

Tunbridge Wells Borough



Tunbridge Wells Borough Council

# **Site Assessment Sheets for Cranbrook & Sissinghurst Parish**

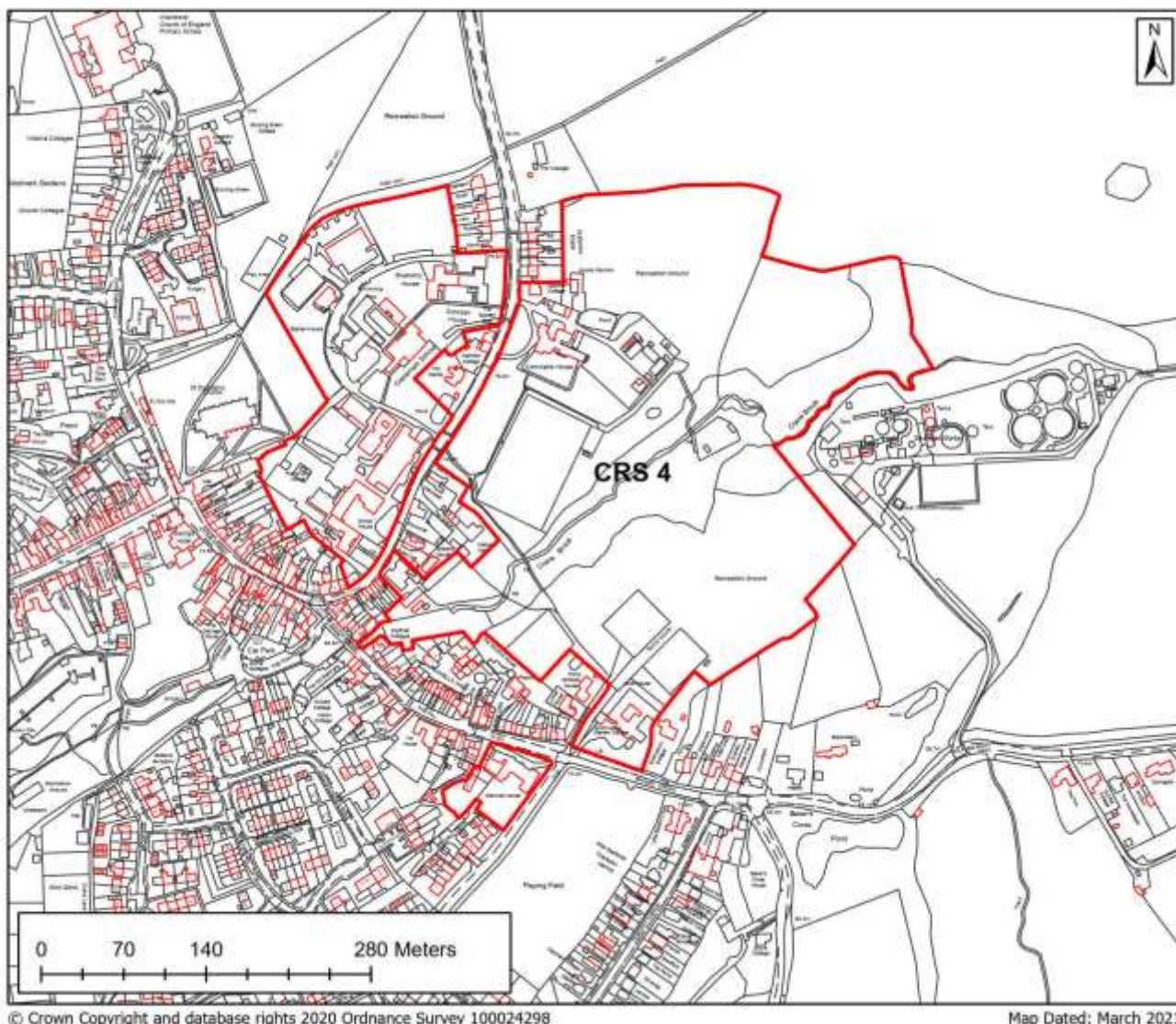
**Strategic Housing and Economic Land Availability  
Assessment for Pre-Submission Local Plan**

**January 2021**



# Site Reference: Local Plan Allocation AL/CRS 4 including sites 128 and 130

**Site Address: Cranbrook School, Cranbrook**



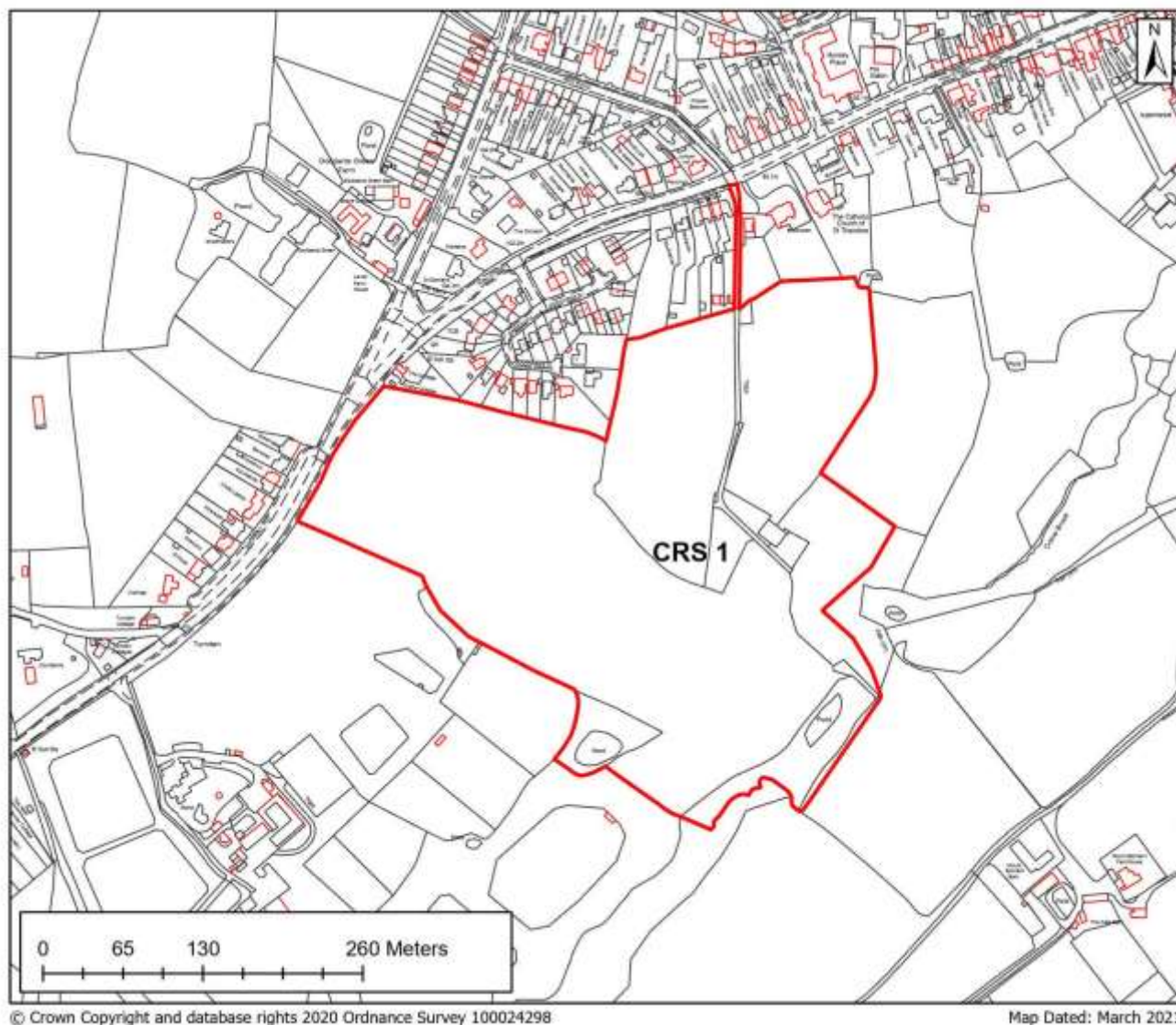
<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	16.74
<b>Developable area (ha):</b>	16.74
<b>Site type:</b>	PDL site partly within and partly adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for education and community uses
<b>Potential yield if residential:</b>	Not to be allocated for residential
<b>Issues to consider:</b>	Heritage: Conservation Area (mostly), Listed Buildings within and adjacent to site;

	<p>Ecology: TPO;  AONB Component Part: Historic Routeways PRow, Historic Settlements, Water Courses, Ponds;  Transport Infrastructure: PRow;  AONB;  2016 Landscape Designation;  HLC Period: Late 20th century, Early modern;  APA: Historic core of Cranbrook - UAZ 2 and Conservation area;  ALC: GRADE 3;  LCA: Fruit Belt;  Highway matters;  Partly within and partly adjacent to existing Limits to Built Development;  Land contamination (Sewage Treatment Works &amp; Cemetery (Modern))</p>
<b>Site Description:</b>	<p>The site consists of three parcels of land, two larger ones fronting Waterloo Road and a third, smaller parcel fronting Bakers Cross. The larger parcel also adjoins Bakers Cross. The site consists of several mixed uses all associated with Cranbrook School. These include a rifle range, tennis court, buildings, pond, chicken coop, maintenance buildings, boarding houses and playing field. There are several existing buildings on the site. The site is adjoined by a mix of residential properties and open land. The site boundaries primarily consist of a mixture of trees, hedgerows and domestic boundaries with surrounding residential properties. There is a drainage feature on the site and large drainage pipes and culverts. The site includes a pond.</p> <p>There are various access points into the site from the surrounding road network. There is pedestrian access into the site. There is one Public Right of Way on the site. The site has a complex topography. The site is a large one with a range of educational uses located on the edge of the town adjacent to both built up and rural areas. At various points within the site there are views into and out of the site.</p>
<b>Suitability:</b>	Suitable for uses to support the future needs of the school.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	The site is available and is in single ownership. It is considered that the site could come forward for development in the Local Plan period.
<b>Sustainability Assessment:</b>	This policy prompts mostly unknown scores as details about specific proposal are not available. However, it is assumed that education would benefit.
<b>Conclusion:</b>	Site is suitable as a potential Local Plan allocation.
<b>Reason:</b>	The site is a part PDL site partly within and partly adjacent to the LBD. It forms part of Cranbrook School and could be used to help support the future needs of the school.



# Site Reference: Local Plan Allocation AL/CRS 1; Part SALP AL/CR4

**Site Address: Land at Brick Kiln Farm, Cranbrook Road**



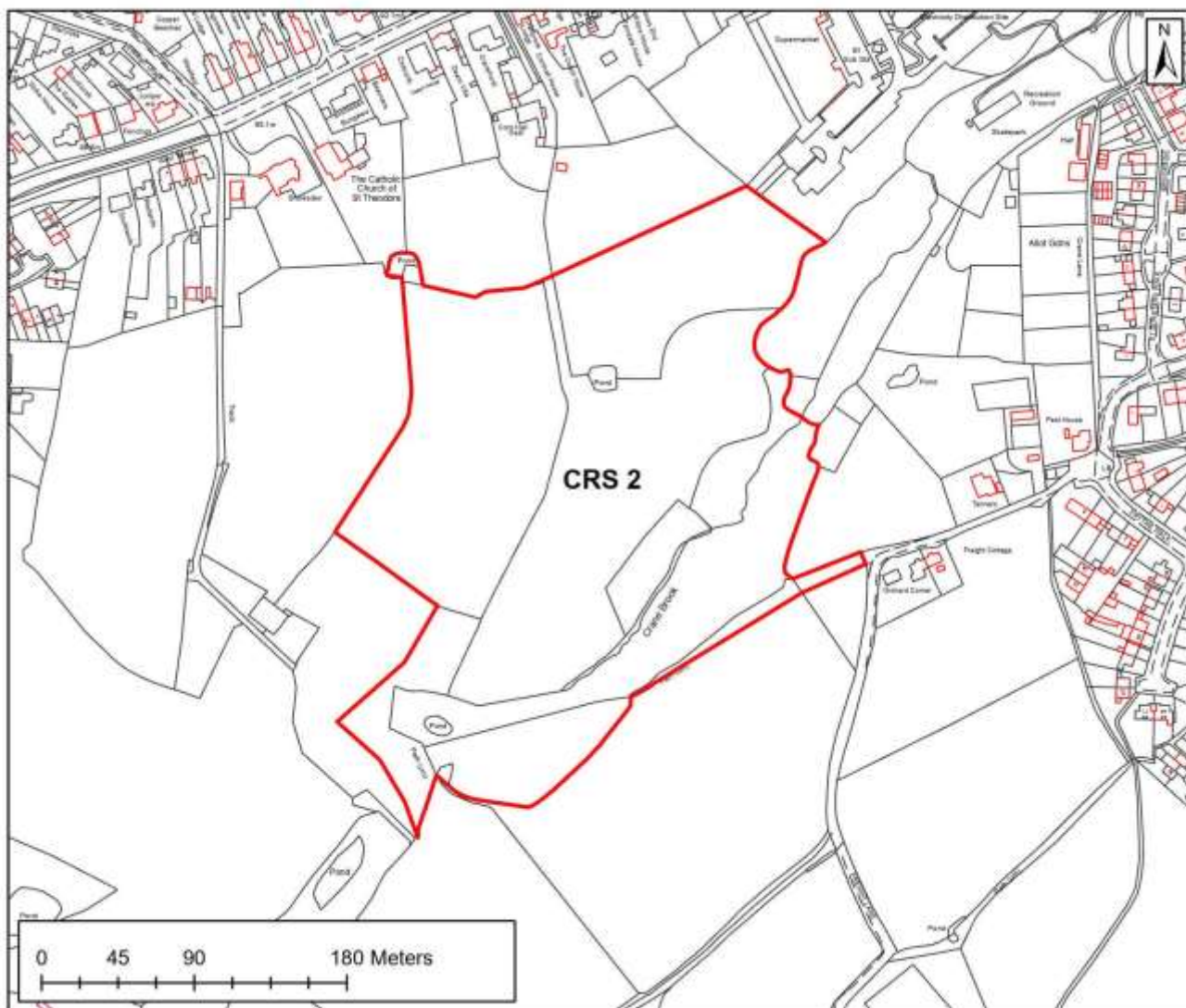
<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	12.28
<b>Developable area (ha):</b>	11.78
<b>Site type:</b>	Part PDL/mostly greenfield site within LBD (site was allocated as part of SALP Policy AL/CR4)
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	180 dwellings
<b>Issues to consider:</b>	Heritage: Conservation Area;

	<p>Ecology: Ancient Woodland;  AONB Component Part: Ancient Woodland, Farmstead, Historic Routeways PRow, Historic Settlements, Water Courses, Ponds, Historic Field Boundaries;  Transport Infrastructure: PRow;  AONB;  HLC Period: Late 20th century, Early medieval;  APA: General background archaeological potential;  ALC: GRADE 3;  LCA: Fruit Belt;  Site is part of an existing allocation AL/CR4 in Site Allocations Local Plan 2016;  Land contamination (hospitals (Non Research), Unknown Filled Ground (medium));  Part adjacent to existing Limits to Built Development;  As at 01 April 2020, site includes extant planning permission 16/502860/OUT for 180 dwellings;  Reserved Matters application, 20/00814/REM (Layout, Appearance, Scale and Landscape) for 180 dwellings was withdrawn.</p>
<b>Site Description:</b>	<p>The site comprises pasture and grazing land including a small number of unused agricultural buildings located immediately to the south of Cranbrook. The site is adjoined by further farmland and woodland as well as existing built development including residential mostly to the north but also further east. Site boundaries consist mostly of hedging and trees. The site has level changes and there are Public Rights of Way both on the site and in the wider area from which there are public views of the site.</p>
<b>Suitability:</b>	<p>Suitable: this site is part of an existing allocation. The site has existing outline planning permission.</p>
<b>Availability:</b>	<p>Available  Single ownership</p>
<b>Achievability:</b>	<p>This is a suitable site that is part of an existing allocation that it is considered is suitable to be carried forward. The site has existing outline planning permission. The site is available and it is considered that the site could be delivered within the period of the Local Plan.</p>
<b>Sustainability Assessment:</b>	<p>Landscape scores are negative to reflect the scale of development being out of keeping with the settlement and impact upon the AONB. Impacts on heritage assets such as historic farmsteads will also be unavoidable. Biodiversity score reflects risk of recreational pressure on the Local Nature Reserve and location of site within the impact risk zone for Robins Wood SSSI. Development at this site will contribute to the already high noise levels and could affect the Important Areas for Road Noise (IARN) at Wilsley Green. The large size of the site allows the housing objective to score highly positively. The resources objective is informed by the minor impact on Superficial Sub-Alluvial River Terrace deposits.</p>

<b>Conclusion:</b>	Site is suitable as a potential Local Plan allocation.
<b>Reason:</b>	Site is located within the Cranbrook LBD and is an existing site allocation. It is likely to be a sustainable site in this context. The site currently has planning permission.

## Site Reference: Local Plan Allocation AL/CRS 2; Part SALP AL/CR4; includes site 292 and part of 396

**Site Address: Land south of Corn Hall, Crane Valley, Cranbrook**



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Map Dated: March 2021

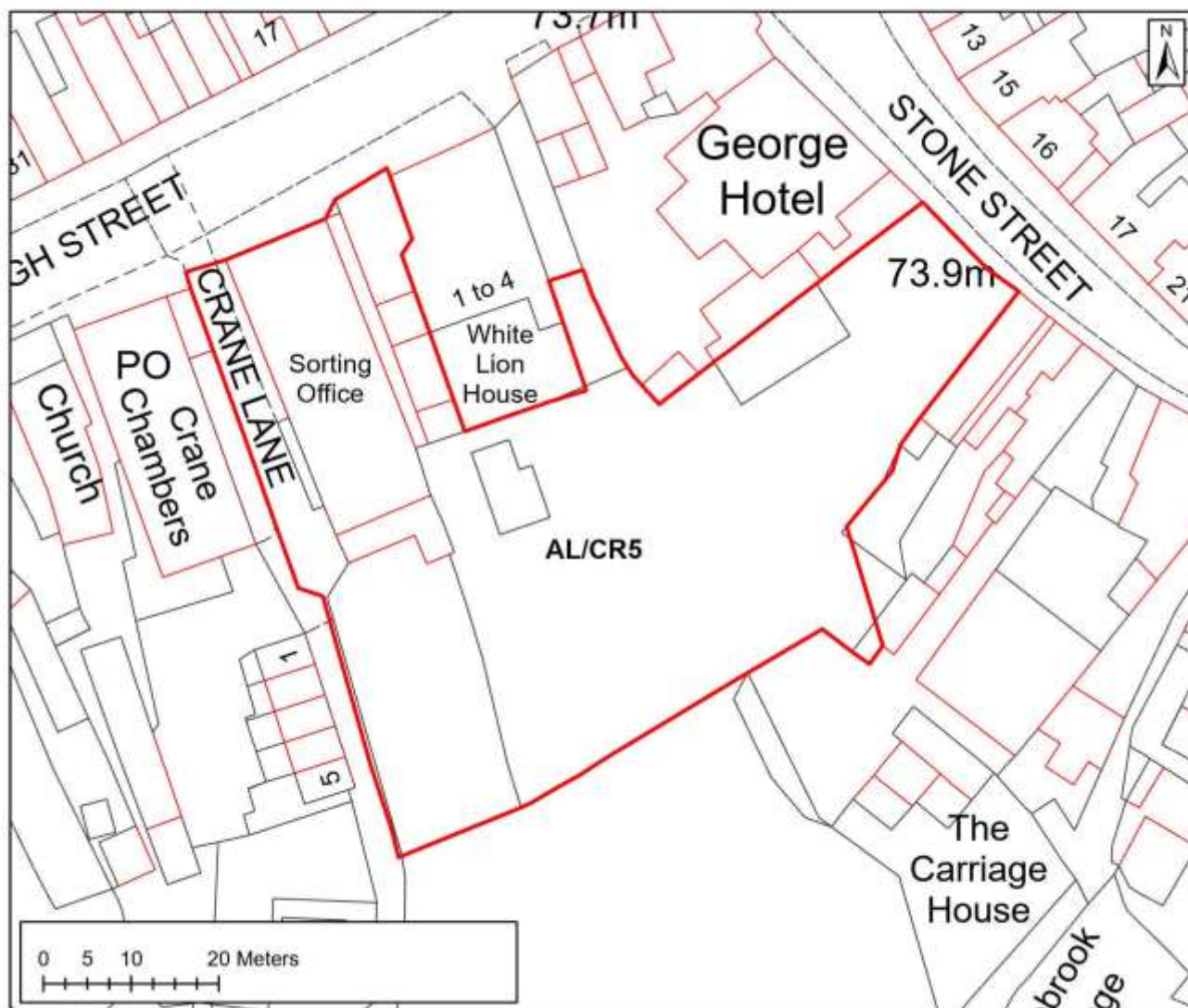
<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	6.82
<b>Developable area (ha):</b>	5.40
<b>Site type:</b>	Greenfield site within LBD (site was allocated as part of SALP Policy AL/CR4)
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	35 – 45 dwellings
<b>Issues to consider:</b>	Heritage: Conservation Area;

	<p>Ecology: LNR, Ancient Woodland;  AONB Component Part: Ancient Woodland, Historic Routeways  PRoW, Water Courses, Ponds, Historic Field Boundaries;  Transport Infrastructure: PRoW;  AONB;  HLC Period: Early medieval, Late 20th century;  APA: Site of post medieval brickworks;  ALC: GRADE 3;  LCA: Fruit Belt;  Site is part of an existing allocation AL/CR4 in Site Allocations  Local Plan 2016;  Land contamination (hospitals (Non Research), Unknown Filled  Ground (medium));  Part adjacent to existing Limits to Built Development</p>
<b>Site Description:</b>	<p>The site comprises pasture and grazing land located immediately to the south of Cranbrook. The site is adjoined by further farmland and woodland as well as existing built development including residential mostly to the north but also further east. Site boundaries consist mostly of hedging and trees. The site has level changes and there are Public Rights of Way both on the site and in the wider area from which there are public views of the site.</p>
<b>Suitability:</b>	<p>Suitable: the site forms part of an existing allocation; the site is well related to services. The area to the west (also included within this existing site allocation) is subject to planning approval that does not compromise the development of this site.</p>
<b>Availability:</b>	<p>Available  Single ownership</p>
<b>Achievability:</b>	<p>This is a suitable site that is part of an existing allocation that it is considered is suitable to be carried forward. The site is available and it is considered that the site could be delivered within the period of the Local Plan.</p>
<b>Sustainability Assessment:</b>	<p>Landscape scores are negative to reflect impact upon the AONB. Impacts on heritage assets will also be unavoidable. Biodiversity score reflects risk of recreational pressure on the Local Nature Reserve and location of site within the impact risk zone for Robins Wood SSSI. Land use score largely reflects loss of greenfield land with likely pockets of best and more versatile soils.</p>
<b>Conclusion:</b>	<p>Site is suitable as a potential Local Plan allocation.</p>
<b>Reason:</b>	<p>Site is located within the Cranbrook LBD and is an existing site allocation. It is likely to be a sustainable site in this context.</p>



## Site Reference: SALP AL/CR5

**Site Address: Post Office Delivery Depot and Land at Stone Street/High Street/Crane Lane**



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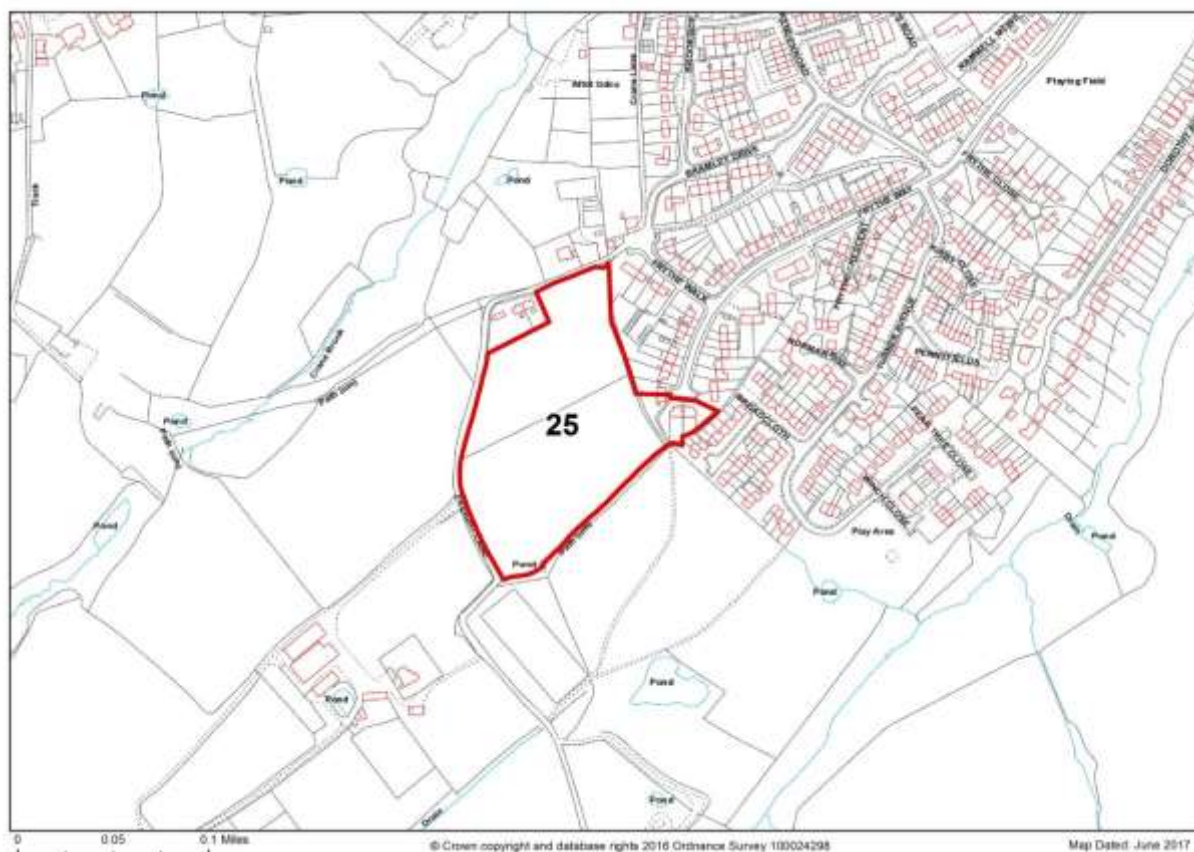
Map Dated: March 2021

<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	0.36
<b>Developable area (ha):</b>	0.36
<b>Site type:</b>	PDL site located inside the LBD
<b>Potential site use:</b>	Mixed use development
<b>Potential yield if residential:</b>	SALP Policy AL/CR5 allocated this site for mixed use development to include the delivery of comparison retail (A1) uses at least at the street level along Stone Street and High Street, office (B1) and residential (C3) use. (no specific quantities included in policy)

<b>Issues to consider:</b>	<p>Heritage: Conservation Area, Listed Buildings;  AONB Component Part: Historic Routeways PRow, Historic Settlements;  Transport Infrastructure: PRow;  AONB;  HLC Period: Medieval, Late 20th century;  Contaminated Land;  APA: Historic core of Cranbrook - UAZ 2 and Conservation area;  ALC: GRADE 3;  LCA: Fruit Belt;  As at 01 April 2020, part of site includes extant planning permission 16/503953/FULL for 28 dwellings, and 18/02273/FULL for 1 dwelling</p>
<b>Site Description:</b>	<p>The site is adjoined by retail and commercial uses. Residential uses also adjoin the site along with the Regal car park and co-op and an area of recreation space. The boundaries to Wilkes Field comprise trees and some hedging. The site is more open to the west and south. There is pedestrian access to the site. There is a network of paths around the site and in the wider locality. The site slopes down in a north - south direction. Wilkes Field is at a higher level than the adjacent footpath to the south/Crane Valley, beyond which the land rises up again beyond the Crane Brook. Public views of the site are visible from the west and south. There is an approved and implemented scheme (16/503953) for part of this site (not including the Post Office Depot and associated parking), that also includes Wilkes Field.</p>
<b>Suitability:</b>	<p>Area not including Post Office Depot. Unsuitable: Site has an approved and implemented planning consent</p> <p>Post Office Depot. Unsuitable: Site is inside the LBD with access to the centre of Cranbrook. The site is likely to be sustainable in this context. The site is in commercial use and therefore not available.</p>
<b>Availability:</b>	Not available
<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>	<p>Area not including Post Office Depot. Site has an approved and implemented planning consent.</p> <p>Post Office Depot. Site is currently in use for commercial purposes. The site is a PDL site located inside the LBD. If it becomes available for redevelopment it can be promoted through the planning application process.</p>

## Site Reference: 25

**Site Address:** Land to the west of Frythe Way and east of Freight Lane, Cranbrook



<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	2.83
<b>Developable area (ha):</b>	2.83
<b>Site type:</b>	Part PDL / part greenfield partly within and 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>	85
<b>Issues to consider:</b>	AONB Component Part: Historic Routeways PRoW, Historic Settlements, Ponds; Transport Infrastructure: PRoW; AONB; HLC Period: Late 20th century, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt;

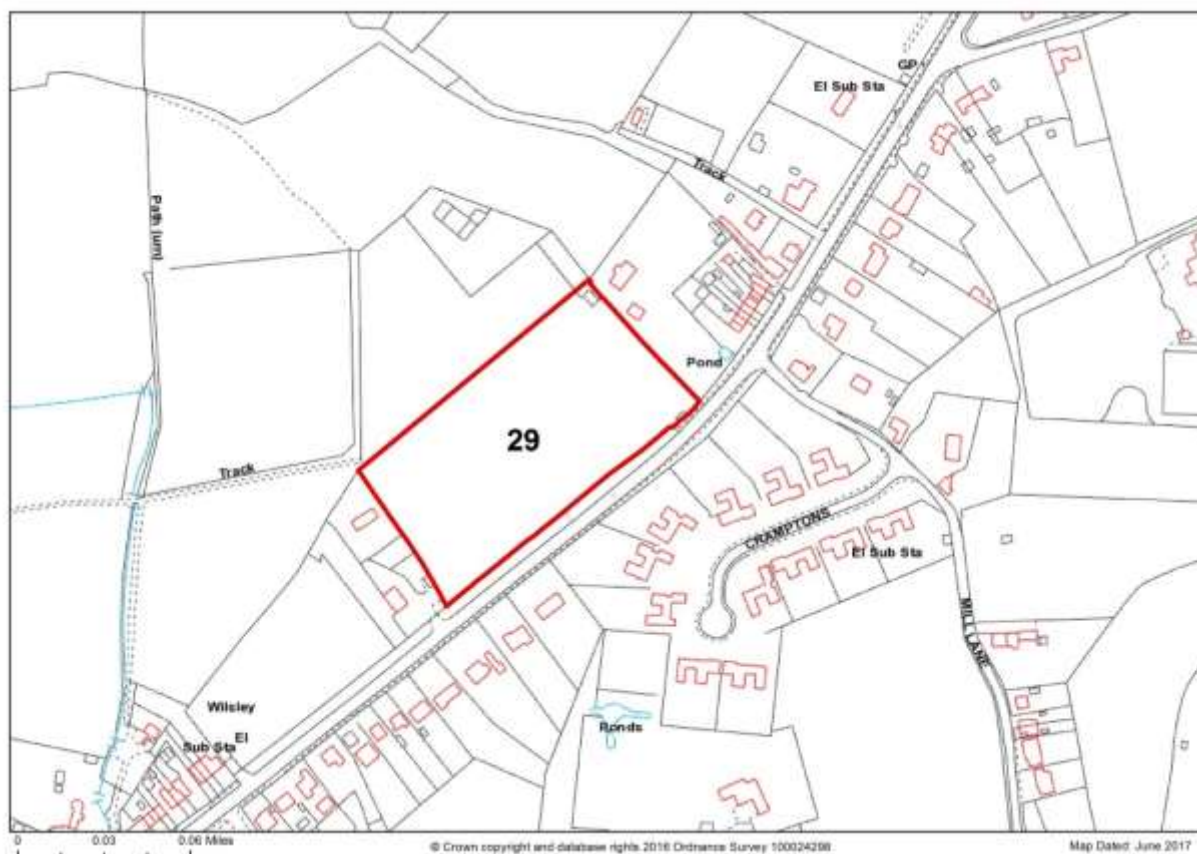
	<p>Heritage: Cumulative impact on setting of Conservation Area in context of other 20th/21st century development – further loss of rural setting;</p> <p>Highway matters;</p> <p>Part within (south east corner) / part adjacent to existing Limits to Built Development</p>
<b>Site Description:</b>	<p>The site consists of a parcel of land that is used as grazing/orchard land and agriculture uses. It includes three residential properties in the south east corner of the site. The site is adjoined by residential properties and agricultural uses. The boundaries of the site comprise hedging and mainly mature trees. There is a fence at the southern end of the site.</p> <p>There is currently a lack of vehicular access into the site although the site has two frontages along Freight Lane to the north and west of the site. The three residential properties on the site are accessed from Frythe Way. It is understood that some/all of these properties will be removed to provide a vehicular access from the site onto Frythe Way. There are pavements along Frythe Way and pedestrian access northwards to the High Street. Vehicular access to the main road network (Bakers Cross, The Hill) would be via the existing road network serving the Frythe Estate, using the one junction of Frythe Way with Bakers Cross, there being no other vehicular routes available out of the estate. There is a designated Public Right of Way that runs through the south east corner of the site. The site is generally flat. There are views across to the site from the adjacent residential development. The site can be seen in part from the public right of way to the south of the site.</p>
<b>Suitability:</b>	<p>Unsuitable: although the site can be accessed relatively well by pedestrians, concern is raised by the impact of development upon the landscape and settlement pattern, the site being located on the edge of the settlement within the AONB. Concern is also raised by the impact of increased traffic movements arising from the development upon a number of road junctions within the immediate and wider area.</p>
<b>Availability:</b>	<p>Available</p> <p>Single ownership</p>
<b>Achievability:</b>	<p>N/A</p>
<b>Sustainability Assessment:</b>	<p>This site scores largely neutral with some benefit to housing provision. It scores negatively on land use and landscape impact informed by the loss of a greenfield site in the AONB which lies adjacent to an historic settlement and which has historic routeways (PROW) adjacent to it.</p>
<b>Conclusion:</b>	<p>This site is considered unsuitable as a potential site allocation.</p>
<b>Reason:</b>	<p>There is a landscape concern arising from an allocation of this site as well as concern about ability to provide an appropriate means of vehicular access to the site from the wider road network. There is concern about the impact of increased traffic movements arising from the development upon the road junction of Frythe Way and Bakers Cross, and upon the road junction of The Hill,</p>

	Waterloo Road and Stone Street.
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## Site Reference: 29

**Site Address: Land at Boycourt Orchards, A229 Angley Road, Wisley Pound, Cranbrook, TN17 2HR**

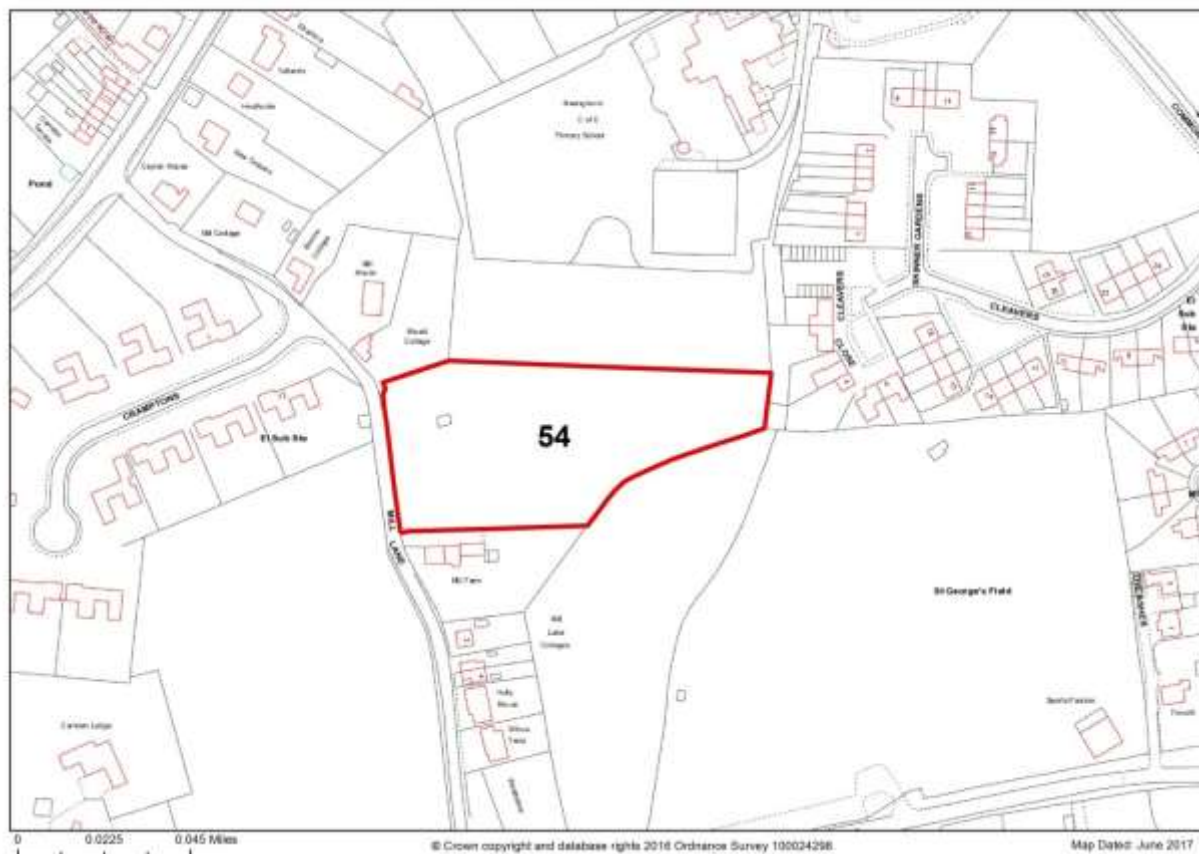


<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Wisley Pound
<b>Gross area (ha):</b>	1.59
<b>Developable area (ha):</b>	1.59
<b>Site type:</b>	Greenfield site in proximity to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	20-25
<b>Issues to consider:</b>	HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland; Highway matters; Heritage: setting of Wisley Pound Conservation Area – further ribbon development – cumulative impact on it as an isolated settlement (minor)
<b>Site Description:</b>	The site consists of former orchards and is now an unmanaged

	<p>green field. There is a structure associated with the former use as an orchard located in the northern area of the site. The site is adjoined by residential properties and other agricultural/orchard uses. The boundaries of the site comprise trees and hedges, including the road frontage. These are less mature along the road frontage. There is no defined northern boundary to the site. There is field gate access from the A229 Angley Road into the site. There is pavement on the opposite side of the A229 Angley Road from the site. The site is generally flat with a slight rise to the east. There are views of the site from the gate along the Angley Road frontage of the site.</p>
<b>Suitability:</b>	Unsuitable: the site has no potential to deliver a safe vehicular access or provide a safe pedestrian access to local services and bus stops. Development here would have an adverse impact upon the historic settlement character, including upon the approach to the Wilsley Pound Conservation Area.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	A range of scores with Land Use, Landscape, Land Use and Travel objectives scoring most negatively reflecting loss of greenfield land in the AONB and limited transport options in Sissinghurst. The limited transport options also prompts the air quality objectives to become negative. Development here would risk dilution of the historic settlement character.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	The site has no potential to deliver a safe vehicular access or provide a safe pedestrian access to local services and bus stops. Development here would have an adverse impact upon the historic settlement character.

## Site Reference: 54

**Site Address: Land on the east side of Mill Lane, Sissinghurst, TN17 2HX**



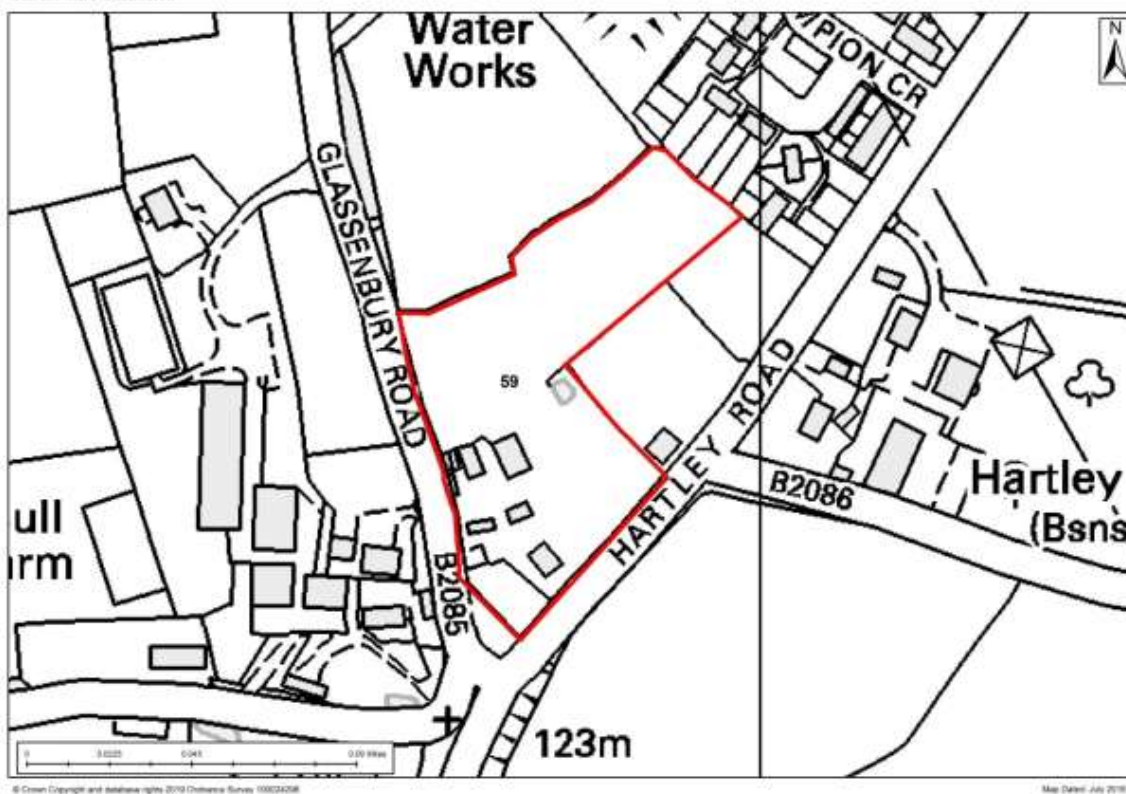
<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Sissinghurst
<b>Gross area (ha):</b>	0.86
<b>Developable area (ha):</b>	0.86
<b>Site type:</b>	Greenfield site in proximity to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	Less than 10
<b>Issues to consider:</b>	HLC Period: Boundary Lost 0-25%, Late 20th century; APA: Former site of post medieval Corn Mill (Windmill); ALC: GRADE 3; LCA: Wooded Farmland; Highway matters; Adjacent to existing Limits to Built Development
<b>Site Description:</b>	The site is an agricultural field. There are no existing buildings on the site. The site is adjoined by residential properties and fields.

	The site boundaries consist of wooded areas and high hedges and some stock proof fencing. There are wooded areas and high hedges and one small tree within site. There is a small ditch in the northern part of the site. The site is adjacent to a driveway to the south that serves the adjacent property. There is a field gate to the north west corner of the site. There is a lack of pavement along Mill Lane. There is a Public Right of Way adjacent to the eastern boundary of the site. The site is generally flat. The site is generally enclosed with clear views of Mill Farm house from the site. This generally limits public views of the site.
<b>Suitability:</b>	Unsuitable. The delivery of this site relies upon the provision of a pedestrian access provided by potential development of Site 54 to the south-west that is not considered suitable as a potential site allocation. There are traffic safety issues at the junction of Mill Lane and Sissinghurst Road (A262) that are unlikely to be overcome.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Largely neutral-scoring site. Education is scored slightly negative to reflect increase pressure on a school that is already in high demand. Loss of greenfield land and potential boundary issues with the AONB contribute to the negative scores for Land Use and Landscape. 2020 Grassland study found site to have low botanical importance and low-moderate ecological importance. Score unchanged. Heritage and landscape scores adjusted to better consider the setting of the rural lane.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	The estimated capacity that could be delivered is of a quantity not considered appropriate for allocation. A safe, suitable and sustainable access for both vehicles and pedestrians cannot be achieved to serve this site.

## Site Reference: 59 (Site 59 is duplicated by Late Site 14)

**Site Address: Gate Farm, adjacent to Hartley Road and Glassenbury Road, Hartley, Cranbrook, TN17 2ST**

Call for Sites Submission



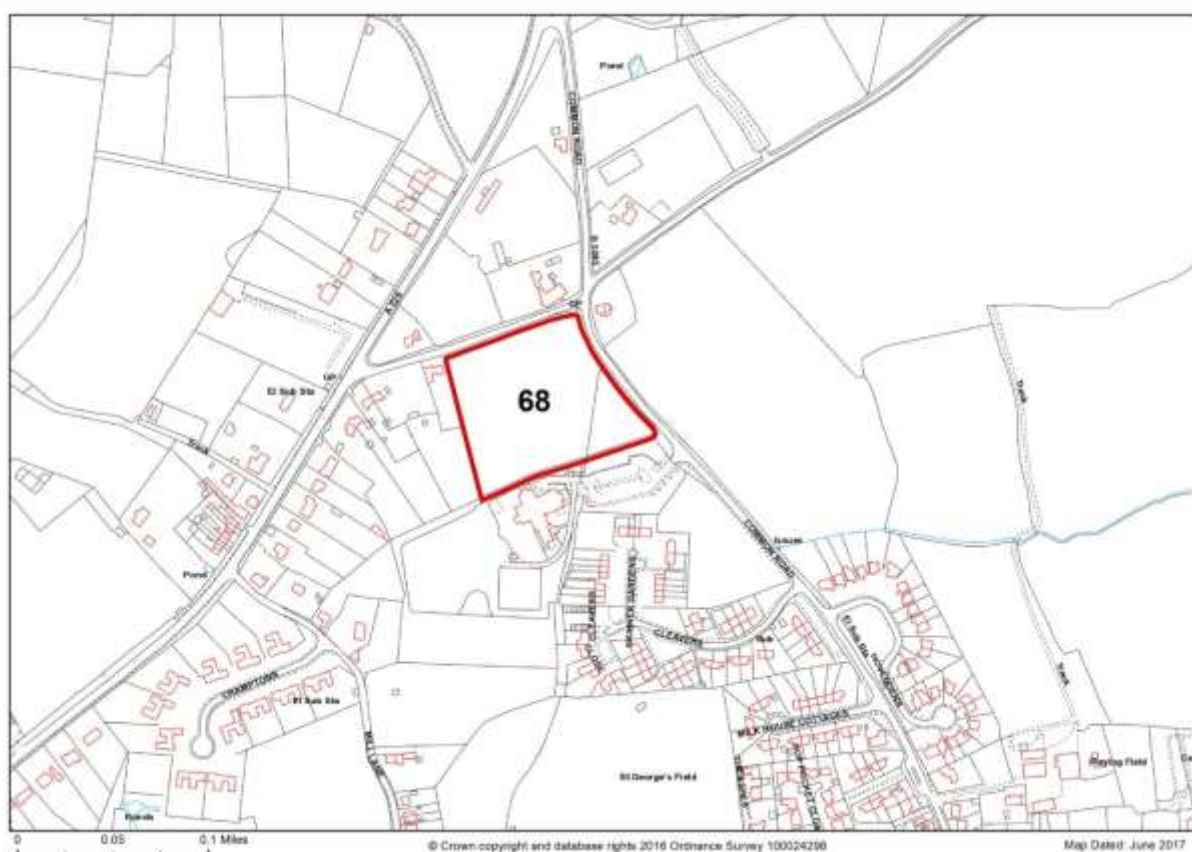
<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Hartley, Cranbrook
<b>Gross area (ha):</b>	1.45
<b>Developable area (ha):</b>	1.45
<b>Site type:</b>	Part developed site in rural area
<b>Potential site use:</b>	Site has been assessed for development potential, notably for mixed use including residential use.
<b>Potential yield if residential:</b>	90 in conjunction with other sites forming wider site allocation
<b>Issues to consider:</b>	AONB Component Part: Farmstead, Historic Settlements, Ponds; AONB; HLC Period: Late 20th century, Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt; Highway matters; Heritage: adjacent to Listed Buildings



<b>Site Description:</b>	The site appears unused, formerly in agricultural use. There are several buildings on the site. The site is adjoined by a mix of uses including agriculture, residential, and commercial uses. The site boundaries comprise a mix of trees and some wire fencing. There is a pond on the site and trees. There is an existing vehicular access into the site directly off Hartley Road. There is a pavement along the opposite side of Hartley Road. The site rises in a northern direction from the southern end of the site adjacent to Hartley Road. There are localised public views into the site.
<b>Suitability:</b>	Unsuitable: The site's location at some distance from the services provided at Cranbrook are likely to result in a significant level of car borne trips. An assessment of the impact of development on the surrounding High Weald AONB landscape within which the site is located has advised for a significant reduction in the proposed level of housing in this location, and highlighted further landscape constraints including the existing farmstead and settlement pattern. The site has been promoted for development by 19/02170 (for up to 27 dwellings). This application was dismissed on appeal, 10 <sup>th</sup> February 2021.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	This group of sites has positive impacts on some economic and social objectives but it let down by the distance to Cranbrook town centre. 2020 Grassland study found western side of site cluster to have low-moderate botanical importance and moderate ecological importance. Score adjusted slightly. Landscape score downgraded following AONB Units advice to better reflect impact upon the AONB and 2020 LVIA study.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	The impact of development upon the AONB landscape and settlement pattern, as well as the site's location at some distance from services, means that the site is considered to be unsuitable for development. The site has been promoted for development by 19/02170 (for up to 27 dwellings). This application was dismissed on appeal, 10 <sup>th</sup> February 2021.

# Site Reference: 68 (Site forms Local Plan Allocation AL/CRS7)

**Site Address: Land at junction of Common Road and Frittenden Road, Sissinghurst**



<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Sissinghurst
<b>Gross area (ha):</b>	1.61
<b>Developable area (ha):</b>	1.61
<b>Site type:</b>	Greenfield site in proximity to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, for residential use
<b>Potential yield if residential:</b>	15 – 20 dwellings
<b>Issues to consider:</b>	Transport Infrastructure: PROW; HLC Period: Late 20th century; APA: Projected Line of Roman Road; ALC: GRADE 3; LCA: Wooded Farmland; Heritage: adjacent to Listed Buildings; Highway matters

<b>Site Description:</b>	The site consists of a greenfield. There are no existing buildings on the site. The site is adjoined by a school, residential properties and a school sports field. There are trees and hedgerows along the boundaries of the site. Along the south east corner of the site are trees. There is a field gate along the north west corner of the site off Frittenden Road. The site has a frontage with Frittenden Road and with Common Road. There is pavement along Common Road. This is lacking along Frittenden Road. Public Right of Way number WC75 crosses the site towards its south eastern corner. The site is generally flat. The site sits at an elevated level compared to Common Road and the school. Public views of the site are screened to the north and south. There are views of the site from the Public Right of Way.
<b>Suitability:</b>	Suitable. Site is in proximity to the Limits to Built Development and is adjoined by existing built development. The site is likely to be sustainable in this context.
<b>Availability:</b>	Available
<b>Achievability:</b>	This is a suitable site. It is considered that this site could be delivered within the Local Plan period. Outline planning application 19/03625/OUT to deliver 18 dwellings has resolution to grant consent, 11 <sup>th</sup> November 2020
<b>Sustainability Assessment:</b>	As for all sites in Sissinghurst, this site is let down by accessibility to services and facilities and public transport. Of particular note is the biodiversity score is influenced by the 2020 Grassland study found site to have low-moderate botanical importance and moderate ecological importance. In addition, this site is BAP priority habitat for orchard.
<b>Conclusion:</b>	Site is suitable as a potential Local Plan allocation.
<b>Reason:</b>	Site is adjoined by existing built development, and is well related to services provided by Sissinghurst. The site is considered to be sustainable in this context.

## Site Reference: 70

**Site Address: Land South West of Campion Crescent at Hartley, Cranbrook**



<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	0.23
<b>Developable area (ha):</b>	0.23
<b>Site type:</b>	Greenfield site in rural area
<b>Potential site use:</b>	Site has been assessed for development potential, notably for mixed use including residential use.
<b>Potential yield if residential:</b>	90 in conjunction with other sites forming wider site allocation
<b>Issues to consider:</b>	Ecology: TPO; AONB Component Part: Historic Settlements; AONB; HLC Period: Early modern, Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt; Highway matters (access);

	Heritage: adjacent listed buildings
<b>Site Description:</b>	<p>The site is an undeveloped parcel of land with trees. There are no existing buildings on the site. The site is adjoined by residential properties and a business park. The boundaries to the site comprise mature trees/vegetation along the site frontage with Hartley Road. There is hedging and trees on other boundaries. There is currently a lack of vehicular access into the site, however the site has a frontage with Hartley Road. There is pavement along Hartley Road but this is lacking along the site frontage. The site is at a higher level relative to Hartley Road and slopes away from it. Public views of the site are restricted by the planting along the frontage of the site.</p>
<b>Suitability:</b>	<p>Unsuitable: The site's location at some distance from the services provided at Cranbrook is likely to result in a significant level of car borne trips. An assessment of the impact of development on the surrounding High Weald AONB landscape within which the site is located has advised for a significant reduction in the proposed level of housing in this location, and highlighted further landscape constraints including the existing farmstead and settlement pattern.</p> <p>A recent appeal decision for this site (17/03481) found that a safe access was not achievable.</p>
<b>Availability:</b>	<p>Available</p> <p>Single ownership</p>
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	<p>This group of sites has positive impacts on some economic and social objectives but it let down by the distance to Cranbrook town centre.</p> <p>The 2020 Grassland study found that the western side of site cluster to have low-moderate botanical importance and moderate ecological importance. Score adjusted slightly. Landscape score downgraded following AONB Units advice to better reflect impact upon the AONB and 2020 LVIA study.</p>
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	<p>The site is located at some distance from services provided by Cranbrook. Safe access to serve the site is not achievable.</p> <p>Development would have an adverse impact upon the AONB landscape and settlement pattern.</p>



## Site Reference: 71

**Site Address: Land adjoining Cranbrook Primary School, Quaker Lane, Cranbrook, TN17 3JZ. SITE B**

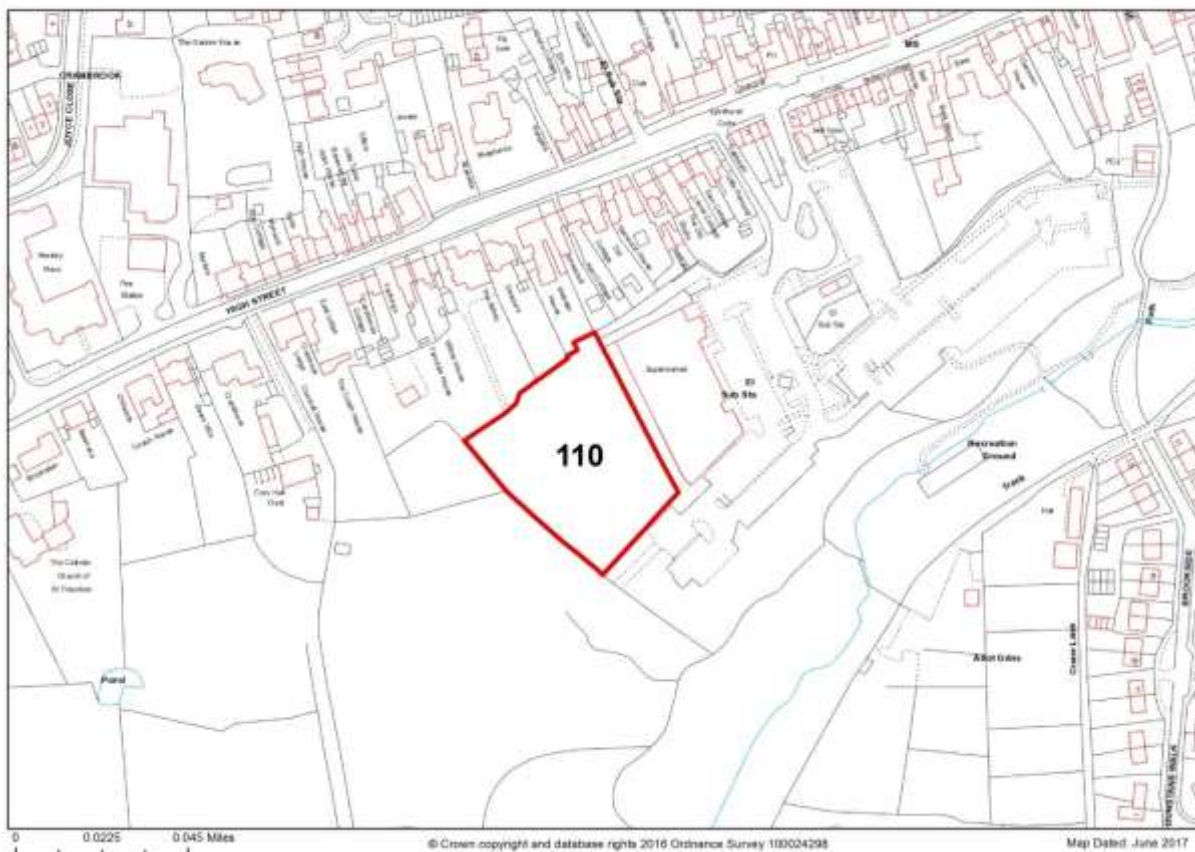


<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	2.05
<b>Developable area (ha):</b>	2.05
<b>Site type:</b>	Greenfield site in proximity to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for mixed use including residential use and education use.
<b>Potential yield if residential:</b>	35-45 in conjunction with site 133
<b>Issues to consider:</b>	Heritage: Conservation Area (partly within and adjacent to); Ecology: TPO; AONB Component Part: Historic Routeways PRoW, Historic Settlements, Historic Field Boundaries; Transport Infrastructure: PRoW; AONB; HLC Period: Early modern, Early 20th century; APA: Wisley Green Historic Core - Conservation area;

	ALC: GRADE 3; LCA: Fruit Belt; Highway matters
<b>Site Description:</b>	The site consists of a field that is used for informal recreation use. There are no existing buildings on the site. The site is adjoined by residential properties, a school and playing fields. The site boundaries consist of hedgerows and mature trees. There is some domestic boundary treatment. The northern frontage of the site is adjacent to Angley Road/Quaker Lane. There is currently no access from Angley Road but there is access from a field gate in Quaker Lane. There are no pavements along Quaker Lane but pavements are present along Angley Road. There are designated Public Rights of Way on the site. The site is slightly sloping downwards towards the north but on the whole is relatively flat. There is a view through to the site from the north west corner adjacent to Angley Road/Quaker Lane. There are private views towards the site from adjacent properties.
<b>Suitability:</b>	Unsuitable: It has not been possible to demonstrate that a scheme to deliver a safe vehicular access could be provided into the site that would not have an adverse impact upon the character of the surrounding area, the site being located within/partly adjacent to a Conservation Area, and upon the character of the Angley Road that is particularly verdant in this location.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Largely sustainable site with the only negatives being related to the sensitive environmental features. 2020 Grassland study found site to have low botanical importance and low-moderate ecological importance. Score unchanged.
<b>Conclusion:</b>	Site is not considered suitable as a potential Local Plan allocation.
<b>Reason:</b>	It has not been possible to demonstrate that a scheme to deliver a safe vehicular access could be provided into the site.

## Site Reference: 110

**Site Address: Land to the west of the Co-Operative, High Street, Cranbrook, TN17 3DQ**



<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	0.46
<b>Developable area (ha):</b>	0.46
<b>Site type:</b>	Greenfield within LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	14
<b>Issues to consider:</b>	Heritage: Conservation Area, adjacent to Listed Buildings; TPO; AONB Component Part: Historic Settlements; AONB; HLC Period: Medieval, Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt;

	Highway matters
<b>Site Description:</b>	The site consists of scrubland/fallow pasture. There are no existing buildings on the site. The site is adjoined by residential properties, retail use, agricultural use and a car park. The site has a boundary edge consisting of trees and there are trees within the site. There is currently a lack of vehicular access serving the site. There is an access into the site using the adjacent Regal car park and there is pavement along High Street. The site is relatively flat. There are private views from the residential properties to the north of the site. There is a public view of the site from the adjacent car park.
<b>Suitability:</b>	Unsuitable: The site is within the existing Limits to Built Development. Any development will be subject to the provision of a suitable means of access, protection of trees and the Conservation Area. Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	This site scores mostly neutral with some benefit potentially to housing provision and employment. It scores negatively in land use terms being loss of a greenfield site in the AONB. It is however within the Limits to Built Development of Cranbrook, which lessens impact.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

## Site Reference: 119

**Site Address: Land adjacent Angley Road, Cranbrook**



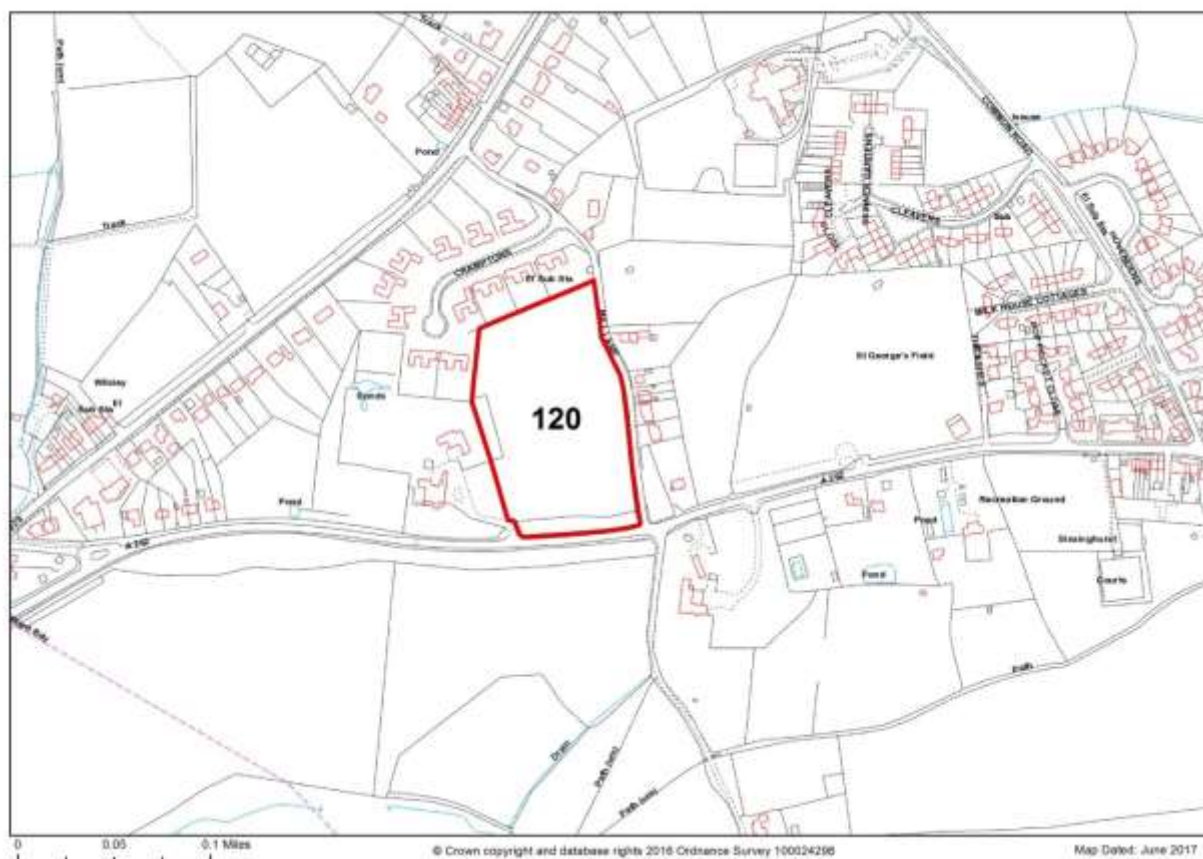
<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	1.31
<b>Developable area (ha):</b>	0.97
<b>Site type:</b>	Greenfield site adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	29
<b>Issues to consider:</b>	Ecology: LWS; AONB Component Part: Ancient Woodland, Historic Routeways PRoW, Historic Settlements; Transport Infrastructure: PRoW; AONB; HLC Period: Early 20th century; APA: Angley Park early C18th Ornamental Gardens; ALC: GRADE 3; LCA: Fruit Belt;



	Adjacent to Limits to Built Development
<b>Site Description:</b>	The site is a parcel of land that has been cleared/coppiced. There are no existing buildings on the site. The site is adjoined by residential properties, woodland and agricultural fields. There is a wooden fence along the Angley Road frontage and a residential fence to the north. There is woodland wrapping around the rear part of the site. There are a few mature trees within the site. There is currently a lack of vehicular access into the site. There are pavements on both sides of Angley Road to the front of the site. Public Right of Way number WC89 runs through the site, adjacent to the south western boundary of the site. The site has a slope slightly down to the west. The site is clearly seen from the Angley Road frontage.
<b>Suitability:</b>	Unsuitable: This site is a Local Wildlife Site, and as such would be unsuitable for allocation.
<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 a Local Wildlife Site, and as such would be unsuitable for allocation.

## Site Reference: 120

**Site Address: Land east of Camden Lodge, adjacent to Mill Lane and Sissinghurst Road, Sissinghurst**

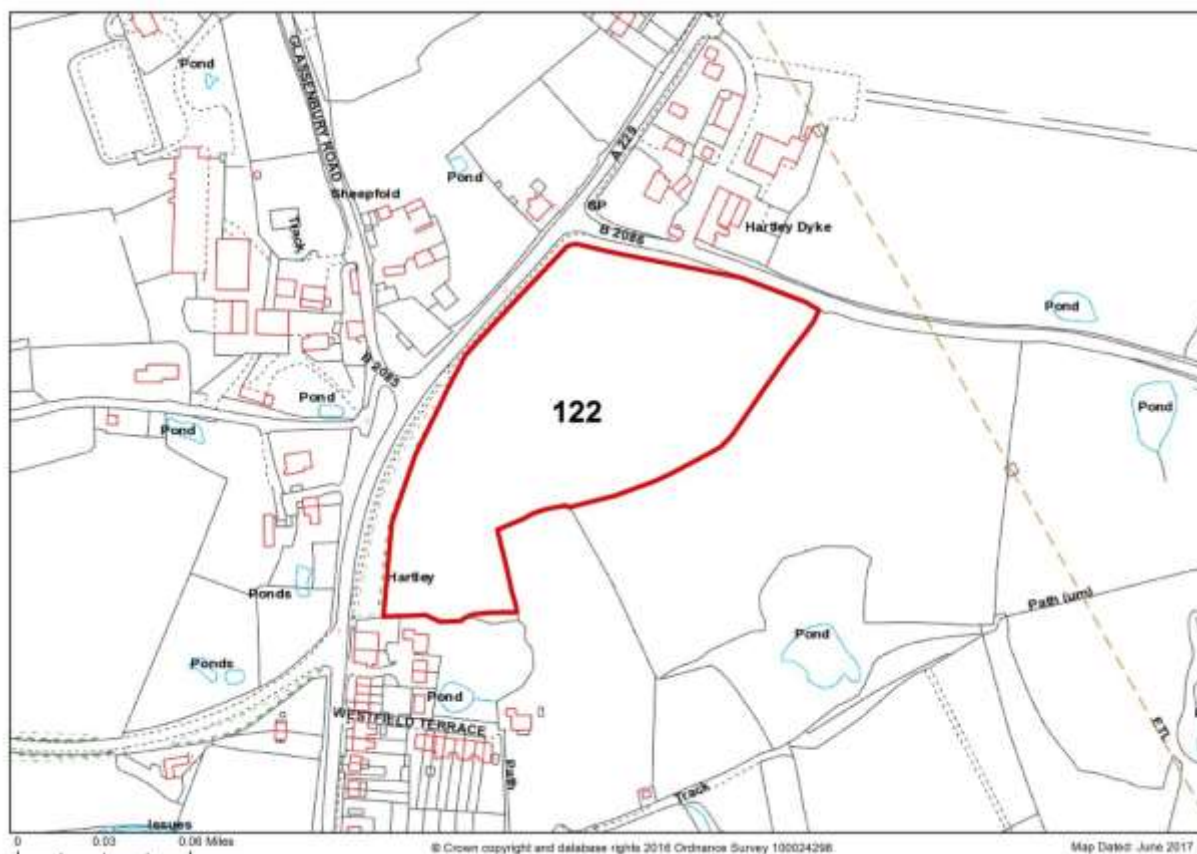


<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Sissinghurst
<b>Gross area (ha):</b>	2.2
<b>Developable area (ha):</b>	2.2
<b>Site type:</b>	Greenfield site in proximity to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	40
<b>Issues to consider:</b>	Ecology: TPO; HLC Period: Late 20th century, Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland; Highway matters
<b>Site Description:</b>	The site consists of a green field. There are no existing buildings on the site. The site is adjoined by residential properties and

	fields. The site boundaries consist of trees and hedgerows. There are some trees on the site. There is a field gate towards the south east corner of the site that provides access into the site. There is a lack of pavement along Mill Lane. There is pavement along the opposite side of Sissinghurst Road. This site is flat. Public views of the site are restricted by the boundary treatment. There is a public view across the site from the field gate.
<b>Suitability:</b>	Unsuitable: Site is in proximity to the Limits to Built Development and is adjoined by existing built development. The site is likely to be sustainable in this context. However, it has not been possible to demonstrate that a safe, suitable and sustainable access for both vehicles and pedestrians can be achieved. There are traffic safety issues at the junction of Mill Lane and Sissinghurst Road (A262) that are unlikely to be overcome (ref planning refusal 19/00308).
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Largely neutral-scoring site. Education is scored slightly negative to reflect increase pressure on a school that is already in high demand. Loss of greenfield land and potential boundary issues with the AONB contribute to the negative scores for Land Use and Landscape. 2020 Grassland study found site to have moderate botanical importance and moderate ecological importance. Score adjusted. Heritage and landscape scores adjusted to better consider the setting of the rural lane and the AONB.
<b>Conclusion:</b>	Site is unsuitable as a potential Local Plan allocation.
<b>Reason:</b>	A safe, suitable and sustainable access for both vehicles and pedestrians cannot be achieved to serve this site.

## Site Reference: 122

**Site Address: Gate Farmland at Charity Farm, Swattenden Lane, Cranbrook, TN17 3PS**



<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	2.61
<b>Developable area (ha):</b>	2.61
<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>	78
<b>Issues to consider:</b>	AONB Component Part: Historic Field Boundaries; AONB; HLC Period: Boundary Lost 76-100%, Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland; Heritage: adjacent to Listed Buildings; Highway matters
<b>Site Description:</b>	The site consists of an agricultural field. There are no existing

	buildings on the site. The site is adjoined by agricultural uses and a business park on the north side of Swattenden Lane. There is also sporadic residential development found within the immediate area. There is a mixture of hedging and some mature trees on all boundaries of the site. There is an existing gate into the field from Hartley Road on the west side of the site. This is almost opposite the Glassenbury Road junction to the west of the site. There are pavements along Hartley Road but these are absent along Swattenden Lane. The site is relatively flat with very slight undulation. There are far reaching views from the site and public views of the site from Hartley Road and Swattenden Lane.
<b>Suitability:</b>	Unsuitable: There are landscape and other concerns about this site. It lies adjacent to Ancient Woodland which is a SSSI and would result in the loss of an important gap between settlements, having an adverse impact upon the landscape character, located within the AONB. The site's location at some distance from the services provided at Cranbrook are likely to result in a significant level of car borne trips.
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	This rural site scores negatively for numerous objectives, particularly in landscape and land use terms and for travel and lack of key services and facilities. Biodiversity also scores negatively to reflect proximity to Robins Wood SSSI. The site is within the impact risk zone and a PRoW brings people into contact with the boundary of the site. Indirect effects are likely.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	Development at this site, located in an unsustainable location, would have a detrimental impact upon the surrounding landscape.

## Site Reference: 125

**Site Address:** Land adjoining Wilsley Farm, adjacent to Angley Road and Whitewell Lane, Cranbrook, TN17 2LE



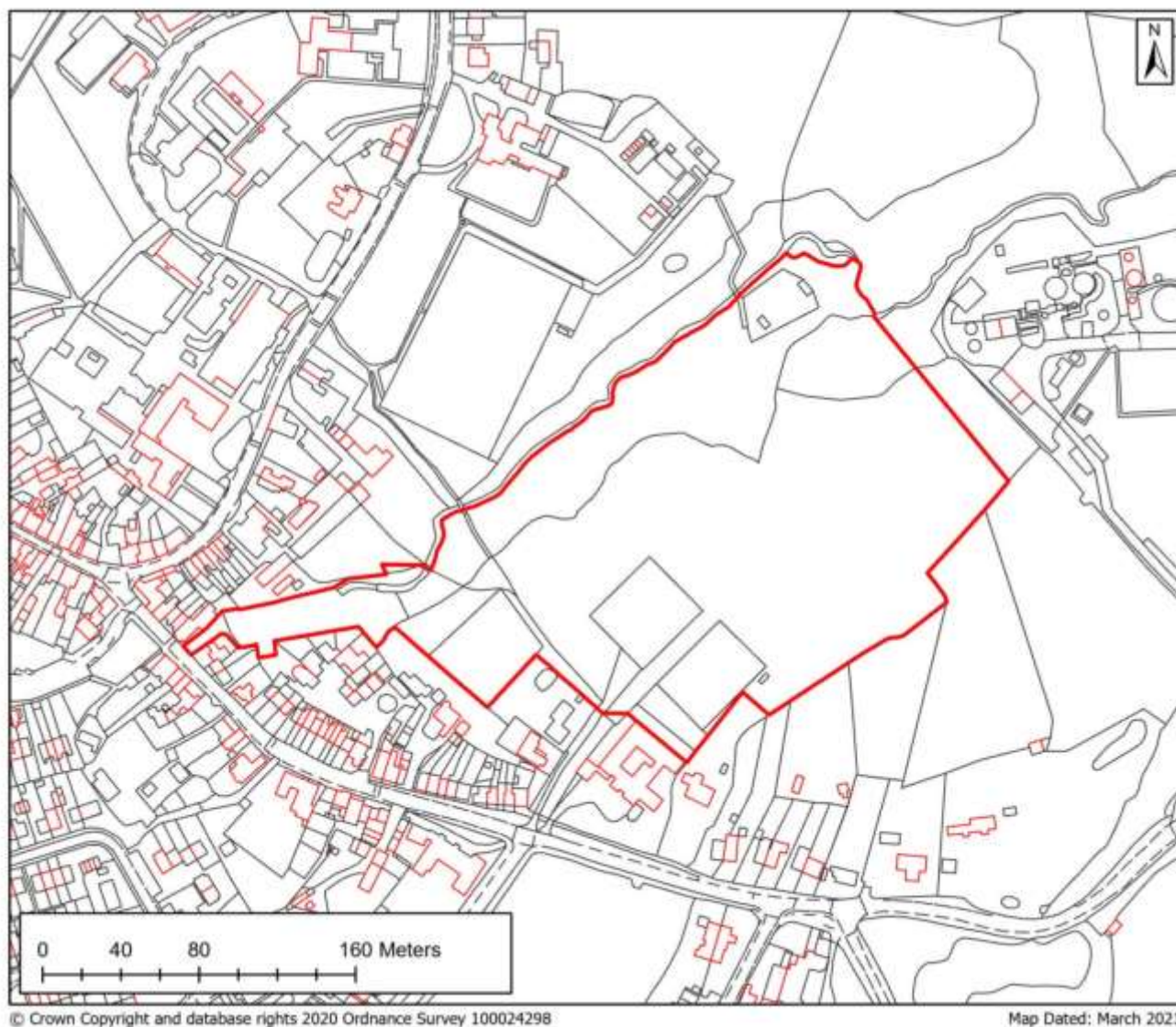
<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Wilsley Green, Cranbrook
<b>Gross area (ha):</b>	0.99
<b>Developable area (ha):</b>	0.99
<b>Site type:</b>	Greenfield site in semi-rural area, in proximity to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	15-20
<b>Issues to consider:</b>	Heritage: Conservation Area (partly within/adjacent to), adjacent to Listed Buildings; AONB Component Part: Historic Field Boundaries; AONB; HLC Period: Boundary Lost 76-100%, Late 20th century; APA: Wilsley Green Historic Core - Conservation area; ALC: GRADE 3; LCA: Fruit Belt;



	Highway matters
<b>Site Description:</b>	<p>The site consists of a parcel of land that is greenfield. There are small structures along the eastern boundary of the site. The site is adjoined by residential properties, orchards, agricultural uses and a rugby football club / cricket ground further to the west. The boundaries of the site comprise a mature hedge and fence along the southern boundary. The western boundary is comprised of mature hedging. The site is open to orchards to the north.</p> <p>There is currently a lack of vehicular access to the site. Access is currently through the adjacent farm. Pedestrian access to the site is currently through the adjacent farm. There are pavements along Angley Road. The site is flat. The site is enclosed by tall boundary hedges, limiting views into the site. Whitewell Lane has shorter hedges. There is a mature hedge along the southern and western frontages of the site with Angley Road and Whitewell Lane.</p>
<b>Suitability:</b>	<p>Unsuitable: The site is detached from the LBD for Cranbrook. Development in this location would have an adverse impact upon the Wilsley Green Conservation Area within which part of the site is located, and would also adversely impact the setting of nearby listed buildings Wilsley Farmhouse and Oak Cottages. It would harm the setting of the AONB as the development would fill a green gap within the settlement pattern (which is distinctly different on the northern side of Angley Road) and create a new modern access.</p>
<b>Availability:</b>	<p>Available</p> <p>Single ownership</p>
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	<p>A mixed site with slight positive and negatives across the objectives. Loss of greenfield land causes the most negative impact to be on Land Use.</p> <p>2020 Grassland study found site to have low-moderate botanical importance and low-moderate ecological importance. Score adjusted slightly.</p>
<b>Conclusion:</b>	Site is unsuitable as a potential Local Plan allocation.
<b>Reason:</b>	Development in this location would have an adverse impact upon the AONB, the significance of the Wilsley Green Conservation Area and of nearby listed buildings, and upon the settlement pattern located in the AONB.

## Site Reference: 128 (part of Local Plan Allocation AL/CRS 4) in conjunction with site 130

**Site Address: Scott Field, Main Campus, Cranbrook School, adjacent to Bakers Cross, Cranbrook**

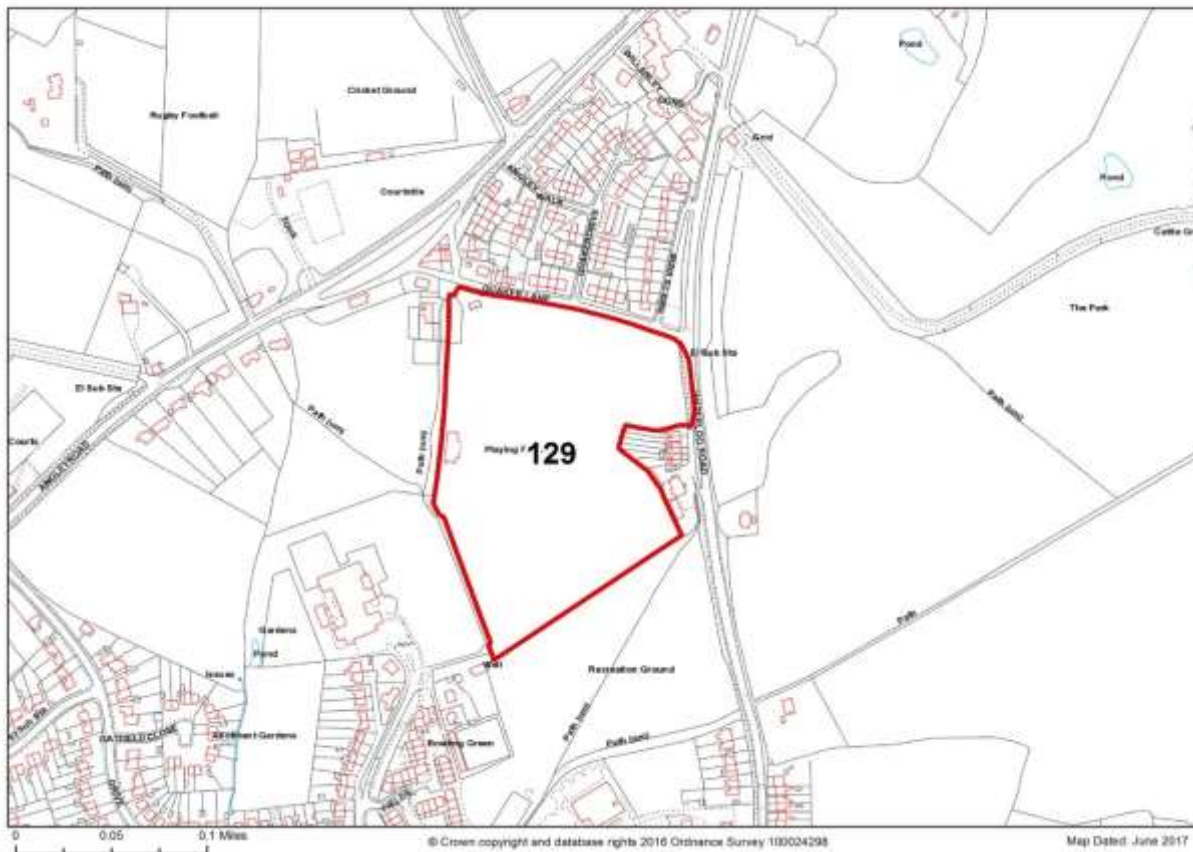


<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	4.68
<b>Developable area (ha):</b>	4.68
<b>Site type:</b>	Part greenfield/part PDL site partly within and partly adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for education and community uses
<b>Potential yield if residential:</b>	Not to be allocated for residential

<b>Issues to consider:</b>	AONB Component Part: Historic Settlements, Water Courses; AONB; HLC Period: Early modern, Early 20th century; APA: Historic core of Cranbrook - UAZ 2 and Conservation area; ALC: GRADE 3; LCA: Fruit Belt; Heritage: Adjacent to Conservation Area, adjacent to Listed Buildings; Highway matters; Part within and part adjacent to existing Limits to Built Development
<b>Site Description:</b>	The site consists of playing fields, tennis courts, rifle range and some woodland. There is a rifle range and associated structures in the northern area of the site. The site is adjoined by playing fields, agricultural fields, school buildings, residential uses and a sewage works. The boundaries of the site consist mostly of trees and hedging, with some domestic boundaries adjacent to residential properties. There are trees and a stream (the Crane Brook) on the site. There is currently a lack of vehicular and pedestrian access directly onto the site. There are pavements in the wider locality. The playing fields are flat and there is some undulation in the wooded area of the site. There are very limited views of the site, which is enclosed.
<b>Suitability:</b>	Suitable: The site is a part PDL site partly within and partly adjacent to LBD. It forms part of Cranbrook School and could be used to help support the future needs of the school subject to consideration of impact of development upon the surrounding area, including design, heritage and landscape issues.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	The site is available and is in single ownership. It is considered that the site could come forward for development in the Local Plan period.
<b>Sustainability Assessment:</b>	This policy prompts mostly unknown scores as details about specific proposal are not available. However, it is assumed that education would benefit.
<b>Conclusion:</b>	Site is suitable as a potential Local Plan allocation.
<b>Reason:</b>	The site is a part PDL site partly within and partly adjacent to LBD. It forms part of Cranbrook School and could be used to help support the future needs of the school.

## Site Reference: 129

**Site Address: Big Side Playing Field adjacent to Quaker Lane and Waterloo Road, Cranbrook**



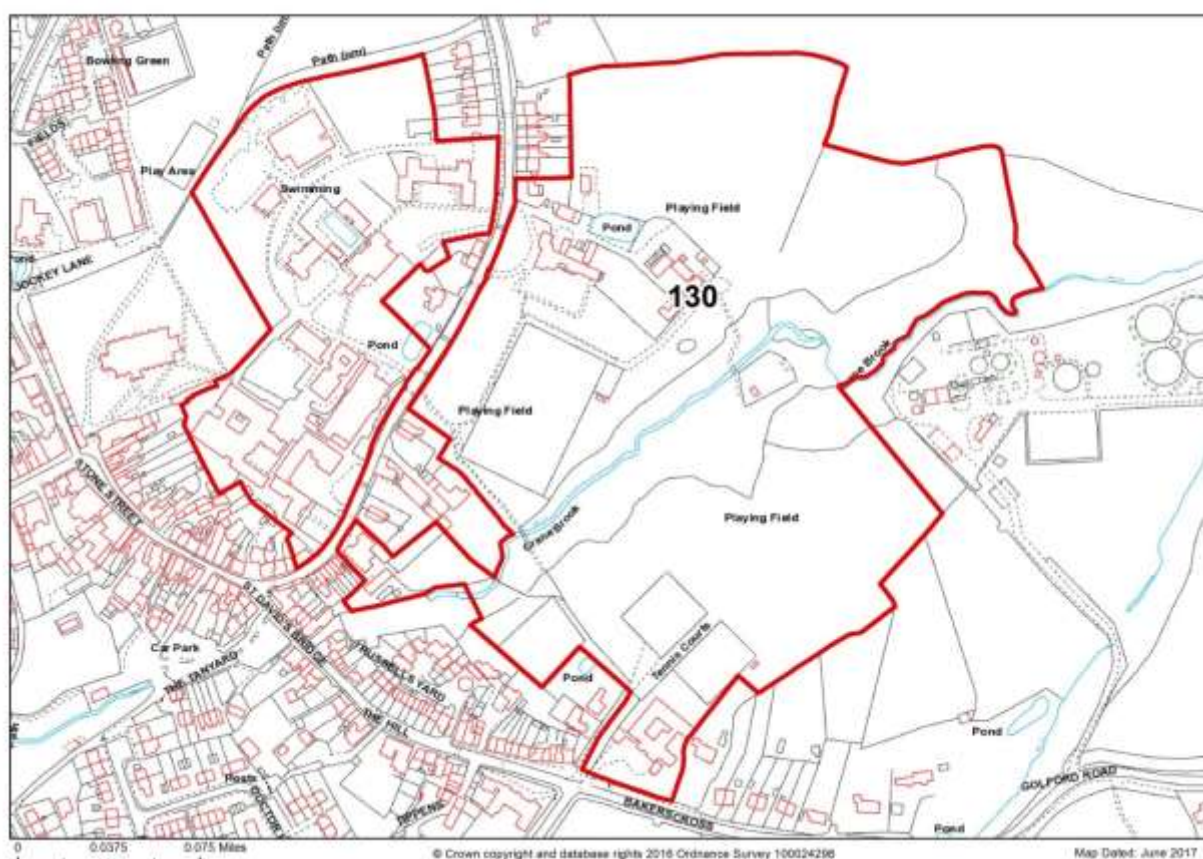
<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	4.64
<b>Developable area (ha):</b>	4.64
<b>Site type:</b>	Part PDL/part greenfield site adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for mixed use including residential use
<b>Potential yield if residential:</b>	10-15
<b>Issues to consider:</b>	Heritage: Conservation Area; AONB Component Part: Historic Settlements, Historic Field Boundaries; AONB; HLC Period: Early modern, Early 20th century; APA: Flint findspots; ALC: GRADE 3; LCA: Fruit Belt; Highway matters;

	Adjacent to Limits to Built Development
<b>Site Description:</b>	<p>The site consists of a sports pitch used for rugby, cricket, and possibly hockey. It has year round use. There is a pavilion on the site along with a disused former pavilion structure and rugby posts. The site is adjoined by residential properties, a recreation ground and further playing fields. The boundaries of the site consist of hedging and trees.</p> <p>There is a 40 miles per hour speed limit along Waterloo Road. This site is a private field managed by Cranbrook School. There is an access gate at the top north west corner off Quaker Lane. Pedestrian access to the site is through the adjacent field to the south and from Quaker Lane. There are Public Rights of Way adjacent to the western boundary of the site and to the south and wider locality. There is a slope down from north – south, though the pitch is flat. There is a public view of the site from Quaker Lane, with views across the field towards the town. The southern part of the site is at a lower level and obscured from public view. The view north from the southern end of the site restricts views of Quaker Lane and its buildings.</p>
<b>Suitability:</b>	Unsuitable: The area provides a break between the two Conservation Areas (Wilsley Green CA to the east and north-east, and Cranbrook CA to the south-east) as well as providing part of the rural setting for the town, a rural settlement located within the High Weald AONB. Most of this site provides open space and sports provision, the loss of which has not been justified through the promotion of this site. Development of part of the site could compromise the existing use of the wider site area for open space and sports provision.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Largely sustainable site with the only negatives being related to the sensitive environmental features such as the rural character of Quaker Lane which would be compromised by development here. Site is reasonably well located for walking or cycling access to services. However, a mixed score is applied for the health objective as it was felt that development could compromise use of the field for sports.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	Development at this site would have an adverse impact upon the two nearby Conservation Areas and upon the rural setting of the town located within the AONB. Concern is raised by development (including only part of the site) compromising the existing sports and open space uses.



# Site Reference: 130 (part of Local Plan Allocation AL/CRS 4) in conjunction with site 128

**Site Address: Cranbrook School Main Campus Waterloo Road, Cranbrook, TN17 3JD**



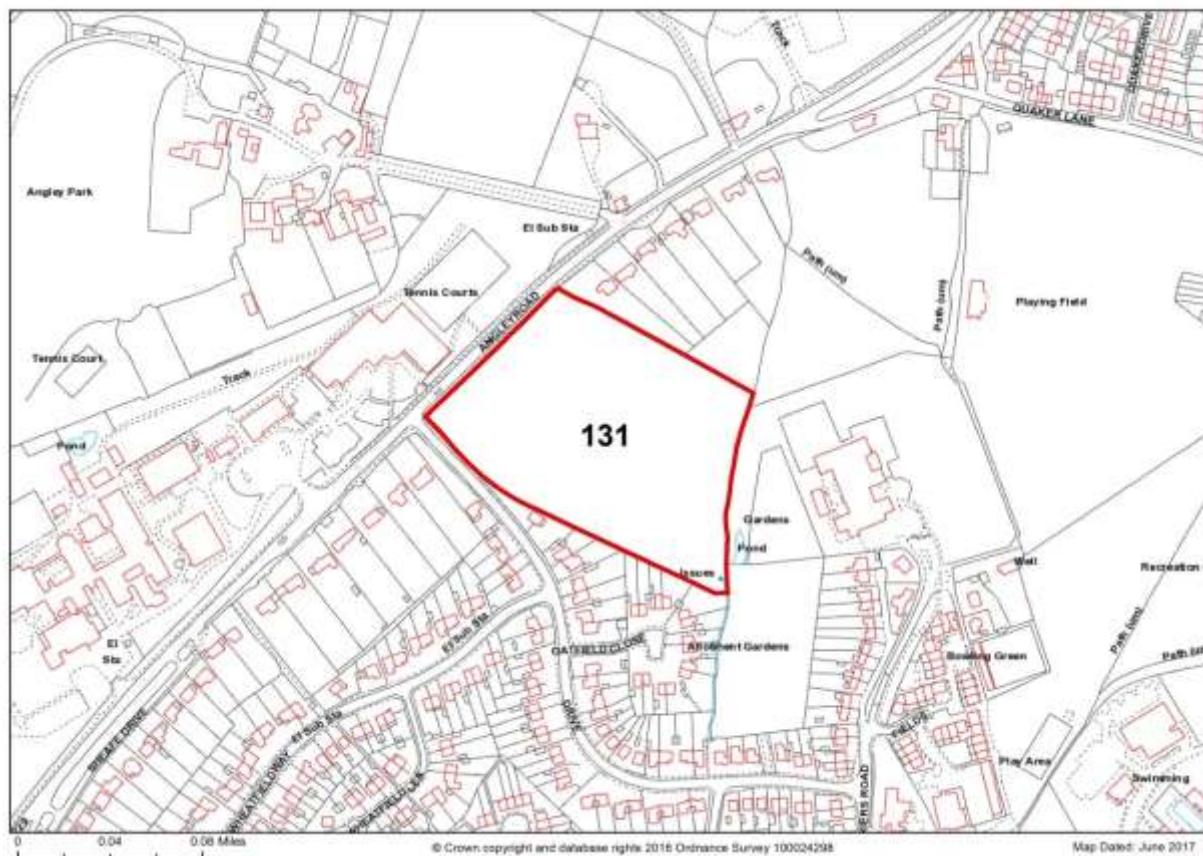
<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	16.07
<b>Developable area (ha):</b>	16.07
<b>Site type:</b>	PDL site partly within and partly adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for education and community uses
<b>Potential yield if residential:</b>	Not to be allocated for residential
<b>Issues to consider:</b>	Heritage: Conservation Area (mostly), Listed Buildings within and adjacent to site; Ecology: TPO; AONB Component Part: Historic Routeways PRoW, Historic Settlements, Water Courses, Ponds; Transport Infrastructure: PRoW; AONB;



	<p>2016 Landscape Designation;  HLC Period: Late 20th century, Early 20th century;  APA: Historic core of Cranbrook - UAZ 2 and Conservation area;  ALC: GRADE 3;  LCA: Fruit Belt;  Highway matters;  Partly within and partly adjacent to existing Limits to Built Development;  Land contamination (Sewage Treatment Works &amp; Cemetery (Modern))</p>
<b>Site Description:</b>	<p>The site consists of two parcels, fronting Waterloo Road. The larger of the two also adjoins Bakers Cross. The site consists of several mixed uses all associated with Cranbrook School. These include a rifle range, tennis court, buildings, pond, chicken coop, maintenance buildings, boarding houses and playing field. There are several existing buildings on the site. The site is adjoined by a mix of residential properties and open land. The site boundaries primarily consist of a mixture of trees, hedgerows and domestic boundaries with surrounding residential properties. There is a drainage feature on the site and large drainage pipes and culverts. The site includes a pond.</p> <p>There are various access points into the site from the surrounding road network. There is pedestrian access into the site.</p> <p>There is one Public Right of Way on the site. The site has a complex topography. The site is a large one with a range of educational uses located on the edge of the town adjacent to both built up and rural areas. At various points within the site there are views into and out of the site.</p>
<b>Suitability:</b>	<p>Suitable: The site is a part PDL site partly within and partly adjacent to the LBD. It forms part of Cranbrook School and could be used to help support the future needs of the school subject to consideration of impact of development upon the surrounding area, including design, heritage and landscape issues.</p>
<b>Availability:</b>	<p>Available  Single ownership</p>
<b>Achievability:</b>	<p>The site is available and is in single ownership. It is considered that the site could come forward for development in the Local Plan period.</p>
<b>Sustainability Assessment:</b>	<p>This policy prompts mostly unknown scores as details about specific proposal are not available. However, it is assumed that education would benefit.</p>
<b>Conclusion:</b>	<p>Site is suitable as a potential Local Plan allocation.</p>
<b>Reason:</b>	<p>The site is mostly a PDL site partly within and partly adjacent to LBD. It forms part of Cranbrook School and could be used to help support the future needs of the school.</p>

## Site Reference: 131

**Site Address: Jaegers Field, Angley Road, Cranbrook**

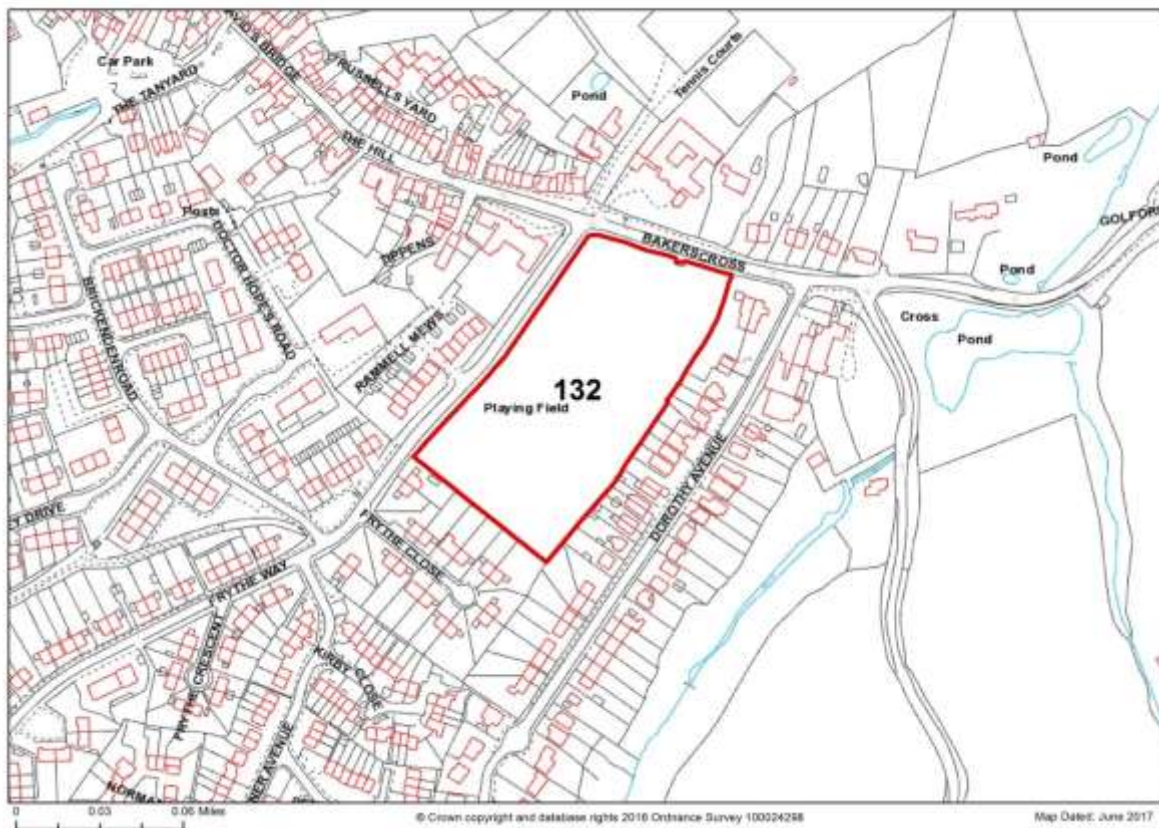


<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	2.75
<b>Developable area (ha):</b>	2.75
<b>Site type:</b>	Greenfield site adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for mixed use including residential use
<b>Potential yield if residential:</b>	30-35
<b>Issues to consider:</b>	AONB Component Part: Historic Settlements, Historic Field Boundaries, Historic Routeways Roads; AONB; HLC Period: Early 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt; Highway matters; Adjacent to Limits to Built Development
<b>Site Description:</b>	The site consists of a rugby pitch. There are no existing buildings

	<p>on the site. The site is adjoined by residential properties, a school, informal recreation and allotment gardens. The boundaries of the site consist mostly of mature hedging and trees.</p> <p>There is vehicular access into the site directly off Angley Road. There are pavements along Angley Road and Oatfield Drive. The site is generally flat to the site frontage with Angley Road. The site slopes down towards trees at the eastern / south eastern end of the site. There are public views of the site from Angley Road.</p>
<b>Suitability:</b>	<p>Unsuitable: Built development would have an adverse impact upon the existing sports provision, the western part of the site being used as a rugby field (used by both Cranbrook School and the Cranbrook Rugby Club that is located on the other side of the Angley Road, to the north-west of the site), with the expectation that this use would continue. The proposed vehicular access to serve development within the eastern part of the site, running adjacent to this sports pitch, could compromise the use of the sports pitch, as well as creating a significant area of hardstanding within the site.</p>
<b>Availability:</b>	<p>Available</p> <p>Single ownership</p>
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	<p>Largely sustainable site with the only negatives being related to the sensitive environmental features. However, a mixed score is applied for the health objective as it was felt that development could compromise use of the field for sports.</p>
<b>Conclusion:</b>	<p>This site is considered unsuitable as a potential site allocation.</p>
<b>Reason:</b>	<p>Built development would have an adverse impact upon the existing sports provision located within the western part of the site.</p>

## Site Reference: 132

### Site Address: Rammell Field, Bakers Cross, Cranbrook

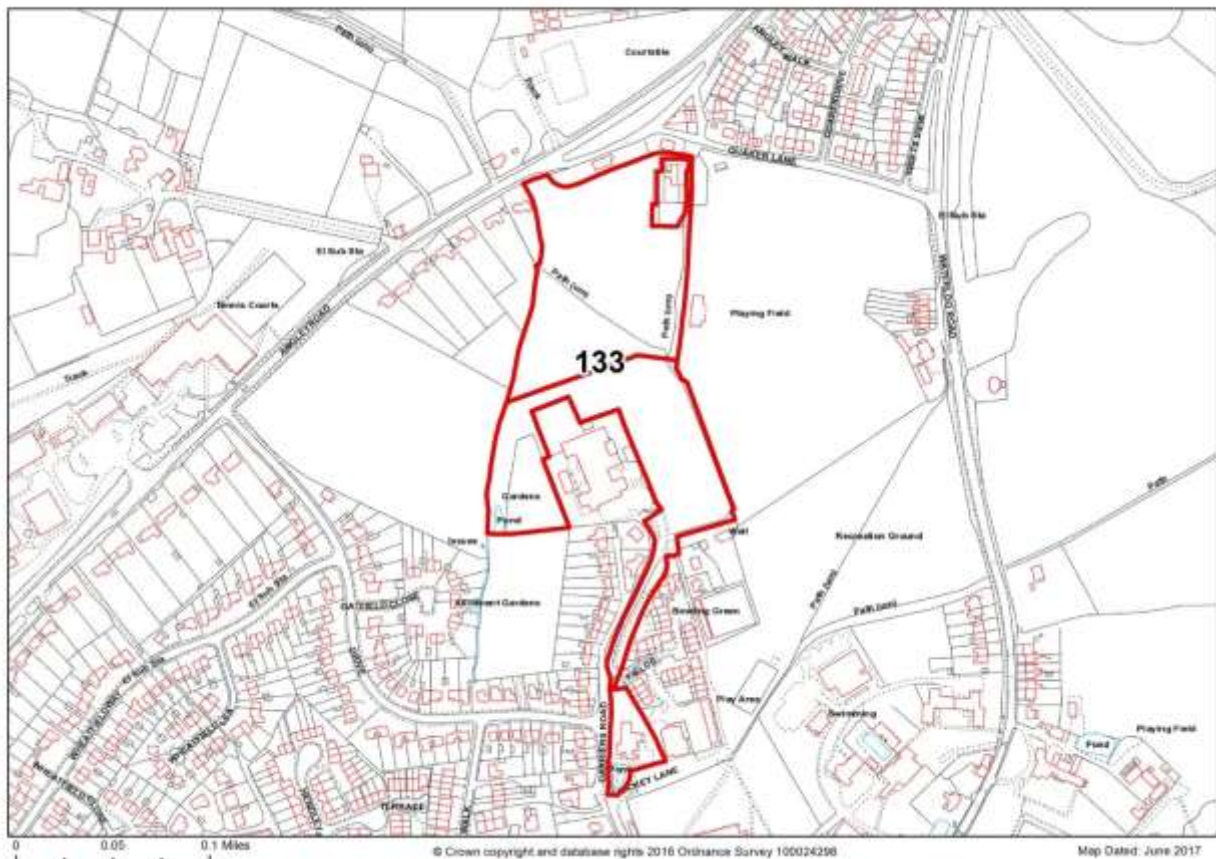


<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	1.69
<b>Developable area (ha):</b>	1.69
<b>Site type:</b>	Greenfield site within LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	51
<b>Issues to consider:</b>	Heritage: Conservation Area (partly within/partly adjacent to Conservation Area), adjacent to Listed Buildings; AONB Component Part: Historic Settlements, Historic Field Boundaries; AONB; 2016 Landscape Designation; HLC Period: Early 20th century; APA: Site of post medieval brewery; ALC: GRADE 3; LCA: Fruit Belt;

	Highway matters; Within existing Limits to Built Development
<b>Site Description:</b>	The site consists of a school playing field. There are no existing buildings on the site. There are rugby posts. The site is adjoined by residential properties. The boundaries of the site comprise mostly hedge and fencing and there are trees around the boundaries of the site. There is an existing vehicular access off Bakers Cross to the north of the site. There are pavements located along Bakers Cross, Frythe Way and wider area. The site is flat. It is at a raised level from Bakers Cross and Frythe Way. There are private views of the site from adjacent residential properties and public views from Bakers Cross and Frythe Way.
<b>Suitability:</b>	Unsuitable: There are heritage and landscape concerns regarding this site if it were to be allocated.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	A site that scores mostly neutrals with some positives. It scores negatively on its heritage score as a result of the contribution the site makes to Conservation Area and its setting. The Landscape Objective also scores negatively as the loss of the site would result in the loss of an historic field in the AONB.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	There are heritage and landscape concerns regarding this site, that is located within the AONB, if it were to be allocated for built development.



**Site Address: Land adjoining Cranbrook Primary School, Quaker Lane Cranbrook**



<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	4.21
<b>Developable area (ha):</b>	4.21
<b>Site type:</b>	Mostly greenfield site partly within and partly adjacent to LBD with some PDL land, including Cranbrook Library located at the southern edge of the site
<b>Potential site use:</b>	Site has been assessed for development potential, notably for mixed use including residential use and education use.
<b>Potential yield if residential:</b>	35-45 in conjunction with site 71
<b>Issues to consider:</b>	Heritage: Conservation Area (partly within and partly adjacent to Conservation Area), adjacent to Listed Buildings; Ecology: TPO; AONB Component Part: Historic Routeways PRoW, Historic

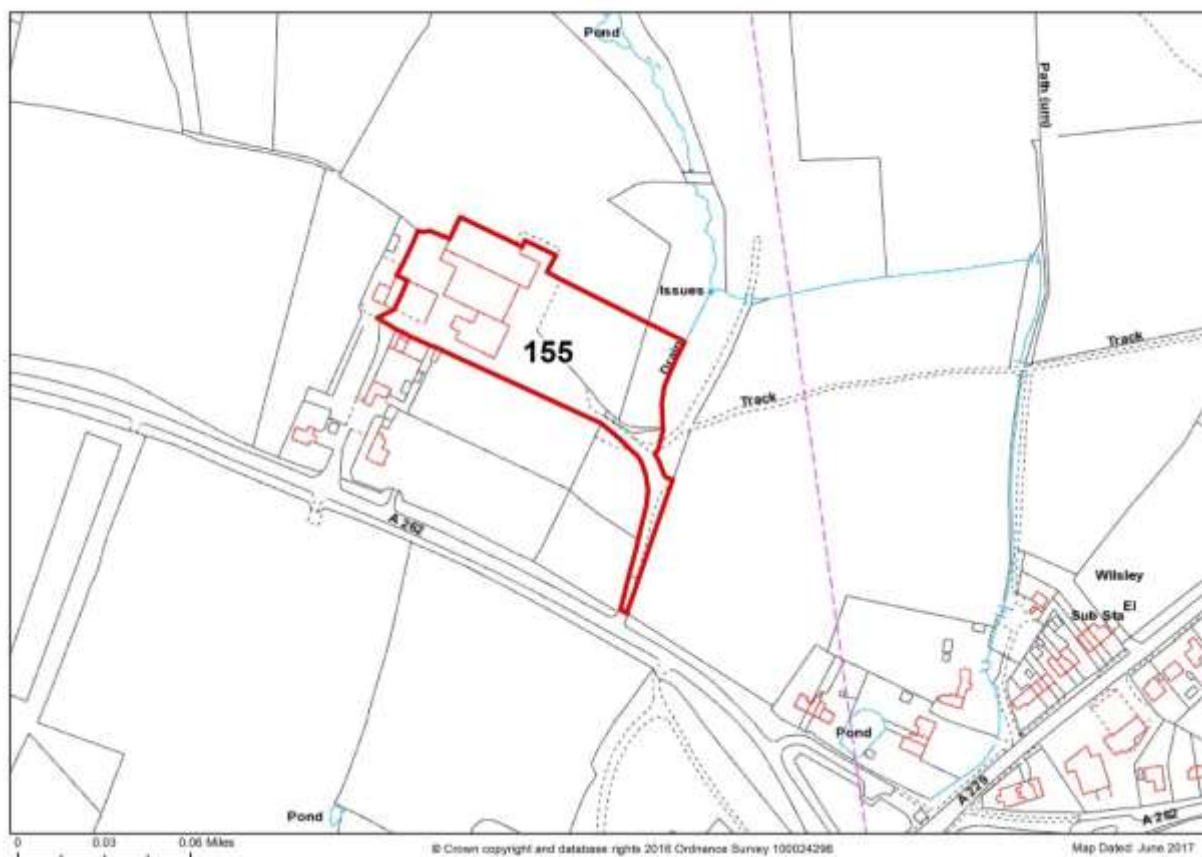


	<p>Settlements, Ponds;  Transport Infrastructure: PRoW;  AONB;  HLC Period: Late 20th century, Early post-medieval;  APA: Wisley Green Historic Core - Conservation area;  ALC: GRADE 3;  LCA: Fruit Belt;  Highway matters;  Partly within and partly adjacent to Limits to Built Development;  Adjacent to 2016 Landscape Designation</p>
<b>Site Description:</b>	<p>The site is a parcel of land that is used for informal recreation purposes. Part of the site to the east of the school provides educational use. There is a library building at the southern end of the site adjacent to Jockey Lane and there are allotments on the site. The site is adjoined by residential properties, a school, allotment gardens, school playing fields and a recreation ground. There are mature trees on the edges of the site with some domestic boundary treatment and specimen trees within the site and hedgerows.</p> <p>There is vehicular access into the site off Quaker Lane. There are pavements along Jockey Lane, Carries Road and Angley Road. There are no pavements along Quaker lane. There are designated Public Rights of Way on the site. The site is slightly sloping downwards towards the north but on the whole is relatively flat. There is a view through to the site from the north west corner adjacent to Angley Road/Quaker Lane.</p>
<b>Suitability:</b>	<p>Unsuitable: The site is located within/partly adjacent to a Conservation Area. This part of the Angley Road is particularly verdant. It has not been possible to demonstrate that a safe vehicular access could be provided into the site that would not have an adverse impact upon the character of the surrounding area, and upon the character of the Angley Road.</p> <p>If the Library facilities were relocated and the existing buildings became available, redevelopment of this part of the site is unlikely to deliver a capacity suitable for inclusion in a site allocation.</p>
<b>Availability:</b>	<p>Available in part. The Library is currently in use. Proposals for redevelopment of this facility would need to demonstrate that a suitable, alternative location was provided before the closure of this building.</p> <p>Single ownership</p>
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	<p>Largely sustainable site with the only negatives being related to the sensitive environmental features.</p> <p>2020 Grassland study found site to have low botanical importance and low-moderate ecological importance. Score unchanged.</p>
<b>Conclusion:</b>	Site is not suitable as a potential Local Plan allocation.
<b>Reason:</b>	It has not been possible to demonstrate that a safe vehicular access could be provided into the site that would not have an adverse impact upon the character of the Conservation Area, and upon the character of the Angley Road.

	Any likely yield from redevelopment of the library is likely to be of a scale that is not considered suitable for allocation.
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## Site Reference: 155

**Site Address: Park Farm (formerly Breach Farm), Goudhurst Road, Cranbrook, TN17 2LJ**

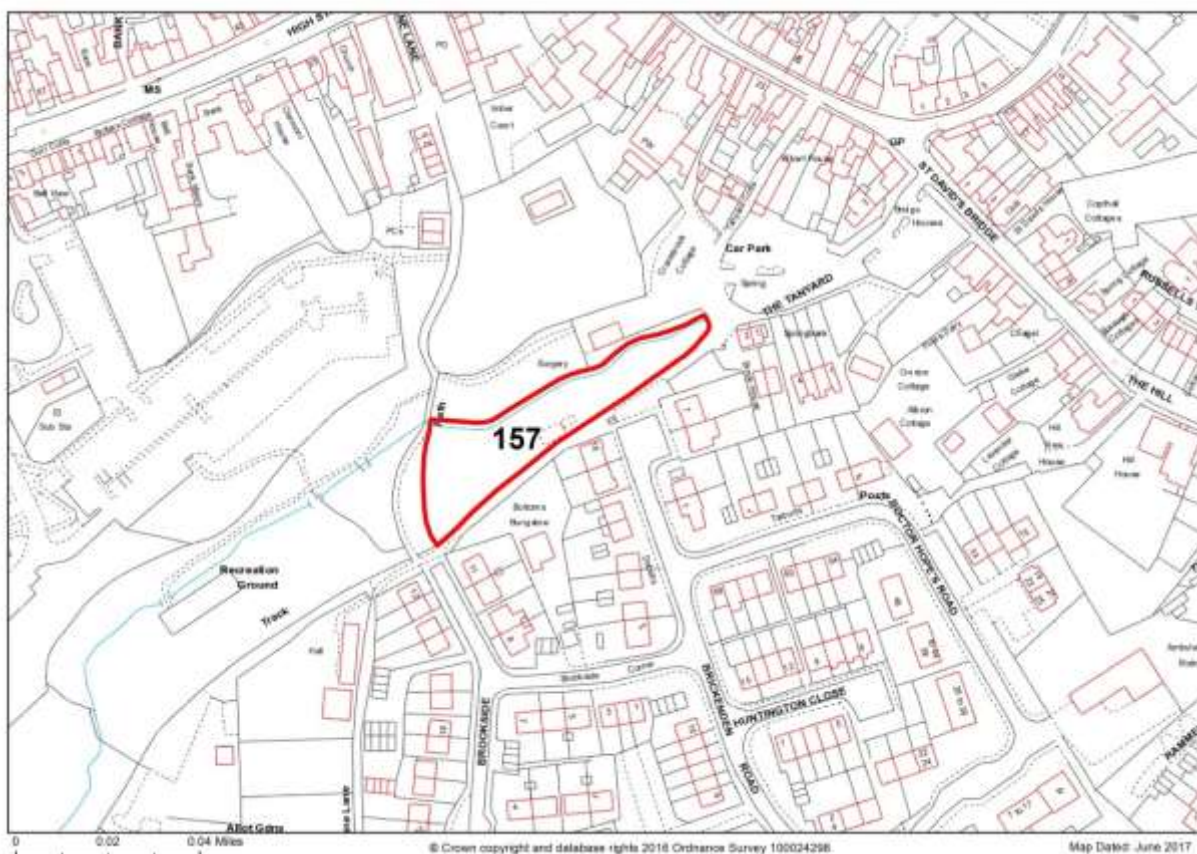


<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Remote from settlement
<b>Gross area (ha):</b>	1.15
<b>Developable area (ha):</b>	0.83
<b>Site type:</b>	Part PDL / part greenfield site in rural area
<b>Potential site use:</b>	Site has been assessed for development potential, notably for economic use.
<b>Potential yield if residential:</b>	Not to be allocated for residential
<b>Issues to consider:</b>	Ecology: Ancient Woodland; HLC Period: Late 20th century, Early medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland; Highway matters
<b>Site Description:</b>	The site consists of commercial industrial units, some orchard and a small area of woodland. The site contains several industrial units and some smaller brick structures. The site is adjoined by

	<p>fields, orchards and occasional residential properties. The site boundaries consist of conifer hedging and trees. The site is more open to the north and west. There is a drainage pond/ditch to the front of the site as well as a small area of woodland.</p> <p>There is an existing vehicular access serving the site. This is directly off Goudhurst Road. There are no existing pavements along Goudhurst Road. The site is generally flat. The site is well screened from the Goudhurst Road by hedging, which restricts public views. Views are more open from other adjoining land.</p>
<b>Suitability:</b>	Unsuitable: There is existing economic development on this site. It is considered that the site could come forward as an economic windfall site. The site is remote from a settlement centre and is considered an unsustainable site for residential use.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is not a reasonable alternative.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	The site is remote from a settlement centre and is considered an unsustainable site for residential use.

## Site Reference: 157

**Site Address: The Tanyard wood yard, The Tanyard, Cranbrook, TN17 3HU**



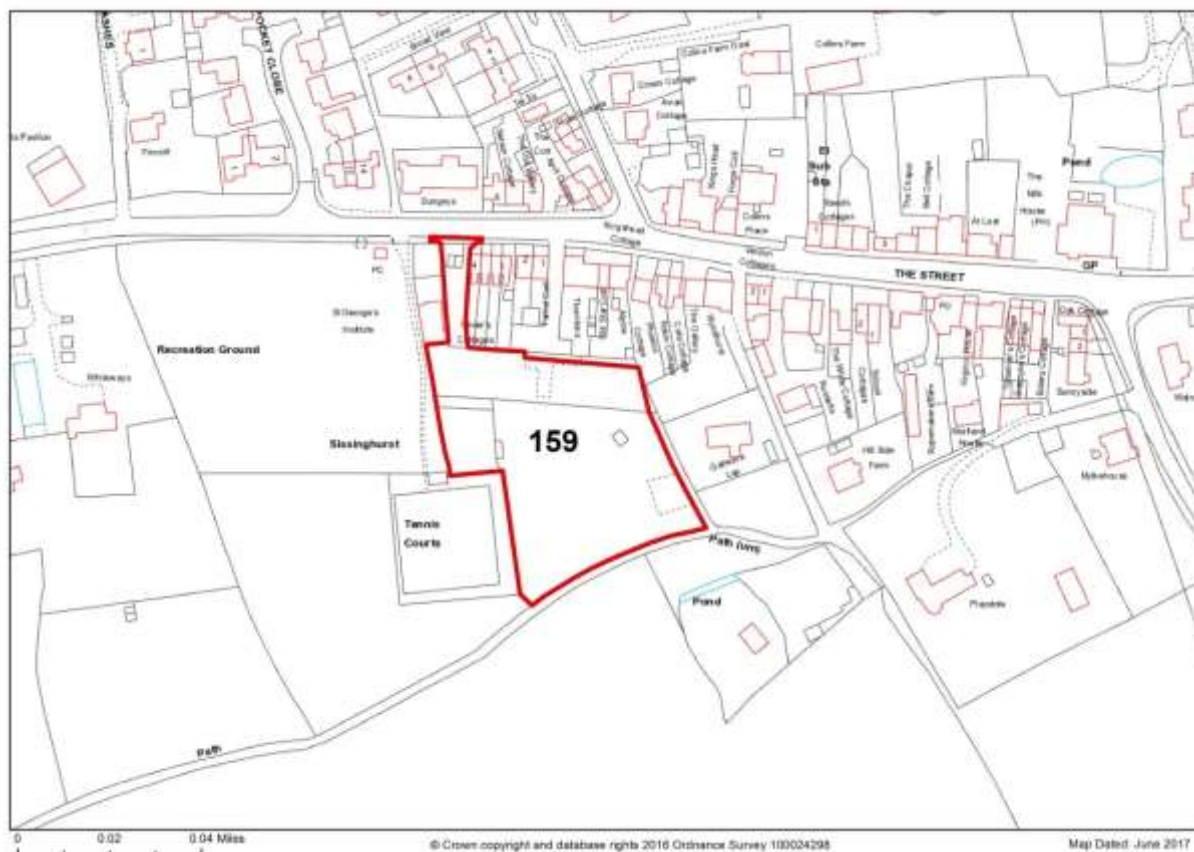
<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	0.22
<b>Developable area (ha):</b>	0.22
<b>Site type:</b>	Part PDL/part greenfield site adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	Less than 10
<b>Issues to consider:</b>	AONB Component Part: Historic Settlements, Water Courses, Historic Routeways Roads; AONB; HLC Period: Late 20th century; APA: Historic core of Cranbrook - UAZ 2 and Conservation area; ALC: GRADE 3; LCA: Fruit Belt; Highway matters; Adjacent to Limits to Built Development;

	Heritage: adjacent to Conservation Area
<b>Site Description:</b>	The site consists of a green field, formerly a timber yard. There is an existing shed on the site. The site is adjoined by residential properties, a car park, dentist, and recreation ground. The boundaries of the site include the Crane Brook, hedges and trees. There is currently a lack of vehicular access serving the site. The Tanyard Car Park lies in proximity to the site. The site lies adjacent to Public Rights of Way and there is a non-designated footpath to the north of the site. The Public Rights of Way are sited immediately to the west and south of the site. The site is relatively flat. The site is well contained. There are residential views into the site. There is a clear public view from the footpath to the north.
<b>Suitability:</b>	Unsuitable: This is a small, constrained site which is steeply sloping. It makes a significant contribution to the valley gap/green corridor. In addition there are concerns about how a suitable means of vehicular access to serve the site could be achieved. Any likely yield would be of a scale that it would not be considered suitable for allocation.
<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>	Any likely yield from a proposal that could overcome the site's constraints would be of a scale that would not be considered suitable for allocation.



# Site Reference: 159 (Local Plan Allocation AL/CRS6) in conjunction with late site 51

**Site Address: Land south of The Street, Sissinghurst**

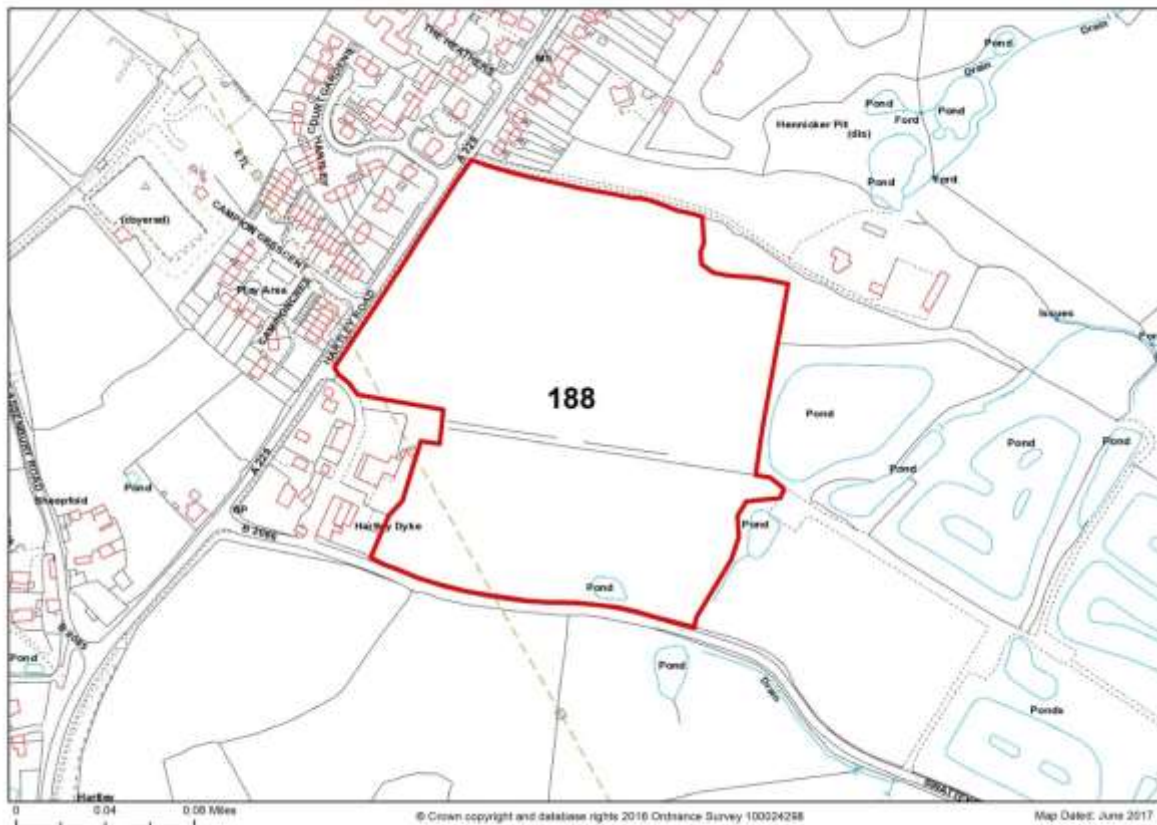


<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Sissinghurst
<b>Gross area (ha):</b>	0.55
<b>Developable area (ha):</b>	0.55
<b>Site type:</b>	Part PDL / part greenfield site partly within and adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for mixed use including residential and community use in conjunction with late site 51
<b>Potential yield if residential:</b>	20
<b>Issues to consider:</b>	Heritage: Conservation Area (partly within and partly adjacent to Conservation Area), adjacent to Listed Buildings; HLC Period: Medieval; APA: Historic Core of Sissinghurst including sissinghurst Place and associated gardens - Conservation Area; ALC: GRADE 3; LCA: Fruit Belt;

	Highway matters; Part in and part adjacent to existing Limits to Built Development
<b>Site Description:</b>	The site includes a double garage adjacent to the road frontage with The Street. The site itself looks like it was once paddocks with a stable building. It is now overgrown. The site is adjoined by residential properties, a village hall, children's play area, playing field and tennis club. The boundaries of the site comprise mostly mature hedging and trees. There is currently a lack of vehicular access into the site. There is pavement along The Street and a footpath adjacent to the west of the site through the recreation ground. There is a Public Right of Way adjacent to the south of the site. The topography of the site is fairly flat. There is a public view of the site from the adjacent recreation ground and more private views from neighbouring residential properties.
<b>Suitability:</b>	Suitable: Site is located partly within and partly adjacent to the Limits to Built Development and has good pedestrian access to the centre of Sissinghurst. The site adjoins the AONB (to the south), and it would be necessary to retain the existing vegetation along the site's southern boundary. Local community facilities, including open space and sports provision, and the primary school, are also easily accessible by pedestrians.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	This is a suitable site that is available and is in single ownership. It is considered that this site could be delivered within the Local Plan period.
<b>Sustainability Assessment:</b>	Social objectives for this site are given a range of scores. Educational pressures are expected on the already oversubscribed primary school but the equality, health and housing objectives score positively. 2020 AONB Setting Study showed short term impacts and thus the landscape score has been adjusted accordingly.
<b>Conclusion:</b>	Site is suitable as a potential Local Plan allocation.
<b>Reason:</b>	The site is considered to be in a sustainable location.

## Site Reference: 188

### Site Address: Land adjacent to Hartley Dyke, Cranbrook

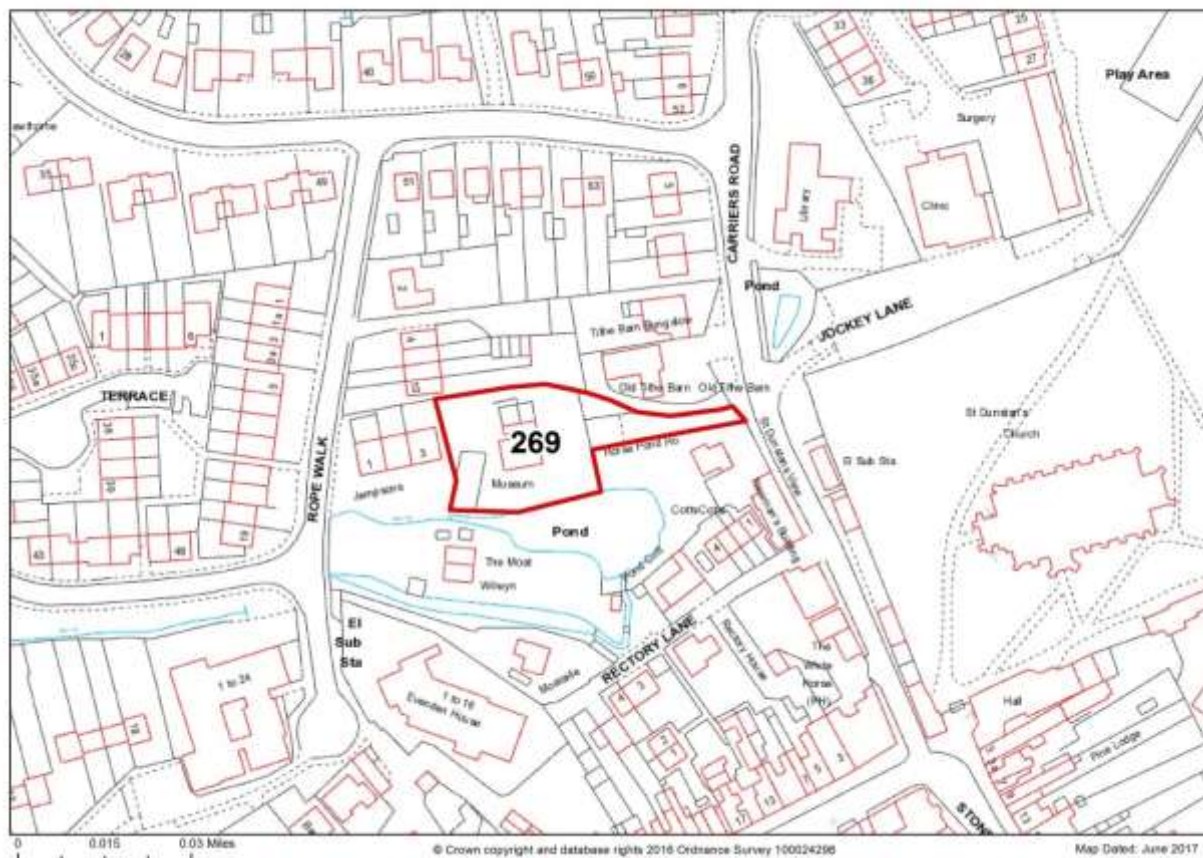


<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Hartley, Cranbrook
<b>Gross area (ha):</b>	7.58
<b>Developable area (ha):</b>	7.58
<b>Site type:</b>	Greenfield site in rural area
<b>Potential site use:</b>	Site has been assessed for development potential, notably for mixed use including residential and economic use
<b>Potential yield if residential:</b>	227
<b>Issues to consider:</b>	AONB Component Part: Ponds, Historic Field Boundaries, Historic Routeways Roads; AONB; HLC Period: Late 20th century, Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt; Highway matters
<b>Site Description:</b>	The site is currently in use as an orchard. There are no existing

	buildings on the site. The site is adjacent to a business park, Farm shop, residential properties and a children's nursery. There are commercial fishing ponds to the east. The boundaries of the site comprise hedging to the west, low wooden fence to south, mature trees to the north, and hedgerows to the east. There is vehicular access to the site from the adjacent business park, which is accessed directly off Hartley Road. There is pavement along Hartley Road. There is a path through to the site from the adjacent business park. The topography of the site slopes down gradually to the east. There are extensive public views to the east and south, views of lakes and beyond to depot and distant countryside.
<b>Suitability:</b>	Unsuitable: Development of this site would cause significant harm to the AONB landscape and impact upon the setting of the historic settlement, including loss of an important gap between settlements. The site is located at some distance from the services provided at Cranbrook. This is likely to result in a significant level of car borne trips.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	This site scores mostly negative, particularly in landscape and land use terms and for travel. It scores positively in terms of housing provision. The negative scores are informed by the loss of a sensitive greenfield site in the AONB which is adjacent to an historic settlement and historic routeway (road). It lies within close proximity of a SSSI.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	This is considered to be an unsustainable location. Development here would have an adverse impact upon the landscape and settlement pattern, located within the AONB.

## Site Reference: 269

**Site Address: Museum and land, Carriers Road, Cranbrook**



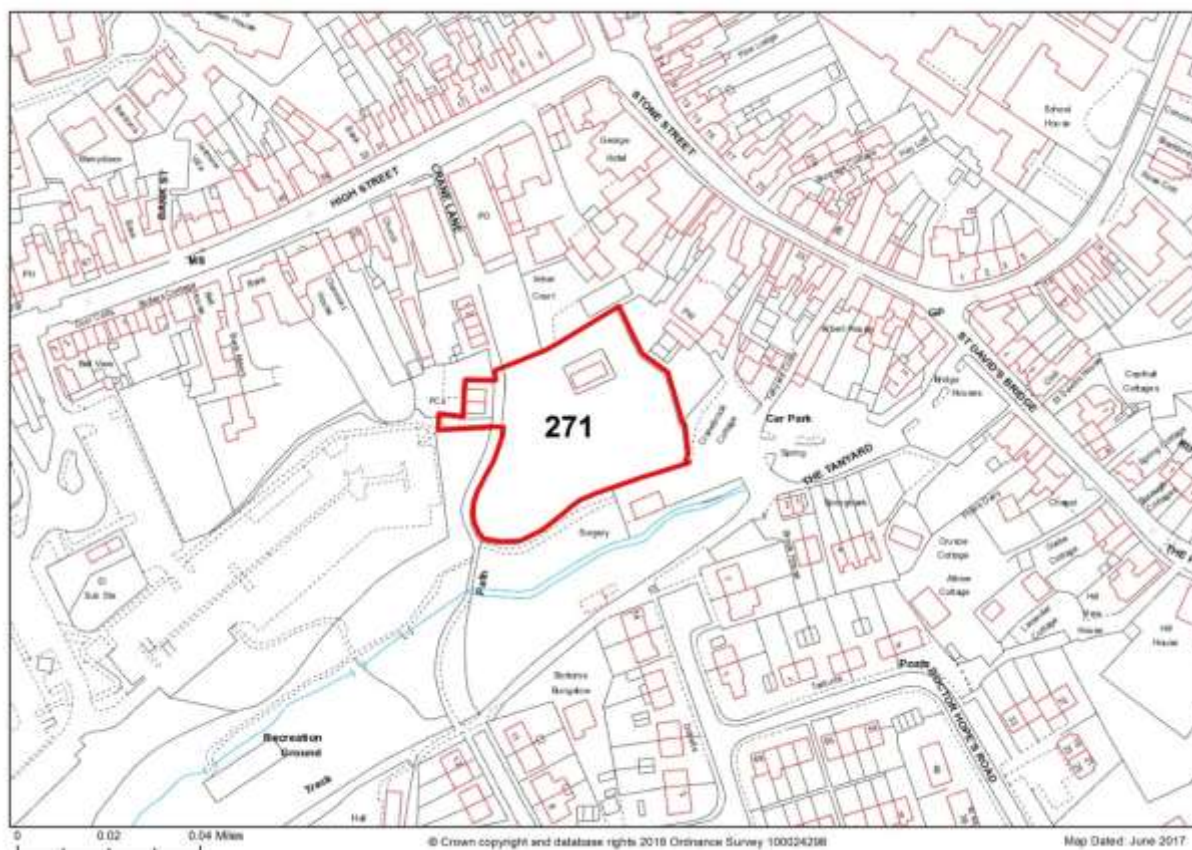
<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	0.16
<b>Developable area (ha):</b>	0.16
<b>Site type:</b>	PDL site within LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	Less than 10
<b>Issues to consider:</b>	Heritage: Conservation Area, building is a Listed Building, adjacent to Listed Buildings; AONB Component Part: Historic Settlements, Ponds; AONB; 2016 Landscape Designation; HLC Period: Late 20th century, Early modern; APA: Medieval Building - Cranbrook Museum; ALC: GRADE 3;

	LCA: Fruit Belt;  Within existing Limits to Built Development
<b>Site Description:</b>	The site comprises a museum (listed building) and curtilage land. There is one main building on the site along with ancillary structures. The site is adjoined mostly by residential properties with other uses such as a library and commercial uses nearby. The site is domestic in character with domestic boundary treatments comprising hedging and fencing. There are trees on the site and hedging and a pond to the south next to the site. There is direct vehicular access off Carriers Road. The driveway is one car width. There are pavements in the locality. There are Public Rights of Way in the wider area including opposite, east of the site. The site is generally flat. Views are mostly private from the adjacent sites. There is a public view along the access drive from Carriers Road.
<b>Suitability:</b>	Unsuitable: The site includes a listed building currently accommodating a museum. The site is within the Limits to Built Development with access to the centre of Cranbrook. The site is likely to be sustainable in this context. However, any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.
<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>	Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.



## Site Reference: 271; SALP AL/CR6

**Site Address: Land at Crane Lane including WC block and Wilkes Field, Cranbrook**



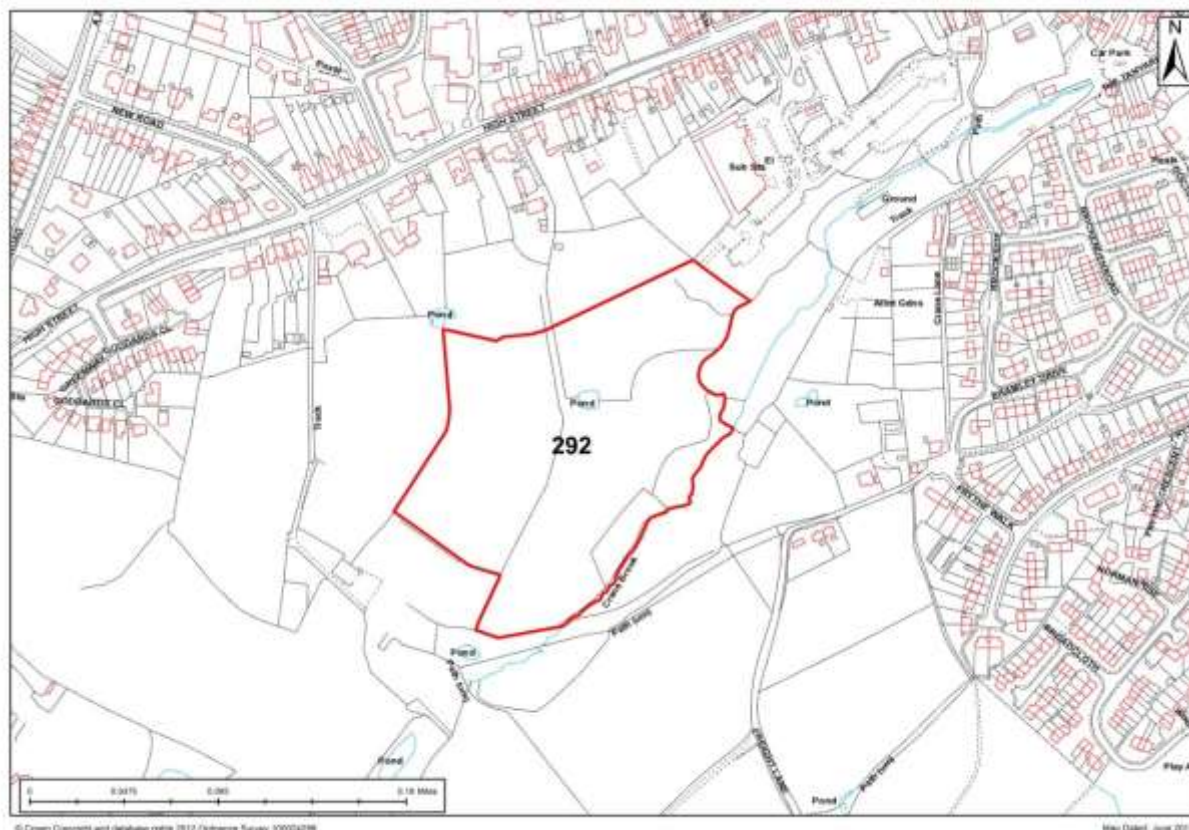
<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	0.40
<b>Developable area (ha):</b>	0.40
<b>Site type:</b>	Largely greenfield / part PDL site in LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for mixed use including residential and community centre, possible inclusion of a medical centre and retail A1 or A2 financial unit.
<b>Potential yield if residential:</b>	28
<b>Issues to consider:</b>	Heritage: Conservation Area, adjacent to Listed Buildings; AONB Component Part: Historic Routeways PRoW, Historic Settlements; Transport Infrastructure: PRoW; AONB; HLC Period: Medieval, Late 20th century; APA: Historic core of Cranbrook - UAZ 2 and Conservation area; ALC: GRADE 3;

	<p>LCA: Fruit Belt; Highway matters;</p> <p>Within the existing Limits to Built Development; Site is an existing site allocation AL/CR6 in Site Allocations Local Plan 2016; As at 01 April 2020, site includes extant planning permission 16/503953/FULL for 28 dwellings</p>
<b>Site Description:</b>	<p>The site comprises a small public toilet block with land around it and a green field. There is one structure on the site. This is a former pig sty. The site is adjoined by retail and commercial uses including a post office depot and dental surgery. Residential uses also adjoin the site along with the Regal car park and co-op and an area of recreation space. The boundaries to Wilkes Field comprise trees and some hedging. The site is more open to the west and south. The northern boundary of the site adjoining the neighbouring Cranbrook Engineering site is open. There is no direct vehicular access to the site. There is pedestrian access to the site. There is a network of paths around the site and in the wider locality and a Public Right of Way that runs through the site. The site slopes down in a north - south direction. Wilkes Field is at a higher level than the adjacent footpath to the south/Crane Valley, beyond which the land rises up again beyond the Crane Brook. Public views of the site are visible from the west and south. The toilet block is clearly visible adjacent to public footpath. Wilkes Field is screened to an extent by the existing trees and hedging. More private views exist from the north and east. There is an approved and implemented scheme (16/503953) for this site.</p>
<b>Suitability:</b>	<p>Unsuitable: Site is inside the LBD with access to the centre of Cranbrook. The site is likely to be sustainable in this context. There is an approved and implemented scheme (16/503953) for this site.</p>
<b>Availability:</b>	Unavailable
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is not a reasonable alternative.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	There is an approved and implemented scheme (16/503953) for this site.

# Site Reference: 292 (Site is part of Local Plan Allocation AL/CRS 2)

## Site Address: Land at South of High Street, Cranbrook, Kent

Call for Sites 2017 Submission



<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	4.96
<b>Developable area (ha):</b>	4.25
<b>Site type:</b>	Greenfield site within LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	35-45 dwellings
<b>Issues to consider:</b>	Ecology: LNR, Ancient Woodland; AONB Component Part: Water Courses, Ponds, Historic Field Boundaries; AONB; HLC Period: Late 20th century; APA: Site of post medieval brickworks; ALC: GRADE 3; LCA: Fruit Belt;

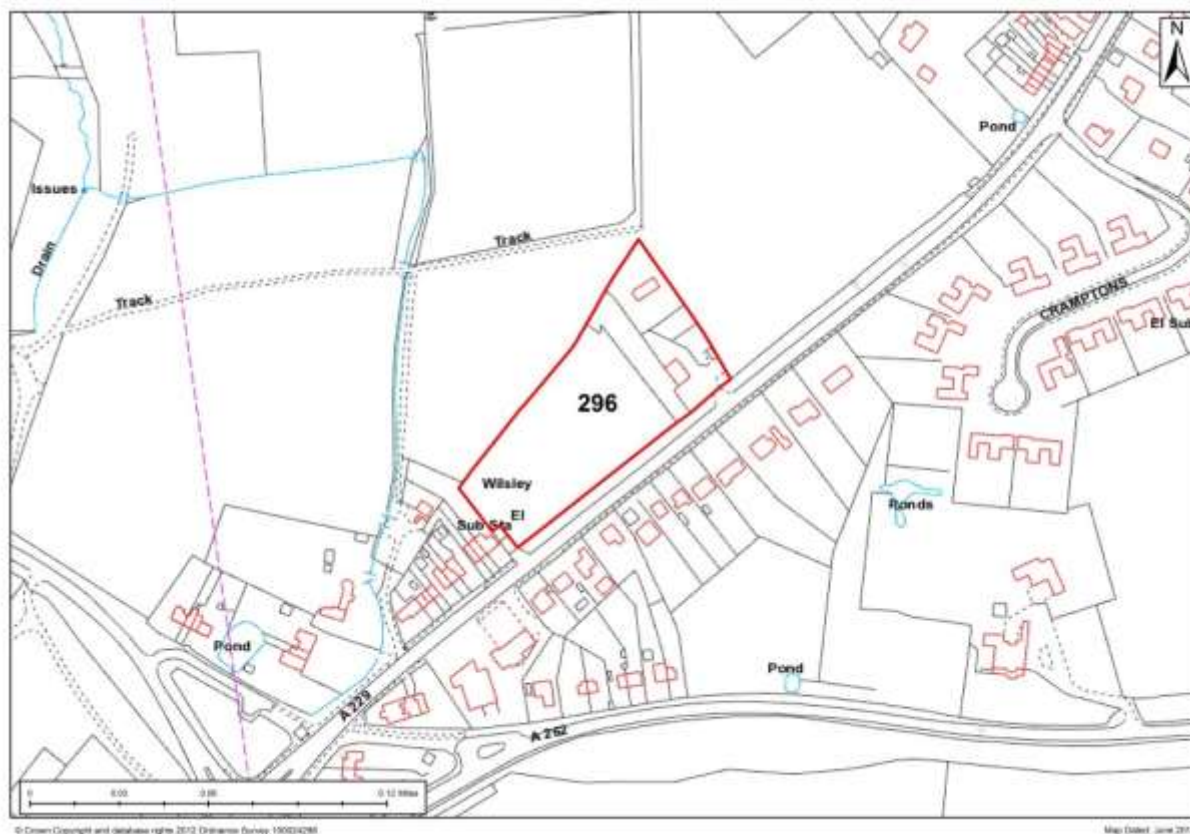
	<p>Site is part of existing allocation AL/CR4 in Site Allocations Local Plan 2016;</p> <p>Heritage: Cumulative impact – setting of Conservation Area and Listed Buildings;</p> <p>Land contamination (Unknown Filled Ground (medium))</p>
<b>Site Description:</b>	<p>The site comprises pasture and grazing land. There are no existing buildings on the site. The site is adjoined by further farmland and woodland and there is existing built development including residential in proximity to the site mostly to the north but also further east. Site boundaries consist mostly of hedging and trees. The site has level changes and there are Public Rights of Way in the wider area from which there are public views of the site.</p> <p>Note: Planning application 16/502860/OUT has granted outline approval for up to 180 dwellings for land to the west of the site (this western site is also part of existing allocation AL/CR4 in Site Allocations Local Plan 2016 and forms site allocation AL/CRS 1 in the Pre-Submission Local Plan). The delivery of the planning approval will provide pedestrian and vehicular links from this site westwards.</p>
<b>Suitability:</b>	<p>Suitable: This site is part of an existing allocation. Part of the wider existing SALP allocation (located to the west) already has planning consent and development of the site is not compromised by the approved scheme. Vehicular access westwards to the A229 is to be provided through the approved scheme, as are pedestrian links. Additional pedestrian links to the services provided at the centre of Cranbrook are provided from the north-east of the site. The site lies adjacent to the settlement edge inside the LBD, and is likely to be considered sustainable in this context.</p>
<b>Availability:</b>	<p>Available</p> <p>Multiple ownership</p>
<b>Achievability:</b>	<p>This site is a suitable site, it is an existing allocation. It is available and subject to ownership, could be delivered within the Local Plan period.</p>
<b>Sustainability Assessment:</b>	<p>Landscape scores are negative to reflect impact upon the AONB. Impacts on heritage assets will also be unavoidable. Biodiversity score reflects risk of recreational pressure on the Local Nature Reserve and location of site within the impact risk zone for Robins Wood SSSI. Land use score largely reflects loss of greenfield land with likely pockets of best and more versatile soils.</p>
<b>Conclusion:</b>	<p>Site is suitable as a potential Local Plan allocation.</p>
<b>Reason:</b>	<p>The site lies adjacent to the settlement edge inside the LBD, and is likely to be considered sustainable in this context.</p>



## Site Reference: 296

**Site Address: Oak Tree Farm, The Common, Wilsley Pound, Cranbrook, Kent**

Call for Sites 2017 Submission



<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Wilsley Pound, Sissinghurst
<b>Gross area (ha):</b>	1.01
<b>Developable area (ha):</b>	1.01
<b>Site type:</b>	Primarily greenfield site including a mobile home and associated outbuildings 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>	15-20
<b>Issues to consider:</b>	HLC Period: Boundary Lost 0-25%, Early post-medieval; APA: Wilsley Pound Historic Core - Conservation Area; ALC: GRADE 3; LCA: Wooded Farmland; Heritage: adjacent to Conservation Area; Highways issues
<b>Site Description:</b>	The site consists of a residential dwelling and land including paddock, stables and outbuildings. There are also other structures

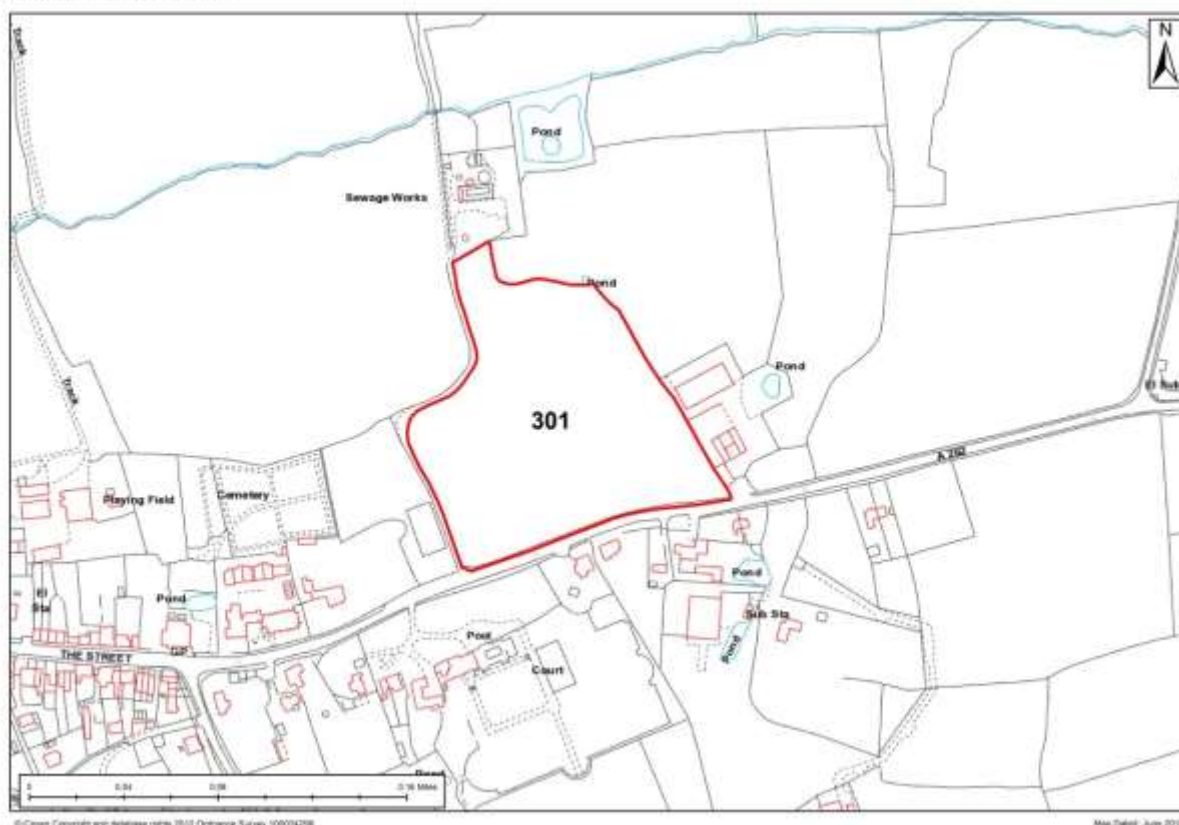
	<p>including storage containers. Adjoining uses include fields and residential. Boundaries include trees and hedging and internal fencing.</p> <p>There is vehicular access to the site directly from Anglely Road, the A229 along which there is some pavement on the opposite side of the highway. The site is generally flat in character with restricted public views.</p>
<b>Suitability:</b>	Unsuitable: The site, located on a busy road, has no potential to deliver a safe vehicular access, or to provide a safe pedestrian access to local services and bus stops, there being a lack of pavements and road crossings within the vicinity of the site. Development here would have an adverse impact upon the historic settlement character.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	<p>Development here would risk dilution of the historic settlement character.</p> <p>2020 Grassland study found site to have low botanical importance and low ecological importance. Score unchanged.</p>
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	The site has no potential to deliver a safe vehicular access, or to provide a safe pedestrian access to local services and bus stops. Development here would have an adverse impact upon the historic settlement character.



## Site Reference: 301

**Site Address: The Moss Field, Sissinghurst Road, Sissinghurst, Cranbrook, Kent**

Call for Sites 2017 Submission



<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Sissinghurst
<b>Gross area (ha):</b>	2.73
<b>Developable area (ha):</b>	2.73
<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>	82
<b>Issues to consider:</b>	Heritage: Conservation Area; HLC Period: Boundary Lost 51-75%, Late 20th century; APA: Historic Core of Sissinghurst including sissinghurst Place and associated gardens - Conservation Area; ALC: GRADE 3; LCA: Wooded Farmland; Minerals and waste; Land contamination (sewage treatment works)
<b>Site Description:</b>	The site is an agricultural and grazing field on which there are no

	existing buildings. The site adjoins a tennis court, residential properties, further fields and a sewage works. Boundary treatments include hedging along the road frontage (The Street), trees and post and rail fencing. There is a wooden gate along The Street and a tarmac driveway along the western boundary. Paved access from The Street runs adjacent to the site along western boundary. The site is flat in character with public views from The Street and the public footpath.
<b>Suitability:</b>	Unsuitable: The site is located outside the main built up area of Sissinghurst surrounded by agricultural fields and sporadic residential development. There are both landscape and heritage concerns regarding the allocation of this site. It is considered that development in this location would result in harm to the historic landscape and heritage setting of the village.
<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>	There are both landscape and heritage concerns regarding the allocation of this site. It is considered that allocation would result in harm to the historic landscape and heritage setting of the village

**Site Address: Land adjacent to Hartley Gate Farmhouse,  
Cranbrook, Kent**

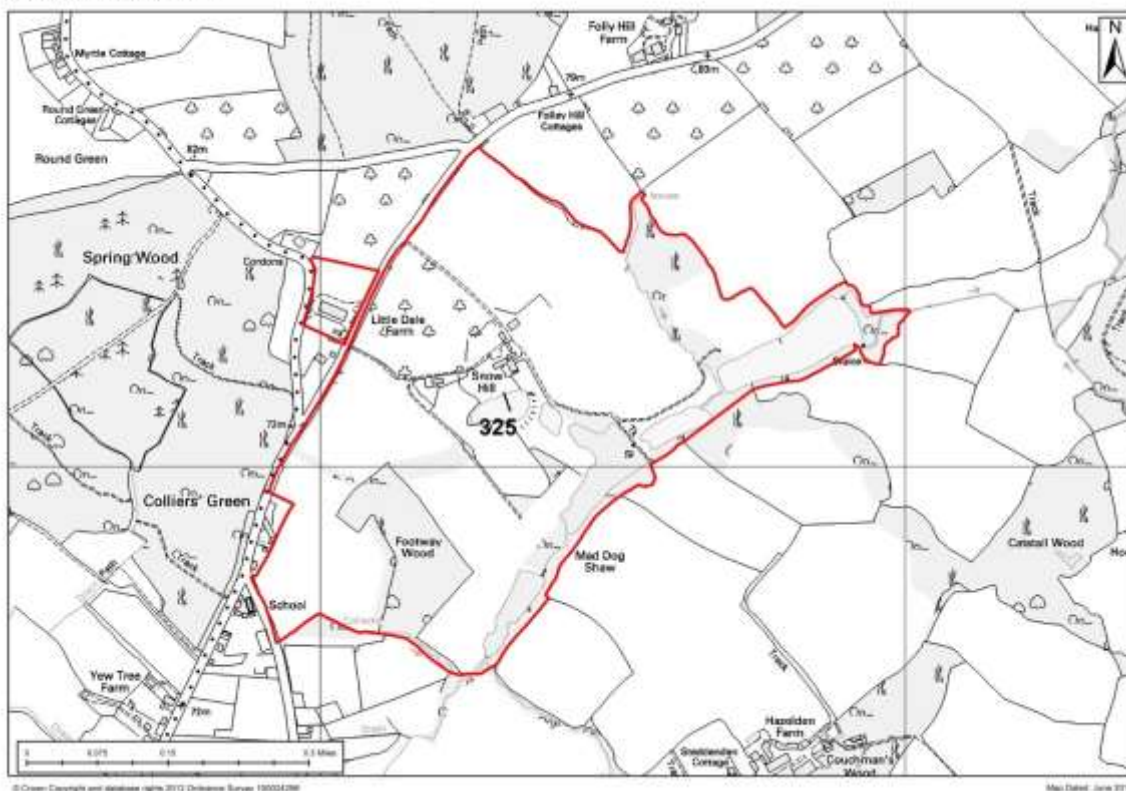
<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Hartley, Cranbrook
<b>Gross area (ha):</b>	0.17
<b>Developable area (ha):</b>	0.17
<b>Site type:</b>	Greenfield site in rural area
<b>Potential site use:</b>	Site has been assessed for development potential, notably for mixed use including residential use.
<b>Potential yield if residential:</b>	N/A
<b>Issues to consider:</b>	Ecology: TPO; AONB Component Part: Historic Routeways Roads; AONB; HLC Period: Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt; Highway matters; Heritage: adjacent listed buildings

<b>Site Description:</b>	<p>The site is an overgrown field, could be domestic in nature. There are no existing buildings on the site. The site adjoins a residential property and fields. Site boundaries comprise mostly trees. There is a timber gate into the site from Hartley Road.</p> <p>Timber gate along frontage with Hartley Road Pavement on South eastern side of Hartley Road and on both sides heading to Cranbrook None Rises from Hartley Road Restricted due to overgrown nature but general view from Hartley Road Restricted due to overgrown nature but general view from Hartley Road.</p>
<b>Suitability:</b>	Unsuitable: The site's location at some distance from the services provided at Cranbrook are likely to result in a significant level of car borne trips. An assessment of the impact of development on the surrounding High Weald AONB landscape within which the site is located has advised for a significant reduction in the proposed level of housing in this location. A recent appeal for an adjacent site found that a safe vehicular access was not achievable. This site is also within the curtilage of a listed building.
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	<p>This group of sites has positive impacts on some economic and social objectives but it let down by the distance to Cranbrook town centre.</p> <p>2020 Grassland study found western side of site cluster to have low-moderate botanical importance and moderate ecological importance. Score adjusted slightly. Landscape score downgraded following AONB Units advice to better reflect impact upon the AONB and 2020 LVIA study.</p>
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	The site is located in an unsustainable location. There are both landscape and heritage concerns regarding the allocation of this site. Development proposals for this site have been unable to demonstrate that a safe vehicular access can be delivered.

## Site Reference: 325

**Site Address: Land adjacent to Colliers Green Primary School, Colliers Green**

Call for Sites 2017 Submission



<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Remote from a settlement
<b>Gross area (ha):</b>	48.05
<b>Developable area (ha):</b>	39.65
<b>Site type:</b>	Part greenfield/part PDL remote from Limits to Built Development
<b>Potential site use:</b>	Site has been assessed for development potential, notably for a residential led use.
<b>Potential yield if residential:</b>	Up to 500 (1243 @ 30 dpha, 622 @ 15 dpha)
<b>Issues to consider:</b>	Ecology: Ancient Woodland; Transport Infrastructure: PRoW; HLC Period: Early modern, Early medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland; Land contamination (Works Unspecified Use (low risk))
<b>Site Description:</b>	The site comprises a mixture of fields/agricultural fields, orchards, a commercial complex and pockets of woodland. There are some

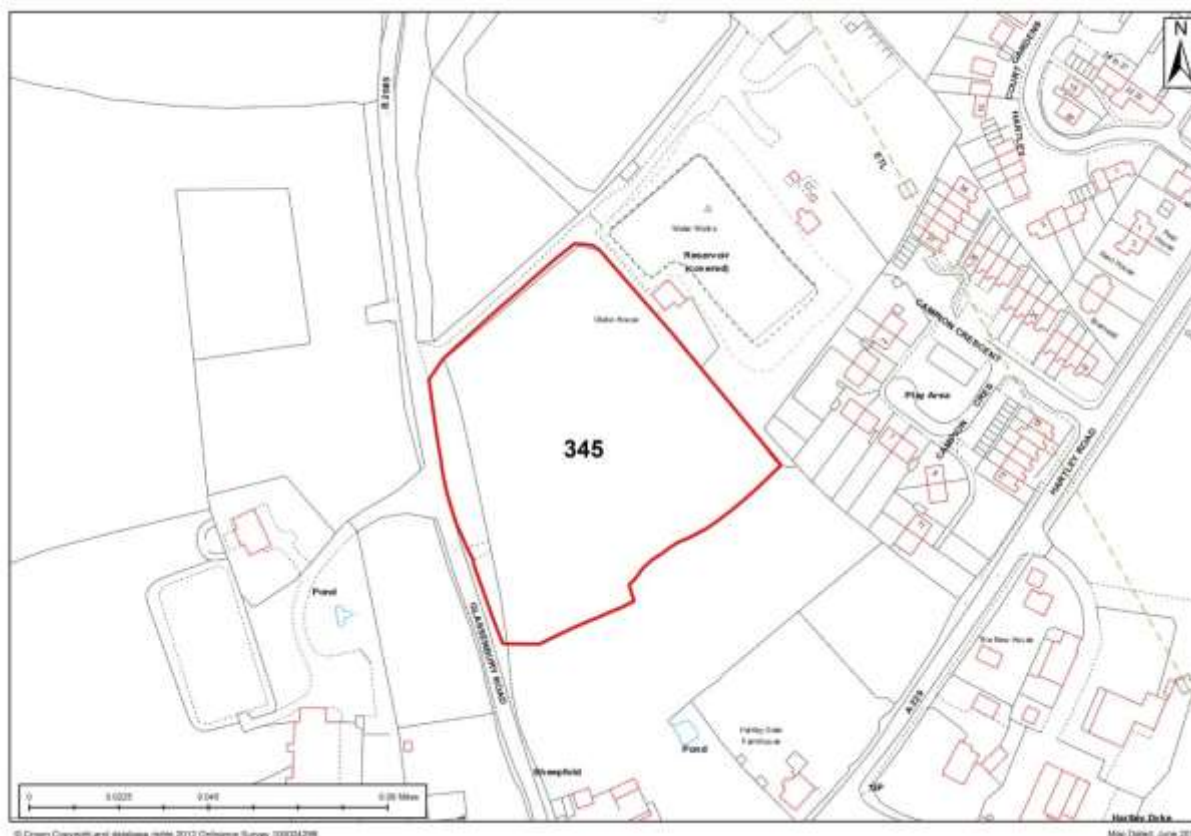
	<p>existing buildings on the site associated with this – including at Snow Hill. The site is adjoined by a Primary School, some residential properties and fields. Site boundaries comprise mostly hedging and trees on all sides. There is a ditch around the road edge of Marden Road.</p> <p>Access is available at multiple points to Snow Hill and Commercial uses from Goudhurst Road. There is currently a lack of pavements along Colliers Green Road and Marden Road. There are several public rights of Way through the site. Topography of the site is complex, the site slopes down to the south east from the north east. Public Views are available from surrounding roads and public footpaths.</p>
<b>Suitability:</b>	Unsuitable: This site is in a rural location, remote from a settlement centre and is unlikely to be sustainable in this context.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	<p>Site is not a reasonable alternative.</p> <p>The extremely rural nature of the site, distance to urban settlements and the impacts upon the AONB were considered too severe to warrant further consideration as a reasonable alternative.</p>
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	This site is in an unsustainable location. Development would have an adverse impact upon the rural character of the surrounding landscape.



## Site Reference: 345

**Site Address: Land adjacent to Glassenbury Road, Glassenbury Road, Cranbrook, Kent**

Call for Sites 2017 Submission



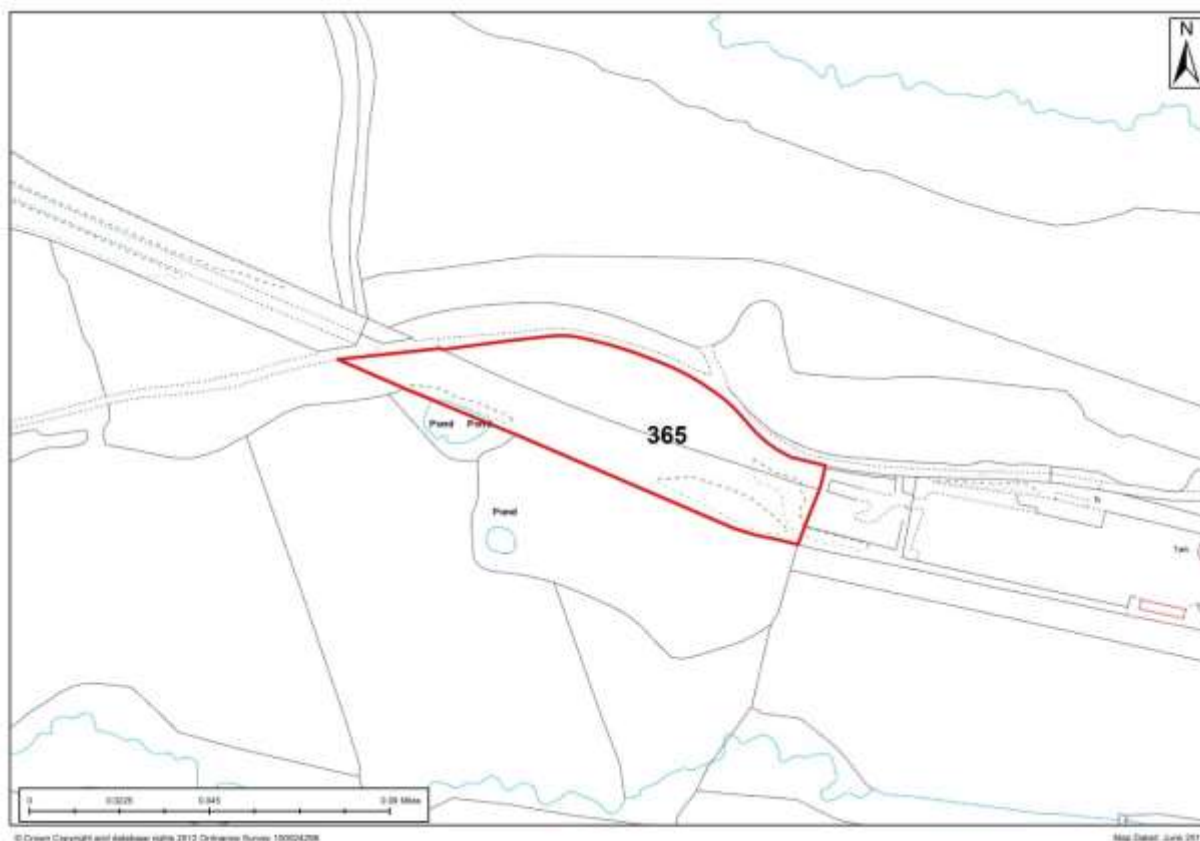
<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Hartley, Cranbrook
<b>Gross area (ha):</b>	1.37
<b>Developable area (ha):</b>	1.37
<b>Site type:</b>	Greenfield site in rural area
<b>Potential site use:</b>	Site has been assessed for development potential, notably for mixed use including residential use
<b>Potential yield if residential:</b>	90 in conjunction with other sites forming wider site allocation
<b>Issues to consider:</b>	AONB; HLC Period: Early post-medieval, Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland, Fruit Belt.
<b>Site Description:</b>	This site is a field. There are no existing buildings on the site. It is adjacent to a covered reservoir, fields and Glassenbury Road, sited along the western boundary of the site. The site lies in proximity to some residential properties. Site boundaries consist

	<p>of hedging and a tree belt, with some chain link.</p> <p>There is an access track/road adjacent to the north of the site. The site has a frontage with Glassenbury Road. There is a metal gate into the site from the adjacent access track and a lack of pavements along Glassenbury Road. Hartley Road located in proximity to the site has pavements. There are Public Rights of Way in the wider locality including a Bridleway, but none across the site. The site is generally flat in character, raised slightly from the track Road and Glassenbury Road. There are clear public views from the adjacent access track. The tree belt screens the site from Glassenbury Road.</p>
<b>Suitability:</b>	Unsuitable: The site's location at some distance from the services provided at Cranbrook are likely to result in a significant level of car borne trips. An assessment of the impact of development on the surrounding High Weald AONB landscape within which the site is located has advised for a significant reduction in the proposed level of housing in this location, and highlighted further landscape constraints suggesting that this area is retained as green space.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	<p>This group of sites has positive impacts on some economic and social objectives but it let down by the distance to Cranbrook town centre.</p> <p>2020 Grassland study found western side of site cluster to have low-moderate botanical importance and moderate ecological importance. Score adjusted slightly. Landscape score downgraded following AONB Units advice to better reflect impact upon the AONB and 2020 LVIA study.</p>
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	The site is located in an unsustainable location. There are landscape concerns regarding the allocation of this site.

## Site Reference: 365

**Site Address: Land at the Old Railway Line, Bishops Lane, Hartley, Cranbrook, Kent**

Call for Sites 2017 Submission



<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Hartley, Cranbrook
<b>Gross area (ha):</b>	0.70
<b>Developable area (ha):</b>	0.04
<b>Site type:</b>	Greenfield site in rural area
<b>Potential site use:</b>	Site has been assessed for development potential, notably for economic use
<b>Potential yield if residential:</b>	Not to be allocated for residential
<b>Issues to consider:</b>	Ecology: Ancient Woodland, LWS; AONB Component Part: Ancient Woodland, Ponds; Transport Infrastructure: Safeguarded Railways; AONB; HLC Period: Boundary Lost 0-25%, Medieval; Land Contamination; APA: Dismantled railway the hop pickers line; ALC: GRADE 3;

	LCA: Forested Plateau
<b>Site Description:</b>	<p>Site consists of former railway line land overgrown with trees, undergrowth. There are no existing buildings on the site. The site is adjacent to woodland and a gas storage yard and a Bridleway. Site boundary is open to a Bridleway to the north and is similar on other sides. There is some chain link fence adjacent to the Bridleway</p> <p>There is currently a lack of access into the site. There is also a lack of pavements to the site.</p>
<b>Suitability:</b>	Unsuitable: The site comprises Ancient Woodland. There is a lack of vehicular and pedestrian access into the site.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is not a reasonable alternative.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	The site comprises Ancient Woodland and is therefore not suitable for allocation.

## Site Reference: 385

**Site Address: The Providence Chapel, Stone Street, Cranbrook, Kent**

Call for Sites 2017 Submission



<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	0.03
<b>Developable area (ha):</b>	0.03
<b>Site type:</b>	PDL site within existing Limits to Built Development
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	1
<b>Issues to consider:</b>	Heritage: Conservation Area, Listed Buildings; AONB Component Part: Historic Settlements, Historic Routeways Roads; AONB; HLC Period: Medieval; APA: Post Medieval Providence Chapel; ALC: GRADE 3; LCA: Fruit Belt
<b>Site Description:</b>	The site consists of a listed Chapel. It lies adjacent to retail and

	<p>commercial uses primarily with possibly some residential uses within the centre of Cranbrook. Site boundaries include fencing. The site boundary to the east is an open boundary</p> <p>There is an existing access road from the High Street serving the site and possibly neighbouring uses. The site is in close proximity to proximity to Public Rights of Way and pavements, there being several in proximity to the site.</p>
<b>Suitability:</b>	Unsuitable: The site comprises a listed building within the Limits to Built Development. It is a PDL site, and therefore considered to be in a sustainable location. Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.
<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>	Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.



## Site Reference: 388

**Site Address: Glen Cove, Cranbrook Common, Cranbrook, Kent**

Call for Sites 2017 Submission



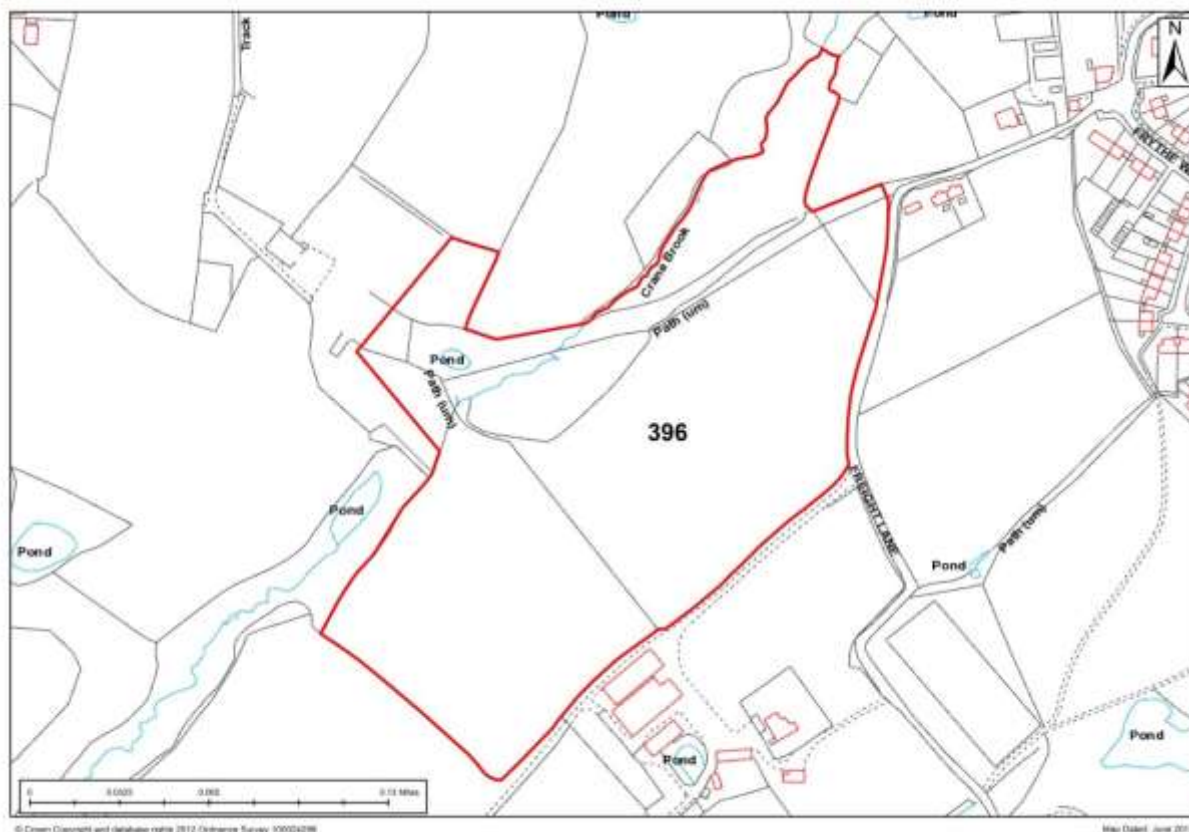
<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Remote from settlement
<b>Gross area (ha):</b>	0.81
<b>Developable area (ha):</b>	0.81
<b>Site type:</b>	Part greenfield site / part PDL site in rural area
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	24
<b>Issues to consider:</b>	HLC Period: Late 20th century; APA: Former site of Cranbrook Common Corn Mill (windmill); ALC: GRADE 3; LCA: Wooded Farmland
<b>Site Description:</b>	Site includes a dwelling and associated land in semi domesticated state including fruit trees. The site is adjoined by residential properties and agricultural land and barn buildings. Site boundaries include hedging along the main road frontage and along Starvenden Lane. The rear boundary of the site looks to comprise more of a mix of hedging and trees.

	There is existing vehicular access to the site from a drive off the main road. There is a lack of pavements along site frontages and in the wider locality. Starvenden Lane is a restricted byway. The site is flat in character.
<b>Suitability:</b>	Unsuitable: The site is located at some distance from services that cannot easily and safely be accessed by pedestrians.
<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 remote from a settlement centre and is unlikely to be sustainable in this context

# Site Reference: 396 (small part of this site is part of Local Plan Allocation AL/CRS2)

**Site Address: Land West of Freight Lane, Cranbrook, Kent**

Call for Sites 2017 Submission



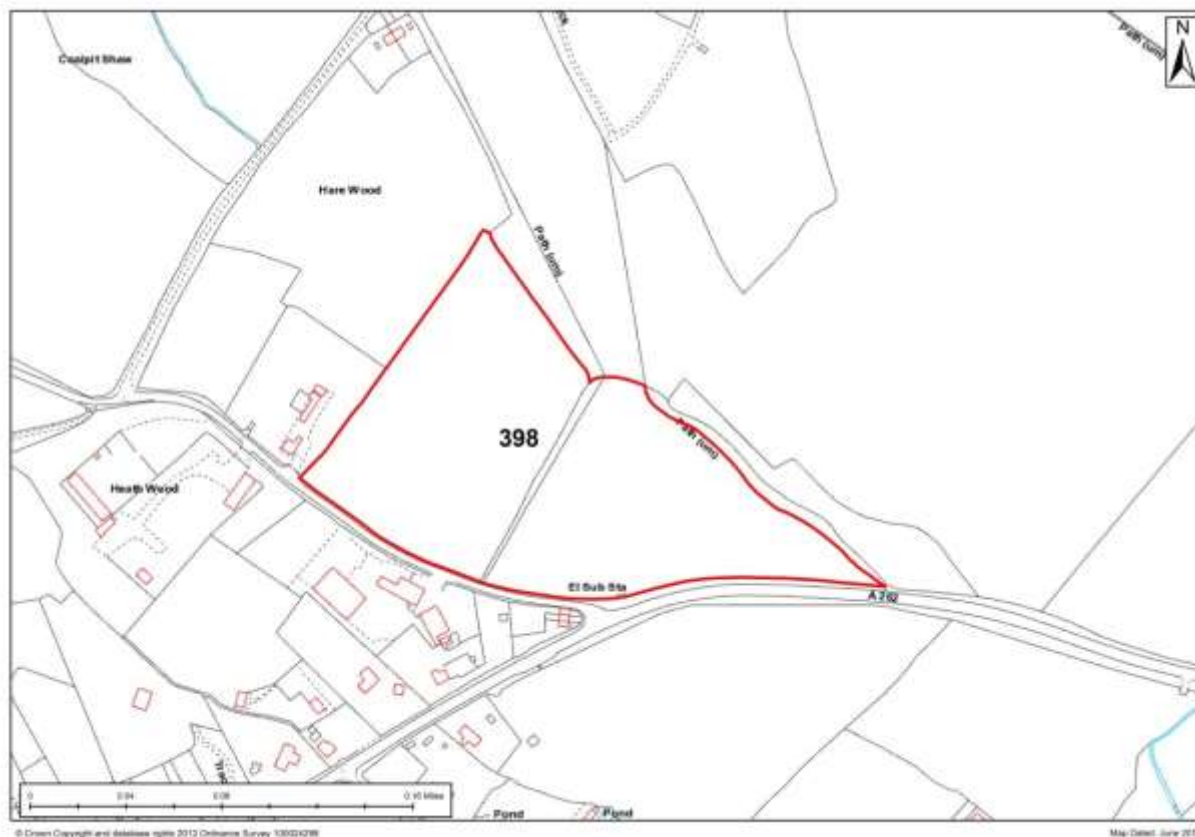
<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	6.71
<b>Developable area (ha):</b>	3.90
<b>Site type:</b>	Greenfield site mostly adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	117
<b>Issues to consider:</b>	Ecology: LNR, Ancient Woodland; AONB Component Part: Ancient Woodland, Historic Routeways PRoW, Water Courses, Ponds, Historic Field Boundaries; Transport Infrastructure: PRoW; AONB; HLC Period: Early medieval; APA: Site of post medieval brickworks; ALC: GRADE 3; LCA: Fruit Belt;

	<p>Part of site is included in site allocation AL/CR4 in Site Allocations Local Plan 2016;</p> <p>Adjacent to Limits to Built Development;</p> <p>Land contamination (Unknown Filled Ground (medium));</p> <p>Highways issues</p>
<b>Site Description:</b>	<p>This is an undeveloped greenfield site which includes a woodland belt along its northern edge. There are no existing buildings on site. The site is adjoined by fields and farm buildings/uses, and there is some residential use in proximity. Boundaries include mostly trees some hedging, post and wire fencing. Site is generally exposed. There are power cables onsite.</p> <p>There is currently no direct vehicular access to the site. There are several Public Rights of Way through the site with public views from these.</p>
<b>Suitability:</b>	<p>Mostly unsuitable: This site is very sensitive in landscape terms and its allocation would be considered harmful to the AONB landscape. However, part is included within an allocation (to include outside of this site area) to deliver an area of open space/landscape buffer. Part of the site, an area of woodland to the north of the site, is part of an area of open space/landscape buffer within an existing site allocation and could be carried forward as part of consideration of that.</p>
<b>Availability:</b>	<p>Available</p> <p>Single ownership</p>
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	<p>This site scores largely neutral with some benefit to housing provision. It scores negatively in landscape terms informed by the loss of an historic field in the AONB and adjacent to historic farmstead.</p>
<b>Conclusion:</b>	<p>Site is mostly considered unsuitable as a potential site allocation.</p>
<b>Reason:</b>	<p>Part of the site, an area of woodland to the north of the site, is part of an area of open space/landscape buffer within an existing site allocation and could be carried forward as part of consideration of that. No part of this site, including the wider area, is suitable for built development.</p>

## Site Reference: 398

### Site Address: Land at Marden Road, Cranbrook, Kent

Call for Sites 2017 Submission



<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Remote from settlement
<b>Gross area (ha):</b>	4.41
<b>Developable area (ha):</b>	4.36
<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>	131
<b>Issues to consider:</b>	Transport Infrastructure: PRoW; HLC Period: Medieval, Early medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland
<b>Site Description:</b>	The site is an agricultural field divided by a Public Right of Way running through the centre of the site. There are no existing buildings on the site. The site is adjoined by residential properties. There are commercial properties opposite the site. Site

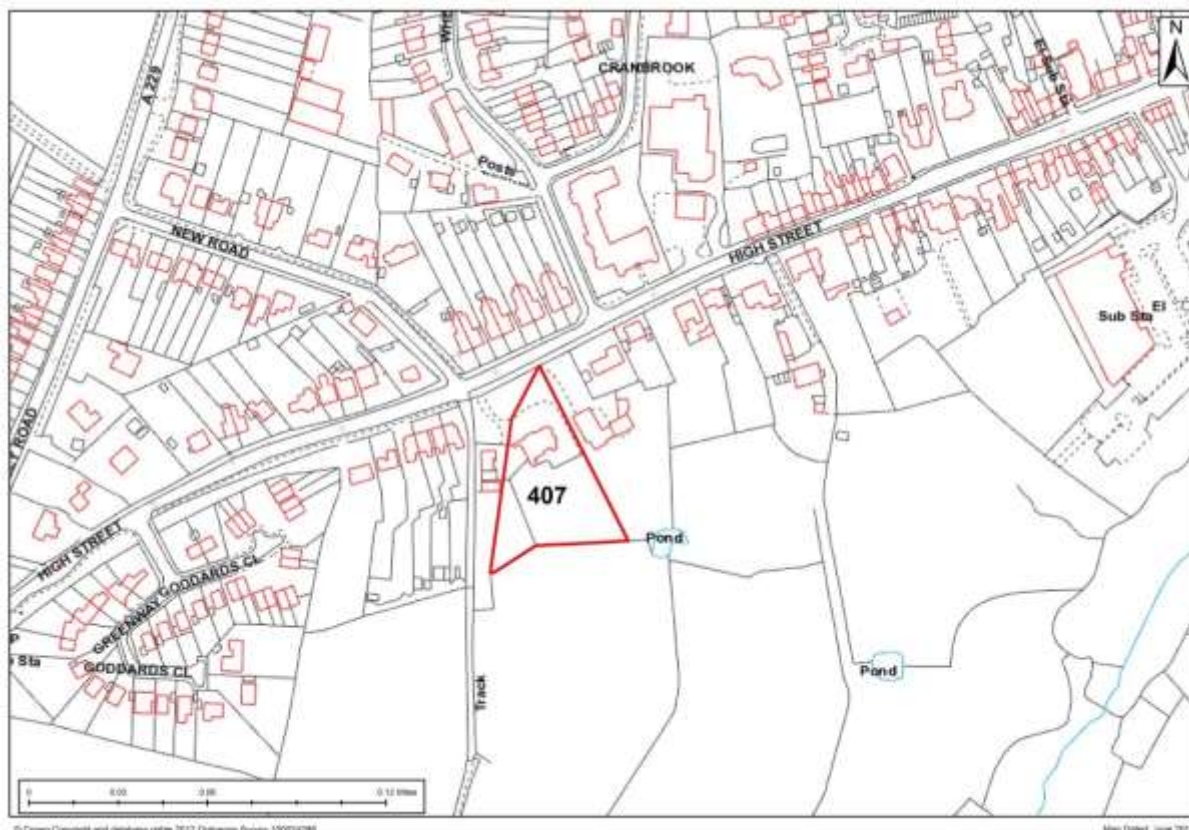
	<p>boundaries consist primarily of hedging with some domestic/open boundaries along boundaries with domestic properties.</p> <p>There appears to be a lack currently of a formal vehicular access to the site. There is a lack of pavement along Goudhurst Road and Marden Road. There is some undulation within the site, the site slopes down towards the east. There are Public views into the site from the public footpath.</p>
<b>Suitability:</b>	Unsuitable: This site is located in a unsustainable location. It would not be possible to deliver a safe pedestrian access from this site to local services.
<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 remote from a settlement centre and is unlikely to be sustainable in this context



## Site Reference: 407

**Site Address: Land at Brooksdan, High Street, Cranbrook, Kent**

Call for Sites 2017 Submission



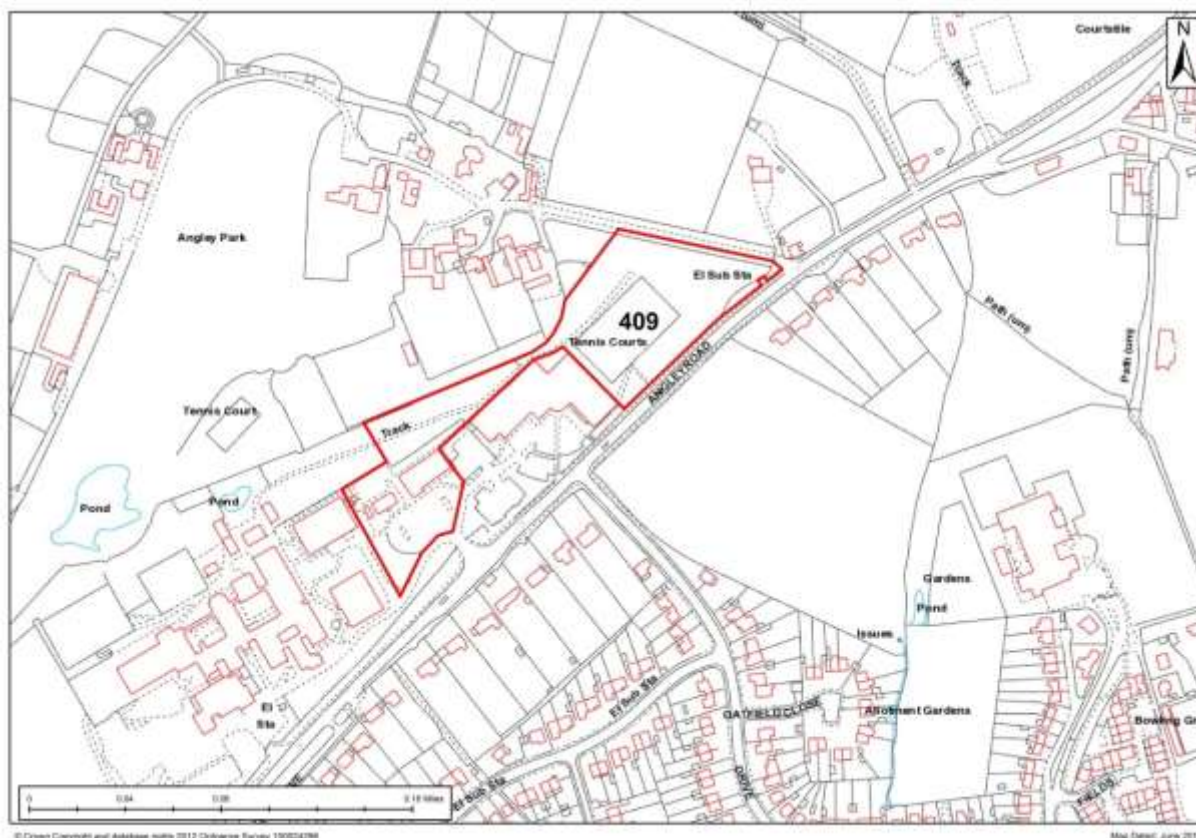
<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	0.41
<b>Developable area (ha):</b>	0.41
<b>Site type:</b>	Mostly PDL/part greenfield site inside the LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	less than 10 dwellings
<b>Issues to consider:</b>	Heritage: Conservation Area; AONB Component Part: Historic Settlements; AONB; HLC Period: Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt; Land contamination (hospital (non-research))
<b>Site Description:</b>	Site includes Brooksdan Veterinary Hospital and associated land

	<p>including parking area and separate staff parking area, and garden land. There is one existing building on the site which adjoins residential properties, a place of Worship and a field.</p> <p>There is hedging along the site frontage with High Street. Other boundary treatments include trees and hedging. There is direct vehicular access to the site off High Street. There are pavements on both sides of High Street including the site frontage. The site is generally flat.</p>
<b>Suitability:</b>	Unsuitable: The site is mostly a PDL site inside the LBD. Any development potential will be of a small scale.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	This site scores largely neutral with some benefit to housing provision. The negative land use score reflects the part greenfield nature of the site in the AONB. The central location of the site in relation to services and facilities prevents the air and travel objectives from being negative. The scores reflect the relatively small size of this site. It is borderline whether a yield of 10 dwellings could be achieved.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

## Site Reference: 409

**Site Address: The High Weald Academy, Angley Road, Cranbrook, Kent**

Call for Sites 2017 Submission



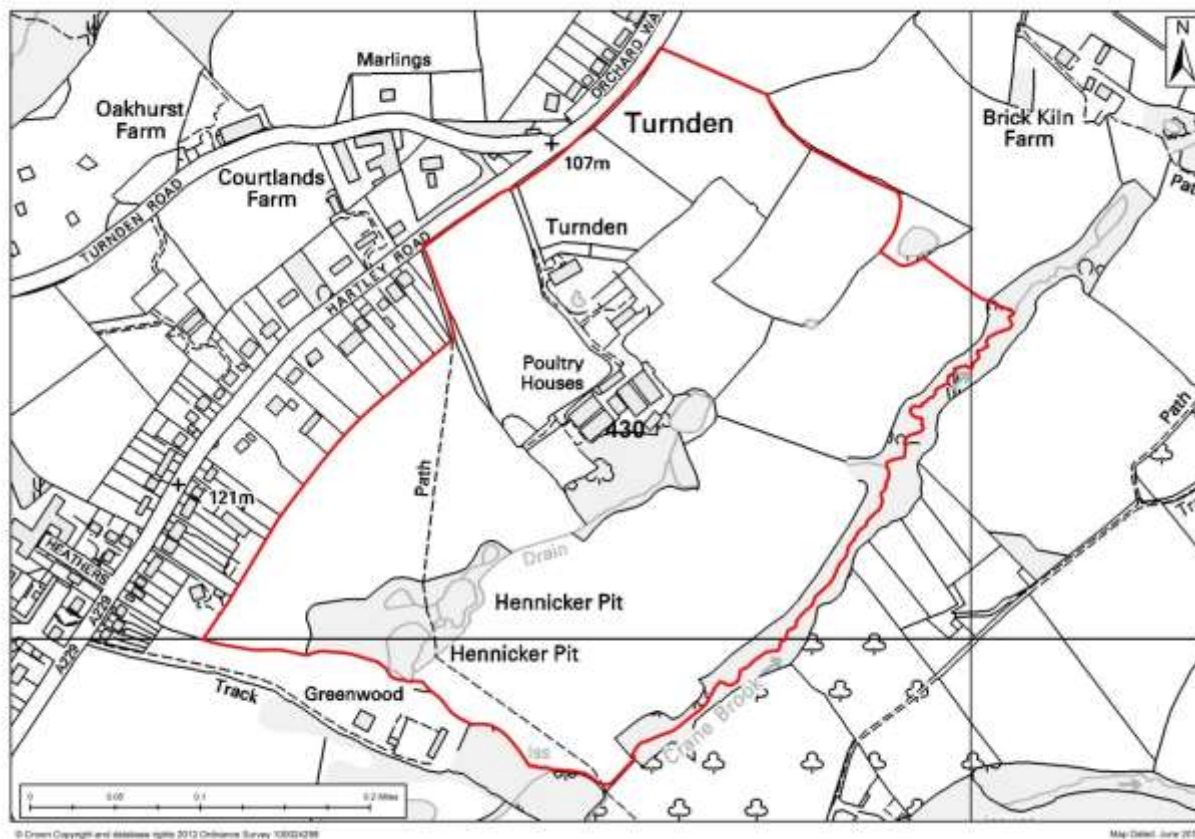
<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	1.70
<b>Developable area (ha):</b>	1.70
<b>Site type:</b>	PDL site adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential or education use
<b>Potential yield if residential:</b>	51
<b>Issues to consider:</b>	Heritage: Historic Parks and Gardens KCC; Ecology: TPO; AONB Component Part: Historic Settlements; AONB; HLC Period: Late post-medieval, Late 20th century; APA: Angley Park early C18th Ornamental Gardens; ALC: GRADE 3;

	LCA: Fruit Belt.
<b>Site Description:</b>	<p>Site forms part of the High Weald Academy school. It includes a mix of tennis courts, sixth form centre, mobile classrooms and ancillary land including car park. It lies adjacent to other school buildings and the Cranbrook Leisure Centre. It is opposite and adjacent to resident development. Site boundaries include hedging and trees along the Angley Road frontage to the south of the site, and to the rear.</p> <p>The site has a shared access with the leisure centre direct from the Angley Road, which has pavements. The site is generally flat. There is a slope down into the site from Angley Road, from which there are public views.</p>
<b>Suitability:</b>	<p>Unsuitable: The site is currently in education use, including buildings and sports provision. This PDL site inside the LBD is considered to be a sustainable site with good pedestrian access to services, located adjacent to residential development. However, concern is raised about the availability of the site within the Plan period for alternative uses.</p>
<b>Availability:</b>	<p>Available</p> <p>Single ownership</p>
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	<p>A reasonable site that scores positively for land use as it is a Previously Developed site. It scores several neutral scores and some unknown scores for education and employment which reflect the current educational use of some of the site and uncertainty about the loss of this and associated employment.</p>
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	<p>There is concern about the deliverability of the site, that provides uses associated with the immediately adjacent secondary school, in the Local Plan period.</p>

## Site Reference: 430 (Local Plan Allocation AL/CRS3)

**Site Address: Turnden Farm, Hartley Road, Cranbrook, Kent**

Call for Sites 2017 Submission



<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	27.64
<b>Developable area (ha):</b>	25.10
<b>Site type:</b>	Mixed site including greenfield and brownfield land adjacent to the LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for mixed use including residential use
<b>Potential yield if residential:</b>	160-170
<b>Issues to consider:</b>	Ecology: TPO, Ancient Woodland; AONB Component Part: Ancient Woodland, Farmstead, Historic Routeways PRoW, Historic Settlements, Water Courses, Ponds, Historic Field Boundaries; Transport Infrastructure: PRoW; AONB; HLC Period: Early medieval, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3;



	<p>LCA: Fruit Belt; Land contamination (Unknown Filled Ground (medium)); Highways issues; As at 01 April 2020, site includes extant planning permission 18/02571/FULL for 36 dwellings. The site is currently being promoted by planning application 20/00815 for 165 new dwellings with associated access, car parking, refuse/recycling storage, landscaping, earthworks and other associated works, and is pending consideration.</p>
<b>Site Description:</b>	<p>Site includes a residential property and redundant equestrian uses as well as redundant agricultural and commercial uses, paddocks, gallops, a woodland belt in centre of site, sand school. There is a mix of existing buildings on the site, focussed on the central portion of the site mostly. The site is adjoined by and in proximity to residential properties, agricultural uses, commercial uses sited along Hartley Road. Site boundaries include hedging and mature trees along Hartley Road and domestic boundary treatments to the rear of dwellings along Hartley Road. The southeast boundary is a woodland belt and stream.</p> <p>There is a gated access from Hartley Road to the main farmstead and Public Rights of Way through the site. The site has a complex topography. Locally the site slopes towards the streams in the middle of the site, but on the whole the site is flat. It is screened from Hartley Road, due to the topography and boundary treatments.</p>
<b>Suitability:</b>	<p>Suitable: Site is adjacent to the Limits to Built Development and is adjoined by some existing development. There is some built development on the site. The site is likely to be sustainable in this context. Part of the site currently has planning permission.</p>
<b>Availability:</b>	<p>Available Single ownership</p>
<b>Achievability:</b>	<p>This site is available and is in single ownership. It is a suitable site. It is considered that this site could be delivered in the Local Plan period.</p>
<b>Sustainability Assessment:</b>	<p>A relatively large site that would contribute a significant benefit to housing numbers but is scored highly negatively for environmental objectives to reflect the sensitive features that are at risk. 2020 Grassland study found site to have low botanical importance and low-moderate ecological importance. Score adjusted to account for large scale of site. Business growth score has been updated to reflect the fact allocation does not include employment space. 2020 LVIA report and Landscape officer comments state allocation is possible. Score unchanged.</p>
<b>Conclusion:</b>	<p>Site is suitable as a potential Local Plan allocation.</p>
<b>Reason:</b>	<p>The site is considered to be sustainable, considering its location adjacent to the LBD. Development of this site could deliver additional areas of publically accessible open space, and also improvements to green links into the centre of the town.</p>

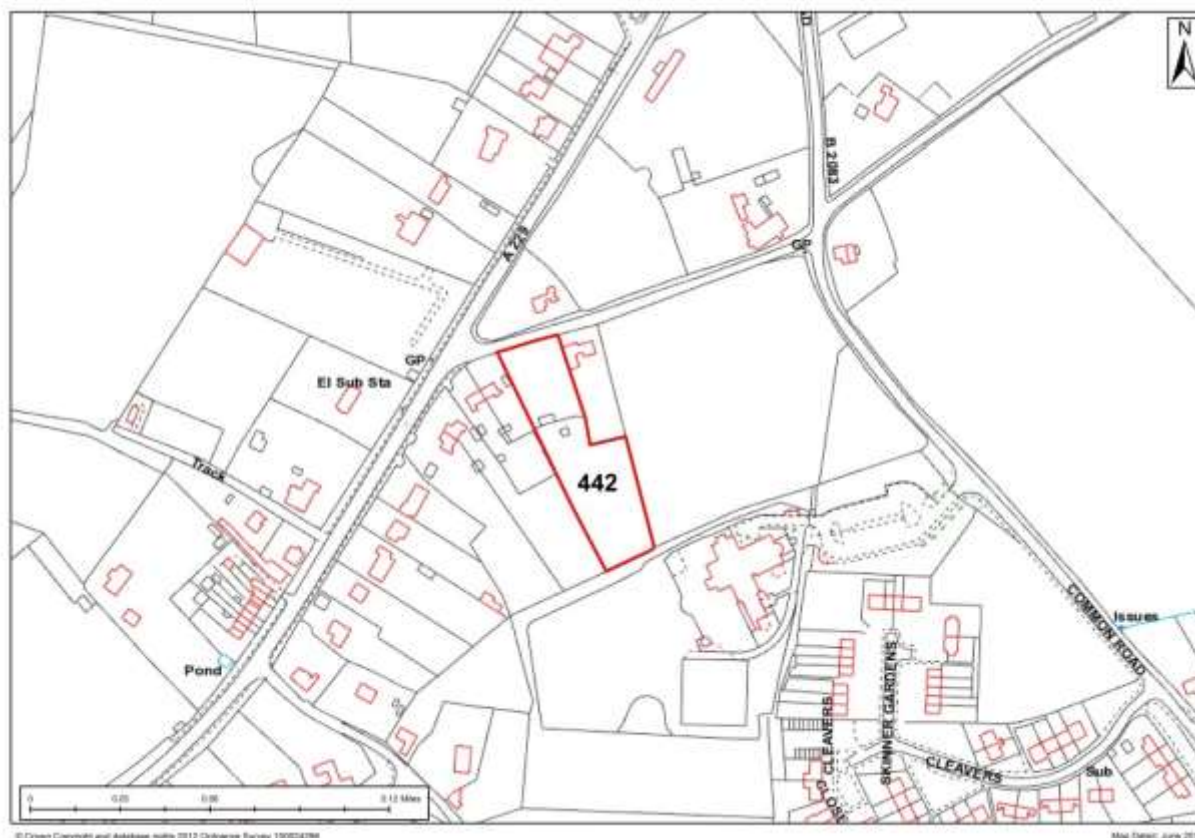




## Site Reference: 442

**Site Address: Land Adjacent Orchard Cottage, Frittenden Road, Sissinghurst, Kent**

Call for Sites 2017 Submission



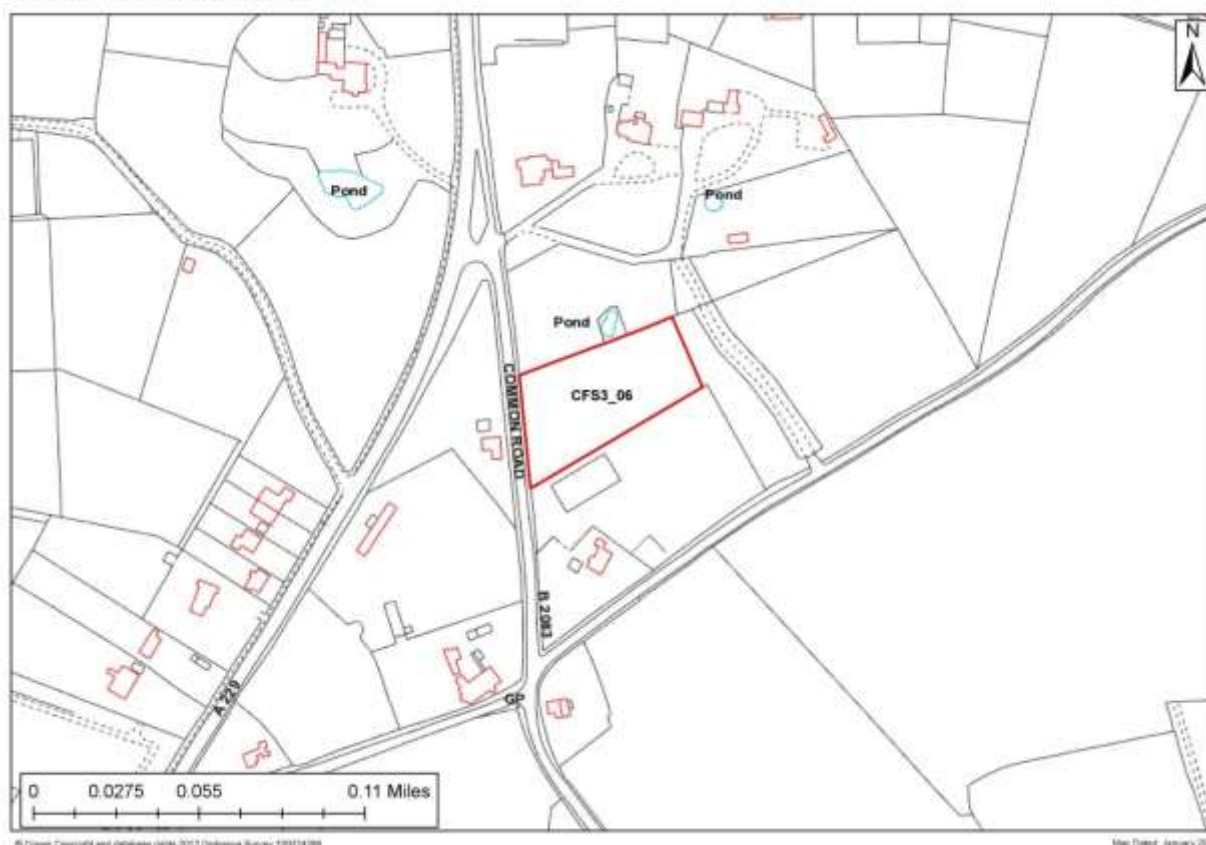
<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Sissinghurst
<b>Gross area (ha):</b>	0.42
<b>Developable area (ha):</b>	0.42
<b>Site type:</b>	Primarily PDL site in proximity to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential
<b>Potential yield if residential:</b>	N/A
<b>Issues to consider:</b>	HLC Period: Late 20th century, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland; Heritage matters (adjacent to Listed Building); Highways issues
<b>Site Description:</b>	The site appears to be part of a residential curtilage and has a domestic appearance to it. There are domestic type structures on

	the site. Site is adjoined by residential uses, Primary school and a field. There is high hedging and trees primarily along boundaries including along site frontage with Frittenden Road. There is a lack of pavements along Frittenden Road
<b>Suitability:</b>	Unsuitable: Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	This policy has a specific remit and thus scores very positive in the education objective with other objectives given neutral scores as have no relevance.
<b>Conclusion:</b>	Site is not considered suitable as a potential site allocation
<b>Reason:</b>	Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

## Site Reference: Late site 6

**Site Address: Part OS Plot 2429 Common Road, Sissinghurst, Cranbrook**

Call for Sites 2017 - Additional Submissions

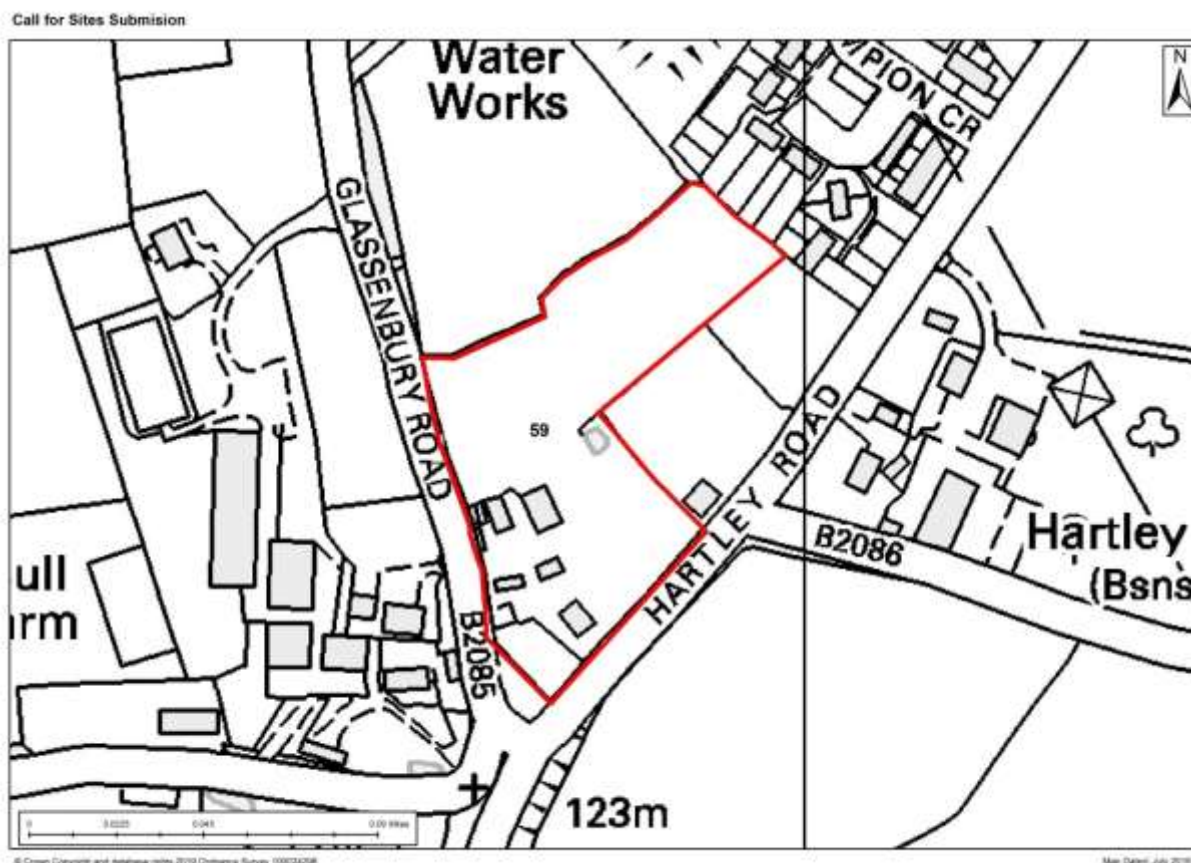


<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Detached from settlement centre (Sissinghurst)
<b>Gross area (ha):</b>	0.47
<b>Developable area (ha):</b>	0.47
<b>Site type:</b>	Greenfield site detached from existing Limits to Built Development
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	14
<b>Issues to consider:</b>	HLC Period: Boundary Lost 0-25%, Late 20th century; APA: Projected Line of Roman Road; ALC: GRADE 3; LCA: Wooded Farmland
<b>Site Description:</b>	This is a greenfield sit on which there are no existing buildings. The site is adjoined by some residential properties and a field. Site boundaries include hedging, trees and fencing.

	The site has a frontage with Common Road and currently lacks a means of direct vehicular access. There is a lack of pavement along Common Road. The site is generally flat in character.
<b>Suitability:</b>	Unsuitable This site is not well related to the settlement centre and would not form a logical extension to the LBD. It is unlikely to be sustainable in this context.
<b>Availability:</b>	Available Ownership unconfirmed
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	This site scores mostly neutral, with some positive scores. It is let down by accessibility to services and facilities and public transport and also land use and landscape scores which are in turn informed by the loss of a greenfield site and location of site relative to settlement.
<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 is unlikely to be sustainable in this context.

**Site Reference: Late Site 14 (this site is a duplicate of site 59)**

**Site Address: Gate Farm, adjacent to Hartley Road and Glassenbury Road, Hartley, Cranbrook, TN17 2ST**



<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Hartley, Cranbrook
<b>Gross area (ha):</b>	1.45
<b>Developable area (ha):</b>	1.45
<b>Site type:</b>	Part developed site in rural area
<b>Potential site use:</b>	Site has been assessed for development potential, notably for mixed use including residential use.
<b>Potential yield if residential:</b>	90 in conjunction with other sites forming wider site allocation
<b>Issues to consider:</b>	AONB Component Part: Farmstead, Historic Settlements, Ponds; AONB; HLC Period: Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland, Fruit Belt; Highway matters;

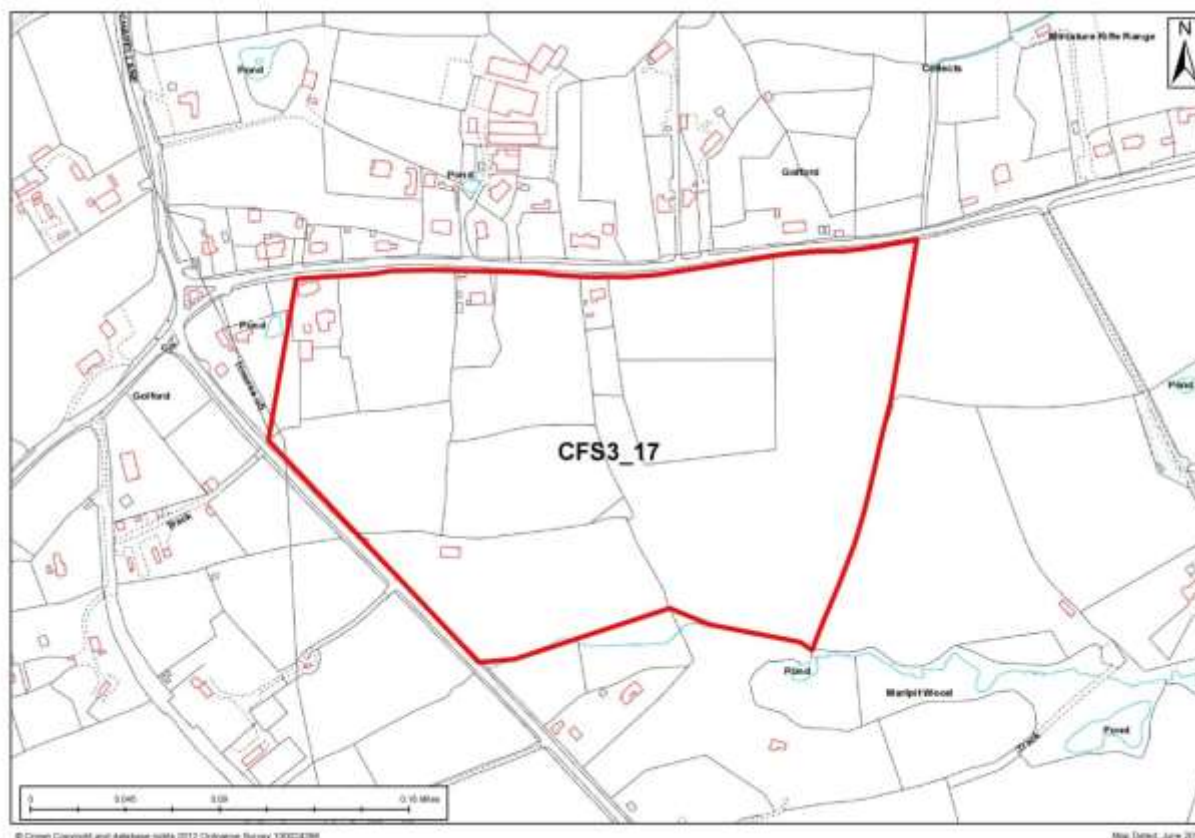


	Heritage: adjacent to Listed Buildings
<b>Site Description:</b>	The site appears unused, formerly in agricultural use. There are several buildings on the site. The site is adjoined by a mix of uses including agriculture, residential, and commercial uses. The site boundaries comprise a mix of trees and some wire fencing. There is a pond on the site and trees. There is an existing vehicular access into the site directly off Hartley Road. There is a pavement along the opposite side of Hartley Road. The site rises in a northern direction from the southern end of the site adjacent to Hartley Road. There are localised public views into the site.
<b>Suitability:</b>	Unsuitable: The site's location at some distance from the services provided at Cranbrook are likely to result in a significant level of car borne trips. An assessment of the impact of development on the surrounding High Weald AONB landscape within which the site is located has advised for a significant reduction in the proposed level of housing in this location, and highlighted further landscape constraints including the existing farmstead and settlement pattern.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	This group of sites has positive impacts on some economic and social objectives but it let down by the distance to Cranbrook town centre. 2020 Grassland study found western side of site cluster to have low-moderate botanical importance and moderate ecological importance. Score adjusted slightly. Landscape score downgraded following AONB Units advice to better reflect impact upon the AONB and 2020 LVIA study.
<b>Conclusion:</b>	Site is unsuitable as a potential Local Plan allocation.
<b>Reason:</b>	The site's location at some distance from the services provided at Cranbrook are likely to result in a significant level of car borne trips. An assessment of the impact of development on the surrounding High Weald AONB landscape within which the site is located has advised for a significant reduction in the proposed level of housing in this location, and highlighted further landscape constraints including the existing farmstead and settlement pattern.

## Site Reference: Late site 17

**Site Address: Land between Tenterden Road and Golford Road, Cranbrook**

Call for Sites 2017 Submission

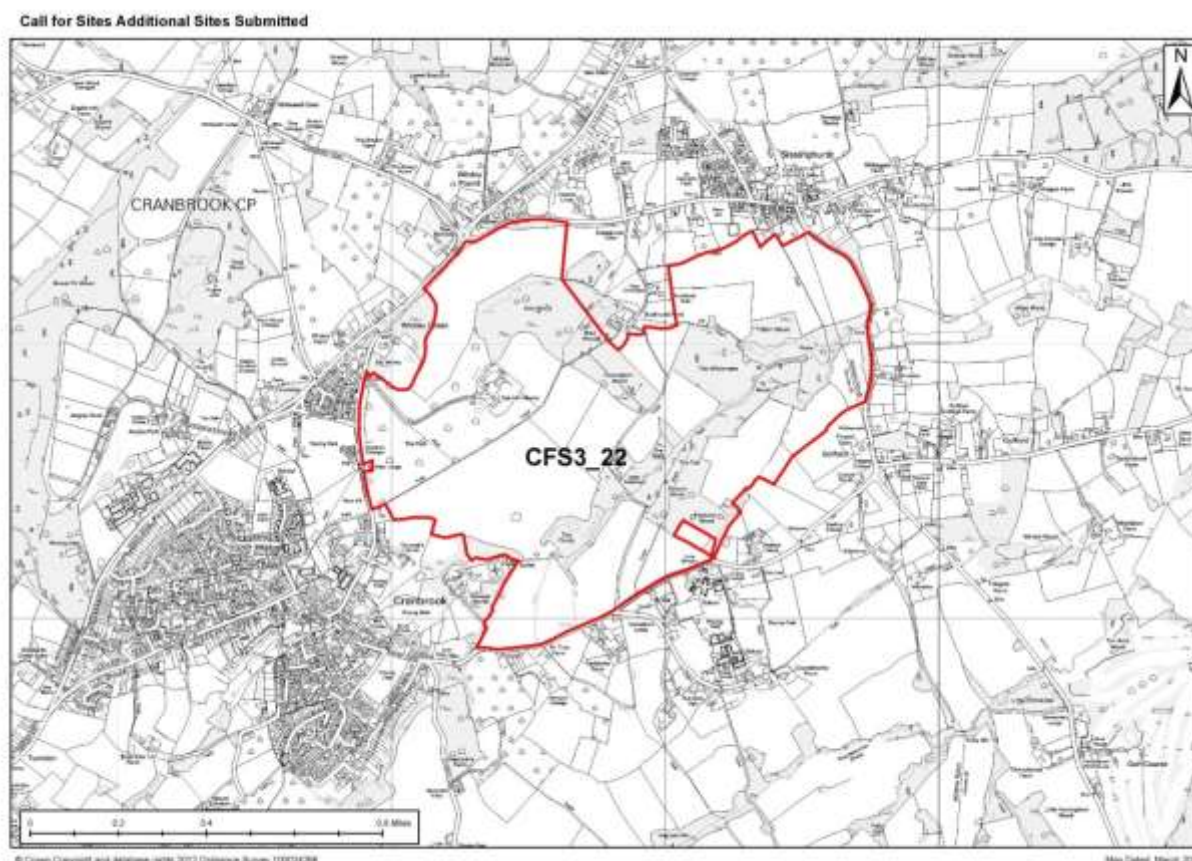


<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Remote from settlement centre
<b>Gross area (ha):</b>	11.88
<b>Developable area (ha):</b>	11.88
<b>Site type:</b>	Largely Greenfield site with some PDL remote from existing Limits to Built Development
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	356
<b>Issues to consider:</b>	Heritage: Listed Buildings; AONB Component Part: Water Courses, Historic Field Boundaries; AONB; HLC Period: Early post-medieval, Early modern; APA: Early Post Medieval building - Godwin House; ALC: GRADE 3;

	LCA: Fruit Belt
<b>Site Description:</b>	<p>This is largely a greenfield site which includes three existing residential properties and ancillary outbuildings. It includes some woodland to the south and east.</p> <p>Site is adjacent to countryside and some other residential properties and other fields. A stream/pond is located in proximity to the south east corner of the site. Site boundaries include hedgerows and trees. There are drainage ditches along some parts of the site frontage. The site fronts both Tenterden Road and Goldford Road. There is existing vehicular access into the site serving the existing residential properties. There is a lack of pavement along Goldford Road and Tenterden Road.</p> <p>The site is generally flat alongside Tenterden Road but level changes towards lower parts of the site.</p>
<b>Suitability:</b>	Unsuitable: This site is located at some distance from services that cannot be easily and safely accessed by pedestrians. It is therefore not considered that sustainable development could be delivered in this location. Development in this location would have an adverse impact upon the landscape character, located within the AONB.
<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 is unlikely to be sustainable in this context.

## Site Reference: Late site 22

**Site Address: Land to the east of Cranbrook and the south of Sissinghurst, Cranbrook**



<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	In proximity to Cranbrook and Sissinghurst
<b>Gross area (ha):</b>	177.53
<b>Developable area (ha):</b>	173.10
<b>Site type:</b>	Mostly greenfield site with some PDL in proximity to Cranbrook and Sissinghurst
<b>Potential site use:</b>	Site has been assessed for development potential, notably for mixed use including residential.
<b>Potential yield if residential:</b>	2,000 – 3,000 (5,193 @ 30 dpha, 2,597 @ 15 dpha)
<b>Issues to consider:</b>	Heritage: Conservation Area, Listed Buildings; Ecology: TPO; AONB Component Part: Farmstead, Historic Routeways PRoW, Historic Settlements, Water Courses, Ponds, Historic Field Boundaries; Transport Infrastructure: PRoW; AONB; Flood Zone 2;

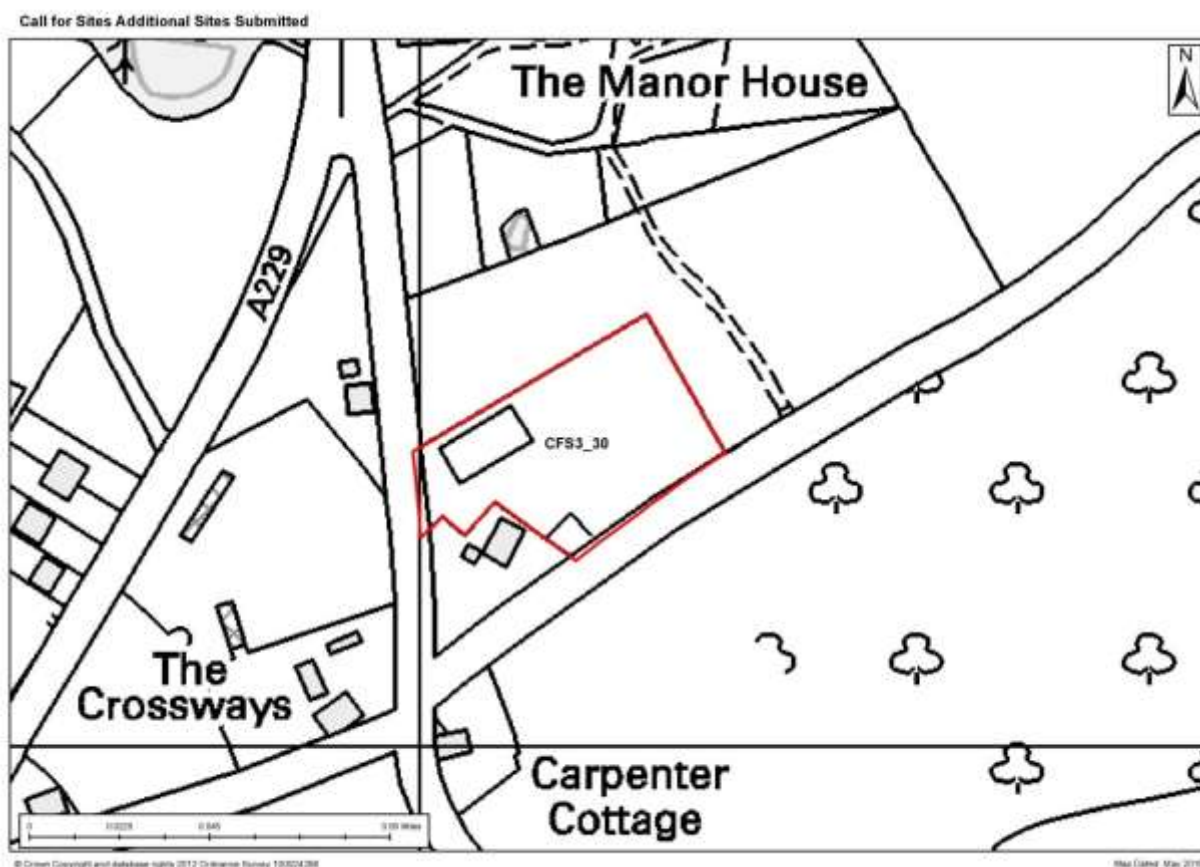
	<p>Flood Zone 3;  HLC Period: Early modern, Early 20th century;  APA: Oak Hill Manor C19 parkland and gardens;  ALC: GRADE 3;  LCA: Fruit Belt;  Land contamination (sewage treatment works. Unknown Filled Ground (low risk))</p>
<b>Site Description:</b>	<p>The site comprises mostly undeveloped agricultural greenfield land with some residential and agricultural development on the site. It lies adjacent to the countryside, with residential properties around outskirts of the site. It also adjoins a sewage works.</p> <p>Boundaries of the site include hedging and trees (raised in part) with some fencing. The site is served by existing vehicular access points to existing development on the site. There is generally a lack of pavement. There are some roads running through the site. Golford Road, Chapel Lane, A262 Angley Road and Waterloo Road surround the site. There are Public Rights of Way on the site. The site topography varies.</p>
<b>Suitability:</b>	Unsuitable: Development of this site would comprise major development in the AONB that would create an unacceptable level of harm to the landscape character and settlement pattern.
<b>Availability:</b>	<p>Available</p> <p>Multiple ownership</p>
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	<p>Site is not a reasonable alternative.</p> <p>The site is within the AONB and its landscape impacts are considered too severe to warrant further consideration as a reasonable alternative.</p>
<b>Conclusion:</b>	<p>The site 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, the whole site is considered unsuitable as a potential Local Plan allocation.</p>
<b>Reason:</b>	<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>





## Site Reference: Late site 30

**Site Address: Pinecroft, Frittenden Road, Sissinghurst**

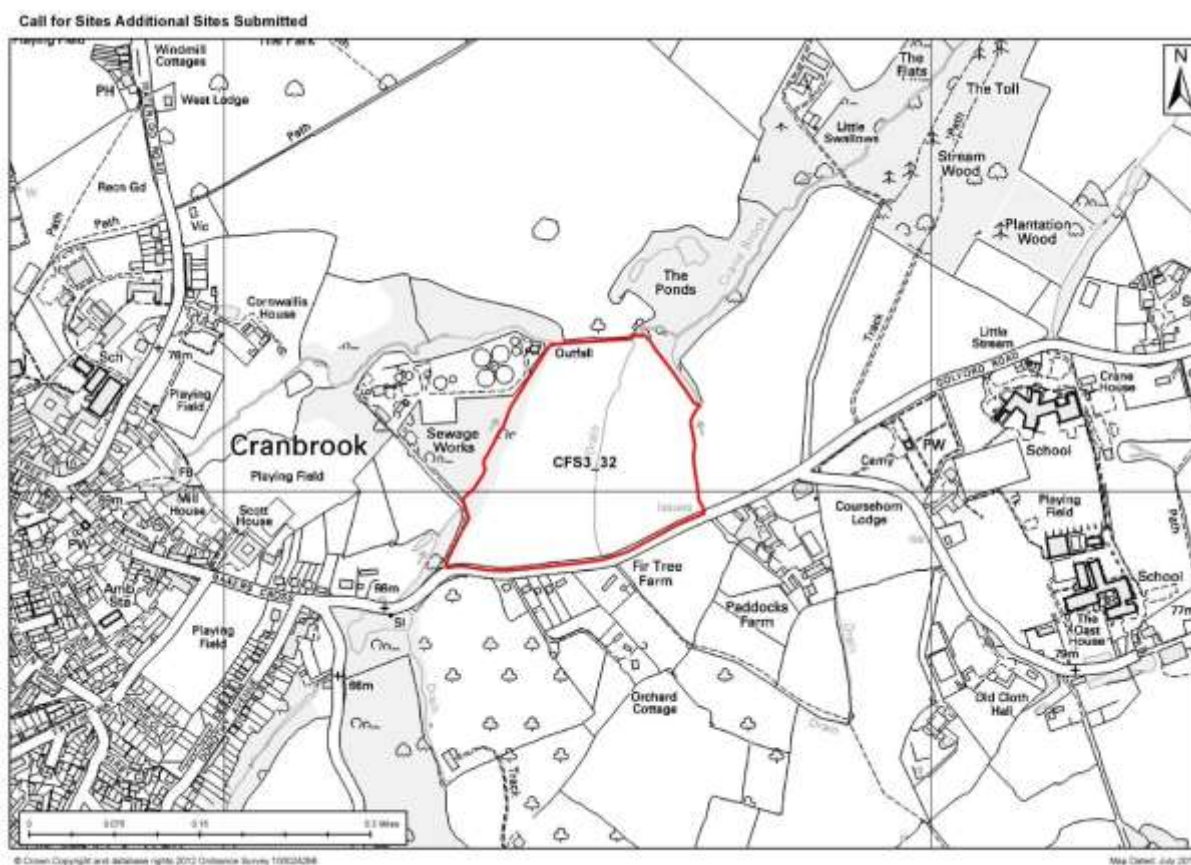


<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Detached from settlement centre (Sissinghurst)
<b>Gross area (ha):</b>	0.67
<b>Developable area (ha):</b>	0.67
<b>Site type:</b>	Mostly greenfield site detached from existing Limits to Built Development
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	20
<b>Issues to consider:</b>	AONB Component Part: Historic Routeways Roads; HLC Period: Boundary Lost 0-25%, Late 20th century; APA: Projected Line of Roman Road; ALC: GRADE 3; LCA: Wooded Farmland
<b>Site Description:</b>	Site consists of a tennis course and land associated with a dwelling. The site is adjoined by some residential properties including a residential development site located south of the site.

	<p>It also lies adjacent to a field.</p> <p>There is hedging mostly and potentially trees along site boundaries. The site has a frontage with both Common Road and Frittenden Road. There is a metal gate along the frontage with Frittenden Road, along which is a lack of pavement and this stretch of Common Road lacks pavement too.</p> <p>The site is flat in character but it appears to be at a lower level than Common Road. There is National speed limit along Frittenden Road, which also has a drainage ditch.</p>
<b>Suitability:</b>	Unsuitable: This site is not well related to the settlement centre and would not form a logical extension to the LBD. It is unlikely to be sustainable in this context.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	This site scores mostly neutral, with some positive scores. It is let down by accessibility to services and facilities and public transport. In addition, landscape score informed by location of site relative to settlement.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	Development of this site, located at some distance from services, is unlikely to be sustainable .

**Site Reference: Late site 32**

**Site Address: Land off Waterloo Road, Cranbrook**



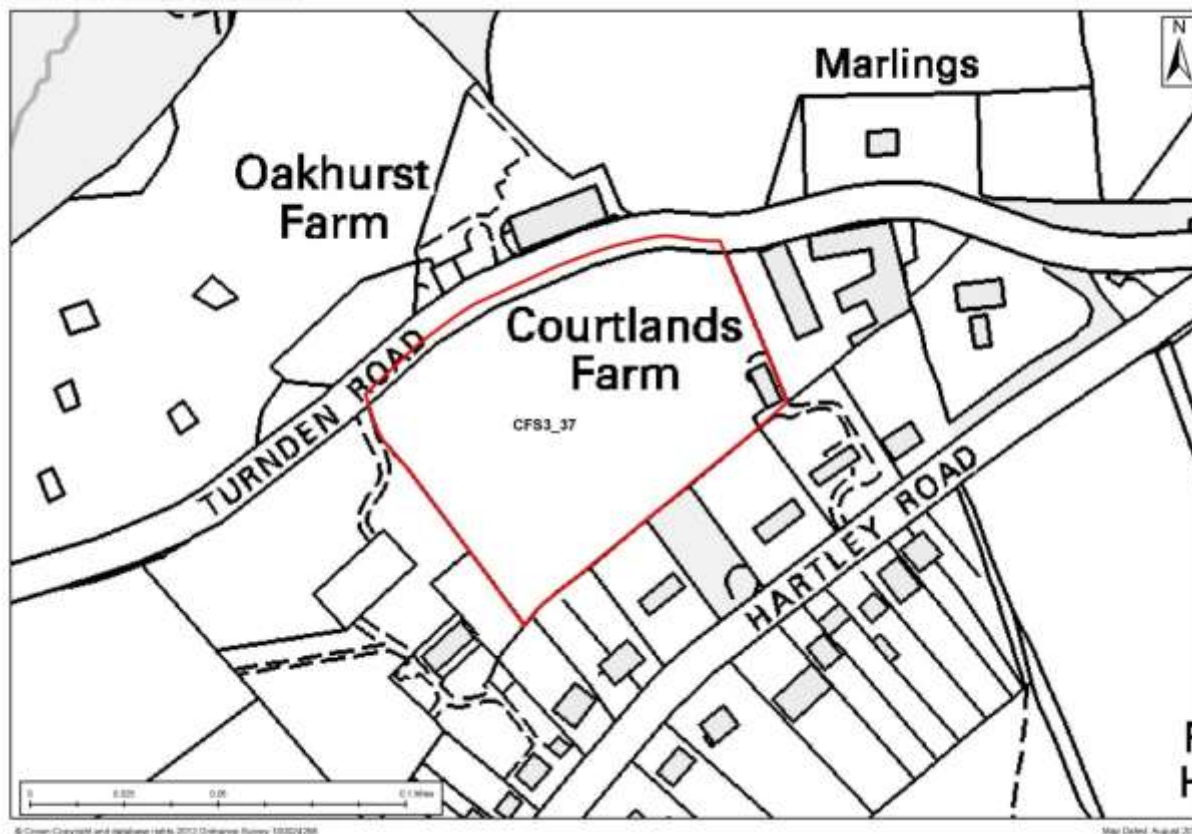
<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	8.38
<b>Developable area (ha):</b>	8.36
<b>Site type:</b>	Greenfield site detached from existing Limits to Built Development
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	150
<b>Issues to consider:</b>	Ecology: TPO; AONB Component Part: Historic Routeways PRow, Water Courses, Historic Field Boundaries; Transport Infrastructure: PRow; AONB; Flood Zone 2; Flood Zone 3; HLC Period: Early 20th century; APA: General background archaeological potential; ALC: GRADE 3;

	LCA: Fruit Belt; Land Contamination (sewage treatment works)
<b>Site Description:</b>	<p>The site is a greenfield agricultural site on which there are no existing buildings. The site is adjoined by fields and woodland and a sewage works and some residential properties to the south.</p> <p>Site boundaries include hedges and trees, though there are clear public views across the site along Golford Road. There are two metal field gates along different parts of the Golford Road frontage.</p> <p>There is a large area of hard standing adjacent to site to the west and some pavement on the southern side of Golford Road. Two Public Rights of Way run through the site. There is a slope down to the north.</p>
<b>Suitability:</b>	Unsuitable: This site is not well related to the settlement centre and would not form a logical extension to the LBD. It is unlikely to be sustainable in this context. Safe vehicular and pedestrian access into the site is unlikely to be delivered. Concern is raised about the impact of development upon the High Weald AONB landscape within which the site is located, and upon the settlement pattern.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	The proposed housing density is considered high for this site given sensitive landscape and edge of settlement location. The site would suit low density, farmstead style development. The negative water score reflects adjacent flood zone 3, and the very negative landscape score reflects the recommendation of the 2020 LVIA report not to allocate this site.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	It is unlikely that sustainable development could be delivered due to the site's location at some distance from services. Safe vehicular and pedestrian access into the site is unlikely to be delivered. There is concern about the impact of development upon the AONB landscape and settlement pattern.

## Site Reference: Late site 37

**Site Address: Glenn House, Hartley Road, Cranbrook. TN17 3QP**

Call for Sites Additional Sites Submitted



<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Detached from LBD at Cranbrook
<b>Gross area (ha):</b>	1.72
<b>Developable area (ha):</b>	1.72
<b>Site type:</b>	Greenfield site detached from existing Limits to Built Development
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	52
<b>Issues to consider:</b>	AONB Component Part: Historic Settlements; AONB; HLC Period: Early 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt
<b>Site Description:</b>	This is a greenfield site that includes a small area of built development towards the south east corner of the site. The site is adjoined by residential properties to the south and fields to the west. There is an existing commercial use to the east and a farm

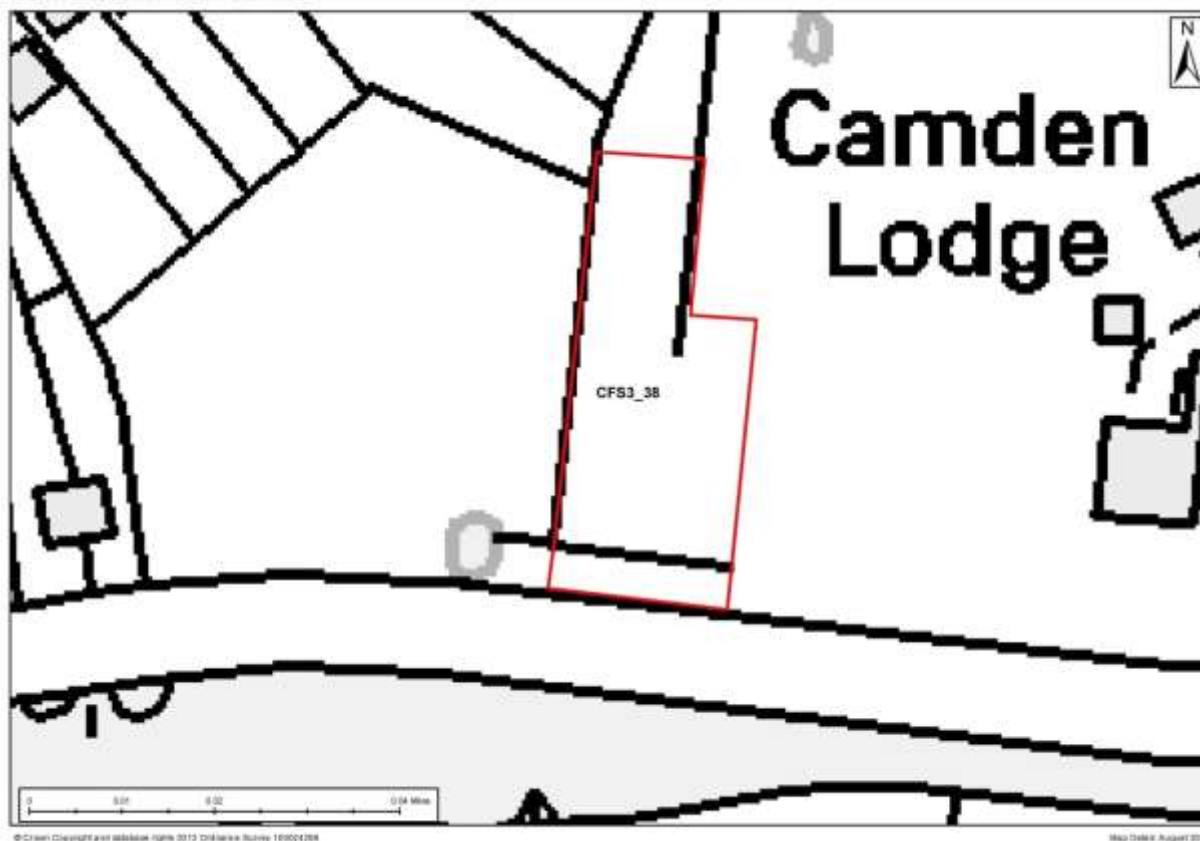
	<p>to the north. Boundaries include substantial hedging along Turnden Road.</p> <p>There is currently a lack of vehicular access into the site from Turnden Road, with access from the southern boundary through the adjacent site off Cranbrook Road. There is a lack of pavement along Turnden Road, which is rural in character. Site is at a raised level relative to Turnden Road</p>
<b>Suitability:</b>	Unsuitable: The site is not well related to the settlement and would not form a logical extension to the LBD. It is unlikely to be sustainable in this context. Development would have an adverse impact upon the landscape character, located in the AONB.
<b>Availability:</b>	Available Ownership unconfirmed
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	A site that scores several neutrals with some positives along with several negative scores. It is let down by accessibility to key services and facilities and public transport and would result in the loss of a greenfield site in the AONB located adjacent to and forming part of the setting of an historic settlement. The equality score is let down by concerns about the ability of the less able to gain access to the services and facilities with their being a lack of pavement along Turnden Road, whilst the score on biodiversity is negative, influenced by potential scale of development in a SSSI impact risk zone and rural area and proximity to Ancient Woodland and Biodiversity Opportunity Area further north of the site.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	Development of this site, located at some distance from services, is unlikely to be sustainable.



## Site Reference: Late site 38

### Site Address: Land at Camden House, Sissinghurst Rd

Call for Sites Additional Sites Submitted



<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Detached from settlement centre
<b>Gross area (ha):</b>	0.21
<b>Developable area (ha):</b>	0.21
<b>Site type:</b>	Greenfield site remote from existing Limits to Built Development
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	Less than 10
<b>Issues to consider:</b>	Ecology: TPO; AONB Component Part: Historic Routeways Roads; HLC Period: Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland
<b>Site Description:</b>	This is an undeveloped greenfield site with significant trees. There are no existing buildings on the site. Site is adjoined by a wooded area and a residential property and to the south is a field with significant tree belt on frontage. Site boundaries comprise

	primarily trees. The site adjoins the A262 though there is no existing access into the site from this. There is a ditch along the road frontage. There is pavement on south side of the road further east towards the settlement centre and opposite the site. There is a 40 mph speed limit on the road and the site is in proximity to a roundabout.
<b>Suitability:</b>	Unsuitable: Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.
<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>	Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

**Site Reference: Late site 51 (Local Plan Allocation AL/CRS6 (site is part of larger allocation)) in conjunction with site 159**

**Site Address: St George's Institute, The Street, Sissinghurst**

Call for Sites Additional Sites Submitted



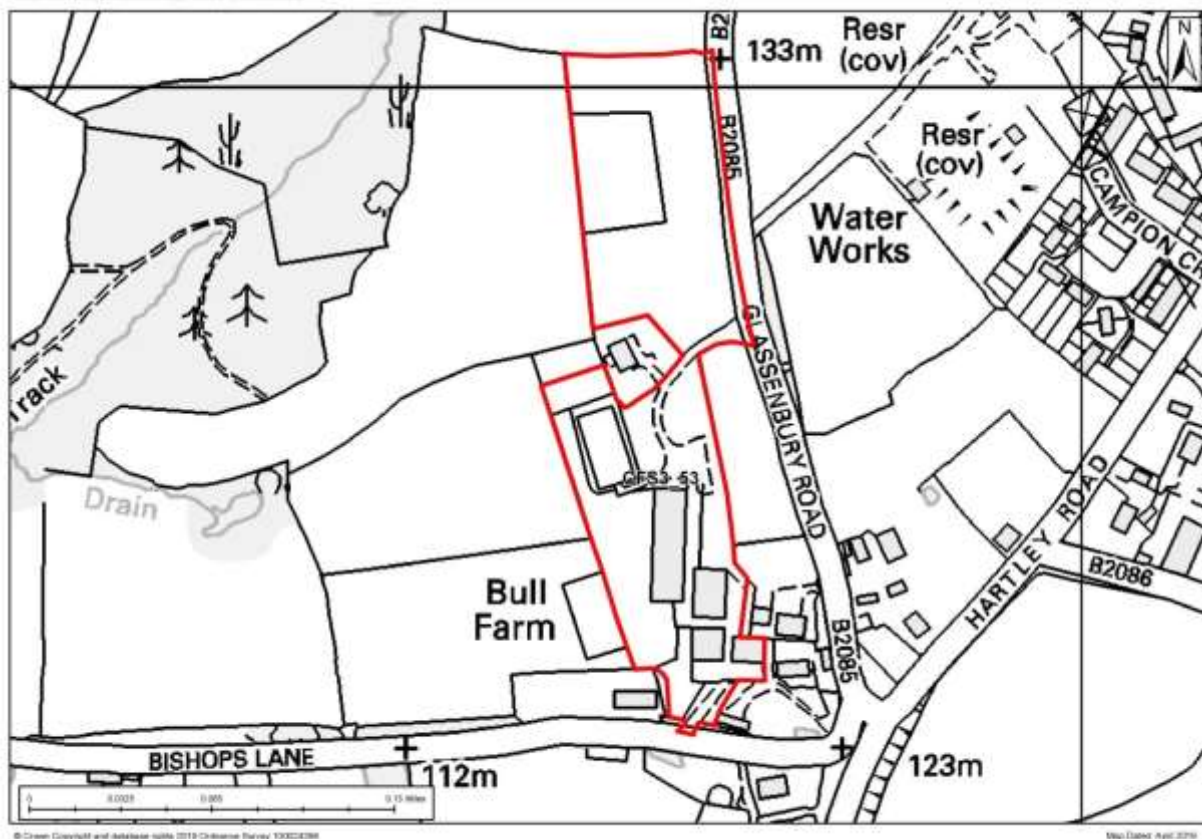
<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Sissinghurst
<b>Gross area (ha):</b>	0.05
<b>Developable area (ha):</b>	0.05
<b>Site type:</b>	PDL site within existing Limits to Built Development
<b>Potential site use:</b>	Site has been assessed for development potential, notably for mixed use including residential and community use in conjunction with site 159
<b>Potential yield if residential:</b>	20 in conjunction with site 159 as part of the wider allocation
<b>Issues to consider:</b>	Heritage: Conservation Area; HLC Period: Boundary Lost 0-25%, Late 20th century; APA: Historic Core of Sissinghurst including sissinghurst Place and associated gardens - Conservation Area; ALC: GRADE 3; LCA: Fruit Belt

<b>Site Description:</b>	This site comprises the St George's Institute and an associated parking area to the north of the site fronting onto The Street. It lies adjacent to a recreation ground, public toilets, a double garage and residential properties. The boundaries of the site comprise hedging. The site has vehicular access directly from The Street and The street has pavement. There is a footpath adjacent to the west of the site through the recreation ground and a Public Right of Way further to the south of the site. The topography of the site is fairly flat. There is a public view of the site from the adjacent recreation ground and more private views from neighbouring residential properties.
<b>Suitability:</b>	Suitable: Site is a PDL site within the Limits to Built Development and has access to the centre of Sissinghurst. The site is likely to be sustainable in this context. The site currently provides a community facility; any redevelopment will need to provide an alternative suitable location for this use.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	This is a suitable site which is available. It is considered likely that the site could be delivered within the period of the Local Plan
<b>Sustainability Assessment:</b>	Social objectives for this site are given a range of scores. Educational pressures are expected on the already oversubscribed primary school but the equality, health and housing objectives score positively. 2020 AONB Setting Study showed short term impacts and thus the landscape score has been adjusted accordingly.
<b>Conclusion:</b>	Site is suitable as a potential Local Plan allocation.
<b>Reason:</b>	Site is a PDL site within the Limits to Built Development and has access to the centre of Sissinghurst. The site is likely to be sustainable in this context.

## Site Reference: Late site 53

**Site Address: Land at Bull Farm, Glassenbury Road, Hartley, Cranbrook**

Call for Sites Additional Sites Submitted



<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Hartley, Cranbrook
<b>Gross area (ha):</b>	2.89
<b>Developable area (ha):</b>	2.89
<b>Site type:</b>	Mostly greenfield site that includes farm buildings in rural area
<b>Potential site use:</b>	Site has been assessed for development potential, notably for mixed use including residential use.
<b>Potential yield if residential:</b>	90 in conjunction with other sites forming wider site allocation
<b>Issues to consider:</b>	AONB Component Part: Historic Field Boundaries; AONB; HLC Period: Late 20th century, Early post-medieval; APA: Possible former site of C16th beacon; ALC: GRADE 3; LCA: Wooded Farmland;

	Highway matters; Heritage: adjacent to Listed Buildings
<b>Site Description:</b>	<p>The site consists of a group of farm buildings and some undeveloped fields associated with these. There is also a pond and an equestrian sand school on the site. The site lies to the west of Glassenbury Road adjacent to Bishops Lane (also a designated public Bridleway) and to Hartley Road.</p> <p>The site is adjoined by a mix of uses including agricultural fields, more sporadic residential, and there are commercial uses in the locality as well at the nearby Business Park further to the east .</p> <p>The site boundaries comprise hedging and trees. There is an existing vehicular access into the site directly off Glassenbury Road. There is a pavement along the opposite side of Hartley Road.</p>
<b>Suitability:</b>	Unsuitable: This site is located at a distance from the services provided by Cranbrook, and is therefore not well related to the settlement centre and would not form a logical extension to the LBD. An assessment of the impact of development on the surrounding High Weald AONB landscape within which the site is located has advised for a significant reduction in the proposed level of development and that it should generally be limited to redevelopment of the existing buildings
<b>Availability:</b>	Available Ownership unconfirmed
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	<p>This group of sites has positive impacts on some economic and social objectives but it let down by the distance to Cranbrook town centre.</p> <p>2020 Grassland study found western side of site cluster to have low-moderate botanical importance and moderate ecological importance. Score adjusted slightly. Landscape score downgraded following AONB Units advice to better reflect impact upon the AONB and 2020 LVIA study.</p>
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	<p>This site is not well related to the settlement centre and would not form a logical extension to the LBD, resulting in a significant level of car bourne trips. It is unlikely to be sustainable in this context .</p> <p>An assessment of the impact of development on the surrounding High Weald AONB landscape within which the site is located has advised for a significant reduction in the proposed level of development and that it should generally be limited to redevelopment of the existing buildings.</p>



## Site Reference: FS1

**Site Address: Courtlands, Turnden Road, Cranbrook**

New Site Submission (not assessed as part of 2019 SHELAA)



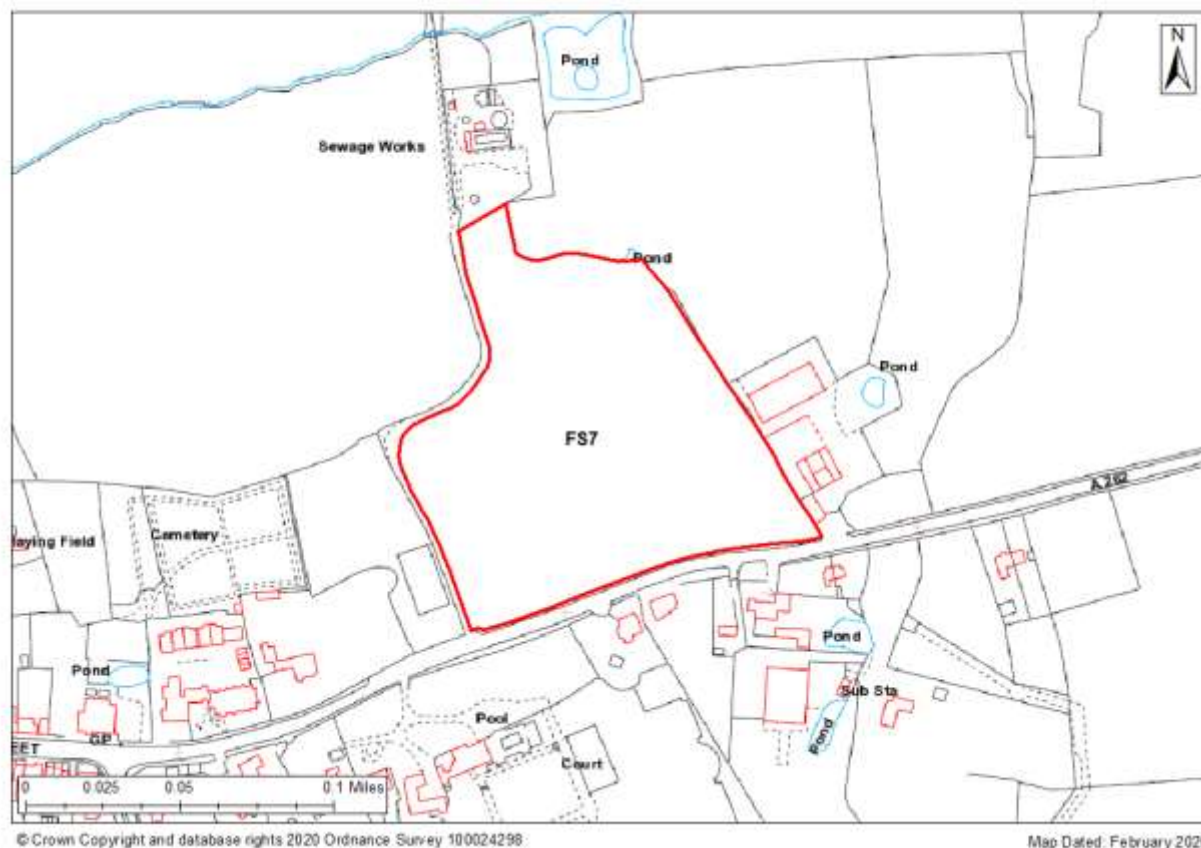
<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	0.42
<b>Developable area (ha):</b>	0.42
<b>Site type:</b>	Existing commercial site
<b>Potential site use:</b>	Site could be redeveloped for other employment uses if current use becomes redundant
<b>Potential yield if residential:</b>	Not to be allocated for residential
<b>Issues to consider:</b>	AONB Component Part: Historic Settlements, Historic Routeways Roads; AONB; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt
<b>Site Description:</b>	The site consists of commercial buildings used by a variety of individual companies. The site is adjoined to the south by the gardens of a number of residential dwellings located on Hartley

	Road. Turnden Road runs along the northern boundary of the site, where there is an existing vehicular access. There are no pavements in the vicinity of the site.
<b>Suitability:</b>	Unsuitable: Site provides accommodation for a number of businesses. The services provided at Cranbrook cannot be easily or safely accessed by pedestrians as the site is relatively remote from the settlement centre.
<b>Availability:</b>	Site includes a number of different commercial enterprises. This could affect the time scales for availability of the site.
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	This site scores similar to site LS_37 with adjustments made to some objectives to reflect the smaller scale of this site.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	It is considered that this site could come forward as an economic windfall site. The site is relatively remote from the settlement centre and is considered an unsustainable site for residential use

## Site Reference: FS7 (includes CfS Site 301)

### Site Address: Land North of The Street, Sissinghurst

New Site Submission (not assessed as part of 2019 SHELAA)



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Map Dated: February 2020

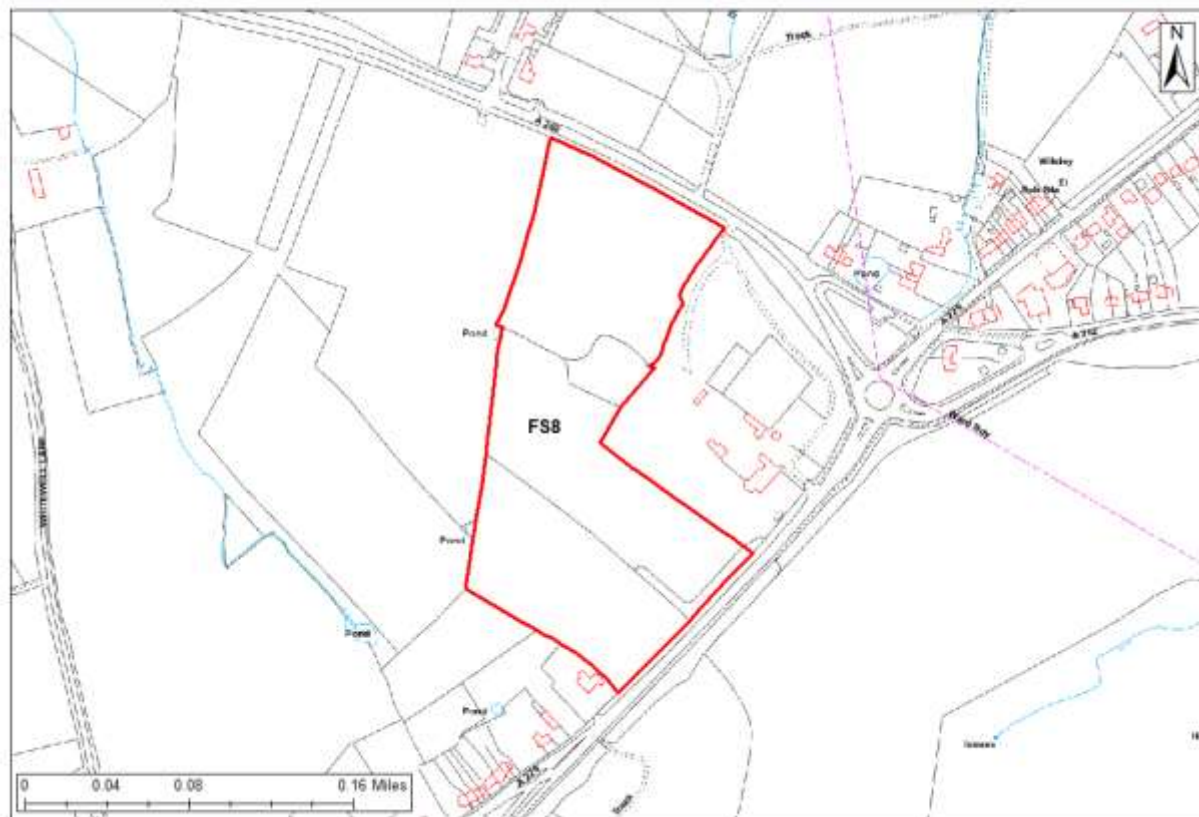
<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Sissinghurst
<b>Gross area (ha):</b>	2.68
<b>Developable area (ha):</b>	2.68
<b>Site type:</b>	Greenfield site in rural area
<b>Potential site use:</b>	Site has been assessed for development potential; notably for residential use
<b>Potential yield if residential:</b>	Not to be allocated for residential
<b>Issues to consider:</b>	HLC Period: Assart Fields, Early modern; APA: Historic Core of Sissinghurst including sissinghurst Place and associated gardens - Conservation Area; ALC: GRADE 3; LCA: Wooded Farmland; Contaminated Land: Sewage Treatment Works; Minerals and Waste Site
<b>Site Description:</b>	The site consists of an undeveloped green field. There are no existing buildings on the site. The site is adjoined to the north by a sewage works, the access road to this running alongside the

	western boundary of the site. This access road also provides a route for PRow WC76 that then continues northwards after the sewage works. Other adjacent uses are predominantly agricultural; there are a number of residential dwellings to the south on the opposite (southern) side of the A262, the road that runs along the site's southern boundary. There are views out of the site towards the east. The site slopes slightly upwards towards the north. There are pavements from the site going westwards to the centre of Sissinghurst village.
<b>Suitability:</b>	Unsuitable: The site is located outside the main built up area of Sissinghurst surrounded by agricultural fields and sporadic residential development. There are both landscape and heritage concerns regarding the allocation of this site. It is considered that development in this location would result in harm to the historic landscape and heritage setting of the village.
<b>Availability:</b>	Available; In 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>	It is considered that allocation of this site would cause significant harm to the landscape, and have a detrimental impact upon the setting of the rural village.

## Site Reference: FS8

### Site Address: Land Adjacent to The Barracks, Cranbrook

New Site Submission (not assessed as part of 2019 SHELAA)



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Map Dated: February 2020

<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	5.35
<b>Developable area (ha):</b>	5.35
<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>	Not to be allocated for residential
<b>Issues to consider:</b>	Heritage: Conservation Area; AONB Component Part: Historic Field Boundaries, Historic Routeways Roads; AONB; HLC Period: Early post-medieval, Late post-medieval; APA: Wisley Pound Historic Core - Conservation area; ALC: GRADE 3; LCA: Fruit Belt
<b>Site Description:</b>	Site is immediately adjacent to 'The Barracks', a collection of grade II listed buildings that have been converted to residential

	<p>use. The Barracks also forms an historic farmstead, and therefore as a grouping is considered to be a non-designated heritage asset. Other adjacent uses include residential and agricultural. Site boundaries comprise a mix of mature trees and mixed species hedges, and the site is relatively enclosed. There is a field gate with dropped curb on the south-east corner of the site onto Angley Road. There is no obvious access into the site from the Goudhurst Road (the road running adjacent to the northern boundary) except via gates into the residential area of The Barracks (outside the red line area)</p> <p>There is a pavement adjacent to the site along the Angley Road that then stops, although there is a pavement opposite (requires crossing the road – no pedestrian crossing).</p> <p>It is possible to walk to Cranbrook and Sissinghurst centres using pavements, although this requires crossing roads at various points (and in some place, would need the provision of a pedestrian crossing).</p>
<b>Suitability:</b>	<p>Unsuitable: It is considered that allocation of this site would cause significant harm to the landscape and have a detrimental impact upon the setting of the rural settlement. Development is likely to compromise the gap between the developments at Wilsley Green and Wilsley Pound and their respective Conservation Areas. Built development in this location would be out of character with the existing settlement pattern, located within the AONB.</p> <p>It is also considered that development here is likely to cause harm to the setting of the listed building and its curtilage buildings, as a farmstead grouping and as a high status Wealden hall house in a relatively isolated position.</p>
<b>Availability:</b>	Available. In single ownership.
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	This site scores similar to site 296 with adjustments made to some objectives to reflect the larger scale. The Conservation Area is particularly vulnerable to development at this site and this is reflected in the heritage score.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	It is considered that allocation of this site would cause significant harm to the rural and historic landscape, and upon the setting of the settlement and wider settlement pattern, located within the AONB.



**If you require this document in another format,  
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