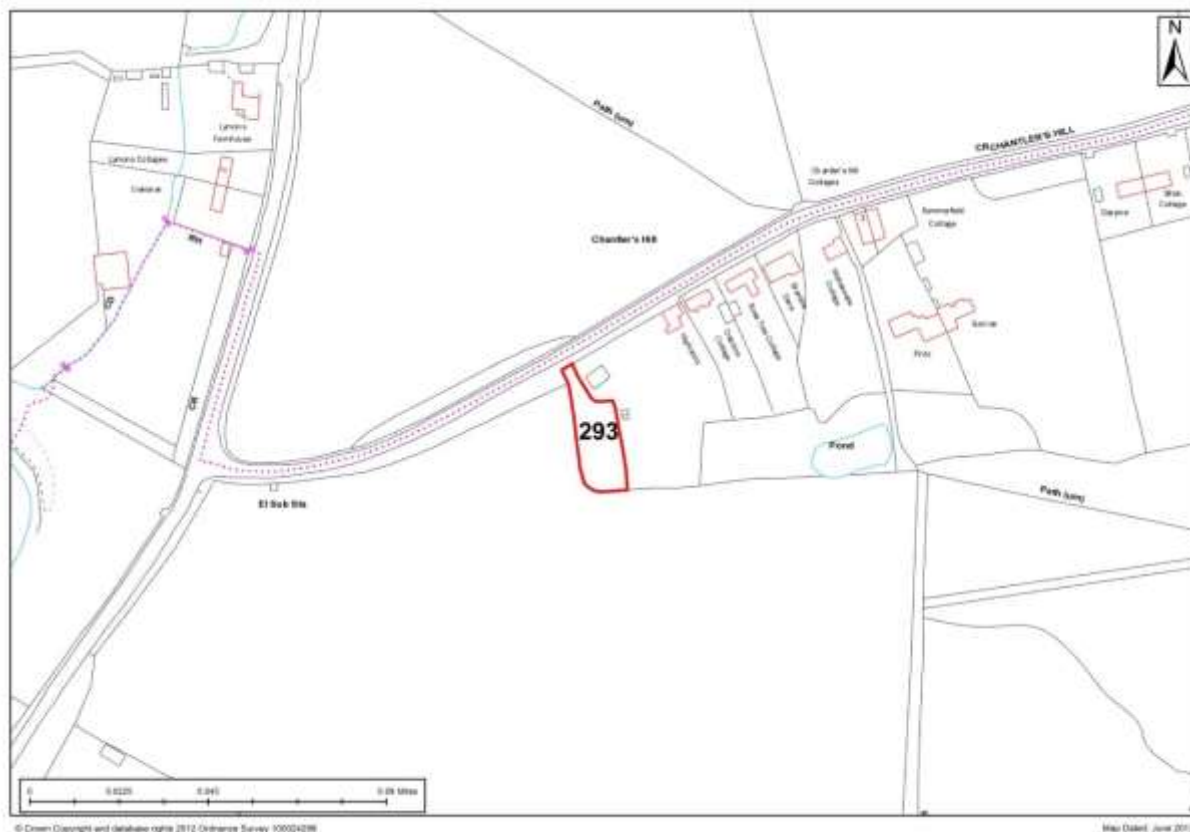
Parish:	Brenchley and Matfield
Settlement:	Matfield
Gross area (ha):	2.07
Developable area (ha):	2.07
Site type:	Predominantly greenfield site part adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	62
Issues to consider:	AONB Component Part: Historic Routeways PRoW, Historic Settlements; Transport Infrastructure: PRoW; AONB; HLC Period: Late 20th century; APA: Historic Farmstead - Spring Farm; ALC: GRADE 2; LCA: Fruit Belt;

	Part adjacent to Limits to Built Development
Site Description:	<p>The site is a paddock currently used for Cattle grazing. Located on the site are some shed and small barn structures associated with this agricultural use. There are residential and agricultural uses adjoining the site. The site is also located next the curtilage of the village hall.</p> <p>The boundaries of the site consist of hedging along the Maidstone Road frontage, post and rail/picket fencing along the boundary with Court Farm House and to the west of the site. The rest of the site boundaries consist of hedging and mature trees.</p> <p>There is currently no clear vehicular access to the site but adjacent to the site there is a driveway to Court Farm House and the adjacent property. There is a pavement along the opposite side of Maidstone Road. There is a Public Right of Way that runs close to the rear of the property. The site is at a slightly raised level from Maidstone Road but on the whole the site is largely flat.</p>
Suitability:	Unsuitable: The site is not considered a logical extension to the built area. Development would have an adverse impact upon the settlement pattern, located within the AONB.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	A site that has several neutral scores but which is let down by its location further from services and facilities than some other sites and a lack of public transport options. Its negative land use score is influenced by the fact this is grade 2 agricultural land and the site is a greenfield site. The greenfield site has also informed the landscape score along with historic routeways through and adjacent to the site.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is not considered a logical extension to the LBD and this would not relate well to the settlement pattern.

Site Reference: 293

Site Address: Highlands, Chantlers Hill, Paddock Wood, Kent

Call for Sites 2017 Submission



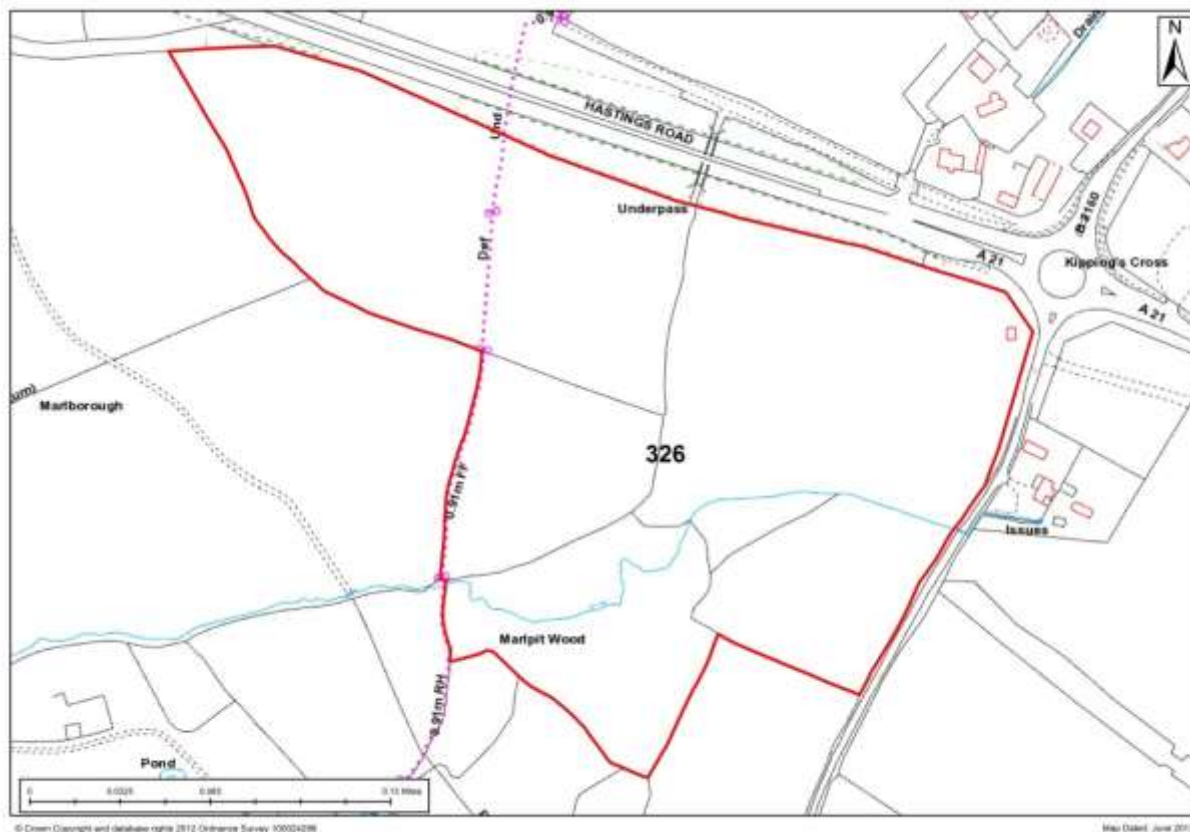
Parish:	Brenchley and Matfield
Settlement:	Remote from a settlement centre
Gross area (ha):	0.07
Developable area (ha):	0.07
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	HLC Period: Early 21st century, Late 20th century; APA: Site of Post Medieval brickworks; ALC: GRADE 3; LCA: Low Weald Farmland, Fruit Belt; Land contamination (Unknown Filled Ground (Medium))
Site Description:	Site consists of a parcel of land that appears to be associated with a residential property. There is a tall bank along the frontage with Chantlers Hill with hedging on top of this.

	There is an access from Chantlers Hill comprising a track access with a metal gate. Pavement is lacking along Chantlers Hill. Public views of the site are limited, mostly of the entrance track to the site.
Suitability:	Unsuitable: This site is located within a rural location and would not be able to deliver a suitable and safe pedestrian access to the nearest services.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is remote from a settlement centre and is unlikely to be sustainable in this context.

Site Reference: 326

Site Address: Land at Dundale Road, Pembury, Kent

Call for Sites 2017 Submission



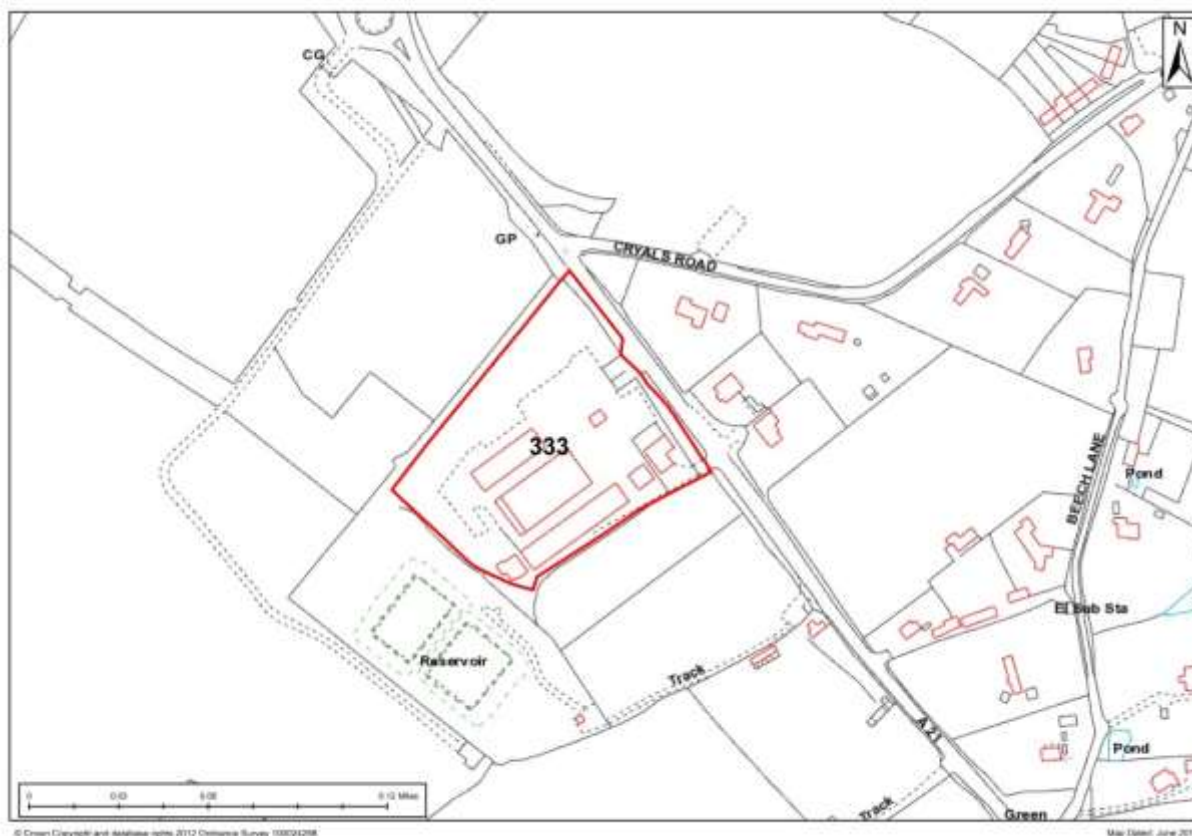
Parish:	Brenchley and Matfield
Settlement:	Remote from a settlement centre
Gross area (ha):	10.16
Developable area (ha):	7.14
Site type:	Greenfield site adjacent to A21 and Kipping's Cross roundabout
Potential site use:	Site has been assessed for development potential, notably for residential use or economic use
Potential yield if residential:	214
Issues to consider:	Ecology: TPO, Ancient Woodland, LWS; AONB Component Part: Ancient Woodland, Water Courses, Historic Field Boundaries; MGB; AONB; HLC Period: Early medieval; APA: General background archaeological potential; ALC: GRADE 4, GRADE 3; LCA: Wooded Farmland.

Site Description:	The site consists of a managed green field and woodland. There are no existing buildings on the site. The site is adjoined by woodland, fields, Dundale Road and the A21. The boundaries of the site comprise a woodland edge, chain link fencing and trees. There is a lack of pavements serving the site and along Dundale Road. There are no Public Rights of Way on the site. There is a north to south drop in levels.
Suitability:	Unsuitable: The site is remote from a settlement centre and is unlikely to be sustainable in this context for residential use. Development would have an adverse impact upon the landscape character, located within the AONB. In economic respects, it is considered that there are other more appropriate sites that can meet the economic growth needs of the borough
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from a settlement centre and is unlikely to be sustainable in this context for residential use.

Site Reference: 333

Site Address: Kippings Cross Distribution Centre, Hastings Road, Kipping's Cross, Kent

Call for Sites 2017 Submission



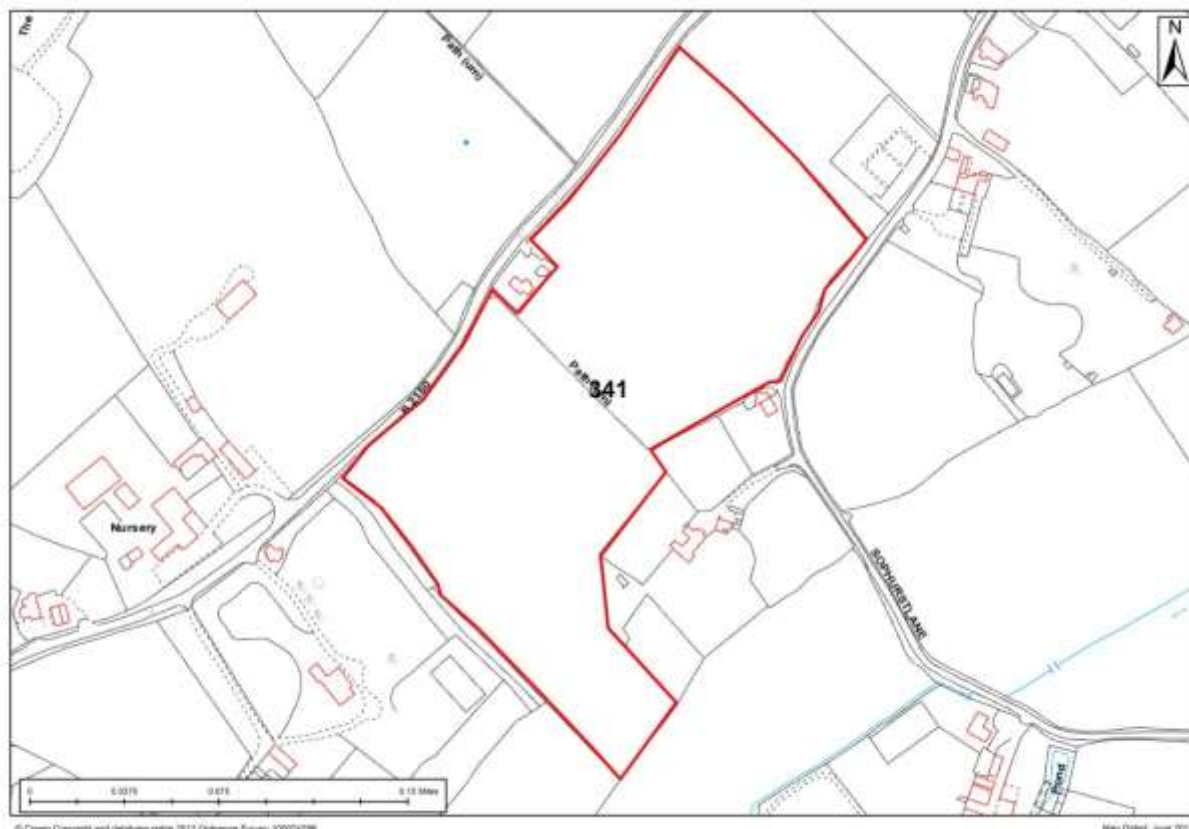
Parish:	Brenchley and Matfield
Settlement:	Remote from a settlement centre
Gross area (ha):	1.48
Developable area (ha):	1.48
Site type:	PDL site adjacent to A21
Potential site use:	Site has been assessed for development potential, notably for residential use or economic use.
Potential yield if residential:	45
Issues to consider:	AONB Component Part: Historic Routeways Roads; AONB; HLC Period: Late 20th century, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3;

	LCA: Wooded Farmland; Land contamination (Depot/Dispensing of Automotive Vehicles).
Site Description:	This is a previously developed site. There are several existing buildings on the site. The site is adjoined by fields, sporadic residential properties and the A21. Site boundaries comprise metal railings and trees to the front along the A21. There is also hedging and trees, particularly to the south east. There is direct vehicular access serving the site off the A21. There is a lack of pavement along the A21. There are no Public Rights of Way on the site. There is a public view of the site from the frontage along the A21.
Suitability:	Unsuitable: The site is remote from a settlement centre and is unlikely to be sustainable in this context for residential use. In economic respects, the site is an existing economic site and would be protected through Local Plan policy relating to employment sites and buildings.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from a settlement centre and is unlikely to be sustainable in this context for residential use. The site is an existing employment site and can continue as such.

Site Reference: 341

Site Address: Church Orchard, Maidstone Road, Matfield, Kent

Call for Sites 2017 Submission



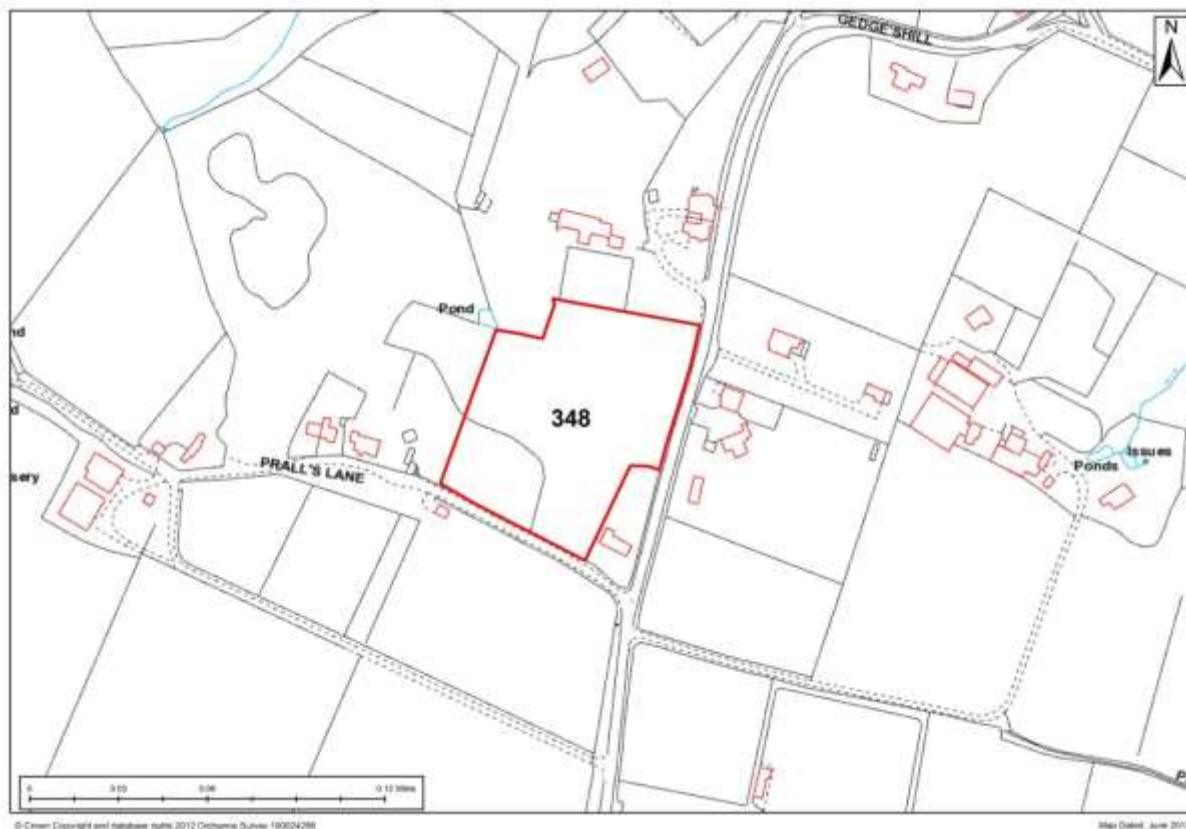
Parish:	Brenchley and Matfield
Settlement:	Remote from settlement centre
Gross area (ha):	6.25
Developable area (ha):	6.25
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	187
Issues to consider:	AONB Component Part: Historic Routeways PRoW, Historic Field Boundaries; Transport Infrastructure: PRoW; AONB; HLC Period: Early modern, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Fruit Belt.
Site Description:	The site consists of agricultural fields, fruit growing. There are no

	existing buildings on the site. The site is adjoined by a graveyard, sporadic residential properties and other fields. Site boundaries comprise mostly hedging. There is an open boundary to the north east. There is access into site from Sophurst Lane. There is a lack of pavements along Sophurst Lane. There is a Public Right of Way on the site. There is a slight rise in level from the access to the site and public views from this access.
Suitability:	Unsuitable: This site is located in a rural area, is remote from a settlement centre and is unlikely to be sustainable in this context. Development of this site would have an adverse impact upon the character of the rural landscape, located within the AONB.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is remote from a settlement centre and is unlikely to be sustainable in this context.

Site Reference: 348

Site Address: The Nurseries, Pralls Lane, Matfield, Kent

Call for Sites 2017 Submission



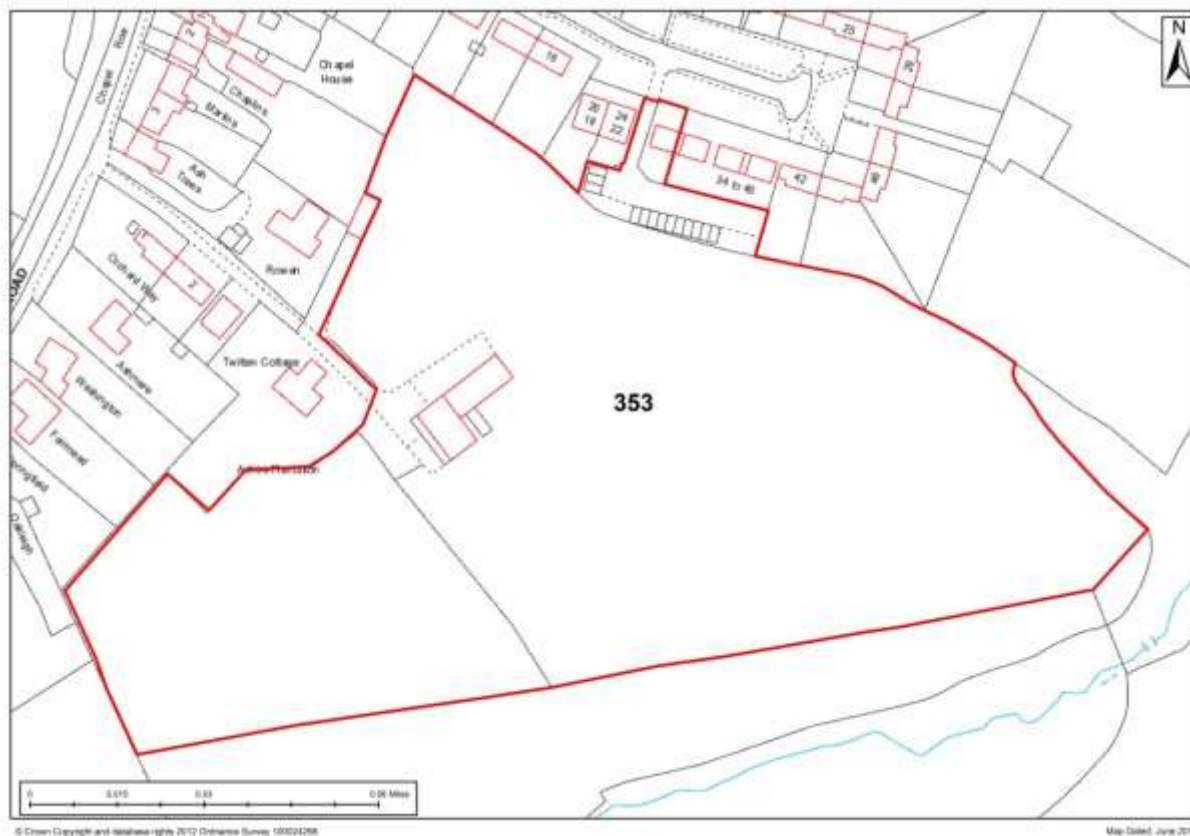
Parish:	Brenchley and Matfield
Settlement:	Remote from settlement centre
Gross area (ha):	1.22
Developable area (ha):	1.22
Site type:	Part PDL/part greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	37
Issues to consider:	AONB Component Part: Historic Routeways Roads; HLC Period: Early 20th century; APA: General background archaeological potential; ALC: GRADE 2; LCA: Fruit Belt.

Site Description:	The site is a parcel of land that is domestic in character, has a disused tennis court and a trampoline. There are no existing buildings on the site. The site is adjoined by residential properties and a field. Site boundaries include hedging and some domestic treatment. Boundary is part open towards the western edge. The site is adjacent to a private access road that leads off Maidstone Road. There is a lack of pavements along the nearby Maidstone Road. There is a Public Right of Way adjacent to the southern edge of the site. The site is flat.
Suitability:	Unsuitable: This site is remote from a settlement centre and is unlikely to be sustainable in this context. Development would have an adverse impact upon the landscape character, located within the AONB.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is remote from a settlement centre and is unlikely to be sustainable in this context.

Site Reference: 353

Site Address: Ashes Plantation, Maidstone Road, Matfield, Kent

Call for Sites 2017 Submission

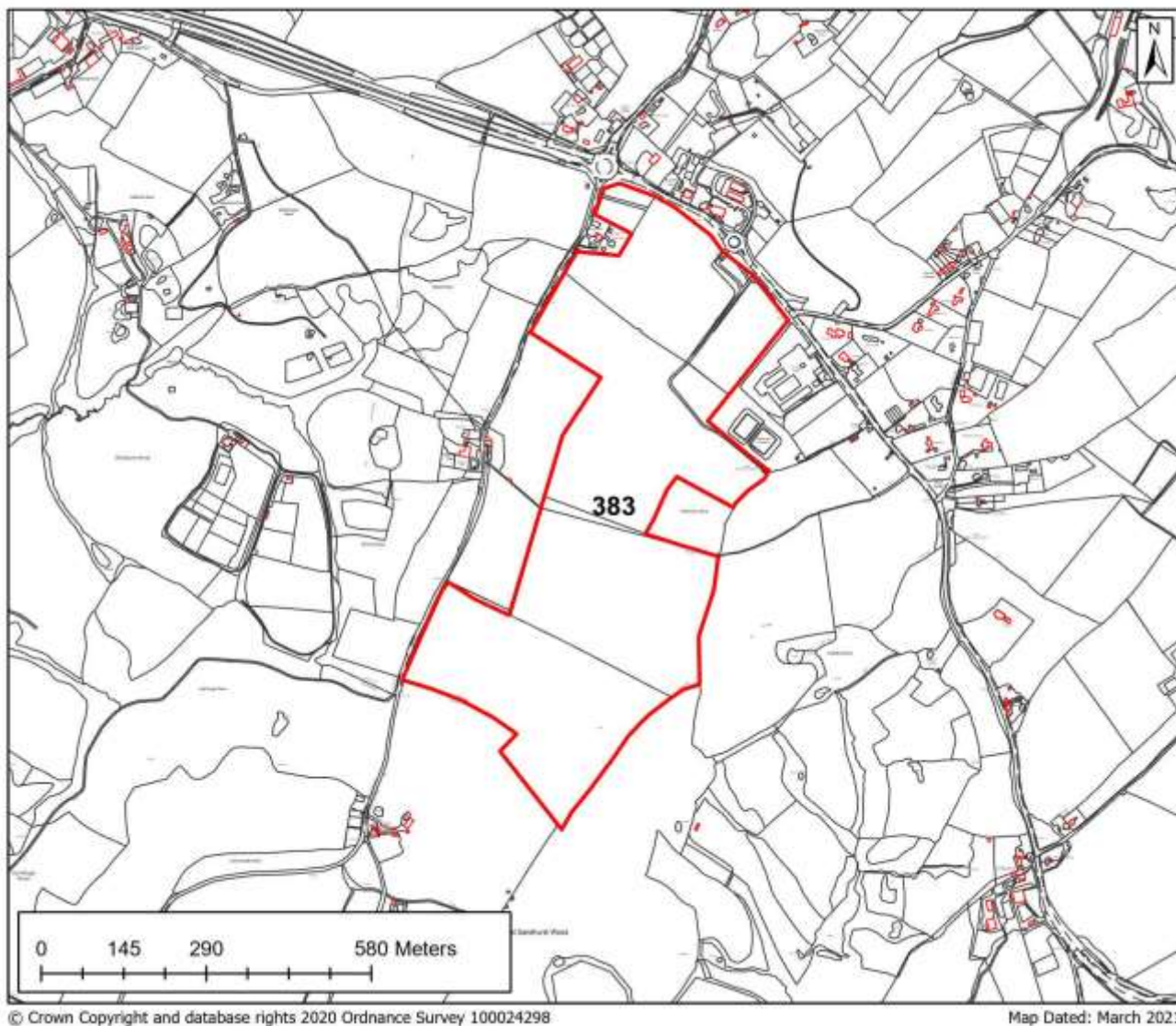


Parish:	Brenchley and Matfield
Settlement:	Matfield
Gross area (ha):	2.95
Developable area (ha):	2.88
Site type:	Part greenfield/part PDL site adjacent to the LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	30-60
Issues to consider:	Ecology: Ancient Woodland; AONB Component Part: Historic Settlements; AONB; HLC Period: Late 20th century, Early medieval; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Fruit Belt; Heritage – Setting of Conservation Area – form of village; Highways issues;

	Adjacent to Limits to Built Development
Site Description:	The site includes a mix of lock up garages including hard surface and orchard land including an associated building. There are approximately 13 lock up garages on the site and a building associated with the orchard use. The site is adjoined by residential properties and fields. Site boundaries include domestic chain link fencing, brick walls and close boarded fencing, hedging and trees. There is a single car width access to the lock up garages direct from Oakfield Road. There is pavement along Oakfield Road. The site is generally flat. The lock up garage area is publicly visible from the access drive, public views of the orchard are more restricted.
Suitability:	Unsuitable: Development in this location would have an adverse impact upon the settlement pattern, located in the AONB. It is unlikely that a safe vehicular access into the site without adverse impacts on Oakfield Road could be delivered.
Availability:	Available Multiple ownership
Achievability:	The site would be served from Oakfield Road, a constrained cul-de-sac, raising concern about vehicular access into the site and the impacts on Oakfield Road.
Sustainability Assessment:	Negative land use score is created by the loss of Grade 2 BMV soils. The walking route to main facilities in Brenchley is not accessible (no pavement) and far beyond desirable walking distance (1.5km) so objectives that relate to dependency on private car use score negatively (e.g. air). This is to be expected in a rural settlement like Matfield. A negative landscape and heritage score reflect the development not being in keeping with the existing linear settlement pattern within the AONB. However, the screening of the sites by trees reduces impacts.
Conclusion:	Site is considered unsuitable as a potential site allocation.
Reason:	The site is not considered a logical extension to the LBD and would not relate well to the settlement pattern.

Site Reference: 383

Site Address: Land to the south of the A21 and east of Dundale Road, Kippings Cross, Tunbridge Wells, Kent



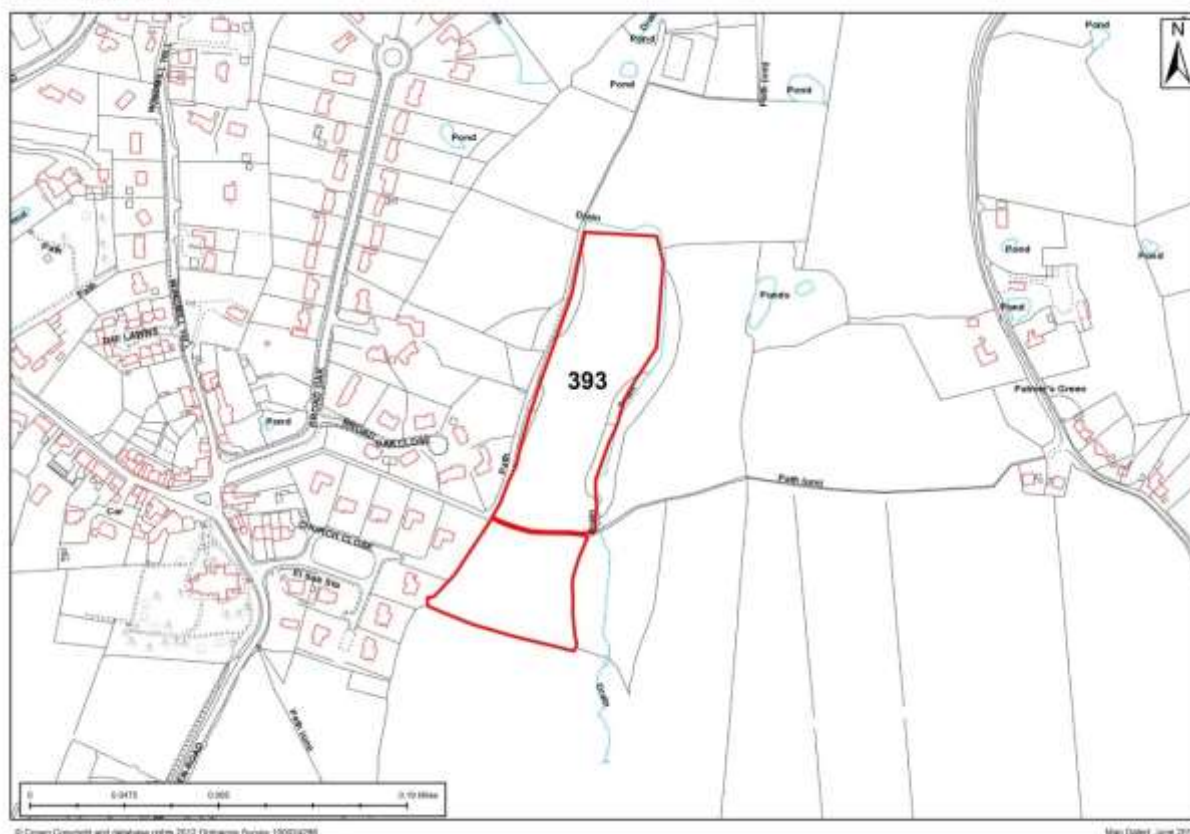
Parish:	Brenchley and Matfield
Settlement:	Remote from settlement centre
Gross area (ha):	32.86
Developable area (ha):	32.81
Site type:	Greenfield site in parts adjacent to A21 at Kipping's Cross
Potential site use:	Site has been assessed for development potential, notably for residential use or economic use
Potential yield if residential:	927
Issues to consider:	Ecology: TPO, Ancient Woodland, LWS;

	<p>AONB Component Part: Ancient Woodland, Historic Routeways PRow, Historic Field Boundaries; Transport Infrastructure: PRow; AONB; HLC Period: Early medieval, Early 20th century; APA: Historic Farmstead - Little Kippings; ALC: GRADE 3; LCA: Wooded Farmland; Heritage: in proximity to Listed Building; Land contamination (landfill site)</p>
Site Description:	<p>The site consists of agricultural fields used for grazing. There are no existing buildings on the site. The site is adjoined by woodland, fields, sporadic residential and a storage depot. Site boundaries include trees, barbed wire fencing and some hedgerow. There is currently a lack of vehicular access to the site. There is a lack of pavement along Dundale Road. A Public Right of Way runs through the southern area of the site. The site slopes up from west to east and then drops down. Public views of the site are limited from Dundale Road though there are long distance views from the site into Sussex and towards Tunbridge Wells, Pembury and beyond.</p>
Suitability:	<p>Unsuitable: The site is located in a rural location and is remote from a settlement centre. It is unlikely to be sustainable in this context for residential use. Development in this location would have an adverse impact upon the settlement pattern, located in the AONB.</p>
Availability:	<p>Available Multiple ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>Site is not a reasonable alternative.</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>
Reason:	<p>The site is remote from a settlement centre and is unlikely to be sustainable in this context for residential use. In economic respects, it is considered that there are other more appropriate sites that can meet the economic growth needs of the borough.</p>

Site Reference: 393

Site Address: Town Farm, Palmers Green Lane, Brenchley, Tonbridge, Kent

Call for Sites 2017 Submission



Parish:	Brenchley and Matfield
Settlement:	Brenchley
Gross area (ha):	2.62
Developable area (ha):	2.32
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	70
Issues to consider:	Ecology: Ancient Woodland; AONB Component Part: Historic Routeways PRoW, Historic Settlements, Historic Field Boundaries, Historic Routeways Roads; Transport Infrastructure: PRoW; AONB; HLC Period: Late 20th century, Early medieval; APA: General background archaeological potential;

	ALC: GRADE 3; LCA: Fruit Belt
Site Description:	The site is a mixed plantation. There are no existing buildings on the site. The site is adjoined by some residential properties and some fields. Site boundaries comprise some mature trees and hedging. There is a lack of vehicular access serving the site. A Public Right of Way runs through the site. There are steep level changes to the north and east with far reaching views.
Suitability:	Unsuitable: Development at this location would have an adverse impact upon the landscape character and settlement pattern, located within the AONB. There is uncertainty about how a safe and suitable vehicular access could be provided to serve the site.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site scores some neutrals and some positives but is let down on a number of scores. It adjoins the historic settlement and is important to the setting of this and the landscape setting generally. There would be a loss of a greenfield site in the AONB, the site is partly an historic field, and there are historic routeways (PROW) on the site. There is concern that topography on the site would restrict access to the services at Brenchley for the less able. These factors contribute to some of the negative scores along with a lack of key services and facilities and public transport options.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is concern that delivery of this site would not be achievable as a consequence of concern about the ability to provide an appropriate means of vehicular access to the site as well as concerns about site topography and landscape impact

Site Reference: 399

Site Address: Tibbs Court Farm, Tibbs Court Lane, Brenchley, Kent

Call for Sites 2017 Submission



Parish:	Brenchley and Matfield
Settlement:	Remote from a settlement centre
Gross area (ha):	1.44
Developable area (ha):	1.44
Site type:	Part greenfield site with agricultural/commercial buildings in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	43
Issues to consider:	AONB Component Part: Farmstead, Historic Field Boundaries; AONB; HLC Period: Early 21st century, Early modern; APA: Historic Farmstead - Tibbs Court Farm; ALC: GRADE 3, GRADE 2; LCA: Fruit Belt; Transport Infrastructure: In proximity to national cycle route

Site Description:	The site comprises a collection of buildings that appear to be commercial or former commercial buildings, possibly associated with a farm. There is an orchard. There is a large expanse of hard standing. The site is adjoined by some residential properties and a farm. The site has an open frontage to Tibbs Court Lane. There are trees along to the south. There is direct vehicular access from Tibbs Court Lane and a lack of pavement along Petteridge Lane and Tibbs Court Lane. The site is generally flat. There is a clear public view of the site from its frontage along Tibbs Court Lane. Site has planning approval for redevelopment to provide 9 dwellings, 20/00330
Suitability:	Unsuitable: It is considered unsuitable as a potential site allocation as it is remote from a settlement centre and is unlikely to be sustainable in this context. Any potential for redevelopment at this site is unlikely to deliver a yield suitable for allocation.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is built development on the site. It is considered unsuitable as a potential site allocation as it is remote from a settlement centre and is unlikely to be sustainable in this context.

Site Reference: 401 (Local Plan Allocation AL/BM 2)

Site Address: Land at Maidstone Road, Matfield, Kent

Call for Sites 2017 Submission



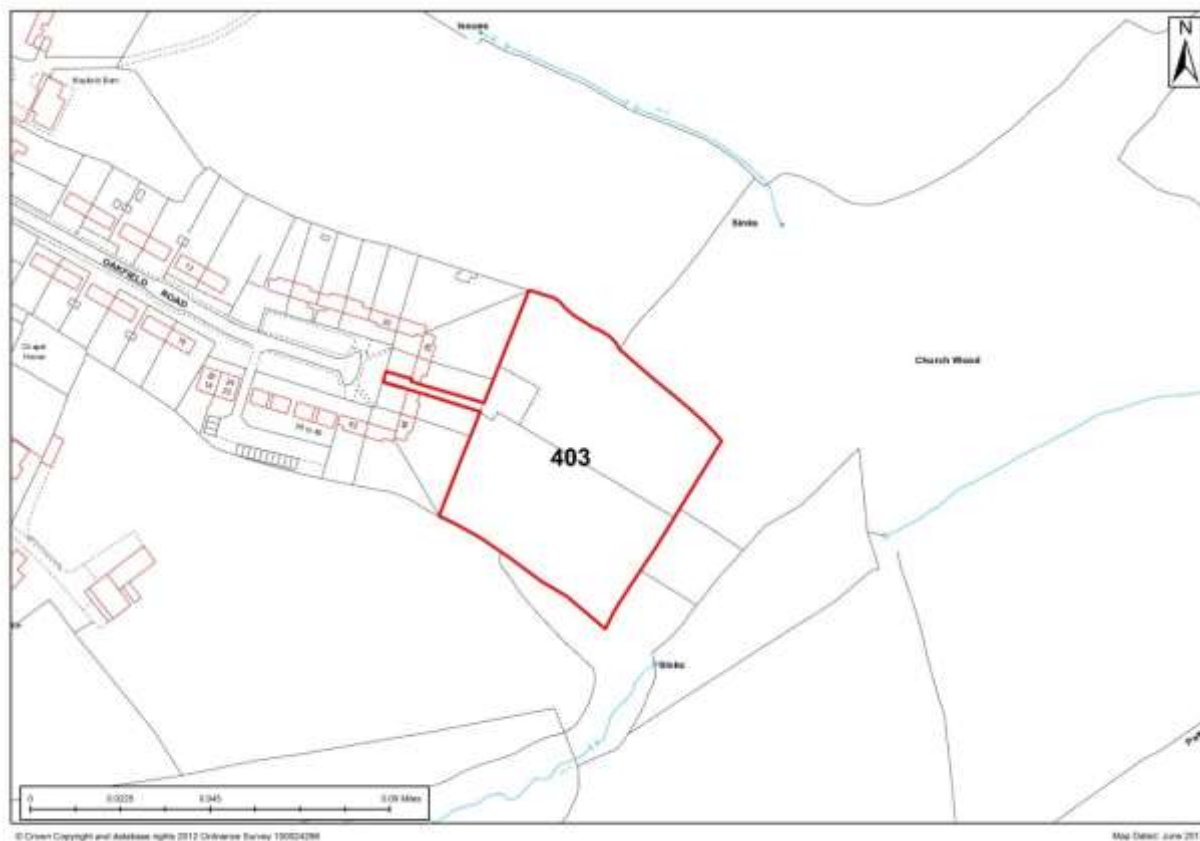
Parish:	Brenchley and Matfield
Settlement:	Matfield
Gross area (ha):	1.65
Developable area (ha):	1.65
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use and community facilities.
Potential yield if residential:	11-15
Issues to consider:	Heritage: Conservation Area, and setting of Conservation Area – form of village; AONB Component Part: Historic Settlements, Historic Routeways Roads; AONB; HLC Period: Early modern, Early 20th century; APA: Historic Farmstead - Spring Farm; ALC: GRADE 2; LCA: Fruit Belt; Highways issues

Site Description:	The site is part woodland, part green parcel/field on which there are no existing buildings. The site is adjoined by Matfield Village Hall, some residential properties and fields and by public toilets. Boundaries to the site consist of part post fence, part metal fence and trees. There is a metal gate off the Matfield Village Hall car park and the site includes access through this car park onto Maidstone Road. There is some pavement in the Village Hall car park and outside the site along Maidstone Road. The site is flat. There is a public view of part of the site from the Village Hall car park. The site wraps around the Village Hall restricting public views.
Suitability:	Suitable: The site is located adjacent to the existing Limits to Built Development on the edge of the settlement. There is a pedestrian access from the site to the centre of the settlement. Development of this site will provide opportunities to improve/increase the car parking that serves the village hall, adjoining the site.
Availability:	Available Single ownership
Achievability:	This site is a suitable site, is available and is in single ownership. It is considered that the site is likely to be deliverable within the Local Plan period.
Sustainability Assessment:	Negative land use score is created by the loss of Grade 2 BMV soils. The walking route to main facilities in Brenchley is not accessible (no pavement) and far beyond desirable walking distance (1.5km) so objectives that relate to dependency on private car use score negatively (e.g. air). This is to be expected in a rural settlement like Matfield. A negative heritage score reflects potential adverse effects on the setting of the adjacent Conservation Area.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	The site is adjacent to the existing Limits to Built Development and is likely to be sustainable in this context.

Site Reference: 403

Site Address: Land at Oakfield Road, Matfield, Kent

Call for Sites 2017 Submission



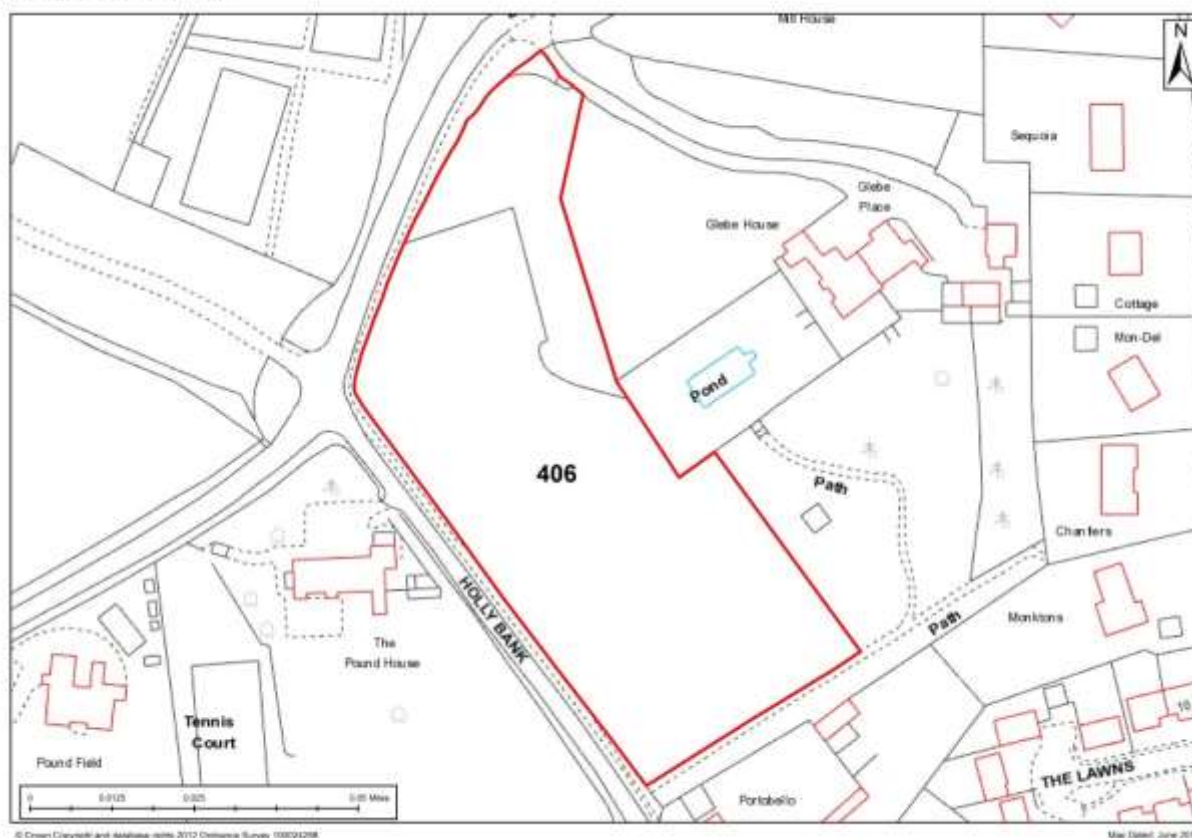
Parish:	Brenchley and Matfield
Settlement:	Matfield
Gross area (ha):	0.85
Developable area (ha):	0.55
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	15
Issues to consider:	AONB Component Part: Historic Settlements; AONB; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Fruit Belt; Heritage: Setting of Conservation Area – form of village; Highways issues (means of access); Adjacent to existing Limits to Built Development

Site Description:	The site consists of primarily green parcels of land that have a domestic feel to them, including a parking area, and some fruit trees. There is a domestic shed on one part of the site and domestic structures including trampoline and a mobile caravan. The site is adjoined by residential properties and woodland and some orchard. Site boundaries include some hedging, trees and domestic treatments. The southern part of the site flows into the curtilage of the adjacent property. There is an access drive of single car width off the turning head at the end of Oakfield Road. There is no other access to the site. There are pavements along Oakfield Road. The site is flat. There is a clear semi-public view of the site from a metal gate at the end of the access road.
Suitability:	Unsuitable: Development of this site would have an adverse impact upon the landscape character and settlement pattern, located within the AONB. It has not been demonstrated that a suitable vehicular access could be provided to serve this site.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site scores several neutrals with negative scores reflecting loss of a greenfield site in the AONB. However, the screening of the site by trees reduces impacts. The walking route to main facilities in Brenchley is far beyond desirable walking distance so objectives that relate to dependency on private car use score negatively (e.g. air). This is to be expected in a rural settlement like Matfield.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is landscape concern resulting from encroachment of the site into the countryside. There are also concerns about the ability to provide an appropriate means of vehicular access to the site

Site Reference: 406

Site Address: Land at Glebe House, Brenchley Road, Brenchley, Kent

Call for Sites 2017 Submission



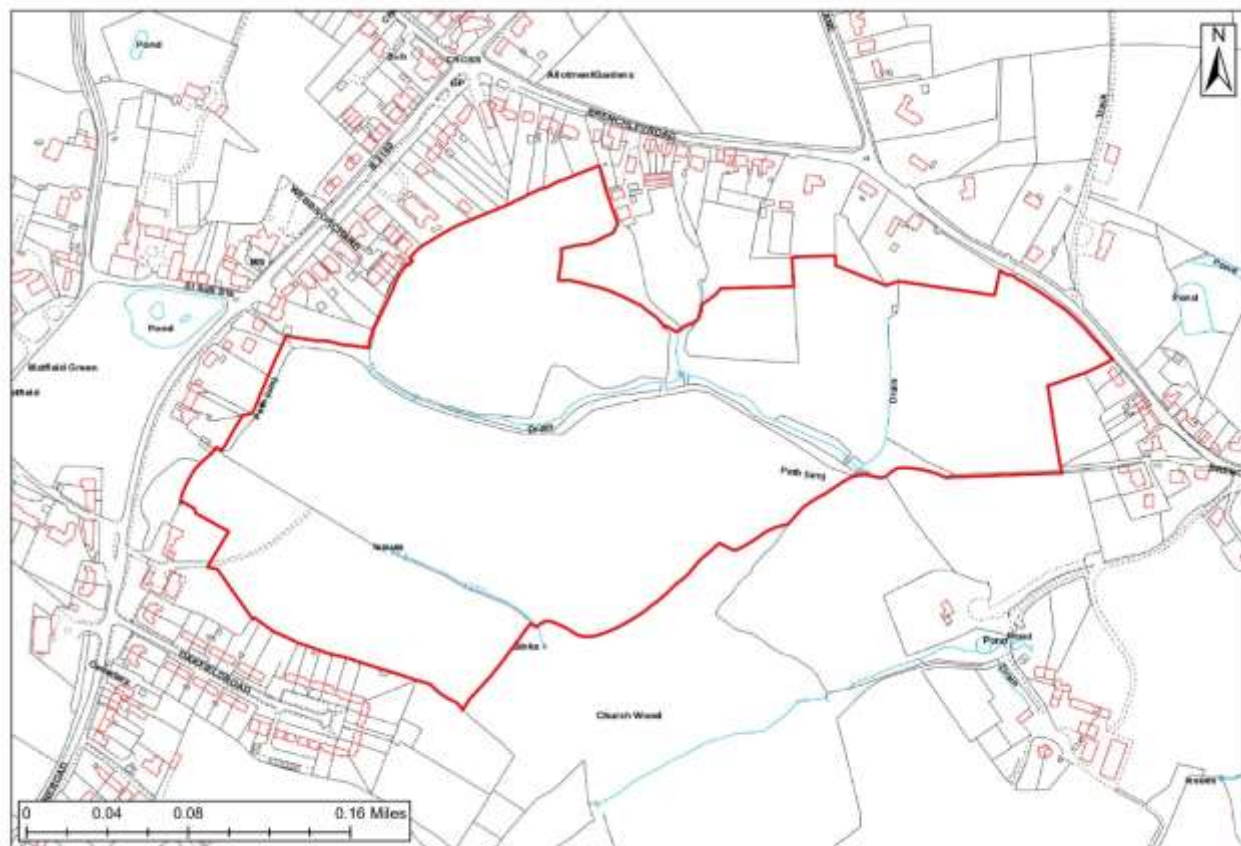
Parish:	Brenchley and Matfield
Settlement:	Brenchley
Gross area (ha):	0.93
Developable area (ha):	0.93
Site type:	Predominantly greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	28
Issues to consider:	Heritage: Conservation Area, and adjacent to Listed Building; AONB; HLC Period: Late post-medieval; APA: Historic Core of Brenchley - Conservation Area; ALC: GRADE 3; LCA: Fruit Belt; Adjacent to existing Limits to Built Development; Highway matters

Site Description:	The site is a green parcel of land, with a possible domestic feel to it. There is a timber garden/summer house to the north east side of the site, just outside the site boundary. The site is adjoined by residential properties. Site boundaries include fencing, trees and hedges. There is currently a lack of vehicular access to the site. The site is fronted by Holly Bank and Brenchley Road. There is a footpath adjacent to the parcel of land, which looks old and is paved. There is pavement along the main road. The site is at a slightly raised level relative to the adjacent path and the site is raised above Brenchley Road. There are no significant level issues on the site itself. The site is well screened by boundary treatments.
Suitability:	Unsuitable: Development in this location would have an adverse impact upon the settlement pattern, located in the AONB. It has not been demonstrated that a suitable vehicular access could be provided to serve this site.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A reasonably located site that scores a number of neutrals and positive scores. It is let down by a lack of key services and facilities and public transport and on its heritage score because of its location within the Brenchley Conservation Area and adjacent to an historic farmstead. There is a small amount of archaeological potential on the site which is located in the AONB and adjoined by an historic routeway (road) and there is an historic routeway (PROW) to the west of the site.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site has landscape concerns and concerns about impact on the settlement pattern of Brenchley. Furthermore, there are concerns about the ability to provide an appropriate means of access to the site

Site Reference: 410

Site Address: Land at Brenchley Road, Matfield, Kent

Call for Sites 2017 Site Submission



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Map Dated: June 2017

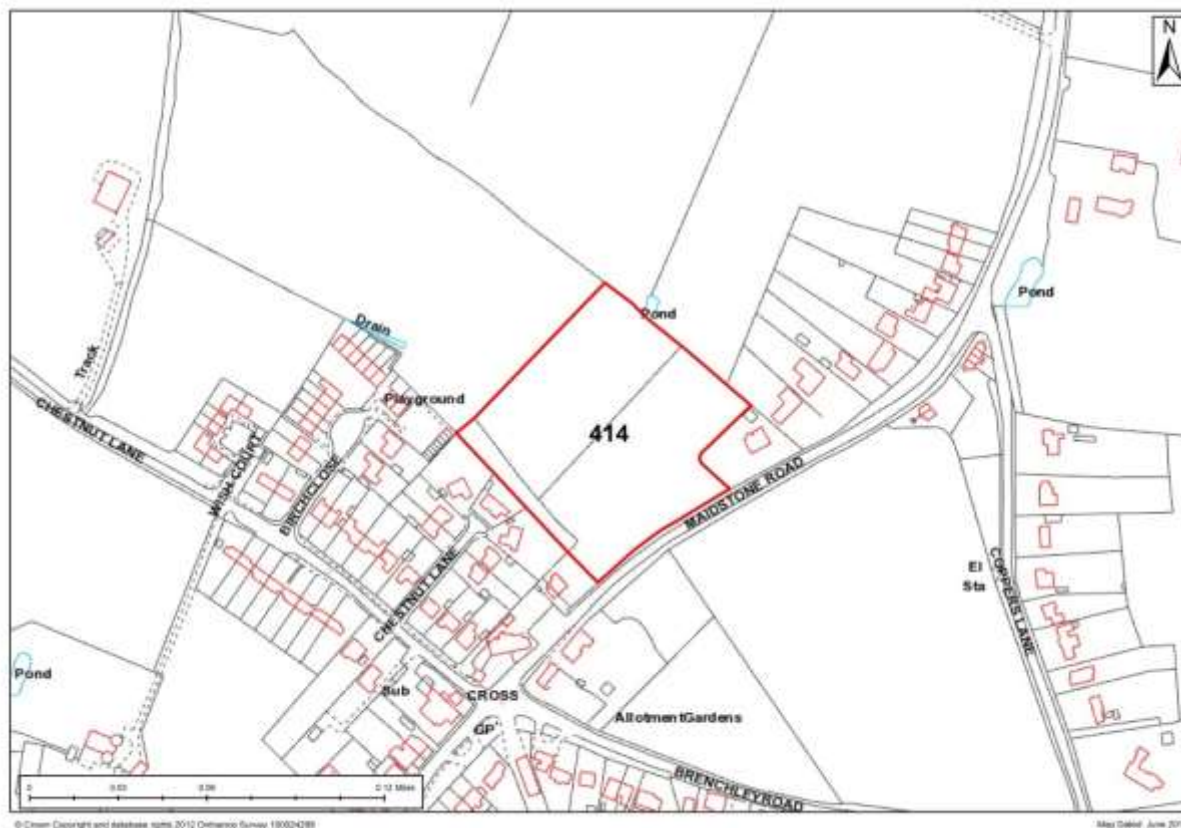
Parish:	Brenchley and Matfield
Settlement:	Matfield
Gross area (ha):	15.23
Developable area (ha):	14.36
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	431
Issues to consider:	Heritage: Conservation Area, and adjacent to Listed Buildings; Ecology: TPO; AONB Component Part: Ancient Woodland, Historic Routeways PRoW, Historic Settlements, Water Courses, Historic Field Boundaries; Transport Infrastructure: PRoW, in proximity to national cycle route; AONB; 2016 Landscape Designation;

	<p>HLC Period: Early modern, Early 21st century; APA: Historic Farmstead - Holmbush; ALC: GRADE 3, GRADE 2; LCA: Fruit Belt; Land contamination (Unspecified Use – medium risk)</p>
Site Description:	<p>The site consists of a mix of agricultural parcels, in arable use and areas of woodland. There are no existing buildings on the site. The site is adjoined by woodland, residential properties and other farm land. The site has primarily wooded boundaries with some domestic boundaries. There is a narrow access towards the eastern side of the site off Brenchley Road and limited pavement along Brenchley Road. There are Public Rights of Way on the site. There are public views of the site from the Public Right of Way.</p>
Suitability:	<p>Unsuitable: Development would have an adverse impact upon the character of the landscape and settlement pattern, located in the AONB. It has not been demonstrated that a suitable vehicular access could be provided to serve this site.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>Site scores some neutrals and some positives but scores negatively on heritage, land use and landscape scores due to its forming a significant part of the historic and landscape setting of the Matfield and the Conservation Area, as well as the loss of historic fields in the AONB and being greenfield land. Negative score is influenced by the loss on part of the site of Grade 2 BMV soils. The walking route to main facilities in Brenchley is not accessible far beyond desirable walking distance so objectives that relate to dependency on private car use score negatively (e.g. air). This is to be expected in a rural settlement like Matfield.</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>
Reason:	<p>There is concern about the ability to provide a suitable means of access to the site and for landscape reasons relating to the contribution the site makes to the landscape setting of Matfield.</p>

Site Reference: 414 in conjunction with part site 36

Site Address: Land north-east of Maidstone Road, Matfield, Kent

Call for Sites 2017 Submission



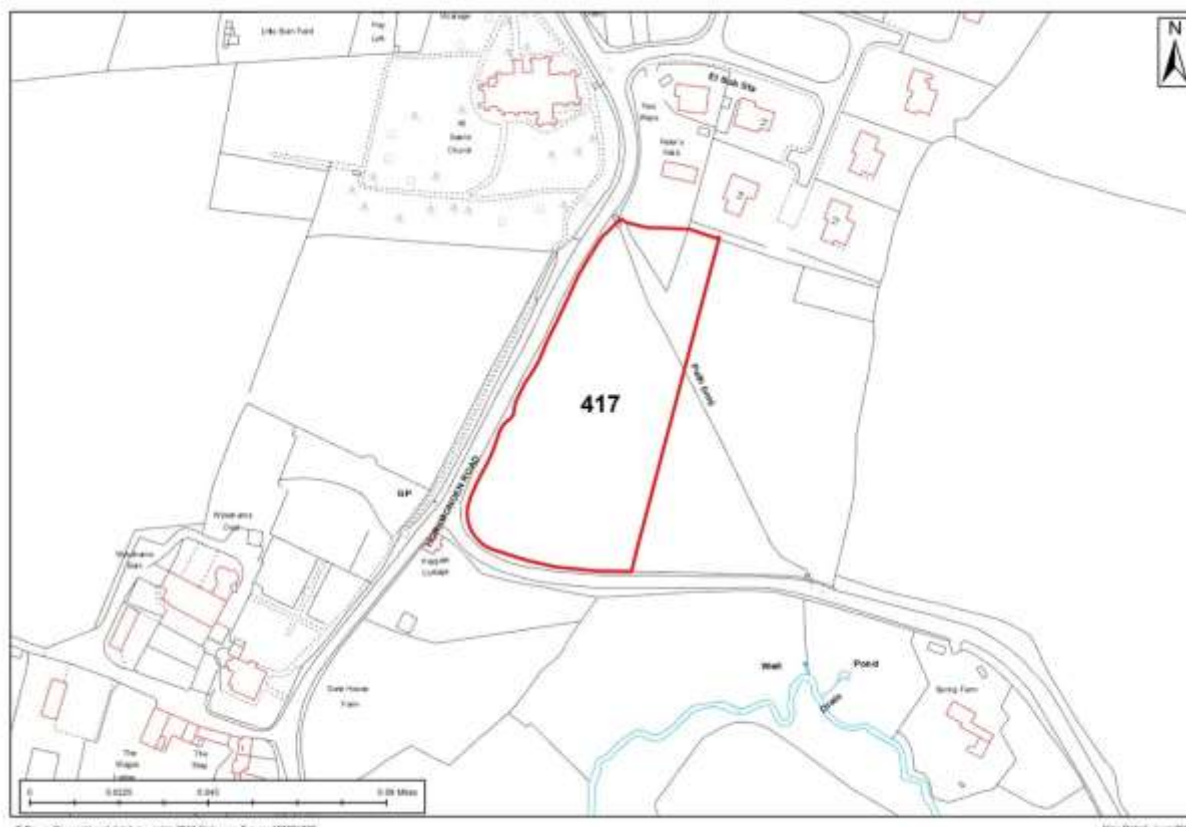
Parish:	Brenchley and Matfield
Settlement:	Matfield
Gross area (ha):	1.37
Developable area (ha):	1.37
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	20
Issues to consider:	AONB Component Part: Historic Settlements, Ponds, Historic Field Boundaries; AONB; HLC Period: Early 20th century; APA: General background archaeological potential; ALC: GRADE 2; LCA: Fruit Belt; Transport Infrastructure: In proximity to national cycle route; Adjacent to existing Limits to Built Development; As at 01 April 2020, site includes extant planning permission

	17/01142/FULL for 20 dwellings
Site Description:	The site is a green field. There are no existing buildings on the site. The site is adjoined by residential properties and fields. The boundaries of the site consist of large trees and hedges. There are in some places, domestic boundaries. National Cycle Network Route 18 runs close to the site along Chestnut Lane. There is an existing field gate with access onto Maidstone Road. There is a pavement along the eastern side of Maidstone Road opposite the site. The topography of the site is mostly flat. There is an open view of the site from the existing access in the south western corner of the site on Maidstone Road. There is a ditch outside the site adjacent to the site boundary with Maidstone Road. There is woodland located to the north and north-west of the site.
Suitability:	Unsuitable: This site has planning permission and the scheme is well under construction. It is considered therefore that there is not a need to allocate this site.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Negative land use score is created by the loss of Grade 2 BMV soils. The walking route to main facilities in Brenchley is not accessible (no pavement) and far beyond desirable walking distance (1.5km) so objectives that relate to dependency on private car use score negatively (e.g. air). This is to be expected in a rural settlement like Matfield. A negative landscape and heritage score reflect the development not being in keeping with the existing linear settlement pattern within the AONB. However, the screening of the sites by trees reduces impacts.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site has planning permission and the scheme is well under construction. It is considered therefore that there is not a need to allocate this site.

Site Reference: 417

Site Address: Land to the East of Horsmonden Road, Brenchley, Kent

Call for Sites 2017 Submission



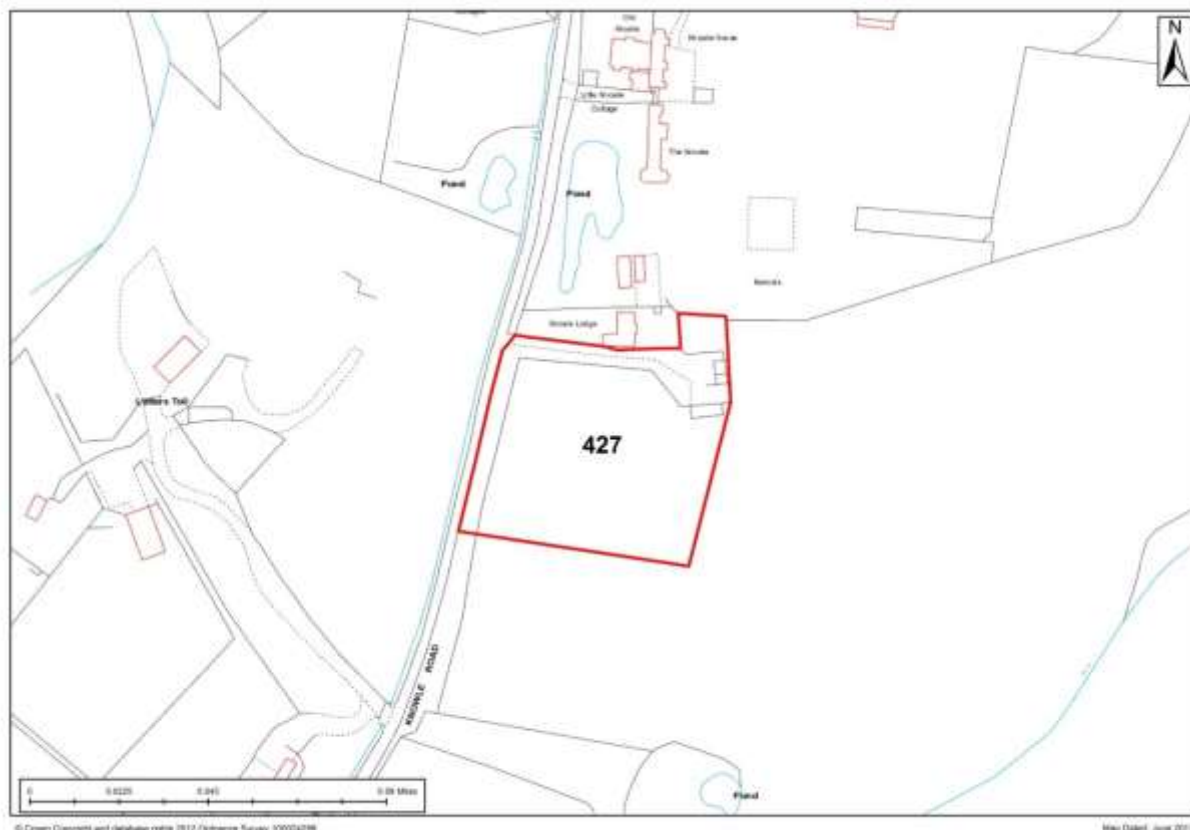
Parish:	Brenchley and Matfield
Settlement:	Brenchley
Gross area (ha):	0.85
Developable area (ha):	0.85
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	25
Issues to consider:	AONB Component Part: Historic Routeways PRoW, Historic Field Boundaries; Transport Infrastructure: PRoW; AONB; HLC Period: Late 20th century; APA: Historic Core of Brenchley - Conservation Area; ALC: GRADE 3; LCA: Fruit Belt; Heritage: adjacent to Conservation Area, adjacent to Listed

	Building; Land contamination (Works Unspecific Use (low risk))
Site Description:	The site is a green field site. There are no existing buildings on the site. The site is adjoined by a field and residential properties and the village Church to the north west. Horsmonden Road wraps around the site and there is some other limited sporadic residential uses. The eastern boundary of the site is not defined. To the west and south are trees. Northern boundary is a post and rail fence. There is currently no vehicular access onto the site. There is a metal field gate further east from Church Close. There is a lack of pavement along this stretch of Horsmonden Road. Pavement is sited outside the Church and further towards settlement centre including in Church Close. There is a Public Right of Way that runs across the northern end of the site. There is a steep level change in a generally north west to south east direction There are clear public views of the site from the Public Right of Way that runs through the site and some view from the metal gate on the adjacent land at Church Close. The site is screened from Horsmonden Road by the trees along the boundaries adjacent to this road.
Suitability:	Unsuitable: Development would have an adverse impact upon the character of the landscape and settlement pattern, located in the AONB. It has not been demonstrated that a suitable vehicular access could be provided to serve this site.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site scores some neutrals and some positives but is let down on a number of scores. It abuts the Brenchley Conservation Area and the listed church to the north west and is important to the setting of these as well as the landscape setting of Brenchley. There is an historic farmstead to the south west. There would be a loss of a greenfield site in the AONB, the site is an historic field, and there are historic routeways (PROW) crossing on the site and historic routeway (road) adjacent. There is concern that topography on the site would restrict access to the services at Brenchley for the less able as there is also a lack of pavement along Horsmonden Road. These factors contribute to some of the negative scores along with a lack of key services and facilities and public transport options.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	It is unlikely that a suitable vehicular access to the site could be achieved. There is also concern about the topography of the site, which is steep, and landscape and heritage concerns

Site Reference: 427

Site Address: Knowle Hill Farm, Knowle Road, Brenchley, Kent

Call for Sites 2017 Submission



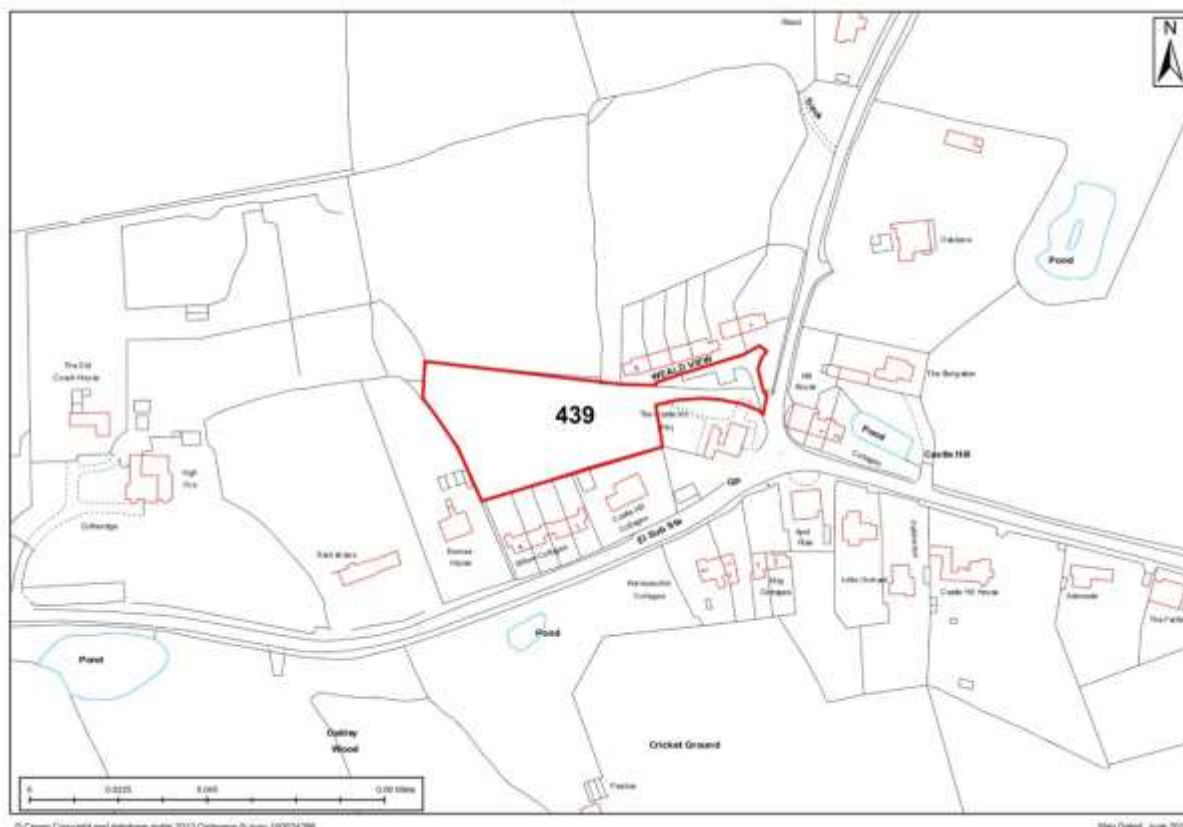
Parish:	Brenchley and Matfield
Settlement:	Remote from settlement centre
Gross area (ha):	0.83
Developable area (ha):	0.83
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	25
Issues to consider:	Transport Infrastructure: PRow; HLC Period: Early modern, Late 20th century; APA: Historic Farmsteads - The Knowle and Little Knowle; ALC: GRADE 3; LCA: Fruit Belt; AONB character area.
Site Description:	The site consists of a green field. There are no existing buildings on the site. The site is adjoined by some kennels and a residential property. Boundaries of the site comprise fencing and hedging. There is a slope down towards the north. Access to the site is

	along an unmade access road to the north of the site. There is a lack of pavement along Knowle Road.
Suitability:	Unsuitable: The site is remote from a settlement centre and is unlikely to be sustainable in this context. Development in this location would have an adverse impact upon the landscape character, located in the AONB.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from a settlement centre and is unlikely to be sustainable in this context.

Site Reference: 439

Site Address: Land to the rear of The Castle Inn, Crook Road, Brenchley, Kent

Call for Sites 2017 Submission



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Map Data: June 2013

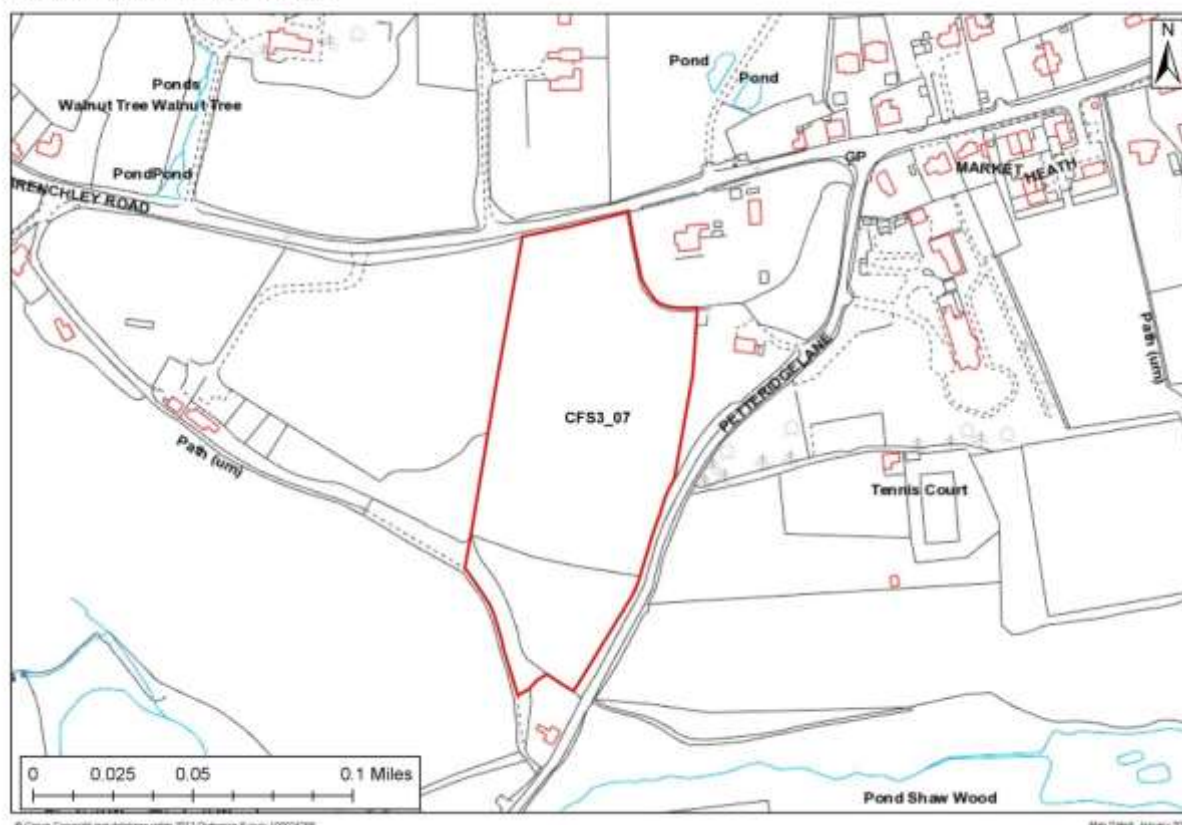
Parish:	Brenchley and Matfield
Settlement:	Remote from settlement centre
Gross area (ha):	0.43
Developable area (ha):	0.43
Site type:	Mostly greenfield site including a car park area in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	13
Issues to consider:	HLC Period: Late 20th century, Early modern; APA: Post medieval settlement associated with industrial activity; ALC: GRADE 3; LCA: Fruit Belt; AONB character area; Highway matters (access); Heritage: adjacent to Listed Building; As at 01 April 2020, site includes extant planning permission 15/508158/FULL for 1 dwelling

Site Description:	The site comprises a green parcel of land. There are no existing buildings on the site. The site is adjoined by residential properties, a public house and an area of woodland. The site boundaries consist of domestic boundaries along the southern boundary, chain link fencing and trees. There appears to be an access to the site adjacent to the public house. There is a lack of pavement in Wealdview and in Crook Road. The topography of the site is flat but is at an elevated position above the properties in Wealdview. The main public view of the site is from Wealdview.
Suitability:	Unsuitable: The site is in a relatively remote rural location. It would not be possible to provide a suitable and safe pedestrian access to local services. Development in this location would have an adverse impact upon the landscape character, located in the AONB.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from a settlement centre and unlikely to be sustainable in this context

Site Reference: Late site 7

Site Address: Land at Little Puxted, High Street, Brenchley, Tonbridge

Call for Sites 2017 - Additional Submissions

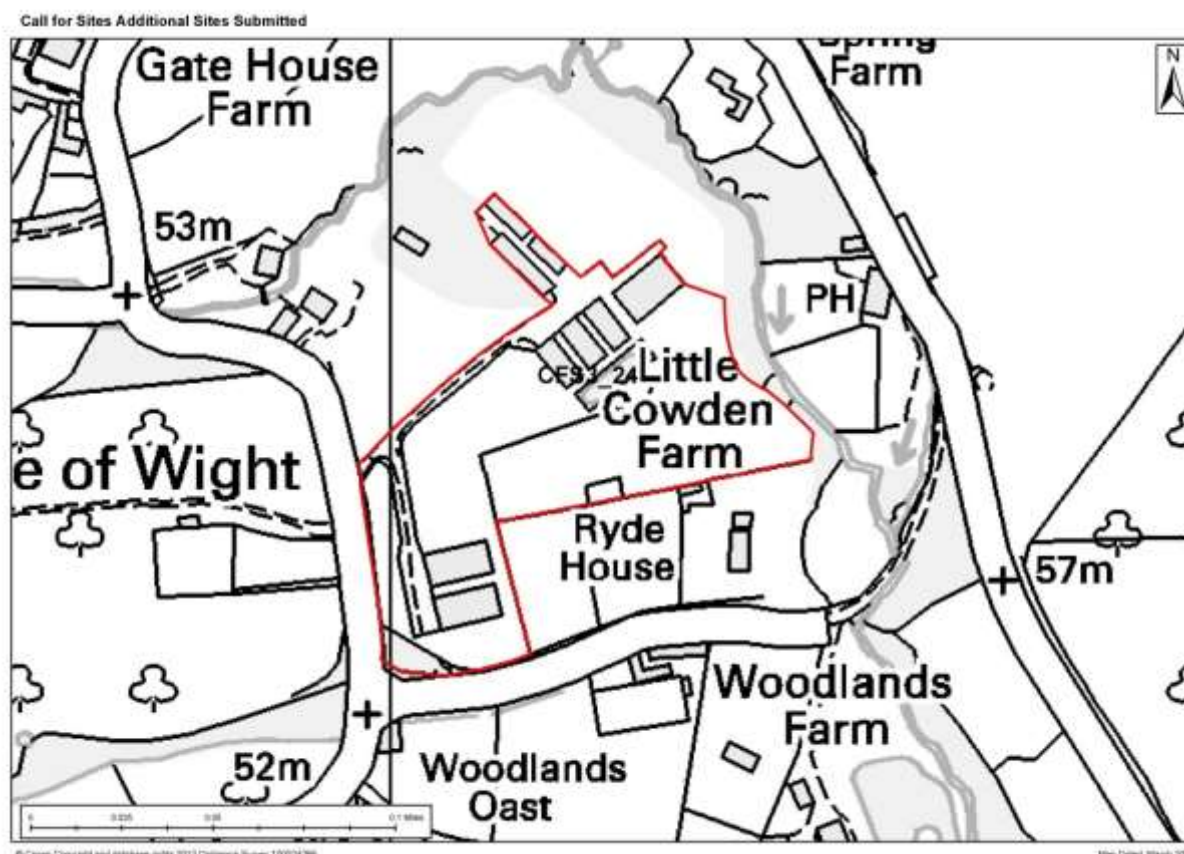


Parish:	Brenchley and Matfield
Settlement:	Remote from settlement centre
Gross area (ha):	1.86
Developable area (ha):	1.83
Site type:	Greenfield site remote from existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	55
Issues to consider:	AONB Component Part: Historic Field Boundaries; AONB; HLC Period: Early 21st century, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt; Transport Infrastructure: Adjacent to Cycle Route 18
Site Description:	The site is a greenfield site comprising orchard land. There are no

	<p>existing buildings on the site. The site is adjoined by residential properties and fields. Site boundaries include hedges primarily, with trees at rear of the site.</p> <p>There is an existing access into the site from Brenchley Road, along which is a lack of pavement. There are no Public Rights of Way on the site. The site generally slopes down from Brenchley Road southwards. There is a public view of the site from the entrance along Brenchley Road. There is currently a speed limit of 30mph along this stretch of Brenchley Road</p>
Suitability:	Unsuitable: Development in this location would have an adverse impact upon the landscape character and settlement pattern, located in the AONB.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A site that is let down by scores relating to heritage, land use and landscape impact. The site is an historic field, which impacts on this AONB component part. Site also let down by accessibility to key services and facilities.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is not well related to a settlement and is likely to be unsustainable in this context. There are landscape and settlement pattern concerns.

Site Reference: Late site 24

Site Address: Little Cowden Farm, Fairmans Lane, Brenchley, Kent

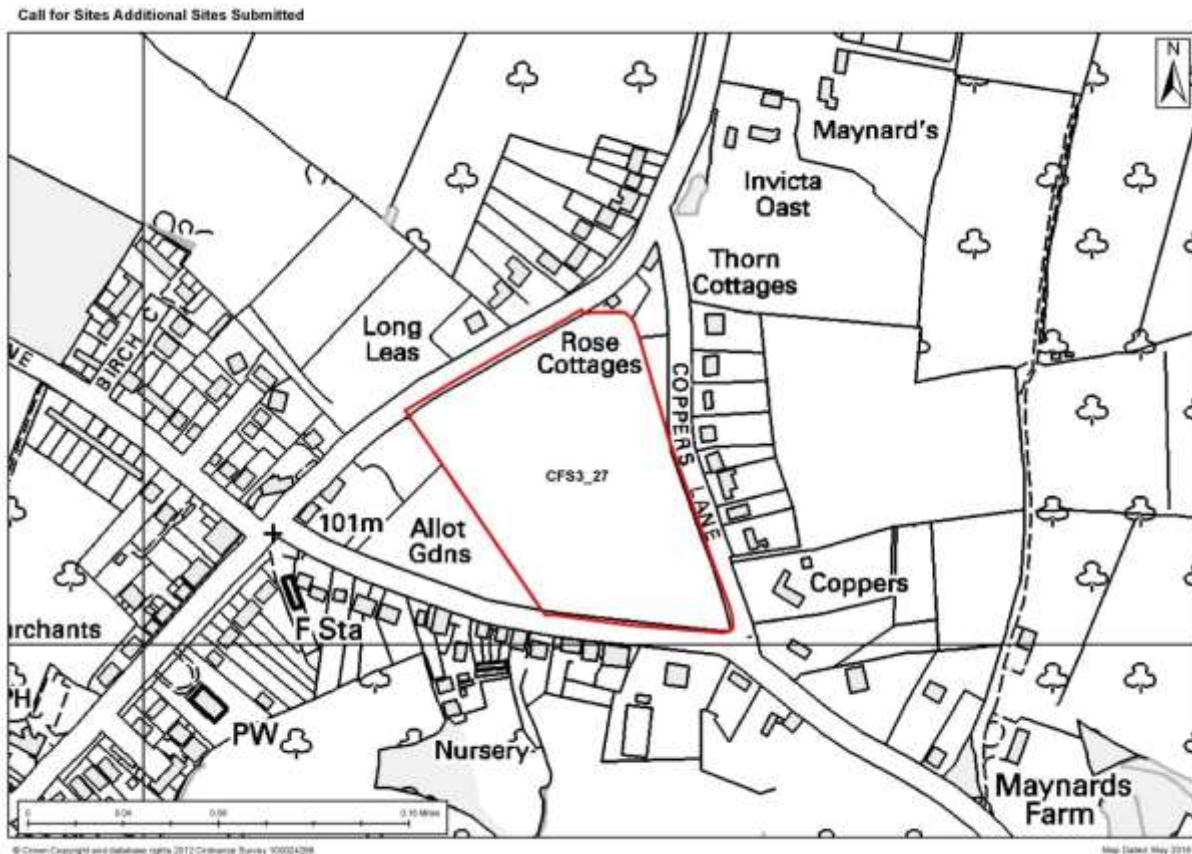


Parish:	Brenchley and Matfield
Settlement:	Remote from settlement centre
Gross area (ha):	1.89
Developable area (ha):	1.84
Site type:	Farm complex (greenfield site) detached from existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	55
Issues to consider:	AONB Component Part: Historic Routeways Roads; AONB; Flood Zone 2; Flood Zone 3; HLC Period: Late 20th century, Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt

Site Description:	<p>The site is a complex of former agricultural buildings. It is adjoined by sporadic residential, agricultural, and woodland uses.</p> <p>Site boundaries include raised banks with hedges, trees and fencing. There is vehicular access to the site via a gate at the north west boundary of the site. There is a lack of pavement in the vicinity of the site and serving it. The site has a gradient in a north direction, and the site is generally enclosed. Lack of pavement and lighting</p>
Suitability:	Unsuitable: This site is located in a rural location. It would not be possible to provide a suitable and safe pedestrian access to services. There may be potential to convert some of the buildings but the capacity is unlikely to be of a scale to warrant allocating this site.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is not well related to the settlement centre and is unlikely to be sustainable in this context

Site Reference: Late site 27 (Local Plan Allocation AL/BM1)

Site Address: Land between Brenchley Road, Coppers Lane and Maidstone Road, Matfield

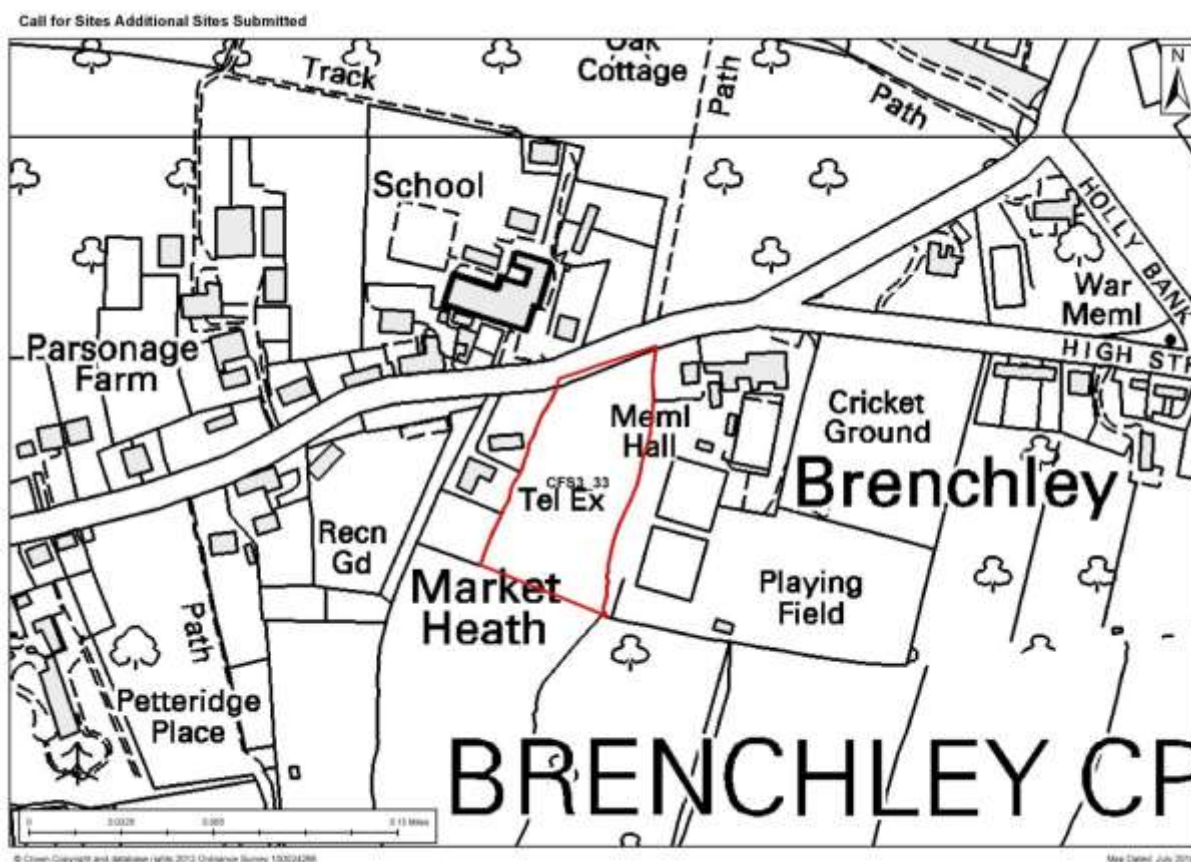


Parish:	Brenchley and Matfield
Settlement:	Matfield
Gross area (ha):	2.84
Developable area (ha):	2.84
Site type:	Greenfield site adjacent to existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably mixed use comprising residential and community use.
Potential yield if residential:	30 - 45
Issues to consider:	AONB Component Part: Historic Settlements, Historic Field Boundaries; AONB; HLC Period: Boundary Lost 76-100%, Early modern; APA: General background archaeological potential; ALC: GRADE 2; LCA: Fruit Belt;

	Transport Infrastructure: Near Cycle Route
Site Description:	<p>This site is an agricultural field on which there are no existing buildings. It is adjoined by residential properties, allotments, and three public highways. There is a sub station adjacent to the site.</p> <p>Site boundaries include mostly hedging. There is a metal field gate with access into the site along Brenchley Road along the southern side of the site, near bend in Road / junction with Coppers Lane There is a pedestrian footpath along Brenchley Road on the opposite side of the site. There is a lack of pavement along other site frontages.</p> <p>The site is generally flat. Main public view of site is from Maidstone Road where there is a relatively open view across to Brenchley Road. Site is more screened from Brenchley Road and Coppers Lane.</p> <p>Planning application 19/01099/OUT for up to 45 dwellings, a new access and off-site highway works was consented on 29 May 2020. The reserved matters application 20/03306/REM is under consideration.</p>
Suitability:	Suitable: The site is adjacent to the LBD and would be sustainable in this context.
Availability:	Available Ownership unconfirmed
Achievability:	The site is a suitable site and is available. It is considered likely that delivery of this site could be achieved during the period of the Local Plan.
Sustainability Assessment:	Negative land use score is created by the loss of Grade 2 BMV soils. The walking route to main facilities in Brenchley is not accessible (no pavement) and far beyond desirable walking distance (1.5km) so objectives that relate to dependency on private car use score negatively (e.g. air). This is to be expected in a rural settlement like Matfield. Negative heritage and landscape scores reflect the development not being in keeping with the existing linear settlement pattern and the loss of a historic field within the AONB.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	The site is adjacent to the LBD and would be sustainable in this context.

Site Reference: Late site 33

Site Address: Land off Brenchley Road, Brenchley



Parish:	Brenchley and Matfield
Settlement:	Brenchley
Gross area (ha):	0.85
Developable area (ha):	0.85
Site type:	Greenfield site detached from existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use or education use
Potential yield if residential:	26
Issues to consider:	AONB; HLC Period: Late 20th century, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Fruit Belt
Site Description:	Site lies adjacent to the south of Brenchley Road and south east of Brenchley Primary school. It is an undeveloped site, part of a larger field and adjacent to late site 34, that lies adjacent to playing fields, a memorial Hall, telephone exchange, other built development and fields. It lies in proximity to late site 35. There

	<p>are no existing buildings on the site.</p> <p>Boundaries to the site include trees and hedging. The southern boundary of the site is undefined, the site being part of a larger field. There is an existing field access into the site from Brenchley Road towards the north west corner of the site. There are pavements along Brenchley Road.</p>
Suitability:	Unsuitable: Development of the site would have an adverse impact upon the settlement pattern, located in the AONB.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	The positive score for housing indicates the suitability of the location for older persons (i.e. near to facilities). However, the site is still outside of desirable walking distance, so objectives related to dependency on private car use score negatively. In particular, travel to Paddock Wood to access the train line is inconvenient from Brenchley.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are landscape concerns and uncertainty about the deliverability of the site in terms of provision of an access to serve the site.

Site Reference: Late site 34

Site Address: Land at Market Heath, Brenchley

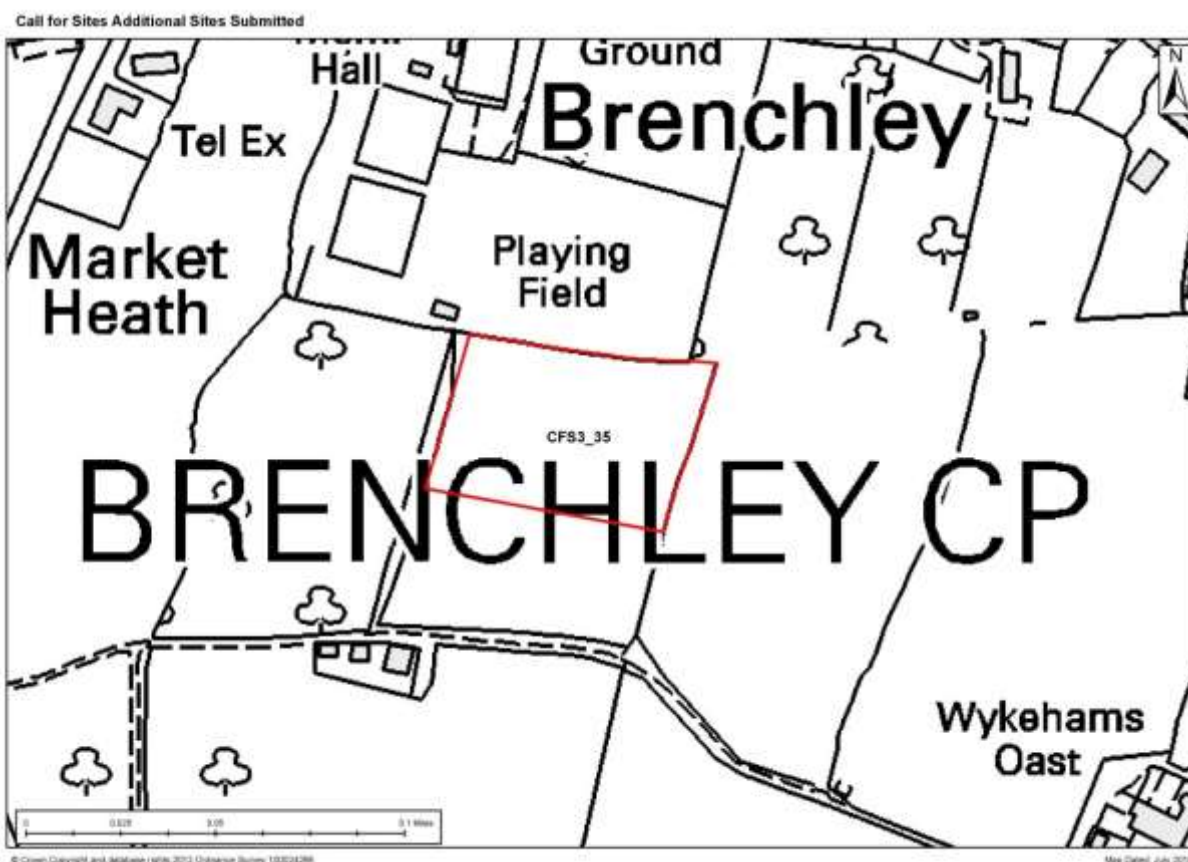


Parish:	Brenchley and Matfield
Settlement:	Brenchley
Gross area (ha):	0.14
Developable area (ha):	0.14
Site type:	Greenfield site detached from existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use or education use
Potential yield if residential:	Less than 10 if residential
Issues to consider:	AONB; HLC Period: Boundary Lost 0-25%, Early post-medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt
Site Description:	This site is an undeveloped site, adjacent to a larger agricultural field part of which forms late site 33 to which this site is next. It lies in proximity to late site 35. It is located south of and in proximity to Brenchley Road. It lies to the east of a recreation

	<p>ground and south of a telephone exchange. Brenchley Primary school is located further north in close proximity. Other built development and fields are in the wider locality. There are no existing buildings on the site.</p> <p>Boundaries to the site include mostly trees. It is currently quite an enclosed site. There is an existing shared access running along the western boundary of the site that serves the telephone exchange, which accesses off Brenchley Road. There are pavements along Brenchley Road.</p>
Suitability:	Unsuitable: Development of the site would have an adverse impact upon the settlement pattern, located in the AONB.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	The positive score for housing indicates the suitability of the location for older persons (i.e. near to facilities). However, the site is still outside of desirable walking distance, so objectives related to dependency on private car use score negatively. In particular, travel to Paddock Wood to access the train line is inconvenient from Brenchley.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are landscape concerns and uncertainty about the deliverability of the site in terms of provision of an access to serve the site.

Site Reference: Late site 35

Site Address: Land to the south of the Memorial Hall, Brenchley

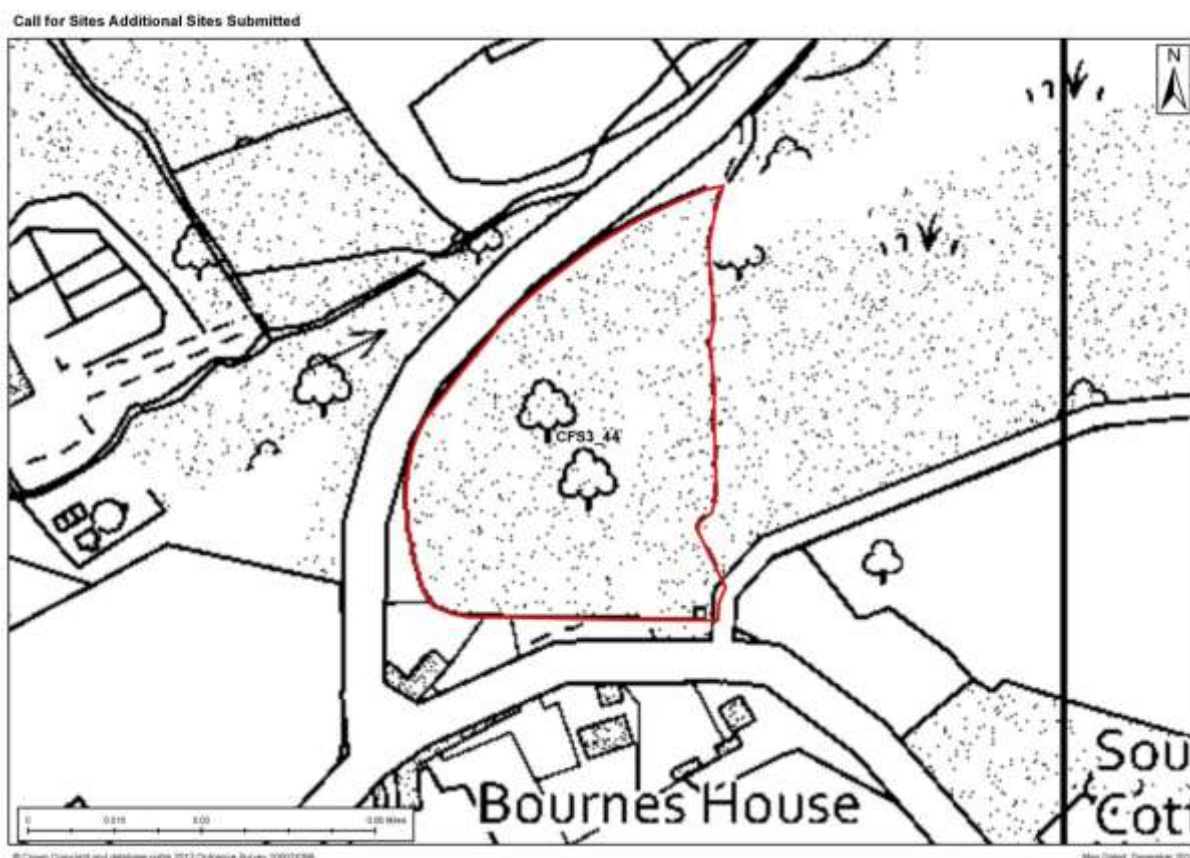


Parish:	Brenchley and Matfield
Settlement:	Brenchley
Gross area (ha):	0.73
Developable area (ha):	0.73
Site type:	Greenfield site detached from existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use or education use.
Potential yield if residential:	22
Issues to consider:	AONB; HLC Period: Early 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt
Site Description:	This site is an undeveloped site, an agricultural field in the proximity of Brenchley Road which lies further to the north of the site. There are pavements along Brenchley Road. The site lies in proximity to late sites 33 and 34. It lies south of a playing field and tennis courts and east of a parcel of orchard land. It is also

	<p>adjacent to other fields and another orchard. There are other fields and orchards in the wider area and agricultural buildings towards the south west of the site. Brenchley Primary school is located further north in close proximity. Other built development and fields are in the wider locality. There are no existing buildings on the site.</p> <p>Boundaries to the site consist of hedging and trees. Horsmonden Road lies further to the east from which there is an access road that heads west and runs along the southern boundary of this site and other adjacent parcels of land.</p>
Suitability:	Unsuitable: Development of the site would have an adverse impact upon the settlement pattern, located in the AONB.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	The positive score for housing indicates the suitability of the location for older persons (i.e. near to facilities). However, the site is still outside of desirable walking distance, so objectives related to dependency on private car use score negatively. In particular, travel to Paddock Wood to access the train line is inconvenient from Brenchley.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are landscape concerns and uncertainty about the deliverability of the site in terms of provision of an access to serve the site.

Site Reference: Late site 44

Site Address: Parcel A Tibbs Court Lane, Petteridge

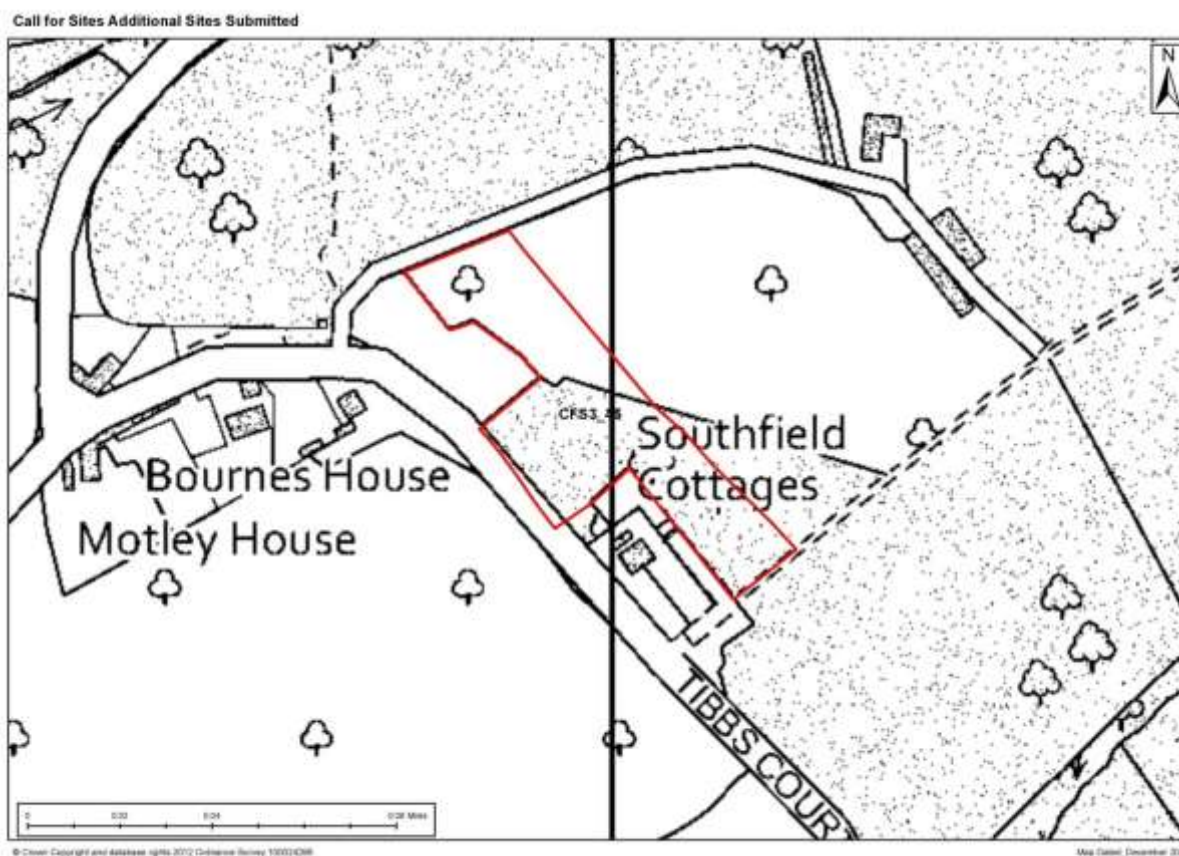


Parish:	Brenchley and Matfield
Settlement:	Remote from a settlement centre
Gross area (ha):	0.77
Developable area (ha):	0.74
Site type:	Greenfield site remote from existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	22
Issues to consider:	Ecology: TPO; AONB Component Part: Historic Routeways PRoW, Historic Field Boundaries; Transport Infrastructure: PRoW, Near Cycle Route; AONB; HLC Period: Boundary Lost 0-25%, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt
Site Description:	Site consists of an area of overgrown woodland. There are

	<p>telegraph poles along boundary with a footpath down alongside the site. The site is adjoined by sporadic residential properties as well as a pub, an electricity substation and agricultural uses.</p> <p>Boundaries are open along the footpath, and also include post and rail fencing along Tibbs Court Lane. Trees on the site form natural boundary along most of site. There is a Public Right of Way adjacent to the site. The site slopes down to the north, the site is at a high level relative to Petteridge Lane. There are views into the site from the footpath and Tibbs Court Lane.</p>
Suitability:	Unsuitable: This site is located within a rural location. Development would have an adverse impact upon the landscape character, located in the AONB.
Availability:	Available Ownership unconfirmed
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from a settlement centre and is unlikely to be sustainable in this context.

Site Reference: Late site 45

Site Address: Parcel B Tibbs Court Lane, Petteridge

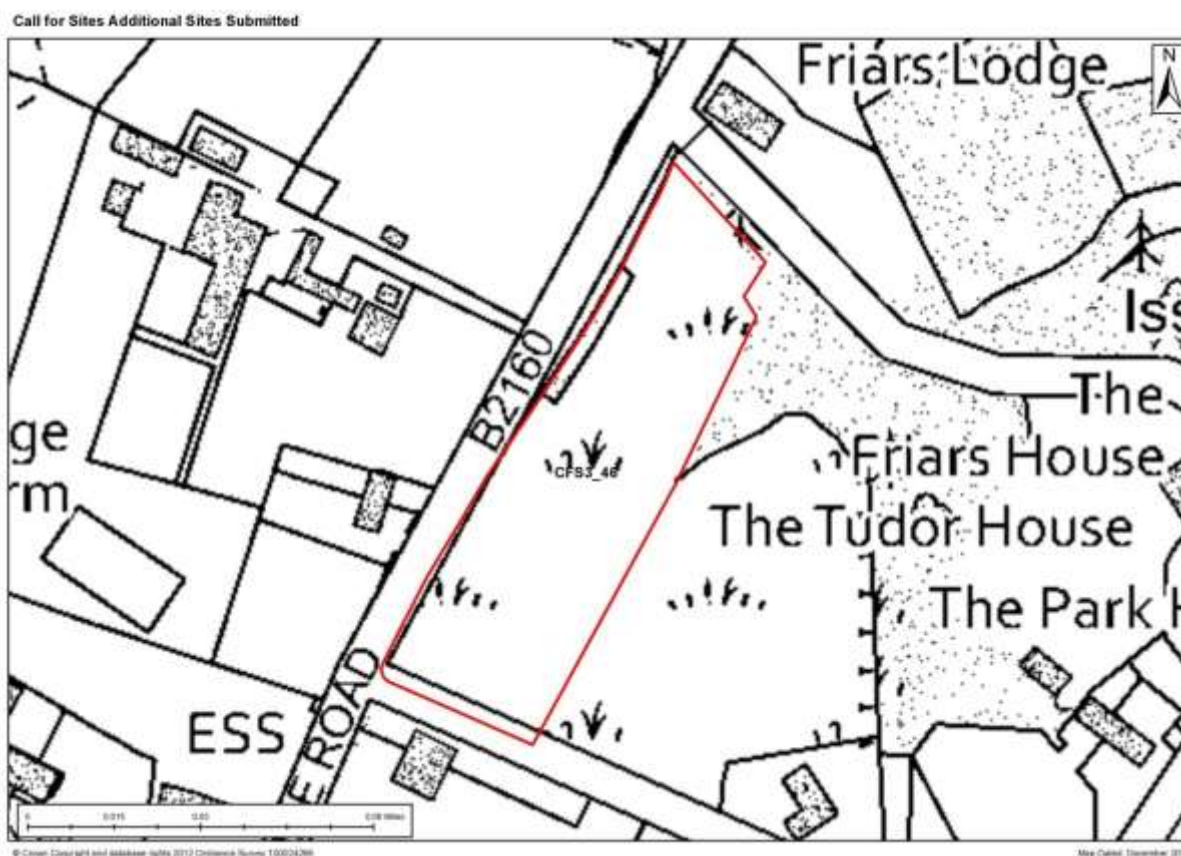


Parish:	Brenchley and Matfield
Settlement:	Remote from a settlement centre
Gross area (ha):	0.55
Developable area (ha):	0.55
Site type:	Greenfield site remote from existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	16
Issues to consider:	AONB Component Part: Historic Field Boundaries; AONB; HLC Period: Boundary Lost 0-25%, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt; Transport Infrastructure: Near Cycle Route
Site Description:	This site is wooded, with some areas more open but largely an overgrown parcel of land. There are no structures on the site.

	<p>There are sporadic residential properties, agricultural fields and allotments adjoining the site and boundaries include hedging along the site boundary with Tibbs Court Lane. Trees form other boundaries and there are domestic boundary treatments alongside boundaries with residential properties. There is a lack of pavement along Tibbs Court Lane. The site is generally flat.</p> <p>There is a public view of the site along Tibbs Court Lane and glimpses from the public right of way.</p>
Suitability:	Unsuitable: This site is located within a rural location. Development would have an adverse impact upon the landscape character, located in the AONB.
Availability:	Available Ownership unconfirmed
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from a settlement centre and is unlikely to be sustainable in this context.

Site Reference: Late site 46

Site Address: Land off Maidstone Road, Matfield



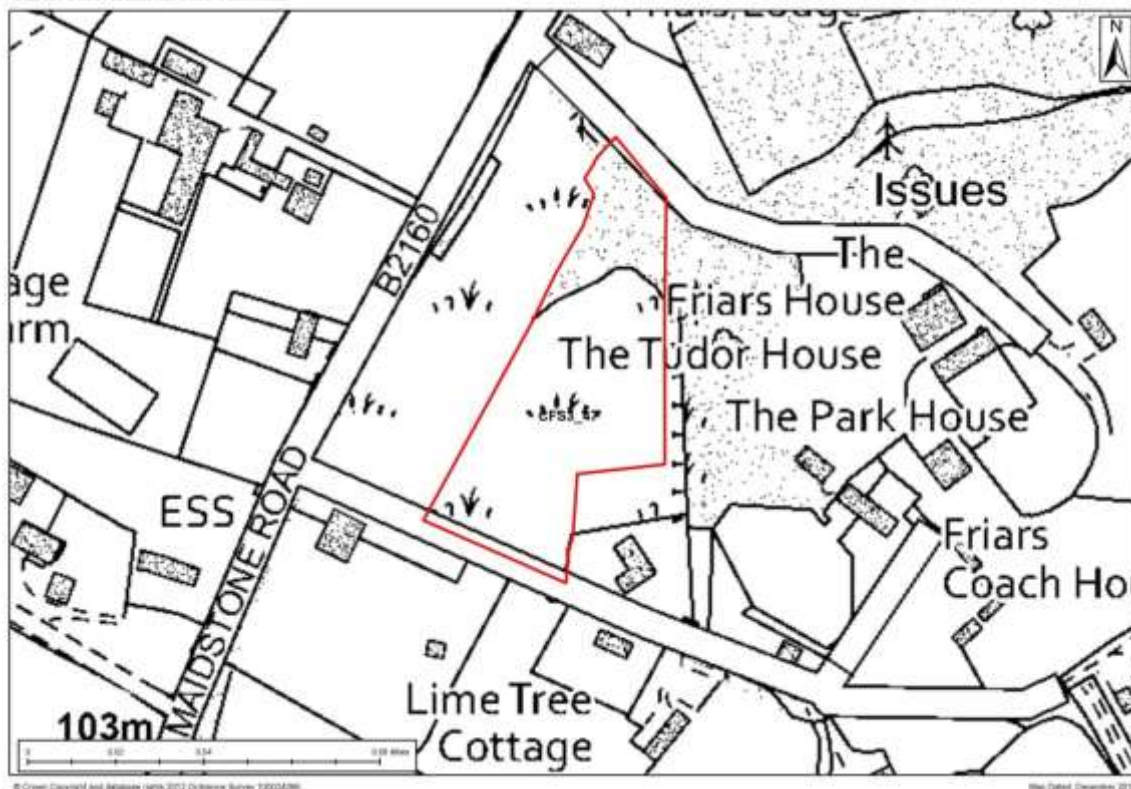
Parish:	Brenchley and Matfield
Settlement:	Detached from a settlement centre
Gross area (ha):	0.69
Developable area (ha):	0.69
Site type:	Greenfield site detached from existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	21
Issues to consider:	Ecology: TPO; AONB; HLC Period: Early modern; APA: General background archaeological potential; ALC: GRADE 2; LCA: Fruit Belt
Site Description:	The site is a greenfield site with no existing buildings. It is adjoined by residential properties, agricultural uses and areas of woodland.

	<p>Along the site frontage with Maidstone Road the site boundary consists of some trees and is part open. Boundaries along the northern and southern boundaries consist primarily of hedging. There are domestic boundaries to the east adjacent to residential properties.</p> <p>There is access to the site from field gates from a private access road to the south. There is no access along Maidstone Road. There is pavement along Maidstone road along the western boundary of the site</p> <p>There are no Public Rights of Way on the site but there are some public rights of way close to the site and bridleway to the south. The site is a flat site.</p>
Suitability:	Unsuitable: Development in this location would have an adverse impact upon the landscape character and settlement pattern, located in the AONB.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A site that scores many neutrals but which is let down by its location further from services and facilities than some other sites. Negative score for land use is influenced by grade 2 agricultural land.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is not well related to the settlement centre and there are landscape and concerns and concerns about impact of the site on the settlement pattern

Site Reference: Late site 47

Site Address: Land at Friars, Matfield

Call for Sites Additional Sites Submitted



Parish:	Brenchley and Matfield
Settlement:	Detached from a settlement centre
Gross area (ha):	0.71
Developable area (ha):	0.71
Site type:	Greenfield site detached from existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	21
Issues to consider:	AONB Component Part: Historic Routeways Roads; AONB; HLC Period: Early modern; APA: General background archaeological potential; ALC: GRADE 2; LCA: Fruit Belt
Site Description:	<p>The site is a greenfield site with no existing buildings. It is adjoined by residential properties and areas of woodland.</p> <p>The site lies in proximity to Maidstone Road, off a private access road. There is pavement along Maidstone road.</p>

	There are no Public Rights of Way on the site but there are some public rights of way close to the site and bridleway to the south. The site is a flat site.
Suitability:	Unsuitable: Development in this location would have an adverse impact upon the landscape character and settlement pattern, located in the AONB.
Availability:	Available Ownership unconfirmed
Achievability:	N/A
Sustainability Assessment:	A site that scores many neutrals but which is let down by its location further from services and facilities than some other sites. Negative score for land use is influenced by grade 2 agricultural land.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is not well related to the settlement centre and there are landscape and concerns and concerns about impact of the site on the settlement pattern

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

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