

Tunbridge Wells Borough



Tunbridge Wells Borough Council

# Site Assessment Sheets for Pembury Parish

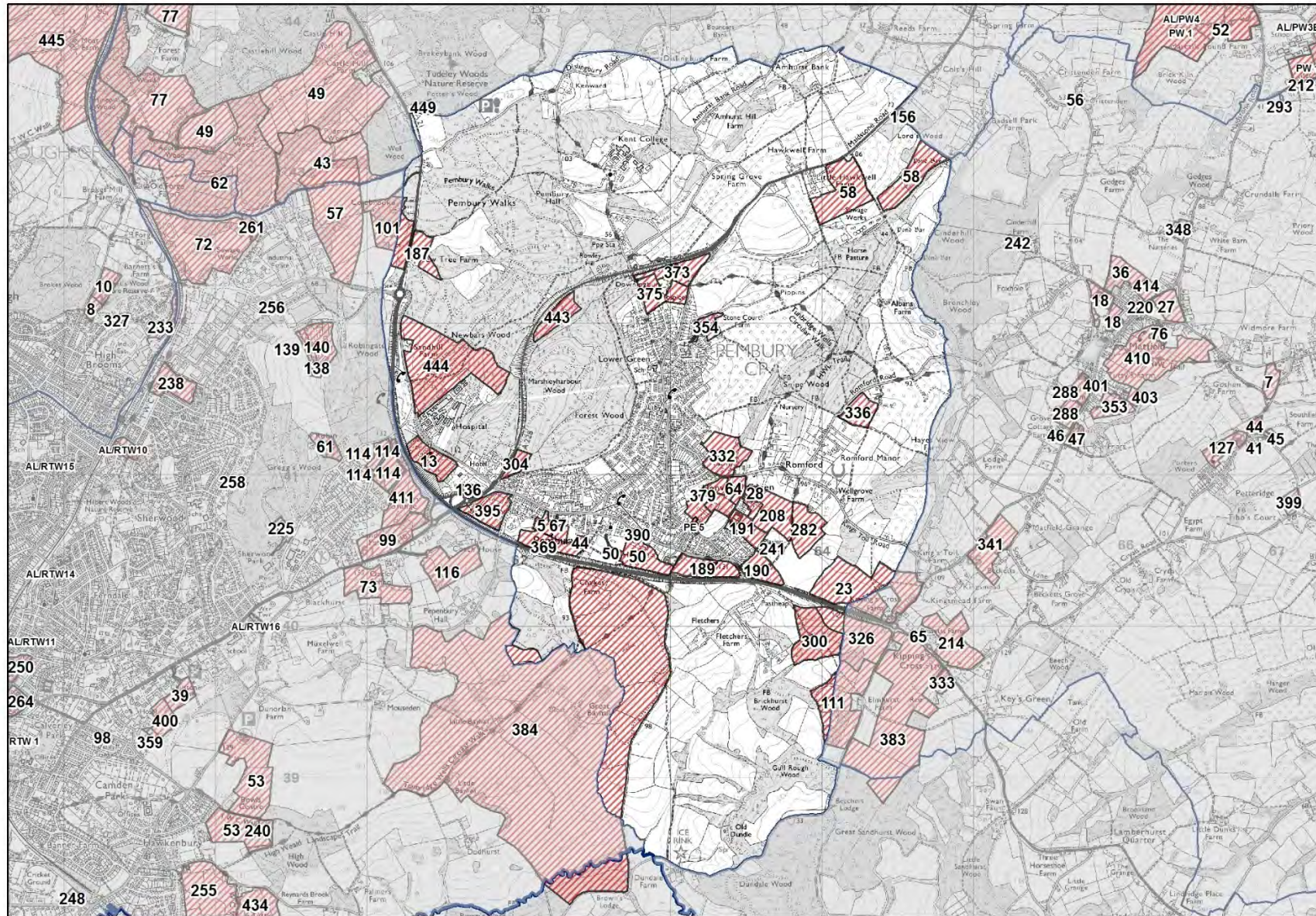
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**Strategic Housing and Economic Land Availability Assessment –  
Regulation 18 Consultation**

**July 2019**







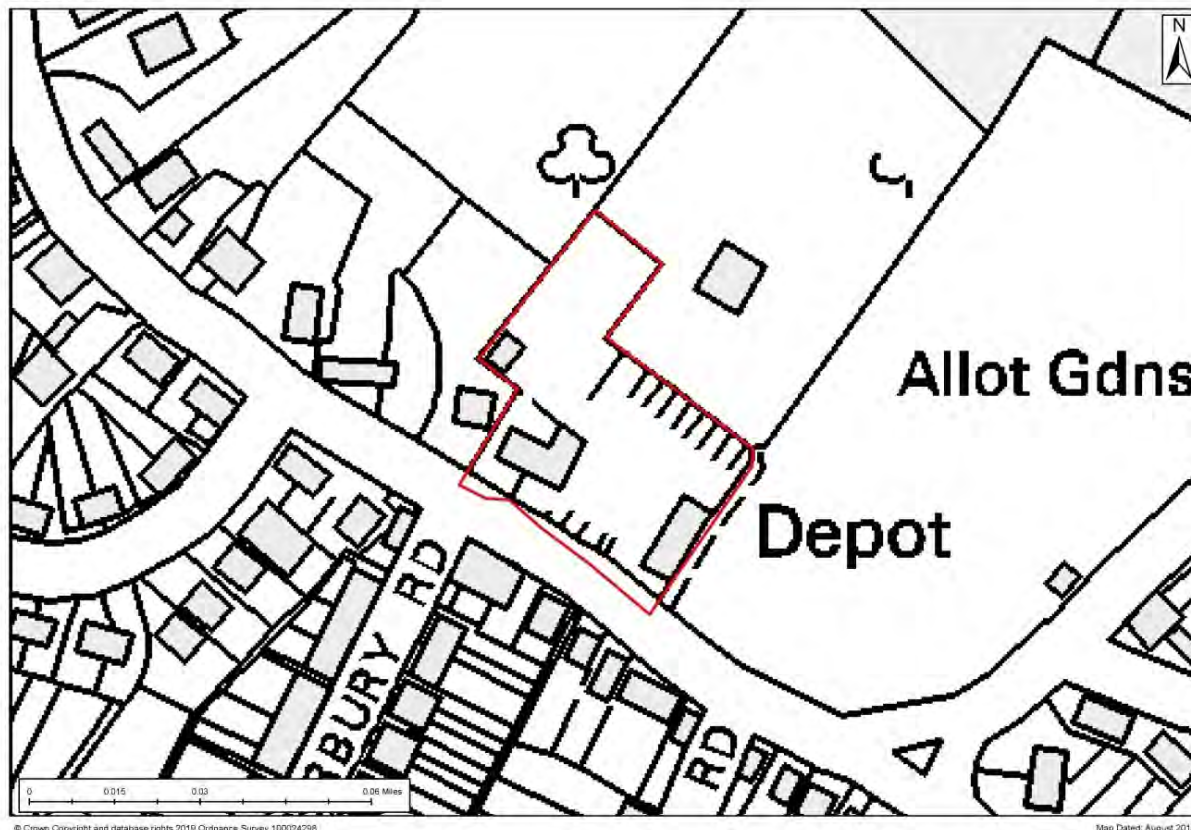
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**Site Reference: 458 (new Local Plan Allocation AL/PE5)**

**Site Address: Land at Sturgeons fronting Henwood Green Road**

SHELAA Site

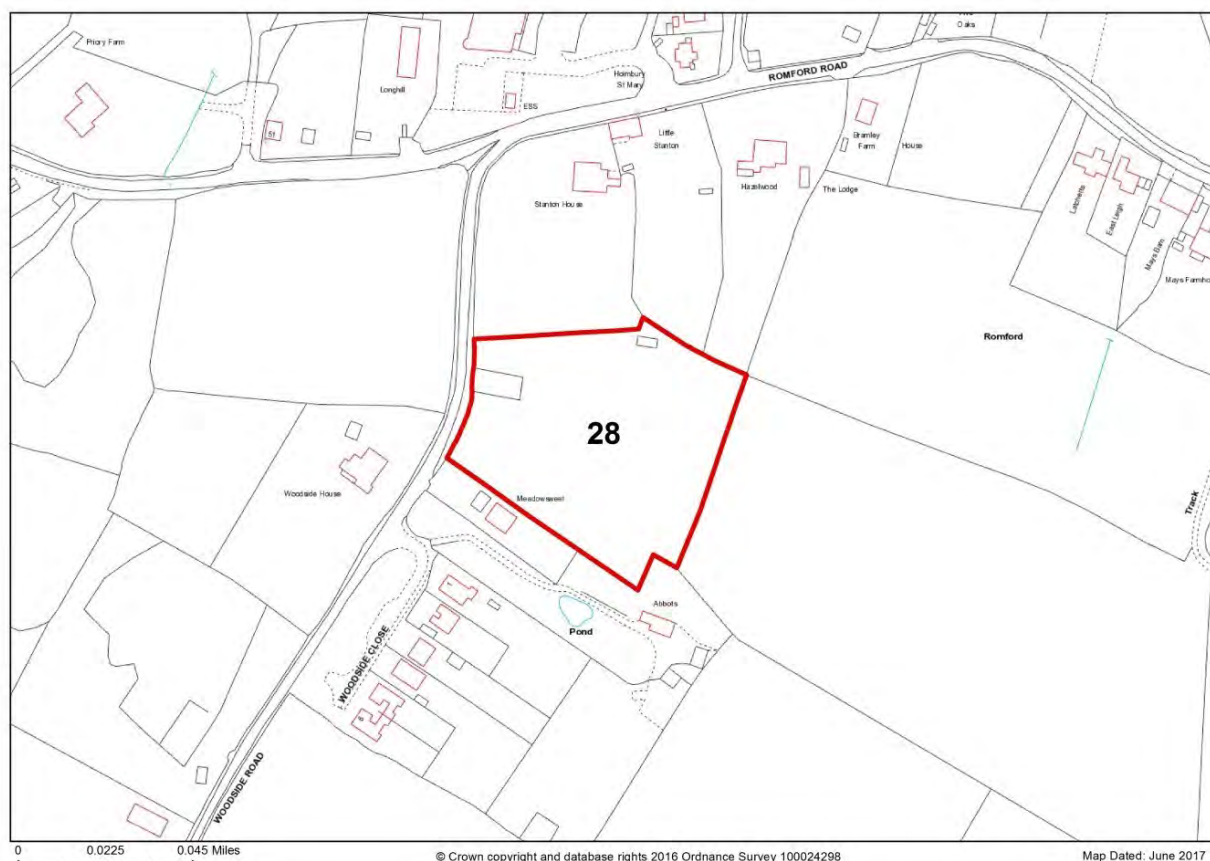


<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	0.46
<b>Developable area (ha):</b>	0.46
<b>Site type:</b>	Mostly PDL site mostly within the Pembury LBD (rear garden excluded)
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	19
<b>Issues to consider:</b>	Green Belt considerations; AONB (1 component part); Ecological interest; notable feature/designation; Land contamination (Depot / Dispensing of Automotive Vehicles); Cycle Route; In Proximity to Cycle Route 18; ALC: Grade 3;

	This site currently has planning consent for 19 units (17/00756/FULL) as of 1st April 2019
<b>Site Description:</b>	<p>The site is occupied by a civil engineering and road surfacing company. There are a number of buildings on the site, part in commercial use and part residential. A residential property fronts the road onto Henwood Green Road. Attached to the dwelling is a commercial element of the building. The site includes bays that hold aggregate and gravel bins. To the east of there are a number of buildings associated with the commercial use. Most of the site is hardstanding and buildings.</p> <p>Boundaries include hedgerow to the south, where there is also th vehicular access serving the site. No footway exists on the northern side of Henwood Green Road, but there is a footway on the south side of the road. Land levels drop down into the site from Henwood Green Road.</p> <p>There are allotment gardens to the east, set behind a substantial, brick, boundary wall. To the west, the neighbouring dwelling is an Oast House. This shared boundary is a mix of conifers and low wire fencing. Brick walls form the boundary to the north, with open countryside beyond. To the south, residential development is mixed in character, generally two storey terraces and chalet bungalows.</p>
<b>Suitability:</b>	Suitable: see reason below
<b>Availability:</b>	Available Ownership unconfirmed
<b>Achievability:</b>	This site is a suitable site located mostly within the LBD. It has an existing planning permission. It is available and it is considered that it is likely that this site can be delivered within the Local Plan period.
<b>Sustainability Assessment:</b>	Positive land use score is influenced by the development on brownfield land with no loss of soils. Housing in this location would not suit older persons (distant from services) so the housing objective does not score as high as it could.
<b>Conclusion:</b>	Site is suitable as a potential Local Plan allocation subject to further consideration.
<b>Reason:</b>	The site is mostly PDL, mostly within the LBD and is likely to be sustainable in this context. It has an existing planning permission.

## Site Reference: 28

**Site Address: Land on the eastern side of Woodside Road, Pembury, TN2 4BG**

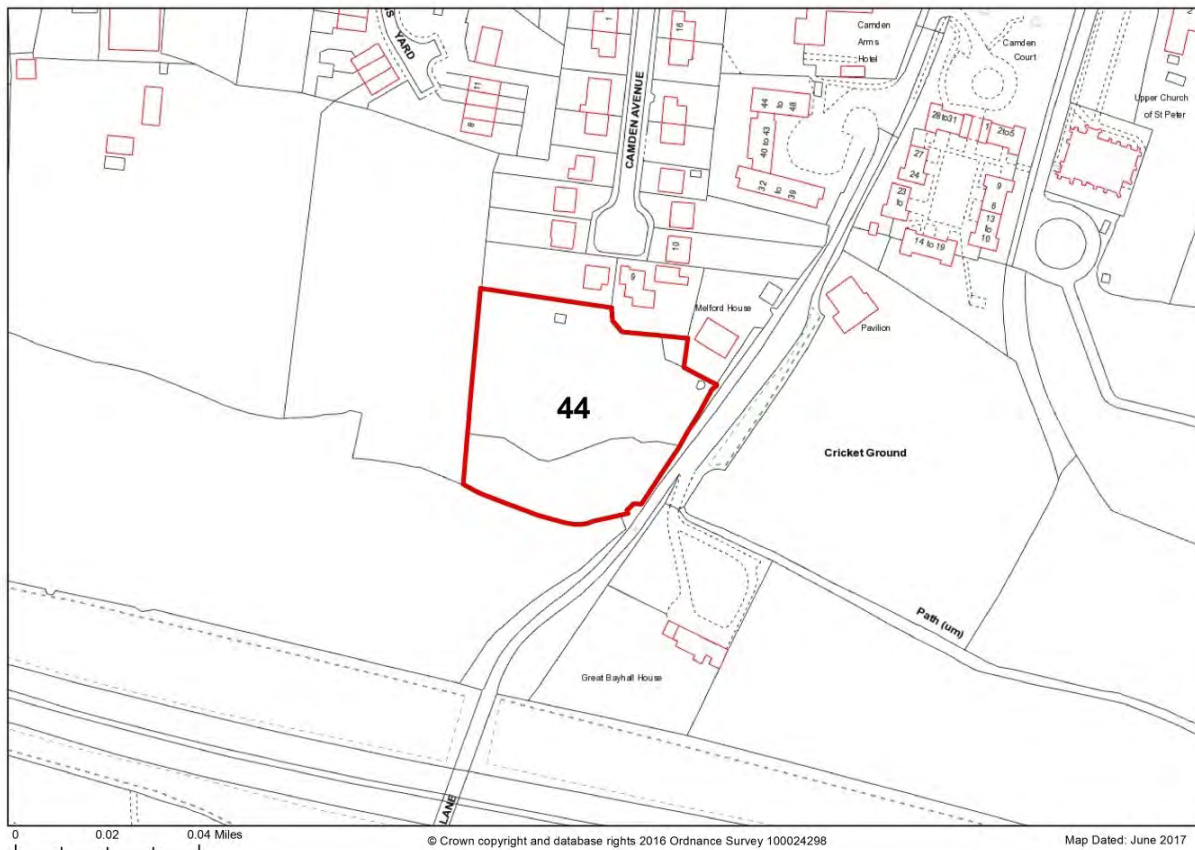


<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	0.89
<b>Developable area (ha):</b>	0.89
<b>Site type:</b>	Greenfield site in proximity to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	27
<b>Issues to consider:</b>	Green Belt considerations; AONB (1 component part); Landscape Sensitivity Study (PE7); Ecological interest; Heritage issues (adjacent to Listed Buildings); Highway issues; In proximity to national cycle route;

	ALC: Grade 2, Grade 3
<b>Site Description:</b>	The site comprises land that is used for horse keeping/paddock. There is a timber stable structure on the site. The site is adjoined by residential properties and agricultural fields. There are site boundaries which consist of wire fencing along the east side and trees to the north and west. The boundary is more open to the south with some hedging and domestic boundary treatments. The gated access off Woodside Road is a steep concrete ramp. Site frontage along Woodside Road runs adjacent to National Cycle Route 18. There is a gated access serving the site off Woodside Road. There is a lack of pavement along Woodside Road. This is an undulating site and it is lower towards the middle of the paddock area.
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	A site that scores mostly neutrals, which is let down on land use and landscape grounds and its location relative to key services and facilities and public transport options. It results in the loss of a greenfield site in the AONB, an historic landscape and is part of a Green Belt parcel the release from which would cause high harm.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	Site is not well related to the settlement centre and is likely to be unsustainable in this context. There are also concerns about access and highway matters

**Site Reference: 44 (Local Plan Allocation AL/PE1 (site is part of larger allocation)) in conjunction with site numbers 67, 368, 369 and late site 5**

**Site Address: Land to the south of Camden Avenue, High Street, Pembury TN2 4AA (Part OS 4255)**



<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	0.52
<b>Developable area (ha):</b>	0.52
<b>Site type:</b>	Greenfield site adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use and mixed use including community facilities in conjunction with other sites forming wider site allocation
<b>Potential yield if residential:</b>	70-80 in conjunction with other sites forming wider site allocation
<b>Issues to consider:</b>	Green Belt considerations; AONB (1 component part); Landscape Sensitivity Study (PE8);

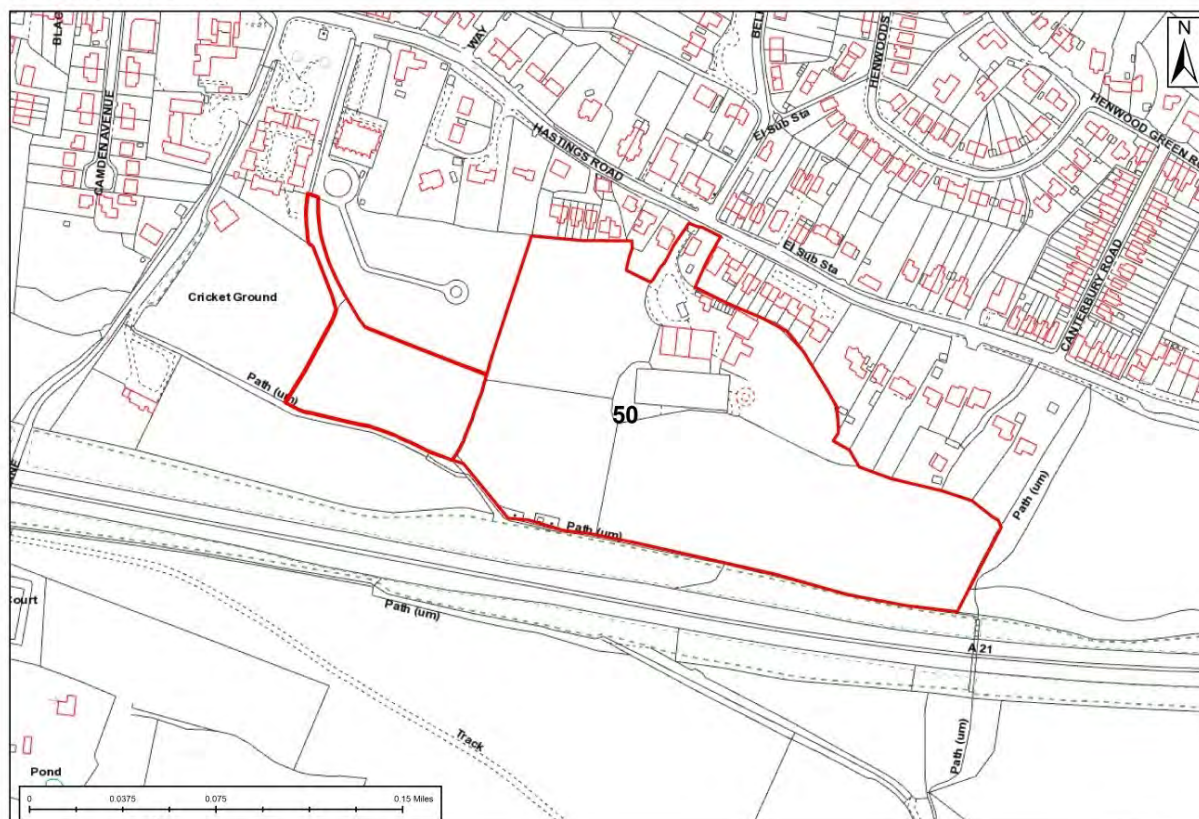
	Heritage – Setting of Conservation Area; Ecological interest; notable feature/designation; Highway issues; Adjacent to Limits to Built Development; ALC: Grade 3
<b>Site Description:</b>	<p>The site consists of part woodland to the southern end with the rest of the site being overgrown grassland. There are no existing buildings on the site. The site is adjoined by residential uses, a cricket ground and undeveloped land to the west and further to the south. The boundaries comprise of hedges and trees and a belt of trees adjacent to the access from the gate. There are also trees along the frontage with Chalket Lane but more open boundaries adjacent to the residential uses where there is more domestic type planting. There are also conifers along the western boundary adjacent to the residential uses. The site is in proximity to Hastings Road and the National Cycle Route 18.</p> <p>There is currently a lack of vehicular access. There is a gate access from Chalket Lane that runs adjacent to a tree belt. This is an unmade access. Chalket Lane is a private road. There is a lack of pavement along Chalket Lane. Public Right of Way number WT240 is sited east of the site. The site slopes to the south.</p>
<b>Suitability:</b>	Suitable: see reason below
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	This site is suitable in conjunction with other site submissions and is available. It is considered that it is likely that the site could be delivered within the Local Plan period.
<b>Sustainability Assessment:</b>	Negative land use score is influenced by the loss of green belt (low harm) greenfield land, with grade 3 soils in the AONB. Noise scores negatively because residents will be exposed to high noise levels and also contribute to deterioration in the existing levels.
<b>Conclusion:</b>	Site is suitable as a potential Local Plan allocation subject to further consideration.
<b>Reason:</b>	Site is adjacent to the LBD and has access to the centre of Pembury. The site is likely to be sustainable in this context. It would form a logical extension of the LBD in conjunction with other site submissions.



# Site Reference: 50 (Local Plan Allocation AL/PE2) in conjunction with site number 390

**Site Address: 50A Hubbles Farm and 32 Hastings Road (including adjacent land), Pembury, TN2 4JP**

Call for Sites 2017 Submission



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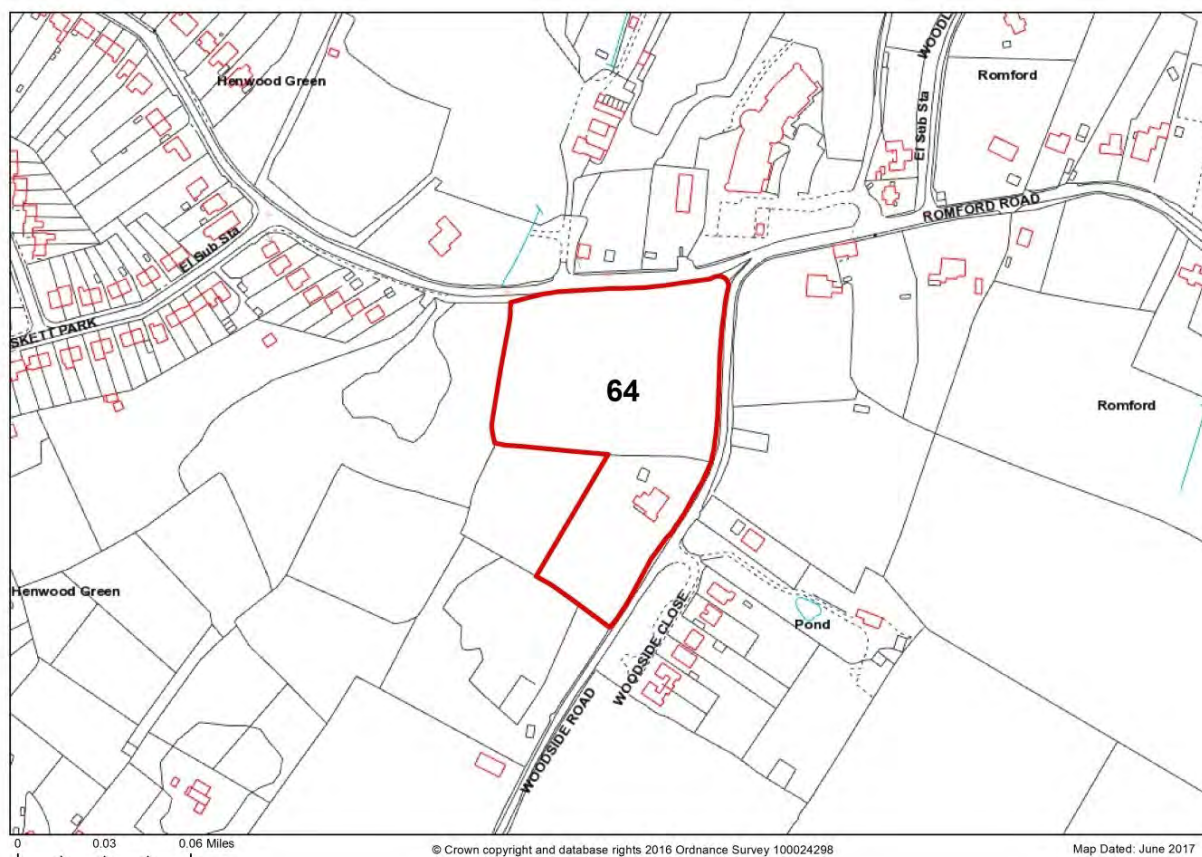
Map Dated: Feb 2018

<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	6.16
<b>Developable area (ha):</b>	6.06
<b>Site type:</b>	Largely greenfield site / part PDL (existing dwelling) part within / part adjacent and largely in close proximity to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	90
<b>Issues to consider:</b>	Green Belt considerations; AONB (3 component parts); Landscape Sensitivity Study (PE8); Heritage – Adjacent to Conservation Area; Ecological interest; notable feature/designation;

	Local Plan Landscape Considerations; Adjacent to Limits to Built Development; Highway issues; In proximity to national cycle route; ALC: Grade 3
<b>Site Description:</b>	<p>The site comprises a managed greenfield site and is part residential in use. It consists of two parcels of land. There are three existing dwellings on the site. There is a B1/B8 barn, a stable block and stables. There are residential uses adjoining as well as a cemetery, cricket ground, fields and agriculture. The site boundaries comprise hedging along the north of the site, trees and hedging along the east and south, a chain link fence to the west plus a small bit of hedge. There is also a chain link fence around area the paddock areas. The site frontage along Hastings Road runs adjacent to National Cycle Route 18. The larger part of the site (part 1) has vehicular access from Hastings Road. The smaller part of the site (part 2) has access via the rear of the nearby church via a metal gate in north west corner.</p> <p>There are pavements along Hastings Road. There is a Public Rights of Way running along the southern boundary of the site adjacent to the A21. The site slopes up to the west and the south; higher level than path to east. The top of the site (parcel two, the larger part of the site) is generally flat but with a significant slope down to Hastings Road.</p>
<b>Suitability:</b>	Suitable: see reason below
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	This site is a suitable site which is available. It is considered that the site could be delivered in the Local Plan period.
<b>Sustainability Assessment:</b>	Negative land use score is influenced by the loss of green belt (low harm) greenfield land, with grade 3 soils in the AONB. Noise scores negatively because residents will be exposed to high noise levels and also contribute to deterioration in the existing levels. Risk to Groundwater Source Protection Zone is influencing the score for the water objective.
<b>Conclusion:</b>	Site is suitable as a potential Local Plan allocation subject to further consideration.
<b>Reason:</b>	This site lies mostly in proximity to the LBD and is likely to be sustainable in this context. It includes some PDL land. It would form a logical extension to the LBD in conjunction with other site submissions.

## Site Reference: 64

**Site Address: Land at Woodside House, Woodside Road, Pembury TN2 4BG**



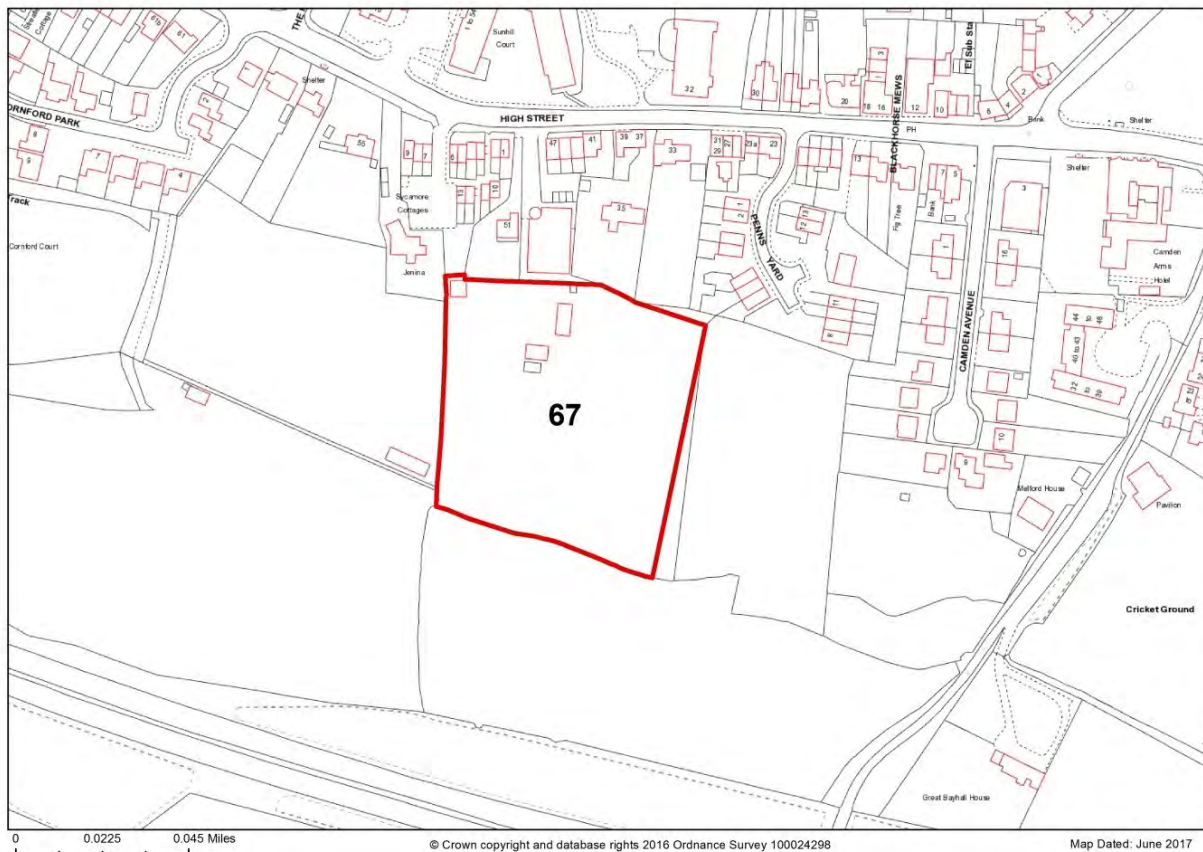
<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	1.61
<b>Developable area (ha):</b>	1.55
<b>Site type:</b>	Part PDL/part greenfield site in proximity to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	47
<b>Issues to consider:</b>	Green Belt considerations AONB (2 component parts); Landscape Sensitivity Study (PE7); Heritage – Setting of Listed Buildings; Ecological interest; notable feature/designation; Highway issues; In proximity to national cycle route;



	EA Flood zones 2 (4.5%), 3a (40.68%), and 3b (3.83%); ALC: Grade 3
<b>Site Description:</b>	<p>The site is part residential use with a dwelling and ancillary outbuildings and part greenfield. There is an existing house and garage on the site and a stable. The residential part of the site has a relatively flat garden area. The rest of the curtilage undulates. The site is adjoined by a care home further north, sporadic residential properties and fields. The site boundaries consist of soft landscaping, trees, hedge planting and some wire fencing. The site frontage along Woodside Road runs adjacent to National Cycle Route 18.</p> <p>There is an existing vehicular access to the site from Woodside Road to the existing house. There is a second road frontage along Romford Road. There is a lack of pavement along Woodside Road and Romford Road. There is paving further towards Pembury. There is a steep slope across Woodside Road down to Romford Road. The site is screened to an extent by greenery along the boundaries.</p>
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	A site that scores mostly neutrals, which is let down on land use and landscape grounds and its location relative to key services and facilities and public transport options. It results in the loss of an historic greenfield site in the AONB, an historic landscape and is part of a Green Belt parcel the release from which would cause high harm.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	Site is not well related to the settlement centre and is likely to be unsustainable in this context. There are also concerns about access and highway matters

**Site Reference: 67 (Local Plan Allocation AL/PE1 (site is part of larger allocation)) in conjunction with site numbers 44, 368, 369 and late site 5**

**Site Address: Land to the rear of Pembury Village Hall, Pembury**



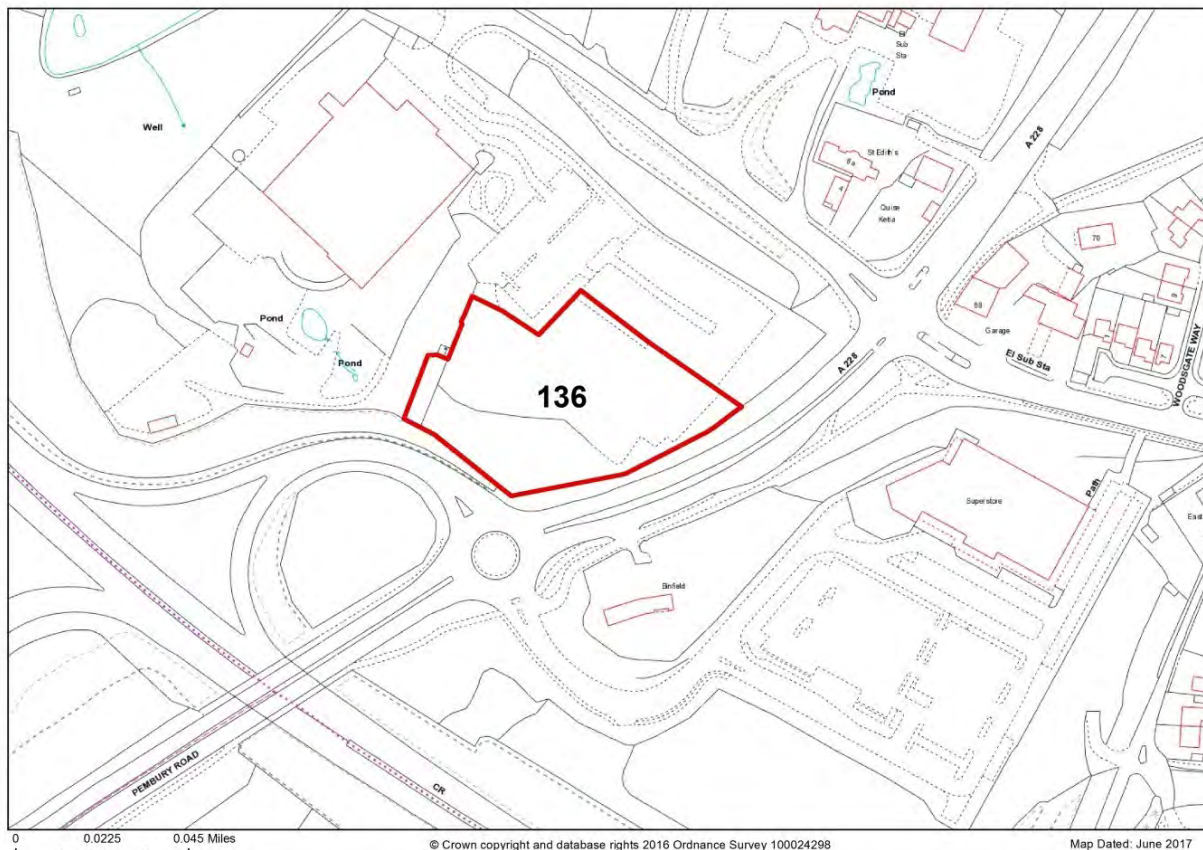
<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	1.08
<b>Developable area (ha):</b>	1.08
<b>Site type:</b>	Predominantly greenfield site adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use and mixed use including community facilities in conjunction with other sites forming wider site allocation
<b>Potential yield if residential:</b>	70-80 in conjunction with other sites forming wider site allocation
<b>Issues to consider:</b>	Green Belt considerations; AONB (1 component part); Landscape Sensitivity Study (PE8); Ecological interest; notable feature/designation; Potential road noise from A21;

	Heritage issues (adjacent to Conservation Area); Highway issues (access); In proximity to national cycle route; Adjacent to Limits to Built Development; ALC: Grade 3
<b>Site Description:</b>	The site comprises a green area of land with two derelict small barn structures and a small area of hard surface by a gate adjacent to the village hall. There are a few sporadic trees on the site. The site appears to be maintained. The site is adjoined by residential properties, a village hall and fields. Site boundaries consist of hedging and fencing. The site is in proximity to Hastings Road and National Cycle Route 18. The site is accessed alongside the village hall. The site has no direct road frontage. There are pavements along the High Street. The site is generally flat with a slight slope down towards the west.
<b>Suitability:</b>	Suitable: see reason below
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	This site is a suitable site which is available and in single ownership. It is considered that the site could be delivered in the Local Plan period.
<b>Sustainability Assessment:</b>	Negative land use score is influenced by the loss of green belt (low harm) greenfield land, with grade 3 soils in the AONB. The Noise objective scores negatively because residents will be exposed to high noise levels and the site will contribute to a deterioration in the existing noise levels.
<b>Conclusion:</b>	Site is suitable as a potential Local Plan allocation subject to further consideration.
<b>Reason:</b>	Site is adjacent to the LBD and has pedestrian access to the centre of Pembury. The site is likely to be sustainable in this context. It would form a logical extension to the LBD in conjunction with other site submissions.



**Site Reference: 136 (Local Plan Allocation AL/PE6 (site is part of larger allocation)) in conjunction with sites 444, late site 13 and additional land**

**Site Address: Land at Notcutts Garden Centre, Tonbridge Road, Pembury, TN2 4QN**



<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	0.72
<b>Developable area (ha):</b>	0.72
<b>Site type:</b>	PDL site in proximity to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for mixed used for key medical facilities in conjunction with other sites forming wider site allocation
<b>Potential yield if residential:</b>	Mixed use scheme with no residential yield specified; provision for key worker housing included in allocation
<b>Issues to consider:</b>	Green Belt considerations; AONB (2 component parts); Landscape Sensitivity Study (PE4);

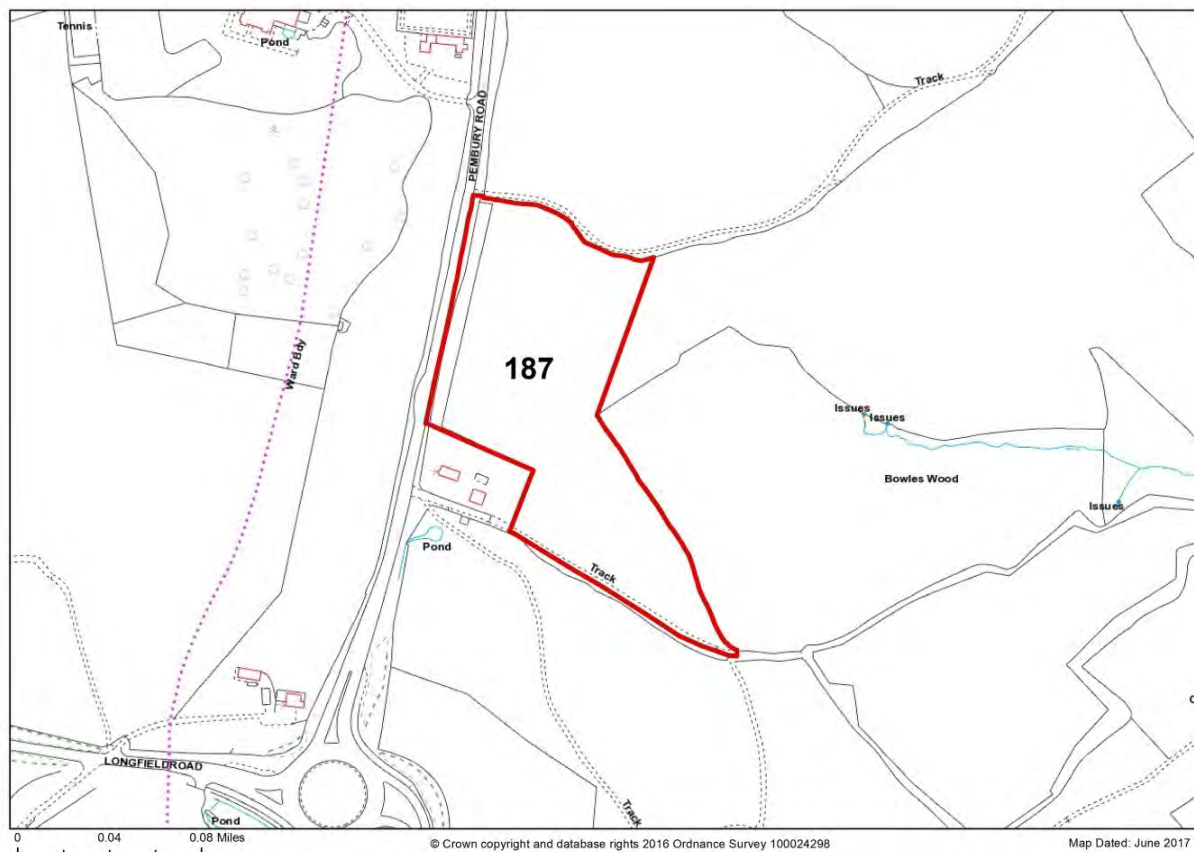
	<p>Ecological interest; notable feature/designation;  Highway issues;  Potential road noise considerations;  In proximity to national cycle route;  ALC: Grade 3, Non-Agricultural</p>
<b>Site Description:</b>	<p>The site is currently used for car parking associated with a garden centre. There are no existing buildings on the site. The site is adjoined by Notcutts Garden Centre, road network (A21 junctions, Pembury Road), Pembury Hospital and a hotel. The site boundary consists of a private hedge surrounding the site with some trees and fencing. There is a small earth bund at the western edge of the site. There are trees within the site. The site frontage along Pembury Road runs adjacent to National Cycle Route 18. Vehicular access to the site is currently through the Nottcutts Garden centre. The site has a frontage with Pembury Road. Pedestrian access is currently limited, through the garden centre. There are pavements in the locality but not directly to the site. The site is flat but raised from the existing public highway with a slight slope down to the north.</p>
<b>Suitability:</b>	Suitable: see reason below
<b>Availability:</b>	<p>Available  Single ownership</p>
<b>Achievability:</b>	<p>This is a suitable site which is available and in single ownership. It is considered that the site could be delivered in the Local Plan period.</p>
<b>Sustainability Assessment:</b>	<p>Education scores positively as this policy includes the provision of a medical education facility. Deprivation scores positively due to the provision of housing for key workers. The A21 corridor has been identified as an area for employment growth and several objectives are scored as neutral or positive to reflect suitability of allocation for employment use. Negative land use score is influenced by the loss of green belt (moderate harm) and partial loss of greenfield land. The health objective scores positively to reflect the benefits that will be seen from a hospital increasing and improving hospital facilities. The nature of the proposed use will mean that bus and private car travel will be preferred to active travel modes. This and the risk of exposing sensitive receptors to increased levels of air pollutants, are the key reasons why the air objective is scored negatively. The proposals pose a risk to the multiple designated wildlife sites contained within the site. However, buffers and schemes for enhancements will reduce biodiversity impacts. Education scores positively as this policy includes the provision of a medical education facility. Deprivation scores positively due to the provision of housing for key workers. The A21 corridor has been identified as an area for employment growth and several objectives are scored as neutral or positive to reflect suitability of allocation for employment use. Negative land use score is influenced by the loss of green belt (moderate harm) and partial loss of greenfield land. The health objective scores</p>

	positively to reflect the benefits that will be seen from a hospital increasing and improving hospital facilities. The nature of the proposed use will mean that bus and private car travel will be preferred to active travel modes.
<b>Conclusion:</b>	Site is suitable as a potential Local Plan allocation subject to further consideration.
<b>Reason:</b>	Site is partly developed in proximity to the LBD and has pedestrian access to the centre of Pembury. It is also in proximity to the main urban area of Tunbridge Wells. The site is likely to be sustainable in this context. It is suitable for a mixed use allocation in conjunction with other sites forming part of a larger allocation.



## Site Reference: 187

**Site Address: Yew Tree Farm, Pembury Road, Pembury**

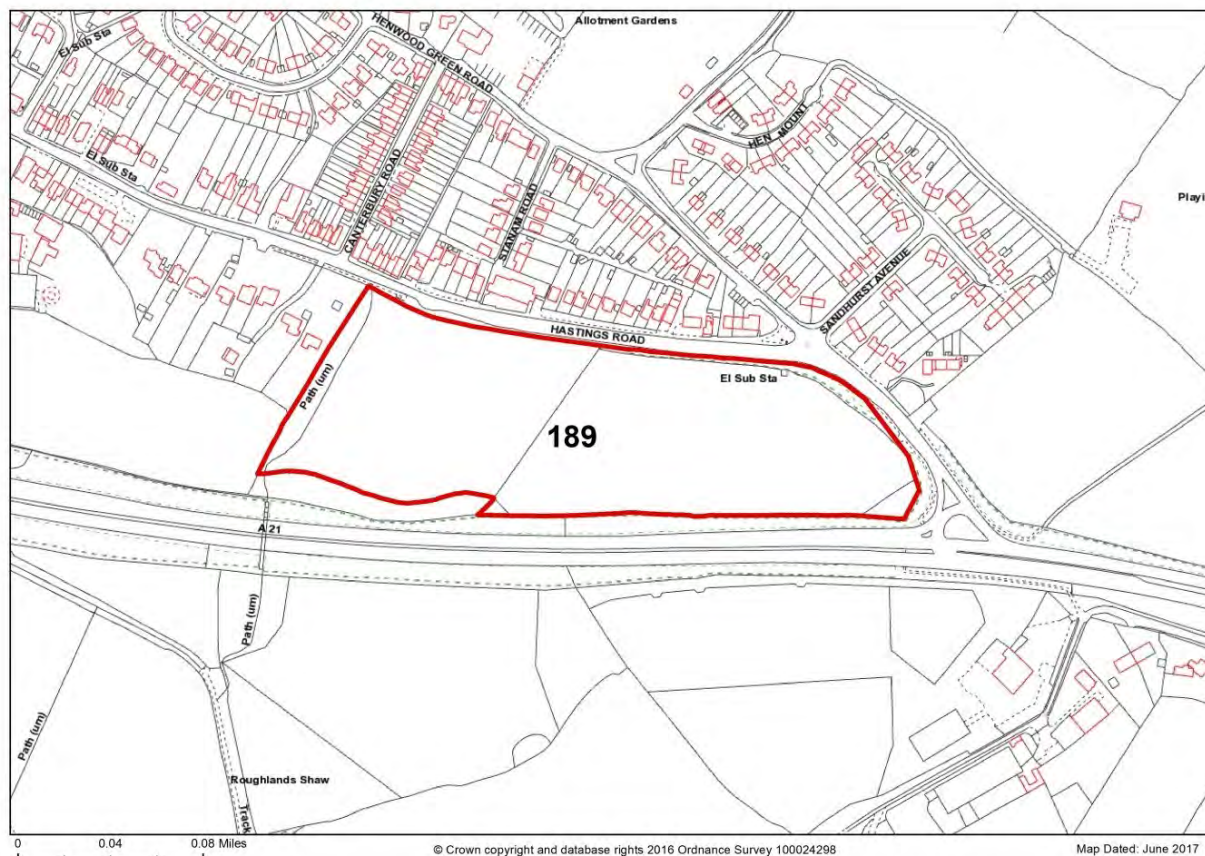


<b>Parish:</b>	Pembury
<b>Settlement:</b>	Adjacent to A21 in proximity to Main Urban Area; Royal Tunbridge Wells and Southborough
<b>Gross area (ha):</b>	3.04
<b>Developable area (ha):</b>	1.71
<b>Site type:</b>	Greenfield site in proximity to main urban area
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use or economic use
<b>Potential yield if residential:</b>	51
<b>Issues to consider:</b>	Green Belt considerations; AONB (4 component parts); Landscape Sensitivity Study (PE1); Ecological interest; notable feature/designation; Heritage issues (adjacent to listed building); Highway issues; Potential road noise; ALC: Grade 3

<b>Site Description:</b>	The site comprises an open field. There are no existing buildings onsite. The site is adjoined by woodland, the A21 and a residential building. The boundaries of the site consist mostly of trees. It has an open boundary along the A21 frontage. There is a fence along the boundary with the adjacent residential building. There is a bridleway to the north of the site. There is currently a lack of vehicular and pedestrian access to the site. The site is generally flat.
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is not a reasonable alternative
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	This site is not well related to existing development and there are landscape concerns about the allocation of this site

# Site Reference: 189 (Local Plan Allocation AL/PE3)

**Site Address: Land south of Hastings Road, Pembury**



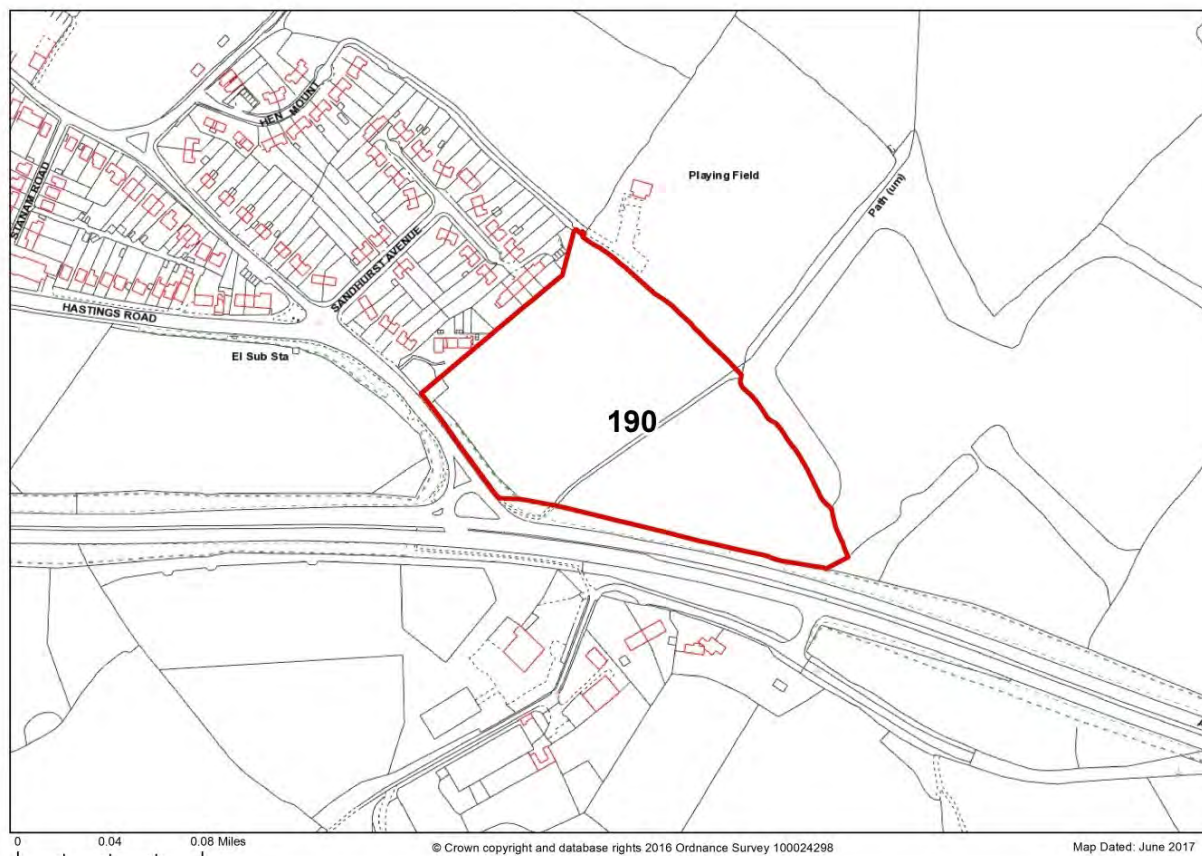
<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	4.78
<b>Developable area (ha):</b>	4.28
<b>Site type:</b>	Greenfield site adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	90
<b>Issues to consider:</b>	Green Belt considerations; AONB (3 component parts); Landscape Sensitivity Study (PE8); Ecological interest; notable feature/designation; Highway issues; In proximity to national cycle route; Potential road noise; Adjacent to Limits to Built Development; ALC: Grade 3

<b>Site Description:</b>	<p>The site consists of a managed green field. There is a sub-station on the site. The site is adjacent to residential properties, commercial uses and the A21. The boundaries of the site consist mostly of mature trees with some hedging. A tree/hedge belt sub-divides the site into two parts. The site frontage along Hastings Road runs adjacent to National Cycle Route 18.</p> <p>There is currently a lack of vehicular access to the site. The site has a frontage with Hastings Road and the A21. There is a gate on Hastings Road, approximately 90 yards from the A21 roundabout. There is pavement along Hastings Road. A Public Right of Way runs through the western side of the site. There is a dip in the centre of the western area. The site slopes to the east and west. It rises to the south adjacent to the A21.</p>
<b>Suitability:</b>	Suitable: see reason below
<b>Availability:</b>	<p>Available</p> <p>Ownership unconfirmed</p>
<b>Achievability:</b>	This is a suitable site. It is available and it is considered that the site is deliverable within the Local Plan period.
<b>Sustainability Assessment:</b>	<p>Negative land use score is influenced by the loss of green belt (low harm) greenfield land, with grade 3 soils in the AONB. Noise scores negatively because residents will be exposed to high noise levels and also contribute to deterioration in the existing levels. Risk to Groundwater Source Protection Zone is influencing the score for the water objective. Loss of the historic fields AONB feature caused the landscape and heritage objectives to be negative.</p>
<b>Conclusion:</b>	Site is suitable as a potential Local Plan allocation subject to further consideration.
<b>Reason:</b>	Site is adjacent to the LBD and has access to Pembury. The site is likely to be sustainable in this context. It would form a logical extension to the LBD



## Site Reference: 190

**Site Address: Land south east of Sandhurst Avenue, Pembury**

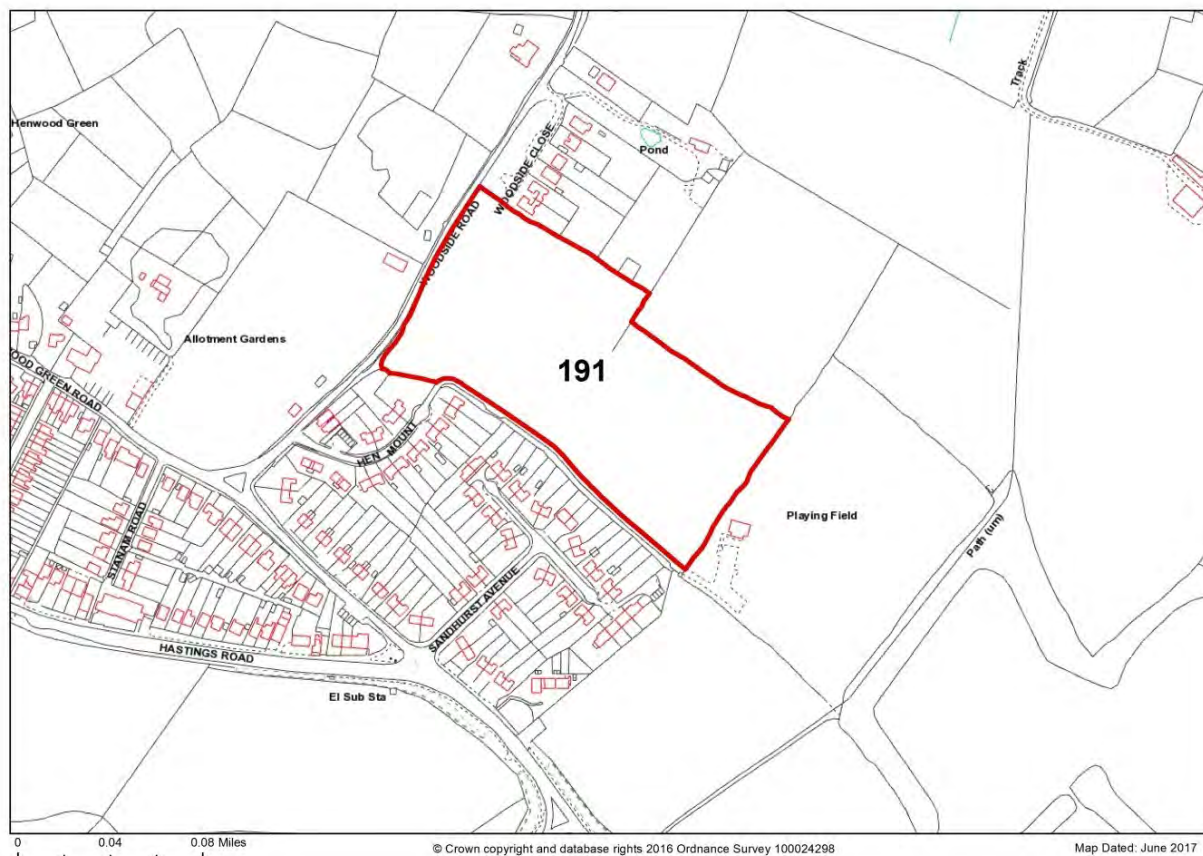


<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	3.52
<b>Developable area (ha):</b>	3.52
<b>Site type:</b>	Greenfield site adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential
<b>Potential yield if residential:</b>	106
<b>Issues to consider:</b>	Green Belt considerations; AONB (3 component parts); Landscape Sensitivity Study (part PE7, part MGB1); Ecological interest; Highway issues; Local Plan recreation designation on part of the site; In proximity to national cycle route; Potential road noise; Adjacent to Limits to Built Development;

	ALC: Grade 3
<b>Site Description:</b>	The site consists of an agricultural field. There are no existing buildings on the site. The site is adjoined by residential properties, the A21 and recreation fields and other fields. The site is mainly bordered by mature hedgerows. The site is naturally split in two by a hedgerow in the middle of the site. There are some mature trees and shrubs found within the hedgerows. The site is in proximity to Henwood Green Road and National Cycle Route 18. There is a gate that provides access to the main parcel of land from Hastings Road. There is pavement along Hastings Road. There is a Public Right of Way running through the middle of the site. The site is mainly flat with some minor undulation across the site. The site is at a higher level relative to the adjacent A21 and Hastings Road. The site is relatively enclosed, with some overlooking from the rear of adjacent residential properties.
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Negative land use score is influenced by the loss of green belt (moderate/high) greenfield land, with grade 3 soils in the AONB. Landscape scores negative because of location of site relative to historic fields and historic farmsteads within an historic landscape in the AONB. Noise scores negatively because residents will be exposed to high noise levels and contribute to deterioration in the existing levels.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	In conjunction with other site submissions at the eastern side of Pembury, there are significant highway impact concerns including on the nearby A21 major distributor road managed by Highways England.

## Site Reference: 191

### Site Address: Land north of Henwoods Mount, Pembury



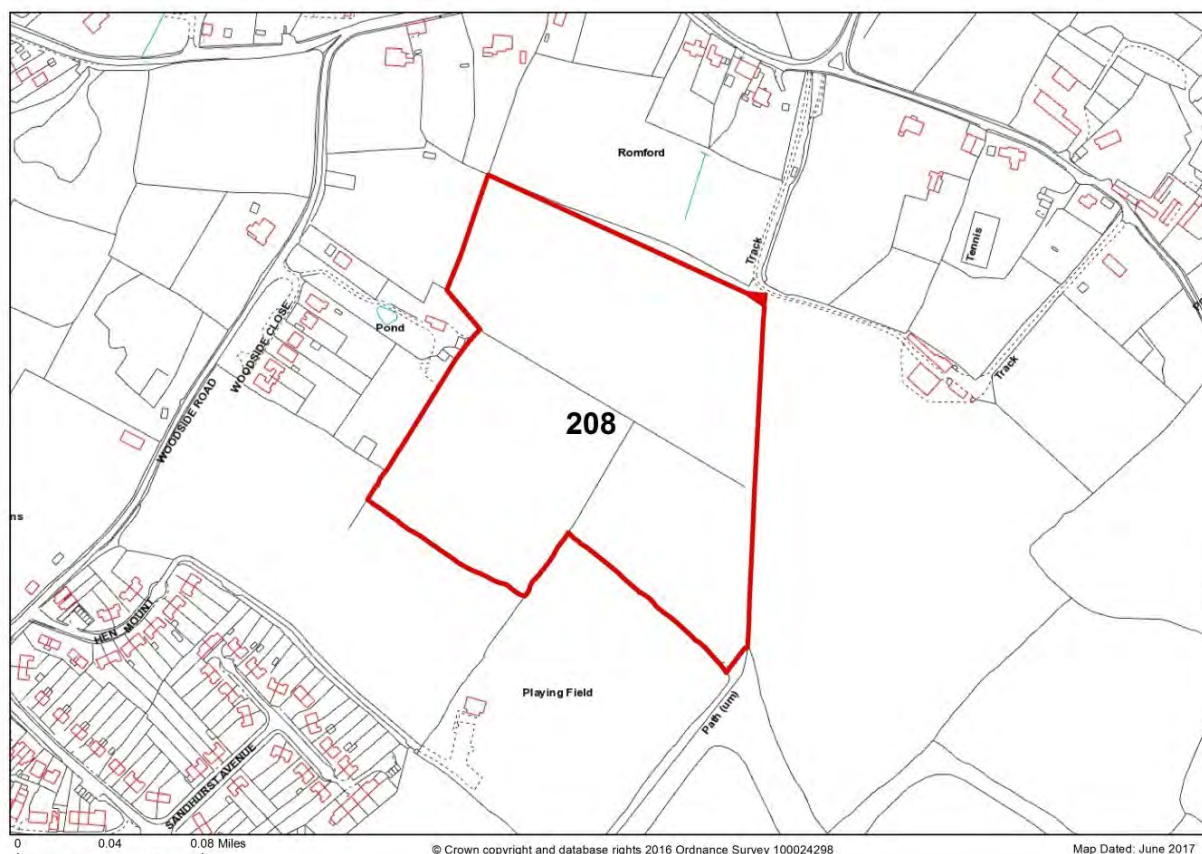
<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	3.19
<b>Developable area (ha):</b>	3.19
<b>Site type:</b>	Greenfield site adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	96
<b>Issues to consider:</b>	Green Belt considerations; AONB (2 component parts); Landscape Sensitivity Study (PE7); Ecological interest; notable feature/designation; Local Plan recreation designation on part of the site; In proximity to national cycle route; Highway issues; Adjacent to Limits to Built Development; ALC: Grade 2, Grade 3

<b>Site Description:</b>	The site is a greenfield site. There are no existing buildings on the site. The site is adjoined by areas of residential use and a playing field. There is bramble hedging adjacent to the access track, which runs parallel to the site's southern boundary and mature trees along the other sides. The site frontage along Woodside Road runs adjacent to National Cycle Route 18. There is currently a lack of vehicular access to the site. There is a lack of pavement along Woodside Road and Henwood Mount adjacent to the site. The site is a sloping site, rising to the west.
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Negative land use score is influenced by the loss of green belt (high) greenfield land, with part grade 3 soils in the AONB. The site is also an historic field. Noise scores negatively because residents will be exposed to high noise levels and contribute to deterioration in the existing levels.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	In conjunction with other site submissions at the eastern side of Pembury, there are significant highway impact concerns including on the nearby A21 major distributor road managed by Highways England.



## Site Reference: 208

**Site Address: Romford House Farm, Kings Toll Road, Pembury, TN2 4BE**

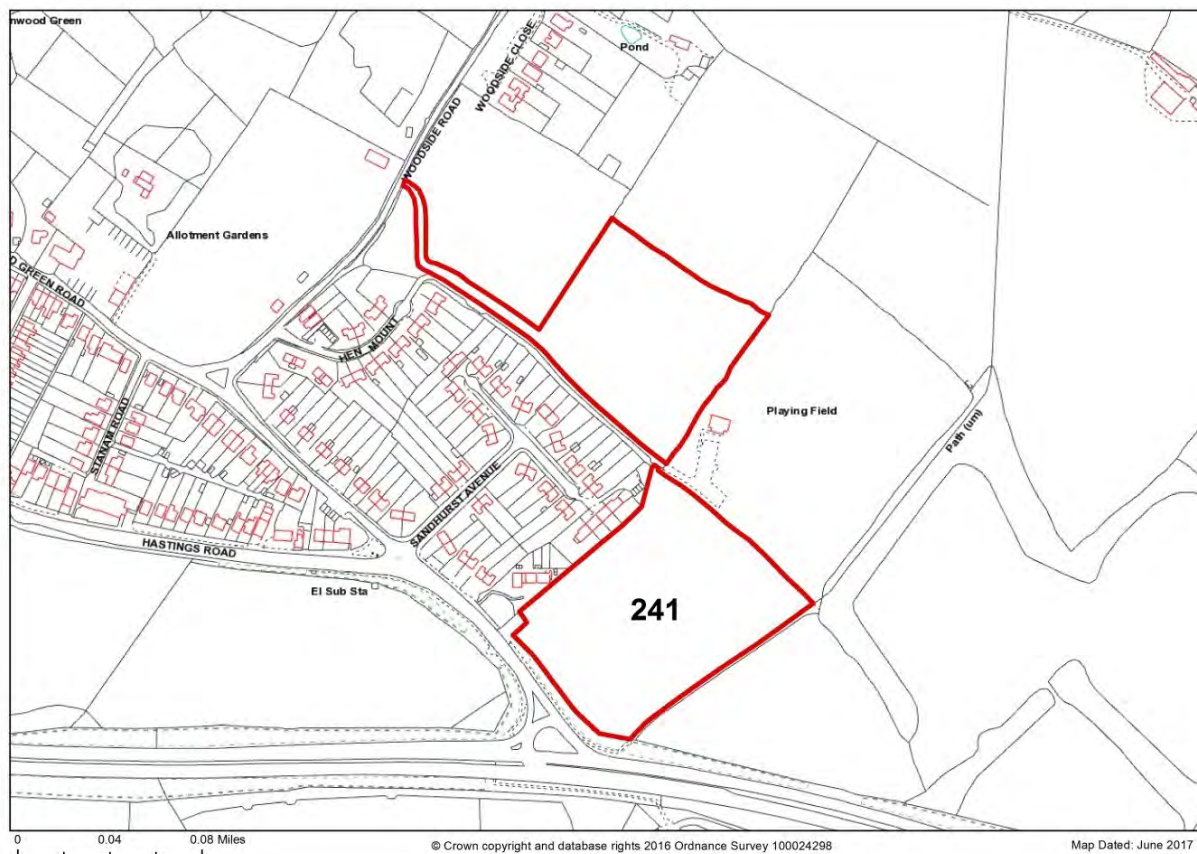


<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	5.68
<b>Developable area (ha):</b>	5.68
<b>Site type:</b>	Greenfield site in proximity to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	170
<b>Issues to consider:</b>	Green Belt considerations; AONB (4 component parts); Landscape Sensitivity Study (PE7); Ecological interest; In proximity to national cycle route; Highway issues; ALC: Grade 2, Grade 3

<b>Site Description:</b>	<p>The site is in active agricultural use. There are no existing buildings on the site, but it is adjacent to agricultural buildings. The site is adjoined by agricultural use, some residential properties, some woodland and playing field. The boundaries of the site include some hedgerows but the site is largely open to the adjoining fields. There are trees along some of the boundaries to the north of the site. The site is in proximity to Woodside Road and National Cycle Route 18.</p> <p>There is currently a lack of an obvious vehicular access to the site.</p> <p>Pedestrian access to the site is from informal pathways through the site linking with the playing field. There is a Public Right of Way running along the eastern boundary of the site. The site generally slopes down to the north.</p>
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	<p>Available</p> <p>Multiple ownership</p>
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Negative land use score is influenced by the loss of green belt (moderate) greenfield land, The site is also an historic field located within the AONB. Noise scores negatively because residents will be exposed to high noise levels and contribute to deterioration in the existing levels.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	Site is not well related to the settlement centre and is likely to be unsustainable in this context. In addition, in conjunction with other site submissions at the eastern side of Pembury, there are significant highway impact concerns including on the nearby A21 major distributor road managed by Highways England.

## Site Reference: 241

**Site Address: Land south east of Sandhurst Avenue, Pembury**



<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	3.58
<b>Developable area (ha):</b>	3.58
<b>Site type:</b>	Greenfield parcels adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	108
<b>Issues to consider:</b>	Green Belt considerations; Landscape Sensitivity Study (PE7); AONB (4 component parts); Highway issues; Local Plan recreation designation; Potential road noise (southern parcel of site); In proximity to national cycle route; Adjacent to Limits to Built Development; ALC: Grade 2, Grade 3

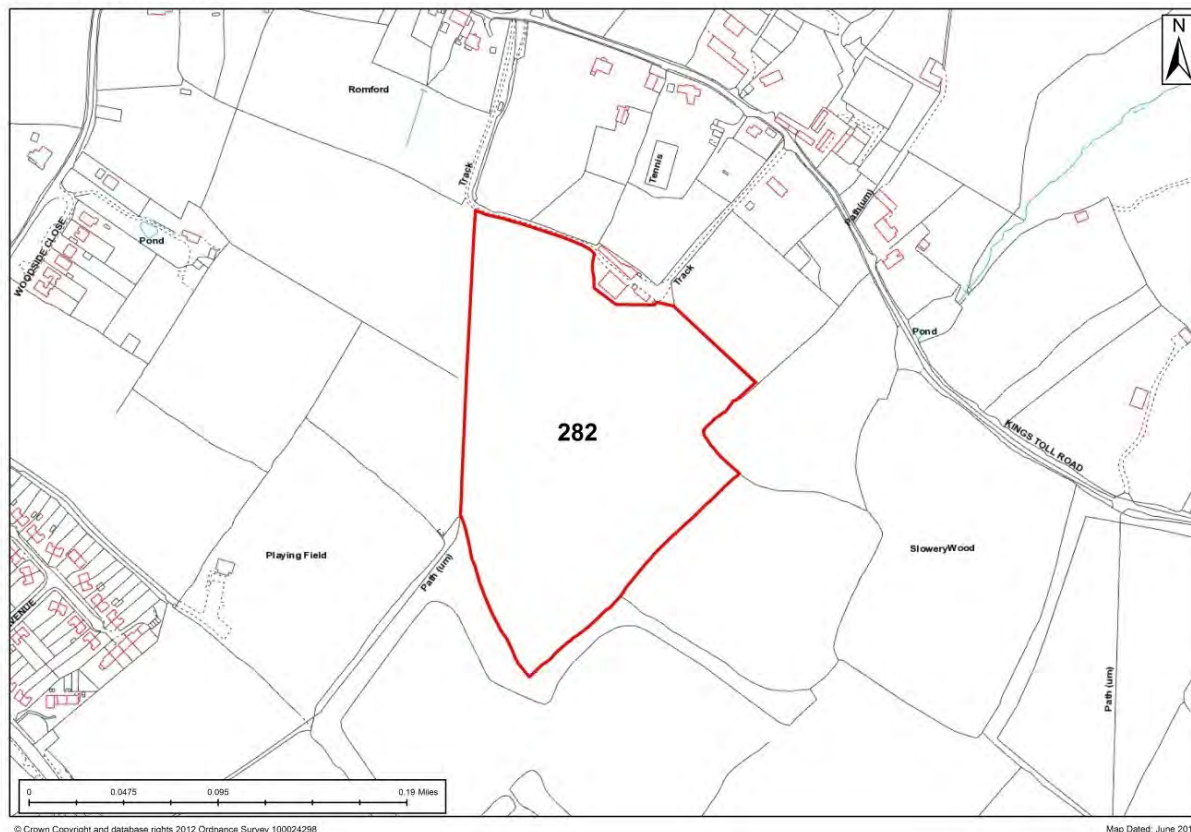
<b>Site Description:</b>	<p>The site consists of two agricultural fields. There are no existing buildings on the site. The site is adjoined by residential properties, recreation fields and other fields. The larger field to the south is adjacent to the A21. The site is mainly bordered by mature hedgerows. There are some mature trees and shrubs found within the hedgerows. The site is in proximity to Henwood Green Road and National Cycle Route 18.</p> <p>There is a gate that provides access to the larger parcel of land to the south from Hastings Road. Both fields front onto Henwoods Mount. There is a Public Right of Way running along the eastern boundary of the southern parcel of the site. There is pavement along Hastings Road. The southern parcel of the site is mainly flat with some minor undulation across the parcel. This parcel is at a higher level relative to the adjacent A21. The northern parcel is generally flat. The site is relatively enclosed, with some overlooking from the rear of adjacent residential properties.</p>
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Ownership unconfirmed
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Negative land use score is influenced by the loss of green belt (moderate/high) greenfield land, including grade 3 soils in the AONB and part historic field. Noise scores negatively because residents will be exposed to high noise levels and contribute to deterioration in the existing levels.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	In conjunction with other site submissions at the eastern side of Pembury, there are significant highway impact concerns including on the nearby A21 major distributor road managed by Highways England.



## Site Reference: 282

**Site Address: Romford House Kings Toll Road, Pembury, Kent**

Call for Sites 2017 Submission



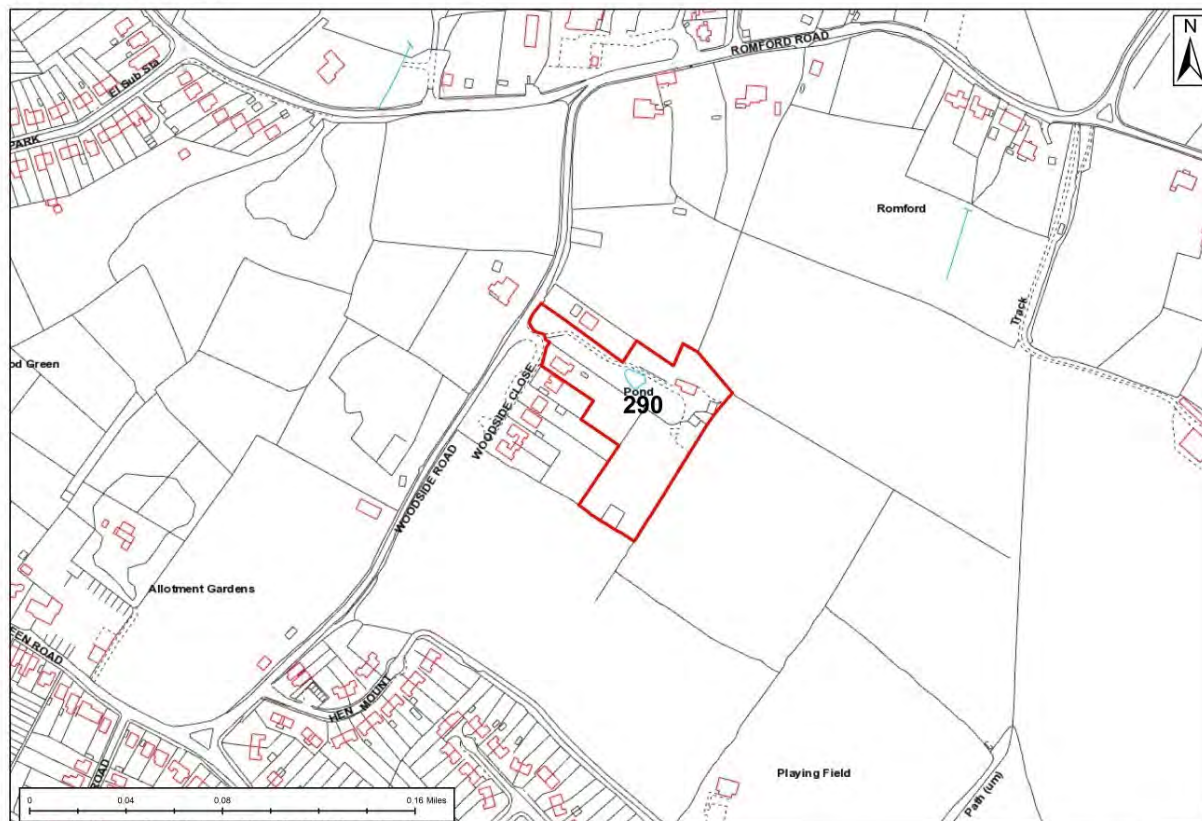
<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	5.46
<b>Developable area (ha):</b>	5.46
<b>Site type:</b>	Greenfield site in proximity to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	164
<b>Issues to consider:</b>	Green Belt considerations; AONB (4 component parts); Landscape Sensitivity Study (MGB1); Ecological interest; notable feature/designation; Highway issues; In proximity to national cycle route; ALC: Grade 2, Grade 3
<b>Site Description:</b>	This site is currently an agricultural field. There are no existing buildings on site. Adjacent uses include fields, farm buildings, and

	a possible residential property. The site has an open boundary to a footpath and an adjacent field to west. Trees and hedging form the boundary along other sides. There are tracks although no formal vehicle access. Access may be through adjacent land. The site is in proximity to the A21 further south of the site. There is a Public Right of Way on the site along western boundary. Slight slope to north in a downwards direction. This site is generally exposed.
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Negative land use score is influenced by the loss of green belt (moderate) greenfield land, The site is also an historic field located within the AONB. Noise scores negatively because residents will be exposed to high noise levels and contribute to deterioration in the existing levels.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	Site is not well related to the settlement centre and is likely to be unsustainable in this context. In addition, in conjunction with other site submissions at the eastern side of Pembury, there are significant highway impact concerns including on the nearby A21 major distributor road managed by Highways England.

# Site Reference: 290

## Site Address: Abbots, Woodside Close, Pembury, Kent

Call for Sites 2017 Submission



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Map Dated: June 2017

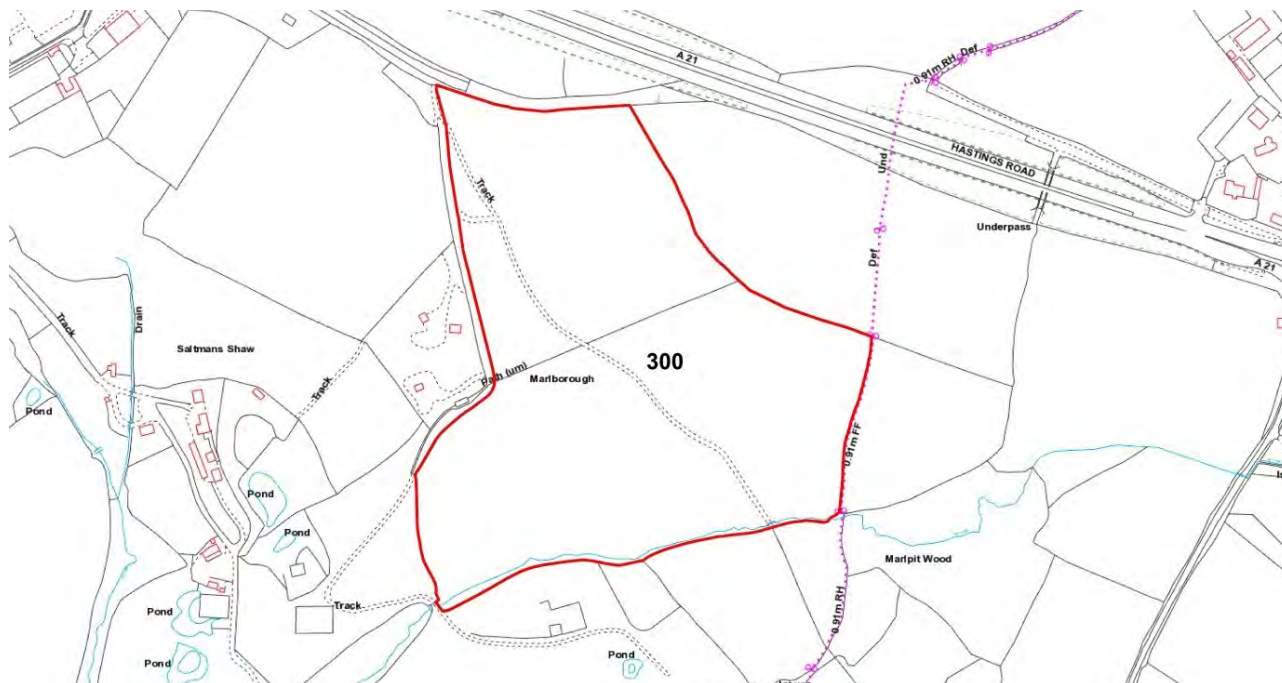
<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	0.91
<b>Developable area (ha):</b>	0.91
<b>Site type:</b>	Part PDL site in proximity to LBD.
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	27
<b>Issues to consider:</b>	Green Belt considerations; AONB (2 component parts); Landscape Sensitivity Study (PE7); Ecological interest; ALC: Grade 2, Grade 3
<b>Site Description:</b>	This site currently includes residential properties and curtilage. There are dwelling houses on the site and associated out buildings. The site is adjoined by residential properties and fields. The site boundaries comprise hedging and trees, with some

	walling and fencing. There is vehicle access onto Woodside Close, which joins with Woodside Road. There is pavement along Woodside Close but not along Woodside Road. The site rises up from Woodside Close. The site is mostly enclosed.
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	A site that scores mostly neutrals, which scores positive for housing provision, let down on land use by impact on the Green Belt (moderate) and its location relative to key services and facilities. Land use score is also informed by grade 2 agricultural soils.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	Site is not well related to the settlement centre and is likely to be unsustainable in this context. There are also concerns about access and highway matters



## Site Reference: 300

**Site Address: Marlborough Wood, Pembury, Tunbridge Wells, Kent**



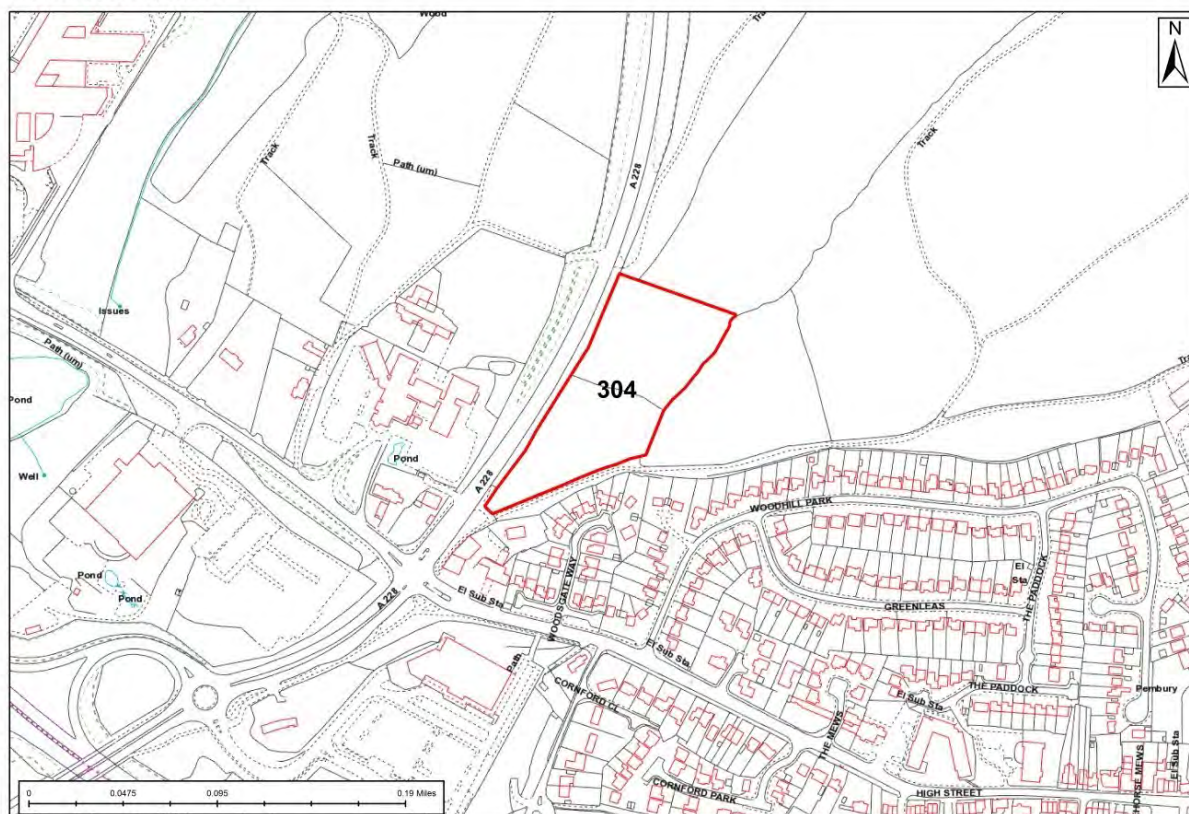
<b>Parish:</b>	Pembury
<b>Settlement:</b>	Remote from settlement, adjacent to A21 and in proximity to Kipping's Cross roundabout
<b>Gross area (ha):</b>	8.25
<b>Developable area (ha):</b>	0.00
<b>Site type:</b>	Greenfield site adjacent to A21
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use or economic use
<b>Potential yield if residential:</b>	0
<b>Issues to consider:</b>	Green Belt considerations AONB (5 component parts); Landscape Sensitivity Study; Ecological interest; notable feature/designation; Highway matters (means of access)
<b>Site Description:</b>	This site is currently woodland with no buildings onsite. There are fields and the A21 in proximity. The boundaries consist of no fencing, with trees covering the site. There is access at the north west corner of the site. There is a lack of pavements around the site. There is a footpath through the site. The site's topography rises from south to north with complex levels throughout. This site is enclosed due to tree cover.
<b>Suitability:</b>	Unsuitable: see reason below

<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is below the threshold for Sustainability Assessment purposes.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	Site is part of a remote cluster of sites. This site is wholly Ancient Woodland and would not be suitable for allocation as a single site. It should be considered as part of Kipping's Cross new settlement proposal

## Site Reference: 304

**Site Address: Land to the north east of Tonbridge Road, Pembury, Tunbridge Wells, Kent**

Call for Sites 2017 Submission



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Map Dated: June 2017

<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	1.57
<b>Developable area (ha):</b>	0.54
<b>Site type:</b>	Greenfield site adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	16
<b>Issues to consider:</b>	Green Belt considerations; AONB (2 component parts); Landscape Sensitivity Study (PE1); Ecological interest; notable feature/designation; In proximity to national cycle route; ALC: Non-Agricultural

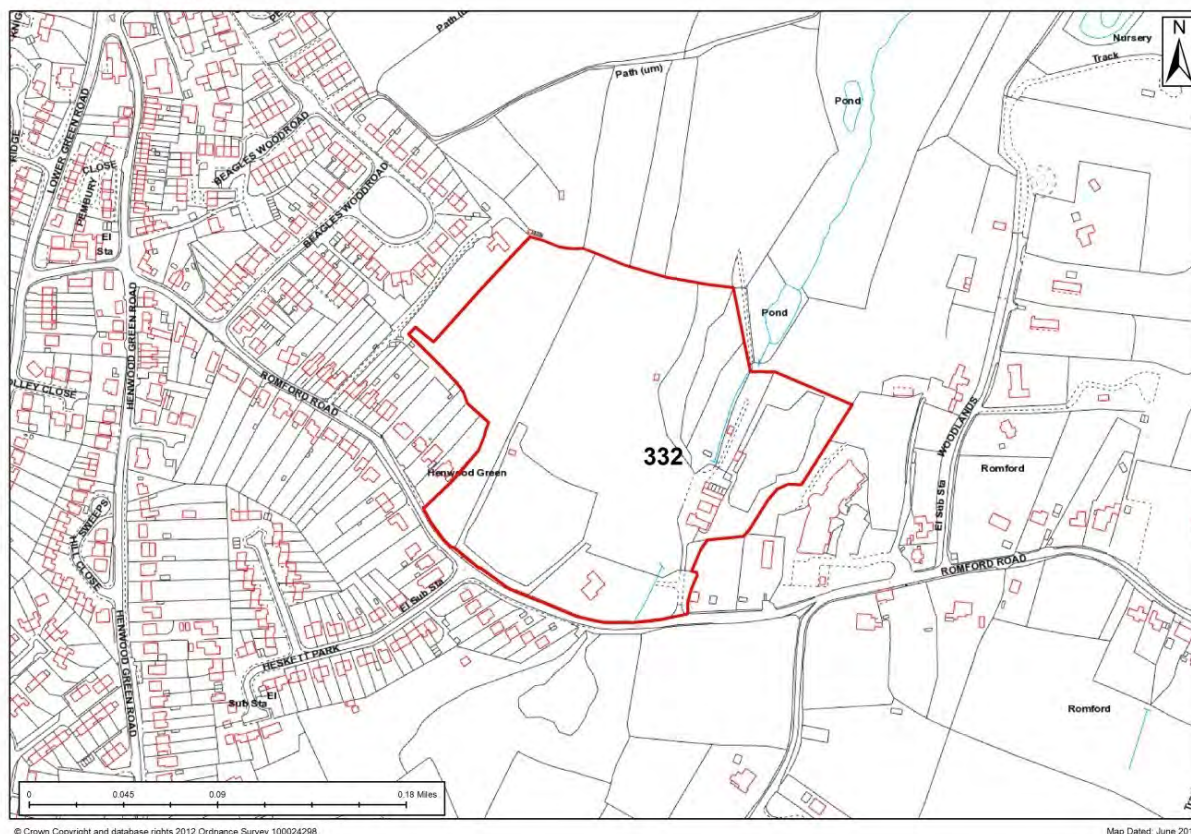
<b>Site Description:</b>	This site is a parcel of woodland. There are no existing buildings onsite. Adjacent uses include residential and the A228 to the west and south-west. The boundaries are comprised mainly of trees. There is a metal gate across the southern end of the site, which links to a small access track onto A228 and neighbouring property. There are pavements along Pembury Road and a track through the site. There is a Public Right of Way adjacent to the site at the south. There are level changes on site. This site is generally enclosed.
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is not a reasonable alternative
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	A significant proportion of the site is Ancient Woodland and is not suitable for allocation.



# Site Reference: 332

**Site Address: Priory Farm, Romford Road, Pembury, Kent**

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Map Dated: June 2017

<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	6.12
<b>Developable area (ha):</b>	5.77
<b>Site type:</b>	Mostly greenfield site with some PDL/built development adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	173
<b>Issues to consider:</b>	Green Belt considerations; AONB (1 component part); Landscape Sensitivity Study (part PE6); Tree Preservation Order; In proximity to national cycle route; EA Flood Zones 2 (9.57%), 3a (8.16%), and 3b (7.08%); Highway issues;

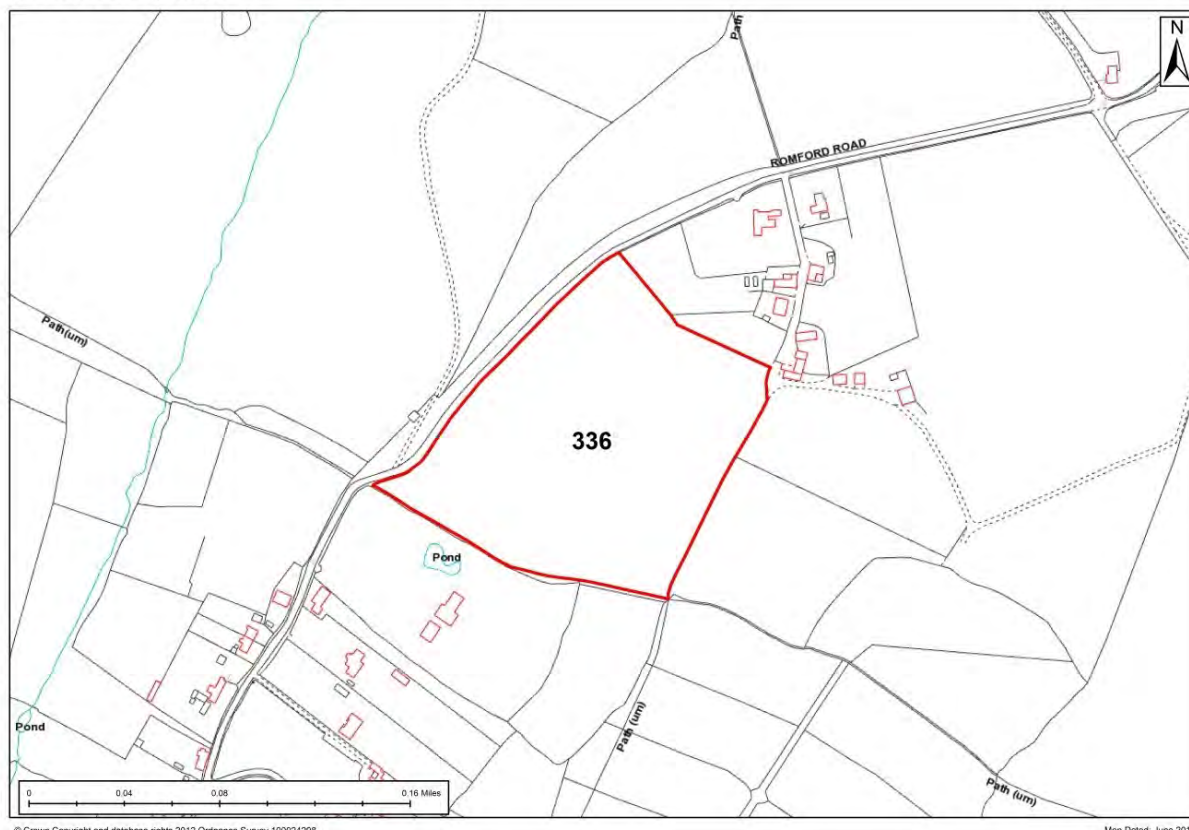


	ALC: Grade 3
<b>Site Description:</b>	This site includes a residential property, a farm yard, buildings possibly no longer in use, and fields. There are existing buildings on the site including a residential property and farm buildings. Farm land and residential development adjoins the site. The boundaries are mainly comprised of hedgerows and trees. Vehicle access is direct off Romford Road. There is some pavement along Romford Road but this is sited further to the West. The site has a complex topography with a significant rise up from the access drive off Romford Road. This site is exposed at places, i.e. from the access, but generally enclosed elsewhere.
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Negative land use score is influenced by the loss of green belt (high harm and very high harm) and greenfield land, with grade 3 soils in an historic landscape in the AONB. Housing in this location would not suit older people (distant from services). Air quality scores negatively largely due to the distance to local services.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	The site straddles the boundaries of two Green Belt parcels the impact of which would have high harm and very high harm if released from the Green Belt. There is also a more general landscape concern due to the topography of the site. In addition allocation of this site would not be a logical infilling or rounding off, and would be a less logical extension to the LBD.

## Site Reference: 336

**Site Address: Bentinck Farm, Romford Road, Pembury, Kent**

Call for Sites 2017 Submission



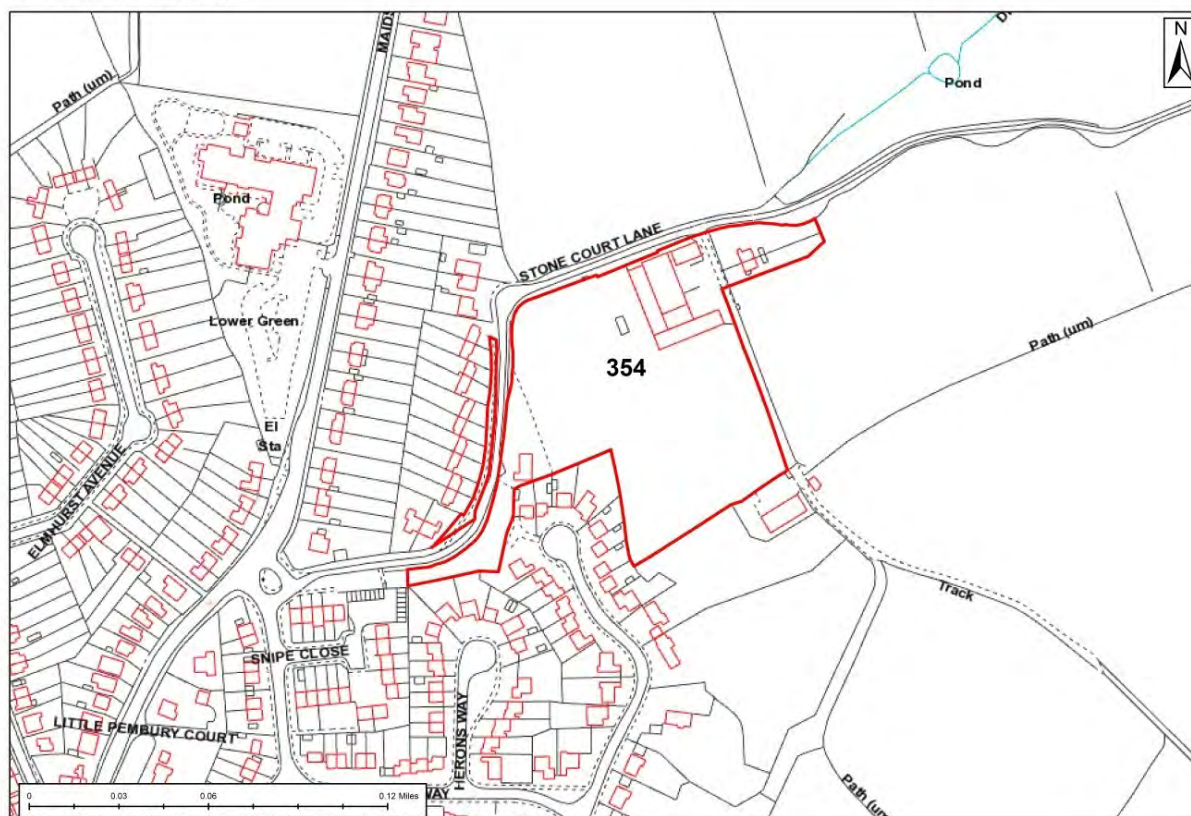
<b>Parish:</b>	Pembury
<b>Settlement:</b>	Remote from settlement centre
<b>Gross area (ha):</b>	3.38
<b>Developable area (ha):</b>	3.21
<b>Site type:</b>	Greenfield site in rural area
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	96
<b>Issues to consider:</b>	Green Belt considerations; AONB (2 component parts); Landscape Sensitivity Study (MB2); In proximity to national cycle route; Ecological interest; notable feature/designation; ALC: Grade 2
<b>Site Description:</b>	This site is currently an orchard. There are no existing buildings on site. The site is adjoined by orchards, a farm, a residential

	property and grazing fields. The boundaries are mainly comprised of hedgerows and trees. The site also has a frontage with Romford Road. There is a metal gate into the site for possible vehicle access. There is a lack of pavement along Romford Road. The site is adjoined by a Public Rights of Way and there is a Public Right of Way on the site close to the southern boundary. The site rises up from Romford Road west to east. This site is generally exposed.
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is not a reasonable alternative
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	This site is remote from a settlement centre and unlikely to be sustainable in this context. In addition the site is part of a much larger Green Belt parcel, the release of which would cause very high harm if released.

## Site Reference: 354

**Site Address: Stone Court Farm, Stone Court Lane, Pembury, Kent**

Call for Sites 2017 Submission



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Map Dated: June 2017

<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	1.95
<b>Developable area (ha):</b>	1.95
<b>Site type:</b>	Part PDL/part greenfield site partly within/mostly adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	59
<b>Issues to consider:</b>	Green Belt considerations; AONB (1 component part); Ecological interest; notable feature/designation; Local Plan landscape designation; Landscape Sensitivity Study (part PE6); Highway issues; Part within / mostly adjacent to Limits to Built Development;

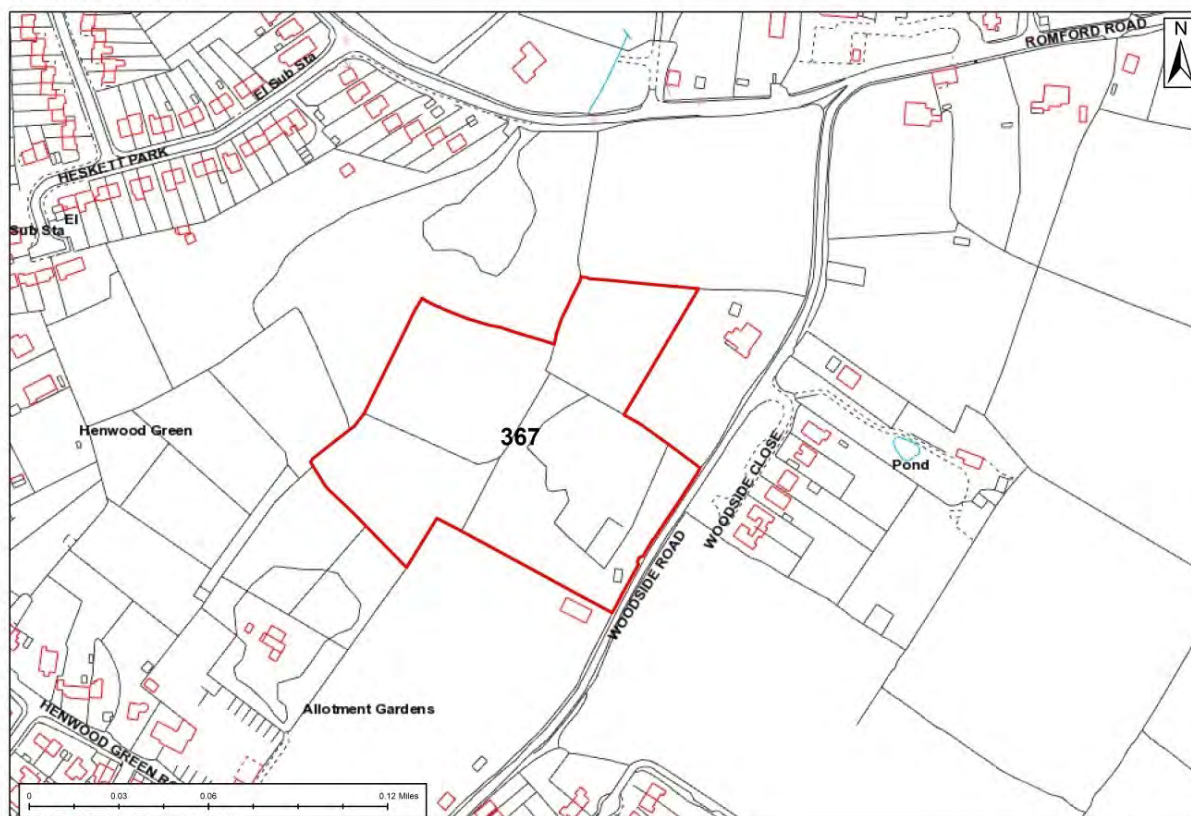
	Potential land contamination issues; Flood considerations; Flood Zone 2 (1.02%); ALC: Grade 2
<b>Site Description:</b>	<p>The site is in mixed use including part residential and various buildings that appear to be former agricultural / commercial buildings. Buildings on the site include three residential properties plus former agricultural/commercial buildings comprising four big buildings. The site is adjoined by fields and residential properties. There is a mix of boundary treatments to the site which include mature hedging and a mixture of mature trees. There are trees within the site.</p> <p>There is an existing access from Stone Court Lane to Stone Court farm and redundant farm buildings. There is a lack of pavement along Stone Court Lane. There is a Public Right of Way adjacent to the south east and a bridleway that runs through and adjacent to the site. The site is generally flat, with the vehicular access to the site being at a slightly lower level. The site is generally screened from the eastern end of Stone Court Lane.</p>
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Negative land use score is influenced by the loss of green belt (high harm) and part greenfield land in an historic landscape (not in but adjacent to AONB), with grade 2 agricultural soils. Air quality scores negatively largely due to the distance to local facilities and good local road network meaning private car use will be preferred. Stone court Farm Lane will not be user friendly for those with mobility problems.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	The site includes some PDL and other built development, which it is possible may be converted. Constraints relating to the site including highway matters mean that any likely yield is likely to be of a scale that is not considered suitable for allocation.



## Site Reference: 367

**Site Address: Land to the southwest of Woodside House,  
Woodside Road, Pembury, Kent**

Call for Sites 2017 Submission



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Map Dated: June 2017

<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	2.23
<b>Developable area (ha):</b>	0.92
<b>Site type:</b>	Greenfield site in proximity to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	28
<b>Issues to consider:</b>	Green Belt considerations; AONB (3 component parts); Landscape Sensitivity Study (PE7); Ecological interest; notable feature/designation; Tree Preservation Order; In proximity to national cycle route;

	EA Flood Zones 2 (8.89%), 3a (7.73%), and 3b (2.35%); Highway issues; ALC: Grade 2, Grade 3
<b>Site Description:</b>	This site is an over-grown parcel of green field. There are no existing buildings onsite. The site boundaries are comprised mostly of hedging and trees. The site lies adjacent to Woodside Road. There are no evident existing points of vehicle access. There is a lack of pavement along Woodside Road. The site drops down from Woodside Road. The site has a complex topography. The site is generally exposed.
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	A site that scores mostly neutrals, which is let down on land use and landscape grounds, containing a significant chunk of Ancient Woodland in the AONB, and its location relative to key services and facilities. Land use score influenced by grade 3 agricultural soils and location in Green Belt parcel PE3 (high harm), adjusted to reflect that site is part of this wider parcel.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	Site is not well related to the settlement centre and is likely to be unsustainable in this context. There is landscape concern and the site forms a significant chunk of a Green Belt parcel the release of which would cause high harm if released. There are access and highway concerns

**Site Reference: 368 (Local Plan Allocation AL/PE1 (site is part of larger allocation)) in conjunction with site numbers 44, 67, 369 and late site 5**

**Site Address: 51 High Street, Pembury, Kent**

Call for Sites 2017 Submission



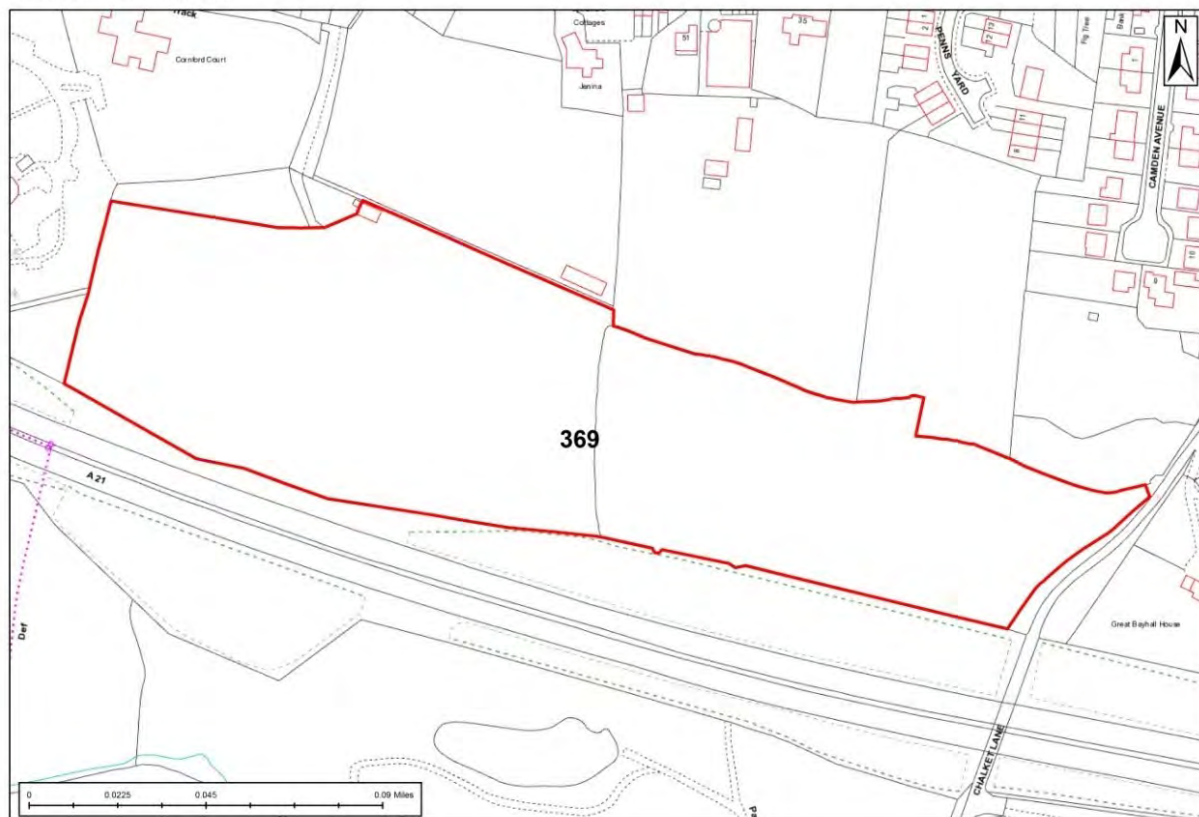
<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	0.08
<b>Developable area (ha):</b>	0.08
<b>Site type:</b>	Part PDL site mostly within LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use and mixed use including community facilities in conjunction with other sites forming wider site allocation
<b>Potential yield if residential:</b>	70-80 in conjunction with other sites forming the wider site allocation
<b>Issues to consider:</b>	Green Belt considerations; AONB (1 component part); Landscape Sensitivity Study (part PE8); Ecological interest; notable feature/designation;

	Heritage matters (within Conservation Area); Highway issues; In proximity to national cycle route; ALC: Grade 3, Non-Agricultural
<b>Site Description:</b>	This site includes an individual residential property and curtilage. This site adjoins residential development, a village hall, and a green parcel to the rear of the Brick wall and wooden fence to the south of the site. Vehicle access is direct from High Street. There is a pavement along High Street. The site is relatively flat. This site is generally exposed.
<b>Suitability:</b>	Suitable: see reason below
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	This is a suitable site, most likely merged with site 67. It is available and in single ownership. It is considered that the site could be delivered in the Local Plan period.
<b>Sustainability Assessment:</b>	Negative land use score is influenced by the loss of green belt (low harm) greenfield land, with grade 3 soils in the AONB. The Noise objective scores negatively because residents will be exposed to high noise levels and the site will contribute to a deterioration in the existing noise levels.
<b>Conclusion:</b>	Site is suitable as a potential Local Plan allocation subject to further consideration.
<b>Reason:</b>	This site is mostly within the LBD and is considered sustainable in this context. This site could be a suitable allocation in conjunction with other sites.

**Site Reference: 369 (Local Plan Allocation AL/PE1 (site is part of larger allocation) in conjunction with sites 44, 67, 368 and late site 5**

**Site Address: Land to the north of the A21 (Pembury Bypass), to the east of Comford Land, west of Chalket Lane and south of the High Street, Pembury, Kent**

Call for Sites 2017 Submission



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Map Dated: June 2017

<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	3.72
<b>Developable area (ha):</b>	3.72
<b>Site type:</b>	Greenfield site in proximity to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use and mixed use including community facilities in conjunction with other sites forming wider site allocation
<b>Potential yield if residential:</b>	70-80 in conjunction with other sites forming the wider site allocation
<b>Issues to consider:</b>	Green Belt considerations; AONB (1 component part);

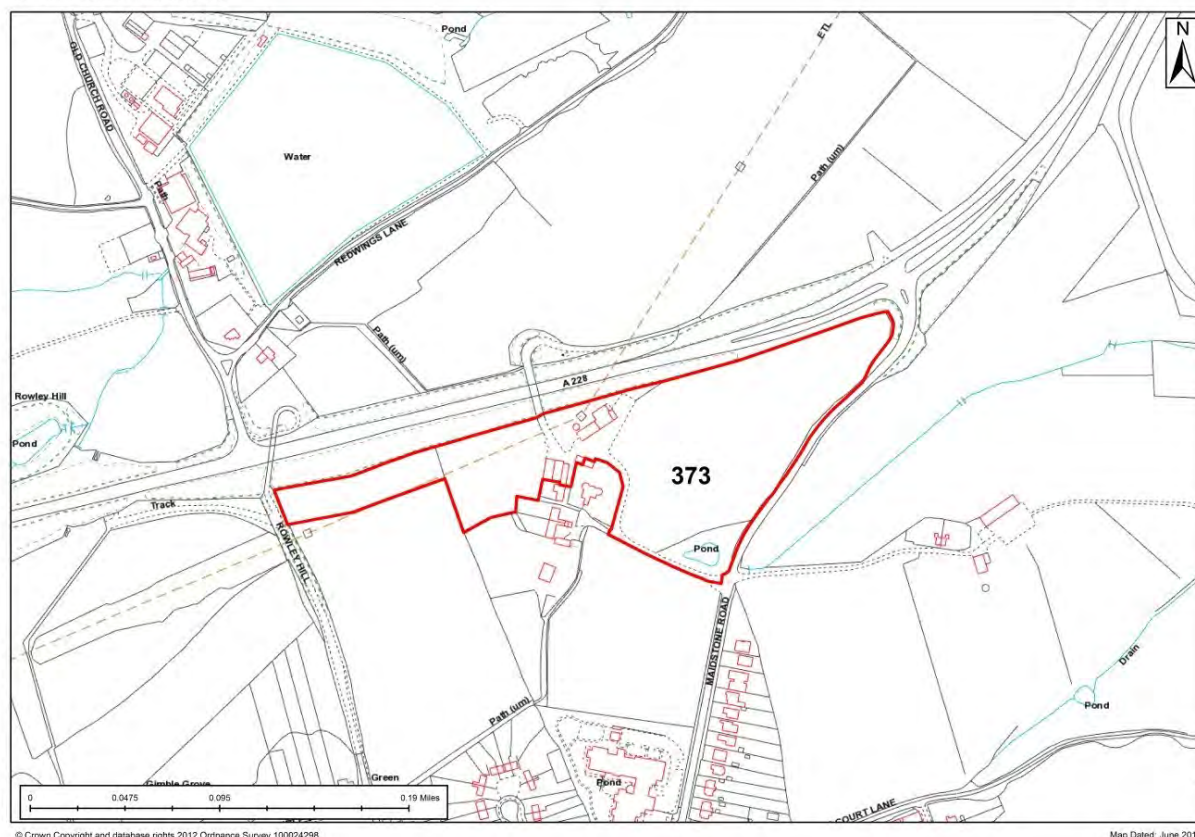


	<p>Landscape Sensitivity Study (PE8);  Tree Preservation Order;  Heritage – Setting of Conservation Area;  Ecological interest; notable feature/designation;  Highway matters;  Land contamination (Works Unspecified Use (low risk));  In proximity to national cycle route;  ALC: Grade 3</p>
<b>Site Description:</b>	<p>This site is a green field not in any particular use. There are no existing buildings on site. A field, Chalkit Lane, residential development and land rear of the village hall adjoin this site. The boundaries of this site are mostly comprised of trees. The eastern side of the site fronts Chalkit Lane which is a private road. There is a timber gate into the field here for possible vehicle access. There is also a gate by the track off Cornford Lane. Chalkit Lane lacks pedestrian pavements and street lighting. There is a pavement at the top end of Cornford Lane but does not extend to the site. A Public Right of Way runs along Chalkit Lane. The site dips down towards the A21 to the south and from Chalkit Lane. The site is largely enclosed.</p>
<b>Suitability:</b>	Suitable: see reason below
<b>Availability:</b>	<p>Available  Multiple ownership</p>
<b>Achievability:</b>	<p>This is a suitable site in conjunction with other sites. It is available and it is considered that the site could be delivered in the Local Plan period.</p>
<b>Sustainability Assessment:</b>	<p>Negative land use score is influenced by the loss of green belt (low harm) greenfield land, with grade 3 soils in the AONB. The Noise objective scores negatively because residents will be exposed to high noise levels and the site will contribute to a deterioration in the existing noise levels.</p>
<b>Conclusion:</b>	<p>Site is suitable as a potential Local Plan allocation subject to further consideration.</p>
<b>Reason:</b>	<p>This site is in proximity to the LBD and likely to be sustainable in this context. It would form a logical extension to the LBD in conjunction with other site submissions.</p>

# Site Reference: 373 (part of this site is part of Local Plan Allocation AL/PE4) in conjunction with site 375)

**Site Address: Land at Downingbury Farm, Pembury, Kent**

Call for Sites 2017 Submission



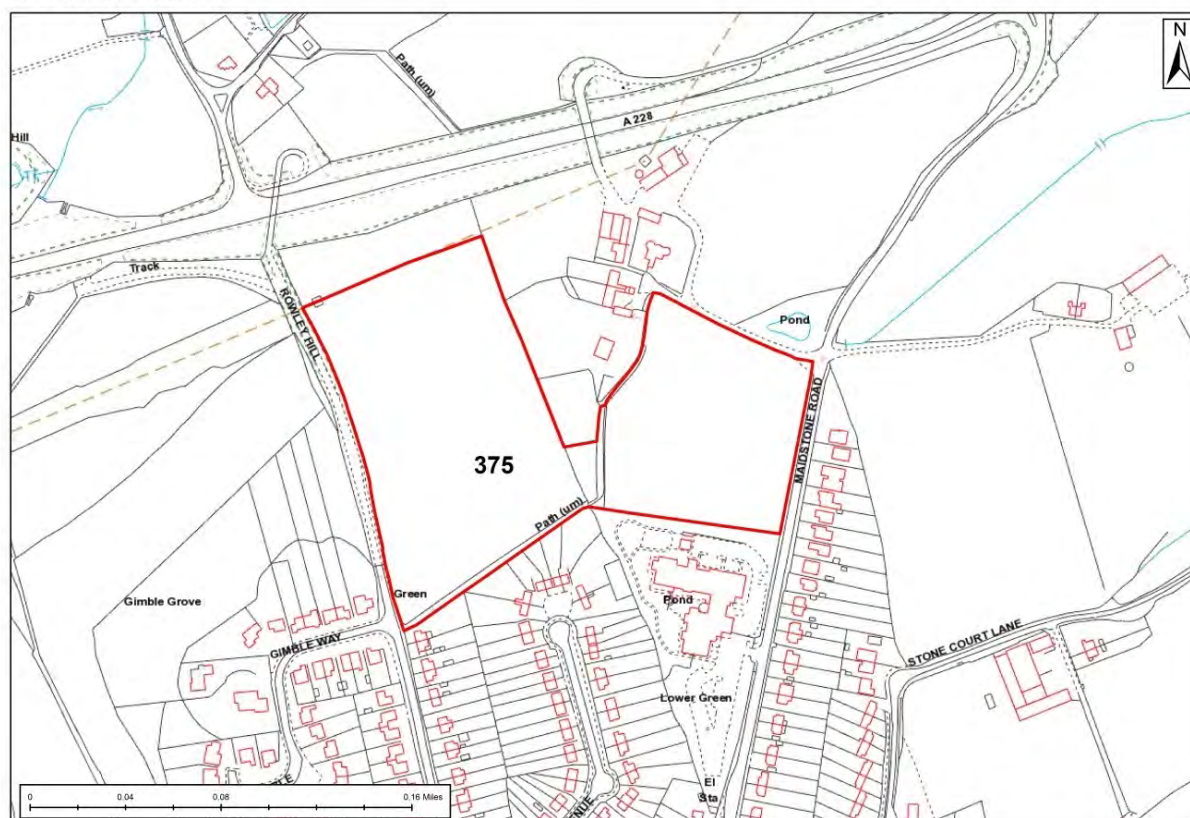
<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	3.74
<b>Developable area (ha):</b>	3.74
<b>Site type:</b>	Mostly greenfield site with some PDL and built development in proximity to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	112
<b>Issues to consider:</b>	Green Belt considerations; AONB (4 component parts); Heritage matters (adjacent to Listed Buildings); Ecological interest; notable feature/designation; Landscape Sensitivity Study (part PE1/part PE6);

	Highway issues; ALC: Grade 2, Grade 3
<b>Site Description:</b>	This site is largely in use as an orchard and includes a farm shop, a car park area, and some barns. There are also polytunnels and storage containers onsite. Adjoining uses include residential, an orchard, and the A228. The boundaries are comprised of some fencing, mostly trees, and some hedging. There is vehicular access along the access drive to Downingbury Farm directly off Maidstone Road. There is also a pavement along the eastern side of Maidstone Road. There are Public Rights of Way onsite. The site is generally flat. This site is largely exposed.
<b>Suitability:</b>	Mostly unsuitable: see reason below
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site scores a number of neutrals and some positives. Its location adjacent to the A228 influences the air quality and noise scores given. The site forms part of the setting of an historic farmstead which has influenced the heritage score given as well as being adjacent to listed buildings. The site is parcel PE5 (moderate harm) if released from the Green Belt which along with grade 3 agricultural soils and greenfield nature of the site has informed the land use score. The negative landscape score reflects the loss of a greenfield site in the AONB, and existence of the historic farmstead as well as historic routeways.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	There are landscape sensitivity concerns about this site including landscape impact on the setting of historic farmsteads. A strip of the site to the north west adjacent to the A228 could be incorporated into site 375 benefit a potential allocation of site 375.

# Site Reference: 375 (Local Plan Allocation AL/PE4) in conjunction with part of site 373

**Site Address: Land at Downingbury Farm, Rowley Hill, Pembury, Kent**

Call for Sites 2017 Submission



<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	4.53
<b>Developable area (ha):</b>	4.45
<b>Site type:</b>	Greenfield site part adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for mixed use including residential
<b>Potential yield if residential:</b>	25
<b>Issues to consider:</b>	Green Belt considerations; AONB (2 component parts); Landscape Sensitivity Study (part PE1/part PE6); Heritage matters (adjacent to Listed Buildings); Ecological interest; notable feature/designation; Highway issues;

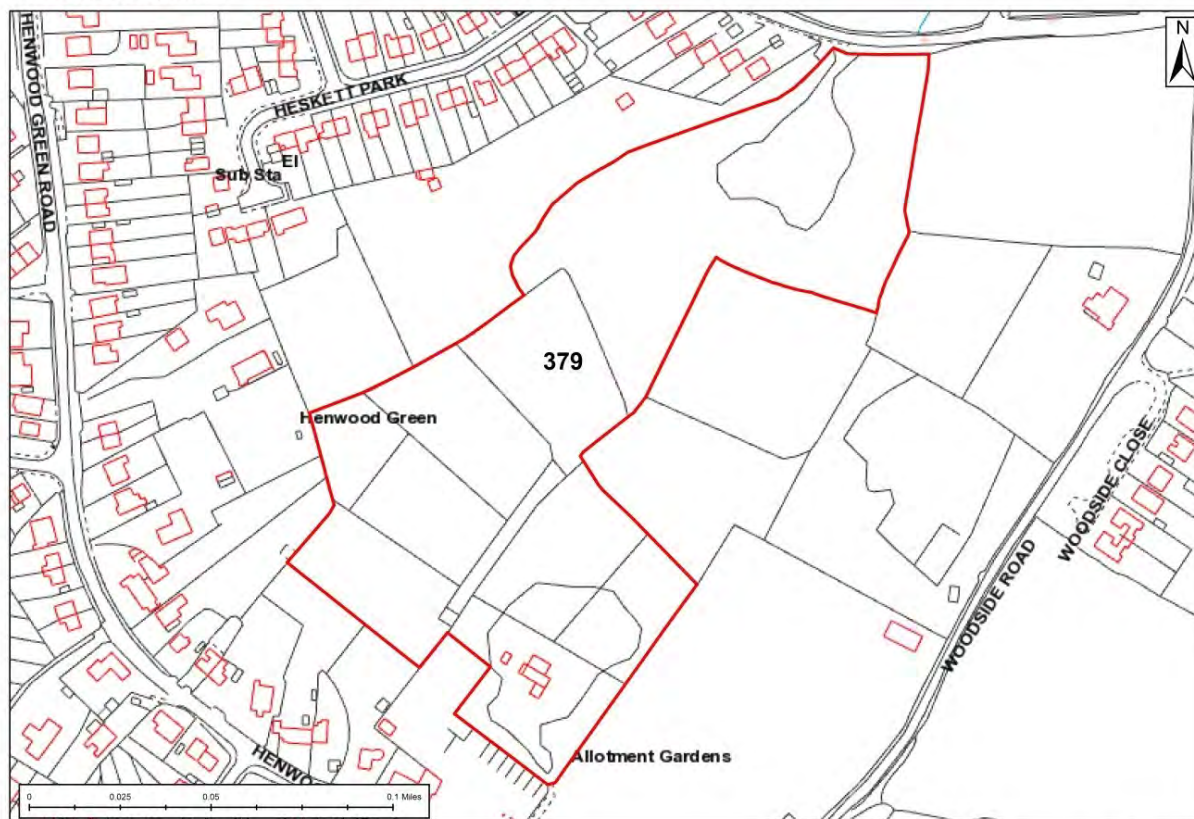
	ALC: Grade 3
<b>Site Description:</b>	This site currently includes orchards with no existing buildings on site. The Hospice in the Weald, orchards, buildings at Dowdingbury farm, and residential development adjoins the site. The boundaries of the site are comprised of hedging, some mature trees, and is open at points along the boundary with other sites. There is a paved vehicular access from the entrance drive to Dowdingbury Farm from Maidstone Road on the smaller parcel to the east. The larger parcel is more remote. There is a footpath on the opposite side of Maidstone Road. There is one Public Right of Way in the site. The site is generally flat, although the access road is at a slightly raised level. The eastern parcel is generally exposed at its frontage with Maidstone Road although the larger parcel is generally more enclosed.
<b>Suitability:</b>	Suitable: see reason below
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	This is considered to be a suitable site. It is available and it is considered that the site could be delivered in the Local Plan period.
<b>Sustainability Assessment:</b>	The A21 corridor has been identified as an area for employment growth and several objectives are scored as neutral or positive to reflect suitability of allocation for employment use. Negative land use score is influenced by the loss of green belt (moderate harm) and greenfield land, with grade 3 soils in the AONB. The heath benefit scores slightly positive because of the proposal to safeguard land for hospice expansion. Air quality scores negatively largely due to the distance to local facilities and good local road network meaning private car use will be preferred.
<b>Conclusion:</b>	Site is suitable as a potential Local Plan allocation subject to further consideration.
<b>Reason:</b>	This site is part adjacent to the LBD and likely to be sustainable in this context. It would form a logical extension to the LBD and is adjacent to the Hospice in the Weald.



## Site Reference: 379

### Site Address: Land at Henwood Green Road, Pembury, Kent

Call for Sites 2017 Submission



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Map Dated: June 2017

<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	3.61
<b>Developable area (ha):</b>	1.98
<b>Site type:</b>	Part greenfield site / part PDL part within/mostly adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	59
<b>Issues to consider:</b>	Green Belt considerations; AONB (3 component parts); Landscape Sensitivity Study (PE7); Heritage – Setting of Listed Buildings; Ecological interest; notable feature/designation; Land contamination (Depot / Dispensing of Automotive Vehicles); Highways (means of access); In proximity to national cycle route;

	EA Flood Zones 2 (12.13%), 3a (9.38%), and 3b (3.98%); Part of site within the LBD, but majority is adjacent to the Limits to Built Development; ALC: Grade 3
<b>Site Description:</b>	<p>The site consists of stable buildings in the northern part of the site, accessed from an adjacent allotment site. There is a commercial depot towards the front of the site adjacent to Henwood Green Road with access. There is also an associated depot building and office building. The site is adjoined by an allotment gardens, residential properties and fields. The boundaries of the site consist of trees and hedgerows along the eastern boundary abutting the allotment gardens. There are trees along the western side. Adjacent to the allotment garden there is high brick walling. The site is in proximity to Henwood Green Road and National Cycle Route 18.</p> <p>The site has a road frontage with Henwood Green Road. The depot is accessed off this. There is pavement along the west side of Henwood Green Road. There are Public Rights of Way to the south of the site. The site slopes down to the north from Henwood Green Road.</p>
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Negative land use score is influenced by the loss of green belt (high harm) and greenfield land, with grade 3 soils in the AONB. Housing in this location would not suit older persons (distant from services) so the housing objective does not score as high as it could.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	Site is not well related to the settlement centre and is likely to be unsustainable in this context. There is landscape concern and the site forms a significant chunk of a Green Belt parcel the release of which would cause high harm if released. There are access and highway concerns

**Site Address: 30 & 30A Hastings Road, Pembury, Kent**



<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	0.12
<b>Developable area (ha):</b>	0.12
<b>Site type:</b>	Part PDL site part within/part outside LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	90 in conjunction with site 50
<b>Issues to consider:</b>	Green Belt considerations; AONB (1 component part); Ecological interest; notable feature/designation; In proximity to national cycle route; Heritage matters (part within/part adjacent to Conservation Area); Landscape Sensitivity Study (PE8); Highway issues;

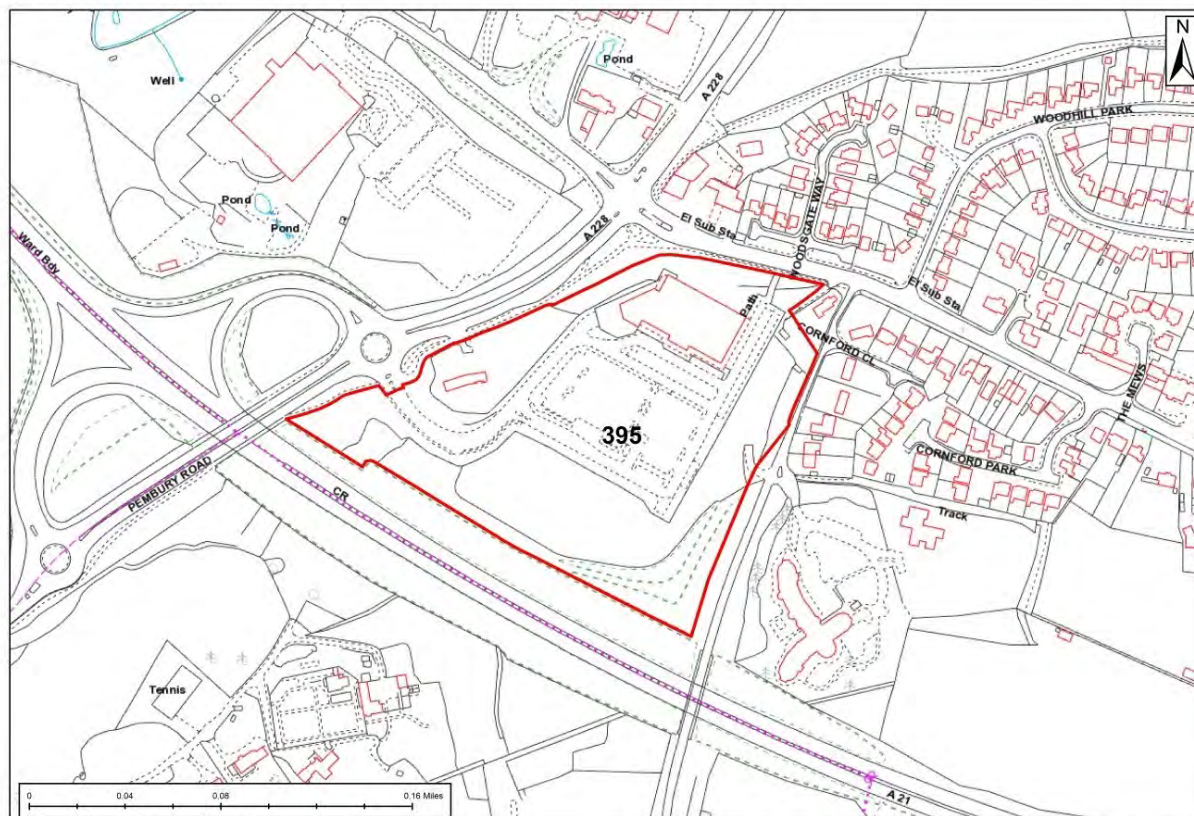
	ALC: Grade 3
<b>Site Description:</b>	The site currently includes residential dwellings and curtilage. There are two existing properties on the site plus ancillary buildings. Adjoining uses include residential, Hubbles Farm, and a telephone exchange. Boundaries are mostly comprised of hedging and fencing. There is vehicle access direct off Hastings Road. There is a pavement along Hastings Road including site frontage. The site is generally flat. This site is exposed on the whole, although screen from the road at points by hedging.
<b>Suitability:</b>	Suitable: see reason below
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	This is considered to be a suitable site in conjunction with other sites. It is available and it is considered that the site could be delivered in the Local Plan period.
<b>Sustainability Assessment:</b>	Negative land use score is influenced by the loss of green belt (low harm) greenfield land, with grade 3 soils in the AONB. The Noise objective scores negatively because residents will be exposed to high noise levels and the site will contribute to a deterioration in the existing noise levels. Risk to Groundwater Source Protection Zone is influencing the score for the water objective.
<b>Conclusion:</b>	Site is suitable as a potential Local Plan allocation subject to further consideration.
<b>Reason:</b>	This site is part within and part outside of the LBD. It is considered sustainable in this context. It would be suitable as a site allocation in conjunction with site 50 as a larger allocation which would form a logical extension to the LBD



## Site Reference: 395 (Local Plan Allocation AL/PE7)

**Site Address: Woodsgate Corner, Pembury, Tunbridge Wells, Kent**

Call for Sites 2017 Submission



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Map Dated: June 2017

<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	4.78
<b>Developable area (ha):</b>	4.78
<b>Site type:</b>	Part PDL, part greenfield site partly within LBD and partly outside LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for employment use
<b>Potential yield if residential:</b>	Not to be allocated for residential
<b>Issues to consider:</b>	Green Belt considerations; AONB (2 component parts); Landscape Sensitivity Study (adjacent to PE8, PE4, and BA3); Ecological interest; notable feature/designation; Tree Preservation Order; Local Plan Landscape designation;

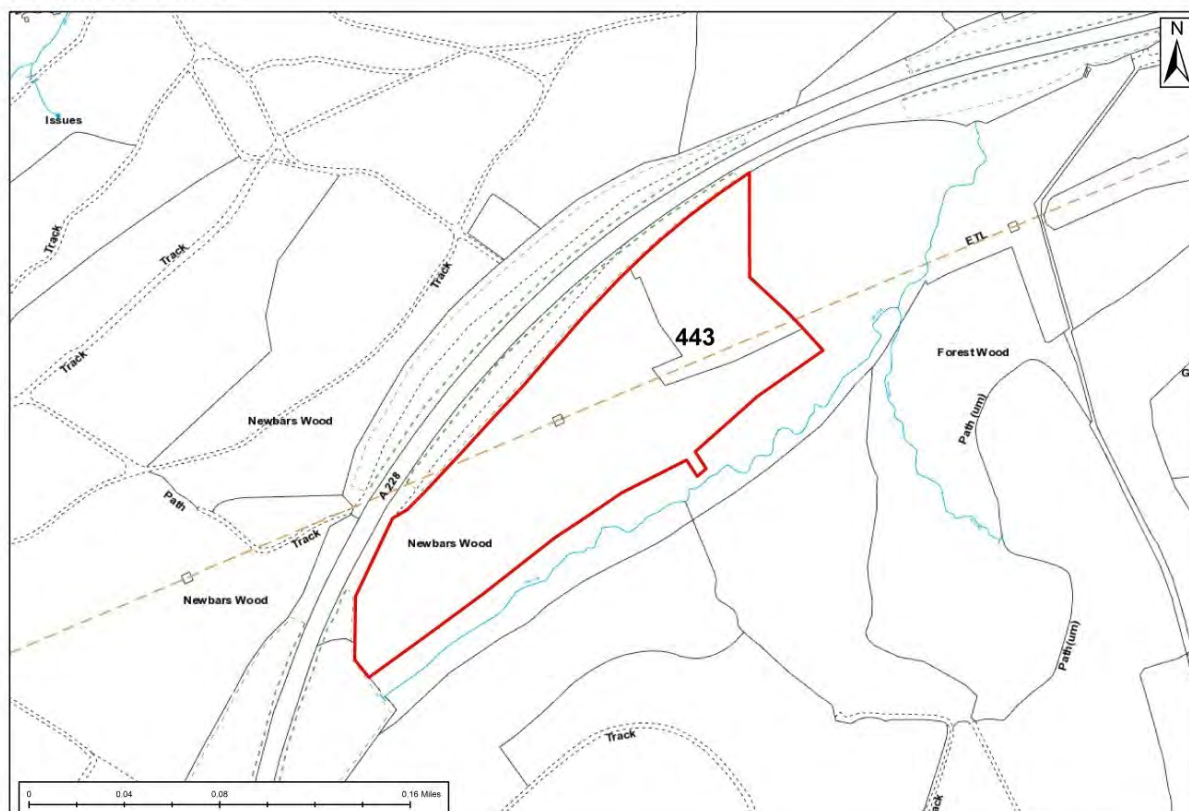


	In proximity to national cycle route; ALC: Grade 3, Non-Agricultural
<b>Site Description:</b>	This site currently includes a Tesco supermarket with ancillary car park and delivery area. This site also includes a car wash and areas of trees. The A21, A228, Cornford Lane, residential uses, a residential home, and commercial uses adjoin the site. The boundaries of the site are mostly comprised of trees. There is direct vehicular access off the Pembury Road. There is pedestrian access to the site via Pembury Road. There is a link through to Pembury High Street. The site is generally flat with embankments, although there is a raised area forming a platform adjacent to the entrance from the main road. The site is generally exposed.
<b>Suitability:</b>	Suitable: see reason below
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	This is considered to be a suitable site. It is available and in single ownership. It is considered that the site could be delivered in the Local Plan period.
<b>Sustainability Assessment:</b>	The A21 corridor has been identified as an area for employment growth and several objectives are scored as neutral or positive to reflect suitability of allocation for employment use. However, the Business Growth and Employment objectives do not score as highly as they could because of the loss of the existing use as a supermarket. Negative land use score is influenced by the loss of green belt (low harm) and partial loss of greenfield land.
<b>Conclusion:</b>	Site is suitable as a potential Local Plan allocation subject to further consideration.
<b>Reason:</b>	This site would form a logical extension to the LBD and being located in proximity to the A21 and the A228 Pembury Road is considered a suitable site for an economic use. It also has an extant planning consent for a park and ride

## Site Reference: 443

**Site Address: Land east of A228, Pembury, Tunbridge Wells, Kent**

Call for Sites 2017 Submission



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Map Dated: June 2017

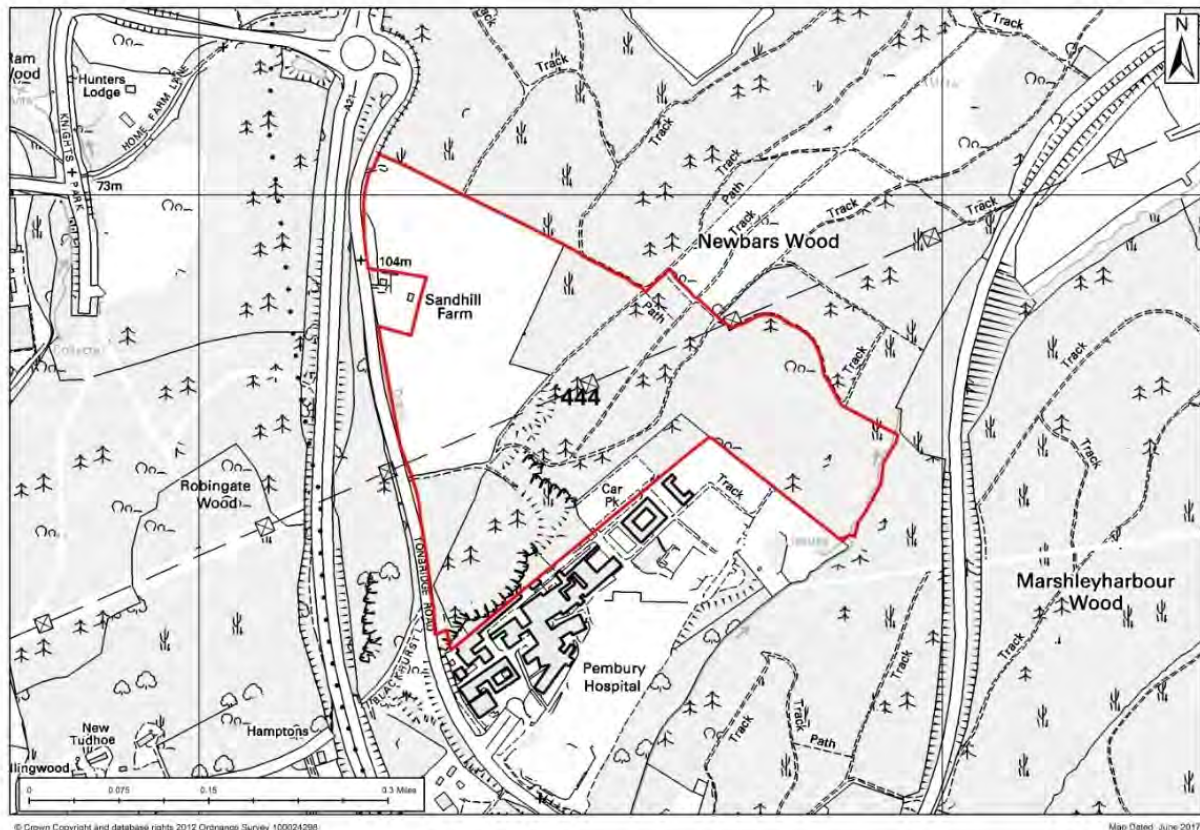
<b>Parish:</b>	Pembury
<b>Settlement:</b>	Remote from settlement centre, adjacent to A228
<b>Gross area (ha):</b>	3.59
<b>Developable area (ha):</b>	0.76
<b>Site type:</b>	Greenfield site adjacent to A228
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential
<b>Potential yield if residential:</b>	23
<b>Issues to consider:</b>	Green Belt considerations; AONB (3 component parts); Ecological interest; notable feature/designation; Landscape Sensitivity Study (PE1); Highway Issues (access); ALC: Non-Agricultural
<b>Site Description:</b>	The site is mixed, including areas of woodland and more open heathland. There is one small structure on the south west of the

	<p>site, two electricity pylons and associated cabling across the site. The site is adjoined by the A228 Pembury Northern Bypass, woodland and some residential uses nearby. The site is enclosed by woodland to all sides. A stream borders the site and there are areas of standing water on the site along the boundary with the A228.</p> <p>There is currently a lack of vehicular access to the site. There is a tarmac road (not open to the public) that leads to the proximity of the site, but not directly to it. The A228 runs along the site boundary but there is no direct access from this. A public footpath runs close to the site and there are Public Rights of Way to the east of the site.</p>
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is not a reasonable alternative
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	A significant proportion of this site is Ancient Woodland and the site is not well related to the settlement. As such this site is not suitable as an allocation.

**Site Reference: 444 (Local Plan Allocation AL/PE6 (site is part of larger allocation)) in conjunction with sites 136, late site 13 and additional land**

**Site Address: Land to the north of Tunbridge Wells Hospital, Tonbridge Road, Pembury, Tunbridge Wells, Kent**

Call for Sites 2017 Submission



<b>Parish:</b>	Pembury
<b>Settlement:</b>	Remote from settlement centre, in proximity to Main Urban Area: Royal Tunbridge Wells and Southborough
<b>Gross area (ha):</b>	22.47
<b>Developable area (ha):</b>	5.51
<b>Site type:</b>	Greenfield site adjacent to Tunbridge Wells Hospital
<b>Potential site use:</b>	Site has been assessed for development potential, notably for mixed use for key medical facilities in conjunction with other sites forming wider site allocation
<b>Potential yield if residential:</b>	Mixed use scheme with no residential yield specified; provision for key worker housing included in allocation
<b>Issues to consider:</b>	Green Belt considerations; AONB (6 component parts);

	<p>Landscape Sensitivity Study (PE1);</p> <p>Ecological interest; notable feature/designation;</p> <p>Land contamination (Unknown Filled Ground, Hospital, landfill site);</p> <p>Heritage Issues (adjacent to historic farmstead and Listed Building);</p> <p>Highway issues;</p> <p>ALC: Non-Agricultural</p>
<b>Site Description:</b>	<p>The site comprises land that is woodland and heathland (part is managed by the RSPB). There are no existing buildings on the site. The site is adjoined by the Tunbridge Wells Hospital at Pembury and fields. It has a frontage with Tonbridge Road and the A21 is further to the west. The site boundaries consist of fence in parts and trees. There is vehicular access off Tonbridge Road. There is a lack of pavement along Tonbridge Road past the hospital. There is a Public Right of Way running through the site. The site has a gentle undulation with some steeper sections.</p>
<b>Suitability:</b>	Suitable: see reason below
<b>Availability:</b>	<p>Available</p> <p>Single ownership</p>
<b>Achievability:</b>	<p>This is considered to be a suitable site. It is available and is in single ownership. It is considered that the site could be delivered in the Local Plan period.</p>
<b>Sustainability Assessment:</b>	<p>Education scores positively as this policy includes the provision of a medical education facility. Deprivation scores positively due to the provision of housing for key workers. The A21 corridor has been identified as an area for employment growth and several objectives are scored as neutral or positive to reflect suitability of allocation for employment use. Negative land use score is influenced by the loss of green belt (moderate harm) and partial loss of greenfield land. The health objective scores positively to reflect the benefits that will be seen from a hospital increasing and improving hospital facilities. The nature of the proposed use will mean that bus and private car travel will be preferred to active travel modes. This, and the risk of exposing sensitive receptors to increased levels of air pollutants, are the key reasons why the air objective is scored negatively. The proposals pose a risk to the multiple designated wildlife sites contained within the site. However, buffers and schemes for enhancements will reduce biodiversity impacts. Education scores positively as this policy includes the provision of a medical education facility. Deprivation scores positively due to the provision of housing for key workers. The A21 corridor has been identified as an area for employment growth and several objectives are scored as neutral or positive to reflect suitability of allocation for employment use. Negative land use score is influenced by the loss of green belt (moderate harm) and partial loss of greenfield land. The health objective scores positively to reflect the benefits that will be seen from a hospital</p>

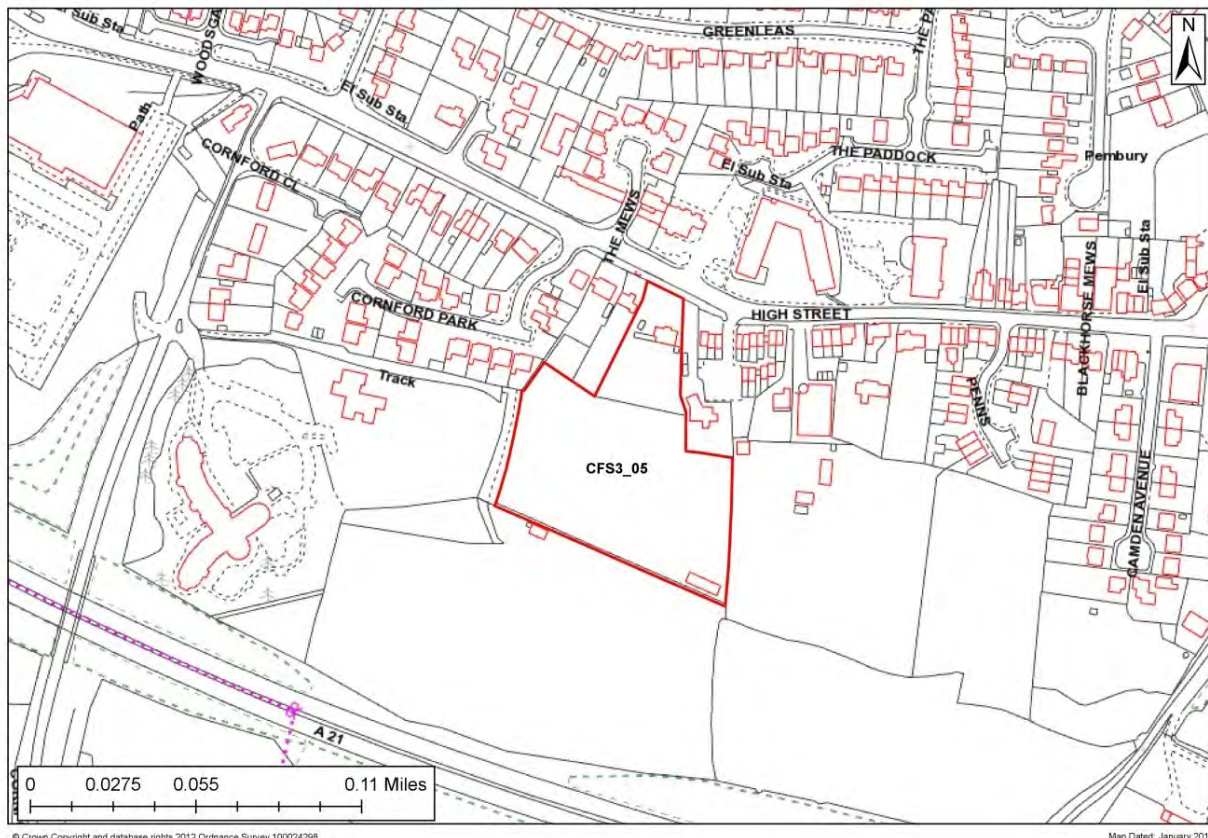


	increasing and improving hospital facilities. The nature of the proposed use will mean that bus and private car travel will be preferred to active travel modes. This, and the risk of exposing sensitive receptors to increased levels of air pollutants, are the key reasons why the air objective is scored negatively. The proposals pose a risk to the multiple designated wildlife sites contained within the site. However, buffers and schemes for enhancements will reduce biodiversity impacts.
<b>Conclusion:</b>	Site is suitable as a potential Local Plan allocation subject to further consideration.
<b>Reason:</b>	There are limited opportunities in proximity to the hospital (Tunbridge Wells at Pembury) to provide additional health facilities and associated uses

**Site Reference: Late site 5 (Local Plan Allocation AL/PE1 (site is part of larger allocation)) in conjunction with sites 44, 67, 368 and 369**

**Site Address: Dayspring Cottage, 55 High Street, Pembury, Tunbridge Wells**

Call for Sites 2017 - Additional Submissions



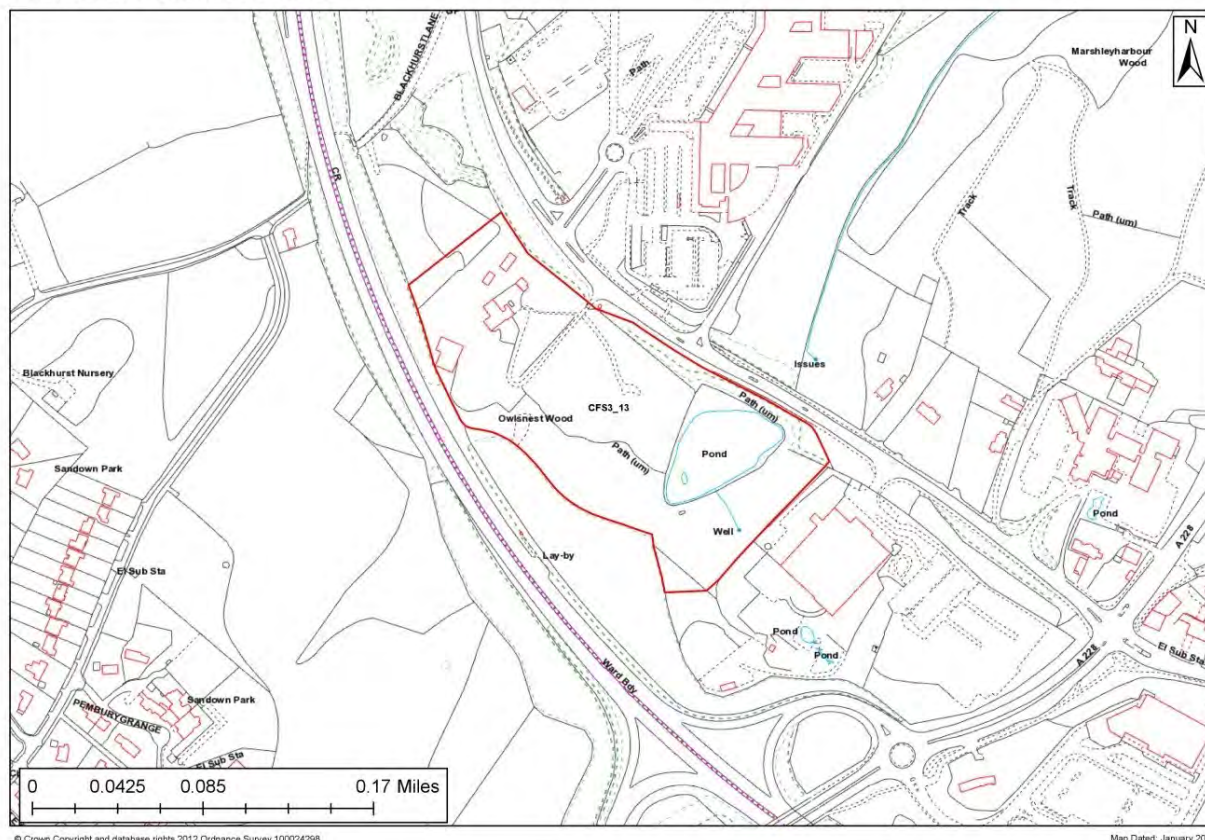
<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	1.18
<b>Developable area (ha):</b>	1.18
<b>Site type:</b>	Mostly greenfield site including a dwelling part within/part adjacent to existing Limits to Built Development
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use and mixed use including community facilities in conjunction with other sites forming wider site allocation
<b>Potential yield if residential:</b>	70-80 in conjunction with other sites forming wider site allocation
<b>Issues to consider:</b>	Green Belt considerations; AONB (1 component part);

	Ecological interest; notable feature/designation; Cycle Route; Adjacent to Cycle Route 18; ALC: Grade 3, Non-Agricultural
<b>Site Description:</b>	This site is currently part residential and part greenfield. There is an existing residential building onsite. Adjacent uses include residential and green fields. Boundaries are mostly comprised of fencing and trees. There is vehicle access at the front of the existing residential property from Pembury High Street. There is also a pavement along Pembury High Street. This site is generally flat. This site is generally enclosed.
<b>Suitability:</b>	Suitable: see reason below
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	This is a suitable site. It is available and in single ownership. It is considered that the site could be delivered in the period of the Local Plan.
<b>Sustainability Assessment:</b>	Negative land use score is influenced by the loss of green belt (low harm) greenfield land, with grade 3 soils in the AONB. The Noise objective scores negatively because residents will be exposed to high noise levels and the site will contribute to a deterioration in the existing noise levels.
<b>Conclusion:</b>	Site is suitable as a potential Local Plan allocation subject to further consideration.
<b>Reason:</b>	Site is part within / part adjacent to the LBD and has pedestrian access to the centre of Pembury. The site is likely to be sustainable in this context. It would form a logical extension to the LBD in conjunction with other site submissions.

**Site Reference: Late site 13 (Local Plan Allocation AL/PE6 (site is part of larger allocation)) in conjunction with sites 136, 444 and additional land**

**Site Address: Owlsnest Wood, Tonbridge Road, Pembury, Tunbridge Wells**

Call for Sites 2017 - Additional Submissions



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Map Dated: January 2015

<b>Parish:</b>	Pembury
<b>Settlement:</b>	Pembury
<b>Gross area (ha):</b>	4.64
<b>Developable area (ha):</b>	2.26
<b>Site type:</b>	Part PDL site in proximity to Main Urban Area: Royal Tunbridge Wells
<b>Potential site use:</b>	Site has been assessed for development potential, notably for mixed used for key medical facilities in conjunction with other sites forming wider site allocation
<b>Potential yield if residential:</b>	Mixed use scheme with no residential yield specified; provision for key worker housing included in allocation
<b>Issues to consider:</b>	Green Belt considerations; AONB (1 component part);

	Ecological interest; notable feature/designation; Cycle Route; In Proximity to Cycle Route 18; ALC: Grade 3, Non-Agricultural
<b>Site Description:</b>	This site currently includes a residential property and associated lands and outbuildings. Adjacent uses include the hospital, a nursery, woodland and the A21. The boundaries are comprised mainly of trees. There is an existing vehicular access from Tonbridge Road. There are also pavements along Tonbridge Road. There are complex level changes onsite, with the North-west being at a higher level. There is also a large pond onsite and significant tree coverage. This site is enclosed.
<b>Suitability:</b>	Suitable: see reason below
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	This is a suitable site in conjunction with other sites. It is available and it is considered that this site could be delivered in the Local Plan period.
<b>Sustainability Assessment:</b>	<p>Education scores positively as this policy includes the provision of a medical education facility. Deprivation scores positively due to the provision of housing for key workers. The A21 corridor has been identified as an area for employment growth and several objectives are scored as neutral or positive to reflect suitability of allocation for employment use. Negative land use score is influenced by the loss of green belt (moderate harm) and partial loss of greenfield land. The health objective scores positively to reflect the benefits that will be seen from a hospital increasing and improving hospital facilities. The nature of the proposed used will mean that bus and private car travel will be preferred to active travel modes. This, and the risk of exposing sensitive receptors to increased levels of air pollutants, are the key reasons why the air objective is scored negatively. The proposals pose a risk to the multiple designated wildlife sites contained within the site.</p> <p>However, buffers and schemes for enhancements will reduce biodiversity impacts. Education scores positively as this policy includes the provision of a medical education facility. Deprivation scores positively due to the provision of housing for key workers. The A21 corridor has been identified as an area for employment growth and several objectives are scored as neutral or positive to reflect suitability of allocation for employment use. Negative land use score is influenced by the loss of green belt (moderate harm) and partial loss of greenfield land. The health objective scores positively to reflect the benefits that will be seen from a hospital increasing and improving hospital facilities. The nature of the proposed used will mean that bus and private car travel will be preferred to active travel modes. This, and the risk of exposing sensitive receptors to increased levels of air pollutants, are the key reasons why the air objective is scored negatively. The proposals pose a risk to the multiple designated wildlife sites</p>



	contained within the site. However, buffers and schemes for enhancements will reduce biodiversity impacts.
<b>Conclusion:</b>	Site is suitable as a potential Local Plan allocation subject to further consideration.
<b>Reason:</b>	There are limited opportunities in proximity to the hospital (Tunbridge Wells at Pembury) to provide additional health facilities and associated uses

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

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