

Tunbridge Wells Borough



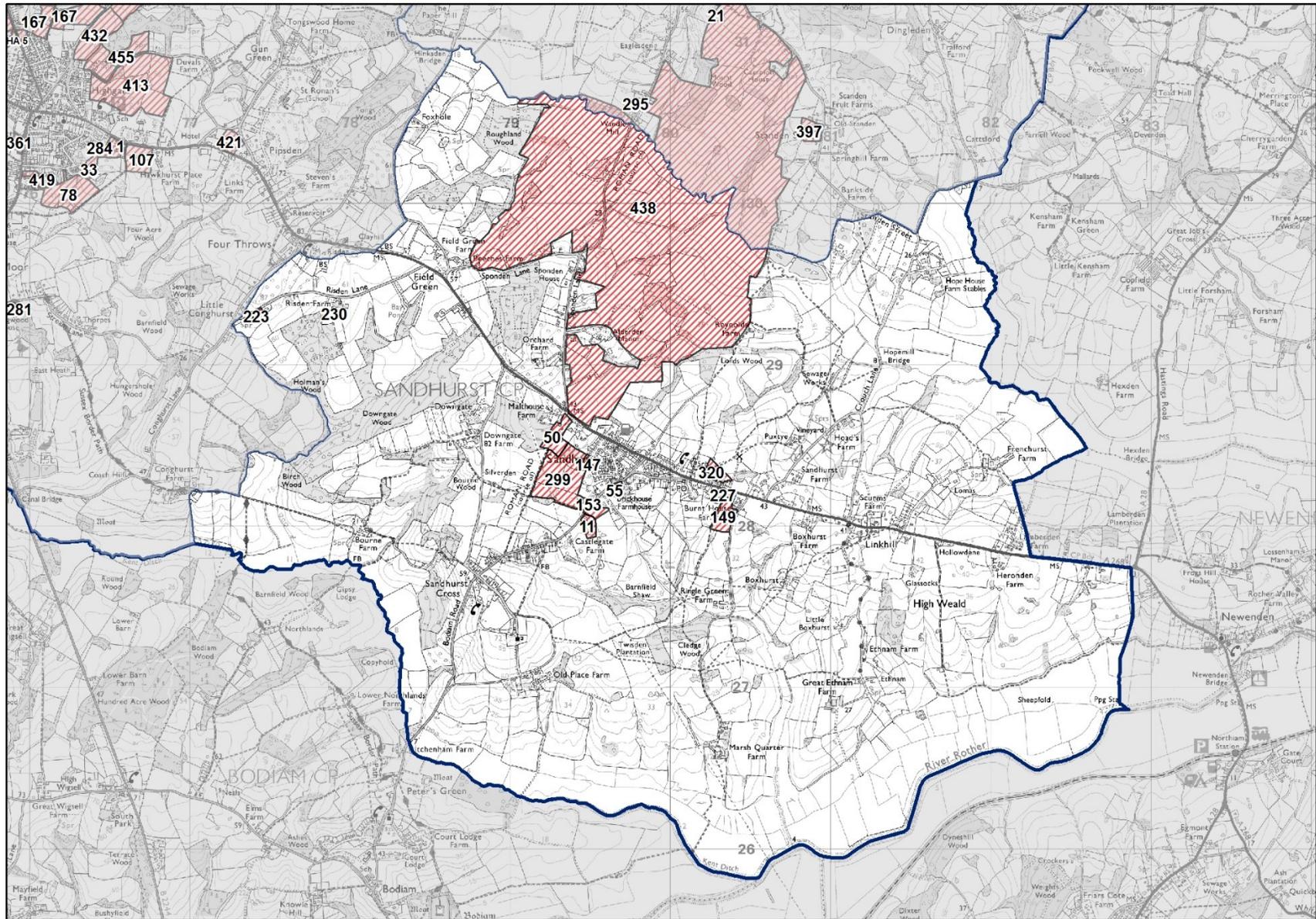
Tunbridge Wells Borough Council

Site Assessment Sheets for Sandhurst Parish

Strategic Housing and Economic Land Availability Assessment –
Regulation 18 Consultation

July 2019

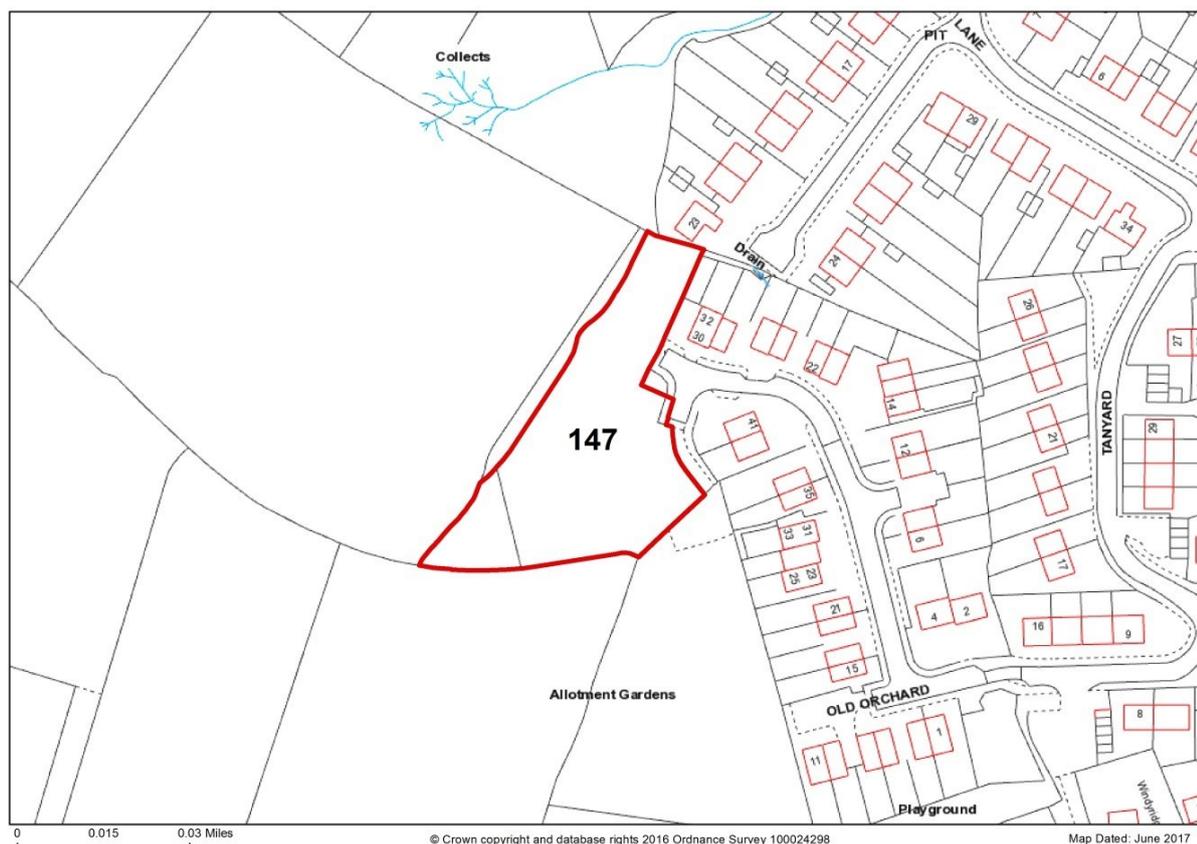




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Site Reference: 147 (Local Plan Allocation AL/SA2)

Site Address: Land adjacent to Old Orchard and Stream Pit Lane, Sandhurst, TN18 5LQ

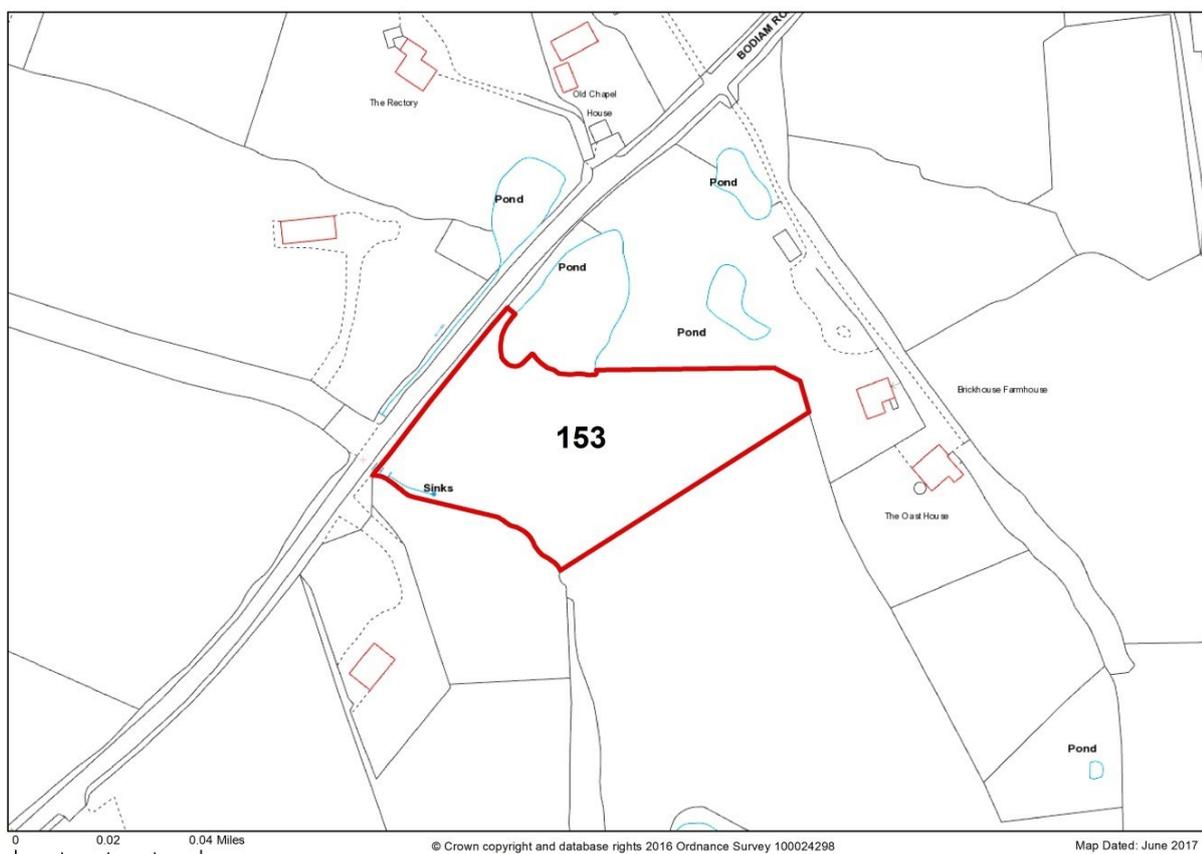


Parish:	Sandhurst
Settlement:	Sandhurst
Gross area (ha):	0.35
Developable area (ha):	0.35
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	10-12
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; Highway issues; The northern end of the site is adjacent to the Limits to Built Development; ALC: Grade 3

Site Description:	The site comprises an unmanaged, overgrown field. There are no existing buildings on the site. Adjacent uses consist of residential properties to the east, allotment gardens to the south east, woodland and fields. The boundaries of the site consist of fencing, a stream and mature trees. There is currently a lack of vehicular access into the site. There is a hammerhead adjacent to the site at the end of Old Orchard, with a field gate at this point. Pedestrian access to the site consists of pavements along Old Orchard. There is no public access into the site currently. The site is within a dip. It rises towards the adjacent allotments to the south east. There are public views of the site from the adjacent allotments and from Old Orchard.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is considered to be a suitable site. It is available and is in single ownership. It is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	A reasonable site let down by poor services, facilities and travel options in this rural settlement and the subsequent effects of this on the air quality objective. Although relatively small, the site is likely to compromise the setting of the AONB and its associated features.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site lies adjacent to the LBD and there is pedestrian access to the centre of Sandhurst. The site is likely to be sustainable in this context. This would form a logical extension to the LBD.

Site Reference: 153

Site Address: Land parcel at Ringle Green Farm, to the south west of Bodiam Road, Sandhurst

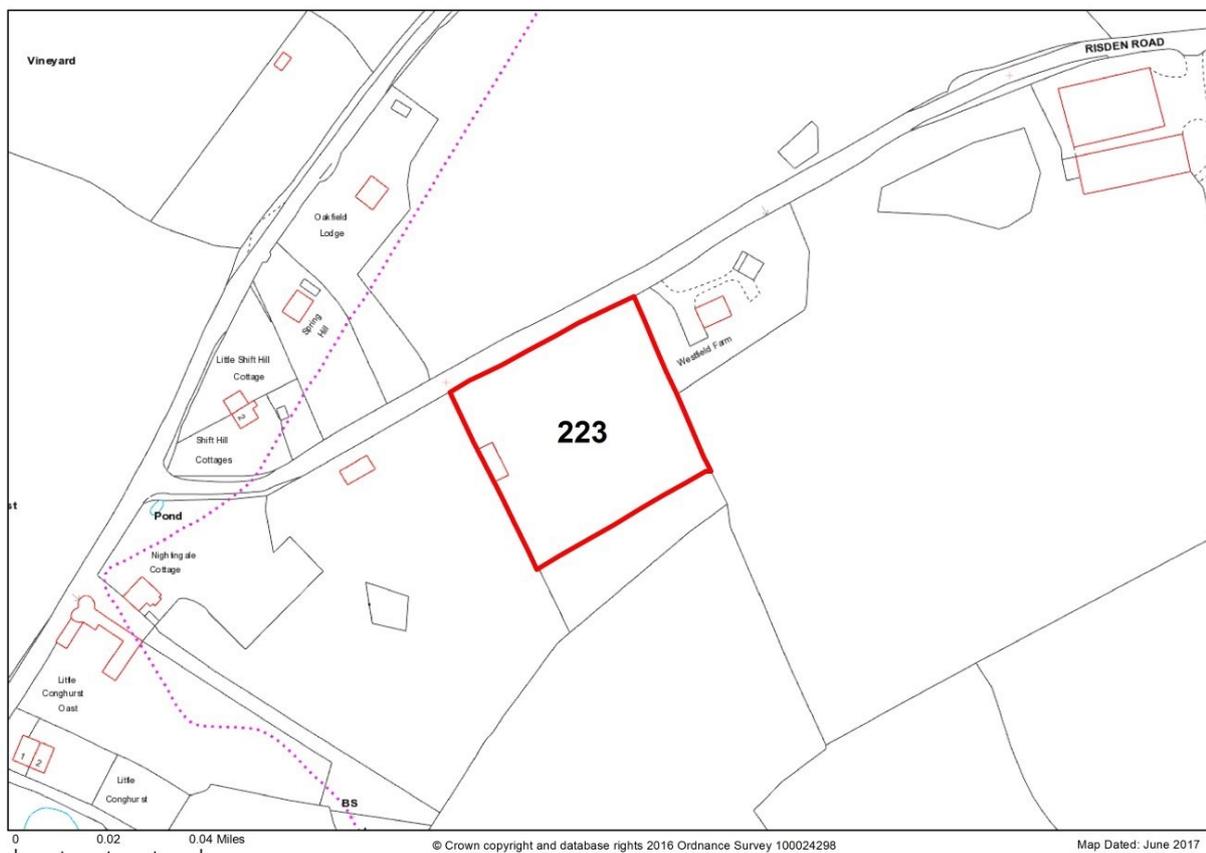


Parish:	Sandhurst
Settlement:	Remote from settlement centre
Gross area (ha):	0.66
Developable area (ha):	0.66
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	20
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; ALC: Grade 3
Site Description:	The site comprises an agricultural field. There are no existing buildings on the site. The site is adjoined by countryside and a commercial building. The boundaries of the site consist of mature trees with hedging along the boundary fronting Bodiam Road.

	There is a stream on the south western boundary of the site. The site boundary is open to the south east. Other boundaries comprise mature trees and hedgerows. There are a number of ponds to the north adjacent to the site. Vehicular access to the site is provided by a metal field gate located along the site frontage with Bodiam Road. There is a drop kerb and tarmac entrance through this gate. There is a pavement along the frontage of the site with Bodiam Road and a Public Right of Way opposite the site to the west. The site is flat. There are some views from the site to the countryside to the east.
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A site that scores mostly neutral, let down by poor services and facilities in the settlement and more remote location of site relative to settlement as well as landscape impact and land use, being the loss of a greenfield site in the AONB and of a scale that would be out of keeping with the settlement
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is remote from the settlement centre and unlikely to be sustainable in this context. There are also landscape concerns about the allocation of this site

Site Reference: 223

Site Address: Land at Ridsen Lane, Hawkhurst

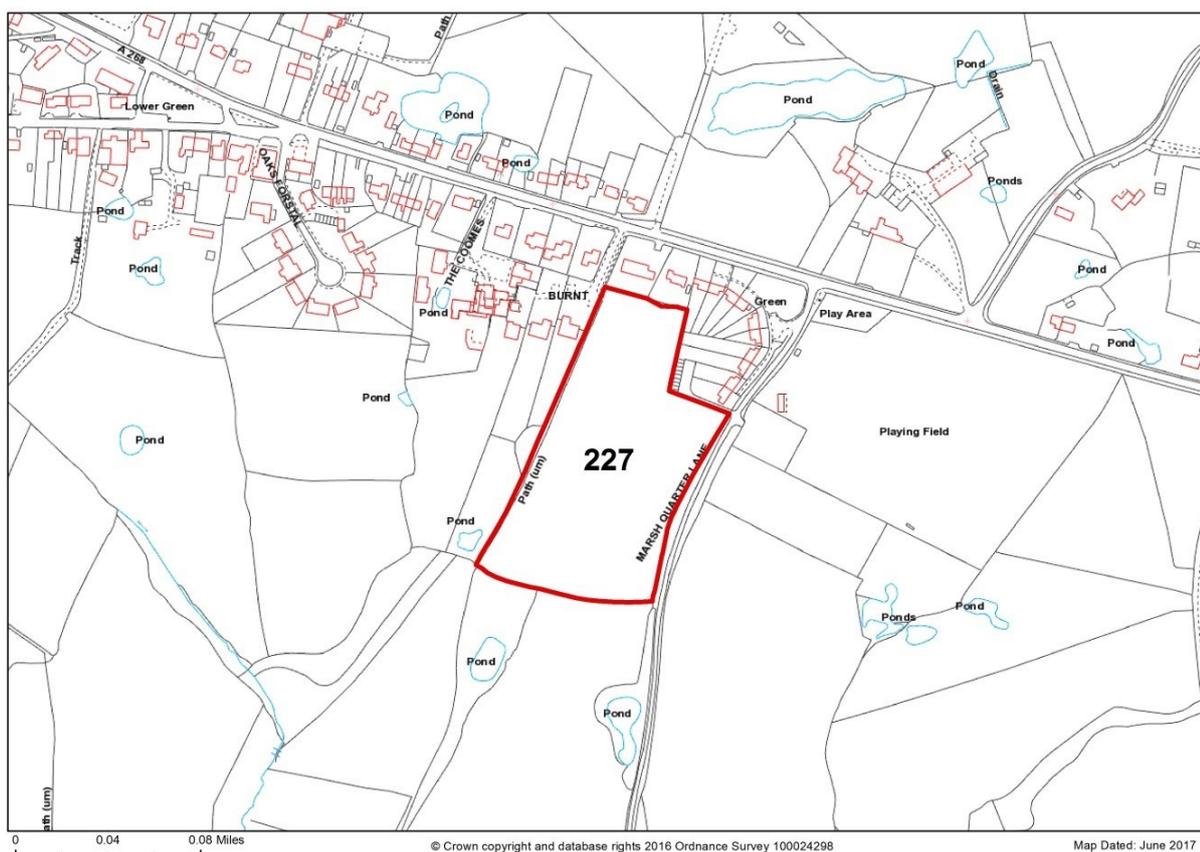


Parish:	Sandhurst
Settlement:	Remote from settlement
Gross area (ha):	0.48
Developable area (ha):	0.48
Site type:	Greenfield site in rural Area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	14
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; Highway matters; Regional High Pressure Gas Pipe 110m buffer; ALC: Grade 3
Site Description:	The site consists of a paddock. There is a wooden shed on the site for hay storage. There are no other buildings. There are trees on the site. The site is adjoined by residential curtilage, a tennis court and agricultural farmland. The site boundaries comprise

	trees around the boundary edge. The site is served by a gated access off Ridsen Lane. There is currently a lack of pedestrian access to the site. There is no pavement along the site frontage with Ridsen Lane. The site is relatively flat, sloping slightly to the south east. Views are quite well contained due to the tree line boundary of the site.
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from the settlement centres is unlikely to be sustainable in this context.

Site Reference: 227 (Local Plan Allocation AL/SA1 (part site)) overlap with site submission 149

Site Address: Land on the south side of Sayville, Rye Road and west of Marsh Quarter Lane, Sandhurst, TN18 5JL



Parish:	Sandhurst
Settlement:	Sandhurst
Gross area (ha):	2.13
Developable area (ha):	2.12
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	10-15
Issues to consider:	AONB (4 component parts); Heritage – Conservation Area; Ecological interest; notable feature/designation; Highway matters (access); The site is adjacent to the Limits to Built Development; ALC: Grade 3

Site Description:	The site consists of a green field. There are no existing buildings on the site. The site is adjoined by residential properties to the north and part west and a recreation ground/children's play area/playing fields to the east. There are fields to the west. The site boundaries comprise hedges and trees along the eastern and western boundary of the site and residential fences. There is an existing access off Burnt House Close. There is an access restriction sign on the entrance to Burnt House Close. There is a pavement along Burnt House Close and Rye Road. Public Right of Way number WC295 runs through the site close to its western boundary. The site is mostly flat, with a slope down to the south west. There are views from the site out to the south. Public views of the site exist from Marsh Quarter Lane.
Suitability:	Suitable in part: see reason below
Availability:	Available Single ownership
Achievability:	This is considered to be a suitable site in part. It is available and is in single ownership. It is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	A reasonable site let down by poor services, facilities and travel options in this rural settlement and the subsequent effects of this on the air quality objective. This larger site submission would have negative effects on heritage, land use and landscape scores, resulting in the loss of a larger greenfield site in the AONB and an historic field, having a greater impact on the setting of the settlement and heritage assets (historic farmstead and Windmill).
Conclusion:	Site is suitable in part as a potential Local Plan allocation subject to further consideration.
Reason:	Site lies adjacent to the LBD and there is pedestrian access to the centre of Sandhurst. The site is likely to be sustainable in this context. Part of this site would form a logical extension to the LBD. The southern part of the site is considered unsuitable because of concerns about impact on landscape and encroachment into the countryside

Site Reference: 230

Site Address: Ridsen Oast, Ridsen Lane, Hawkhurst, TN18 5DU



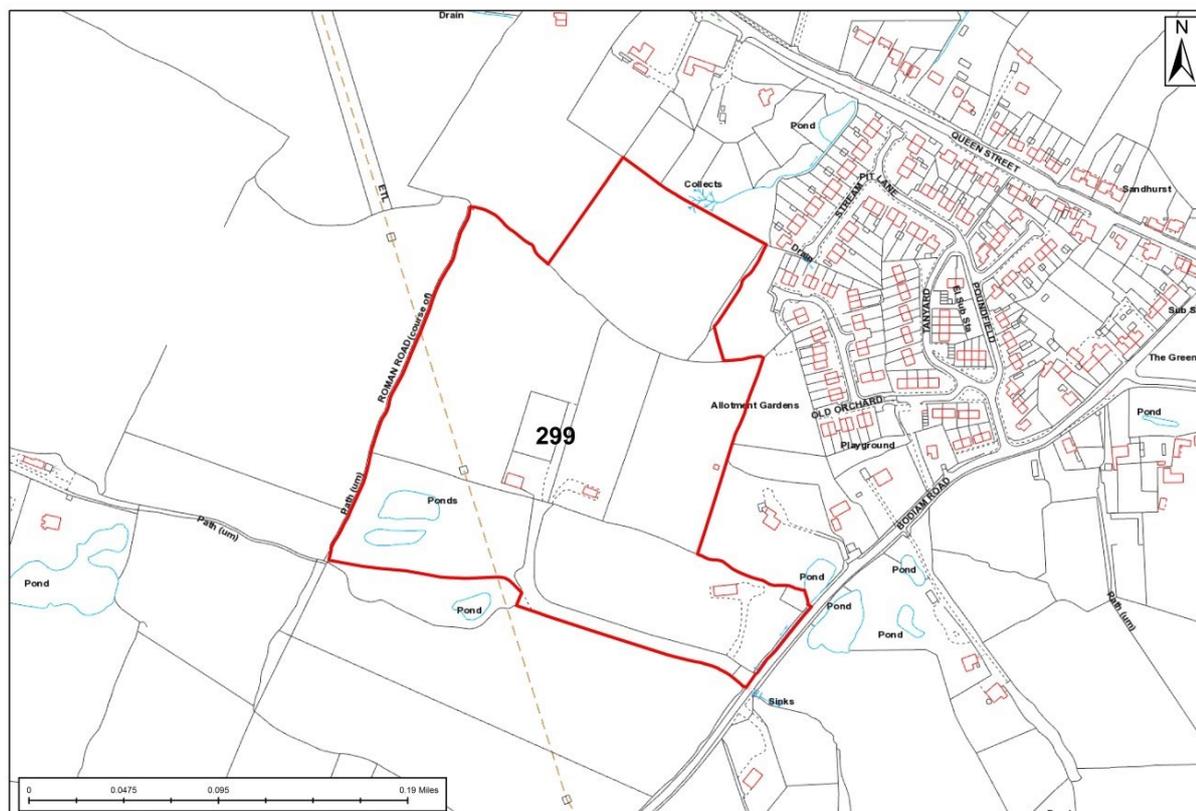
Parish:	Sandhurst
Settlement:	Remote from settlement centre
Gross area (ha):	0.04
Developable area (ha):	0.04
Site type:	Agricultural barn in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; Regional High Pressure Gas Pipe 110m buffer is nearby to the north of the site; ALC: Grade 3
Site Description:	The site consists of an agricultural barn, currently used for animal shelter. The site is adjoined by agriculture and residential uses. The site is bounded by residential properties and farmyard and open to farmland to the rear. Vehicular access to the site is by the

	current vehicular access to the farmyard. There is pedestrian access to the farm. There is a lack of pavement along Risdan Lane. The site is a flat site but it slopes down beyond the site boundary westwards. There are far reaching views beyond the site to the surrounding countryside.
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site is below the threshold for Sustainability Assessment purposes.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This is a PDL site. It is likely that the existing building could be converted into residential use. Any likely yield from this is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 299

Site Address: Oaklands Farm, Bodiam Road, Sandhurst, Kent

Call for Sites 2017 Submission



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Map Dated: June 2017

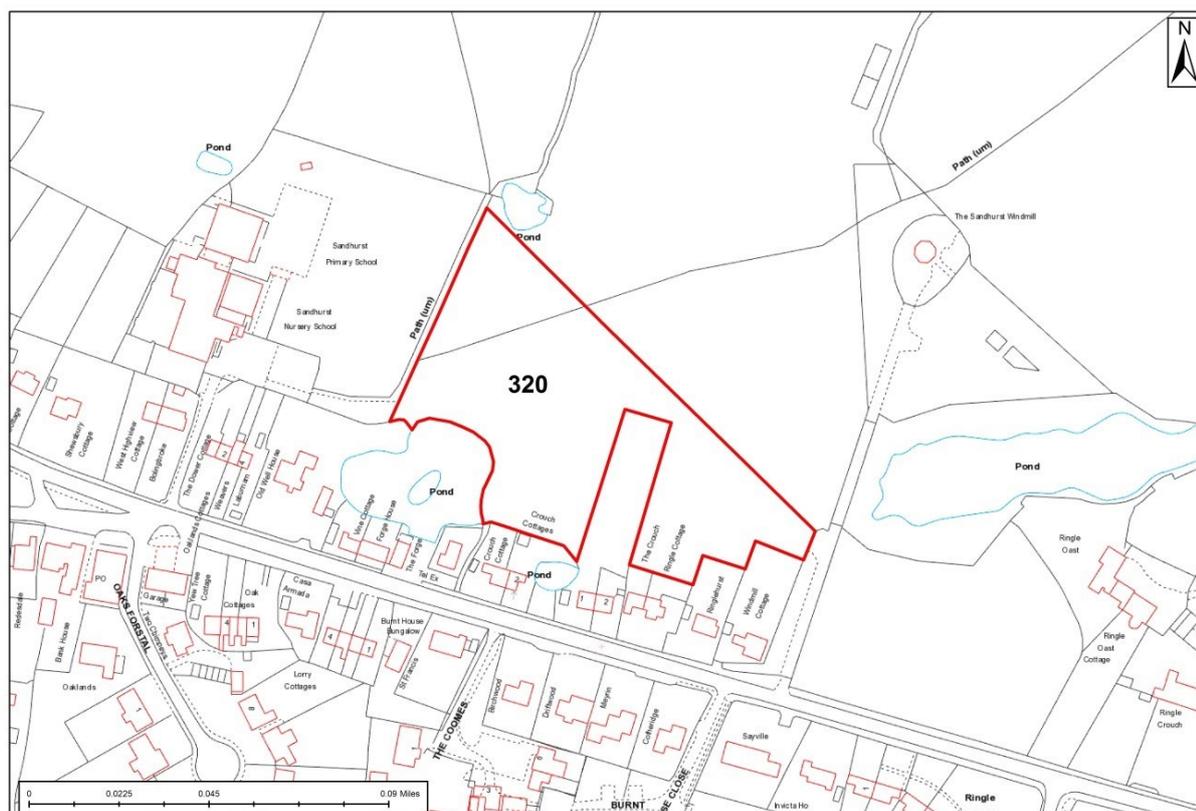
Parish:	Sandhurst
Settlement:	Sandhurst
Gross area (ha):	9.31
Developable area (ha):	8.83
Site type:	Greenfield site including barn structures mostly in close proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	265
Issues to consider:	AONB (5 component parts); Ecological interest; notable feature/designation; ALC: Grade 3
Site Description:	This site is mainly comprised of green fields and barns. There are three barns and a mobile home onsite. Adjoining uses include fields and residential. The boundaries are mainly comprised of trees, hedges and wire fencing. Vehicle access is direct from

	Bodiam Road. There are also pavements along Bodiam Road. There is a Public Rights of Way adjacent to the site to the south and west. The topography of the site rises east to west and south to north. This site is generally exposed.
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	A site that scores mostly neutral, let down by poor services and facilities in the settlement and more remote location of site relative to settlement as well as landscape impact influenced by loss of a site that is part historic field in the AONB and land use and a site the scale of which would be out of keeping with the settlement
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	Allocation of this site is considered to be out of keeping with the settlement and harmful to the landscape. Allocation of this site would not form a logical extension to the LBD

Site Reference: 320

Site Address: Land at Old Well House, Rye Road, Sandhurst, Kent

Call for Sites 2017 Submission



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Map Dated: June 2017

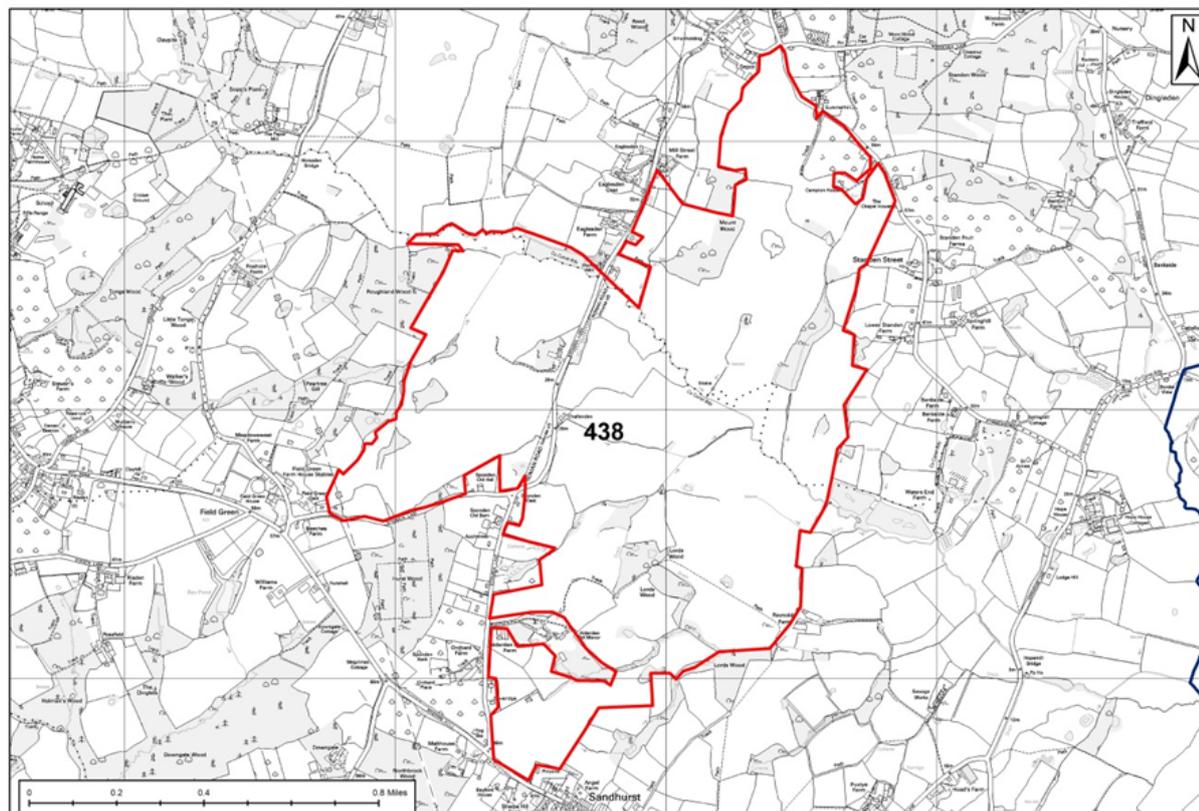
Parish:	Sandhurst
Settlement:	Sandhurst
Gross area (ha):	1.04
Developable area (ha):	1.04
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	31
Issues to consider:	AONB (5 component parts); Highways (means of access); Ecological interest; notable feature/designation; Heritage matters (adjacent to Conservation Area and listed buildings); ALC: Grade 3

Site Description:	This site is a greenfield site mainly in agricultural use. There are no existing buildings on site. Adjoining uses include fields, a windmill, residential development, and a Primary school. Boundaries include some domestic boundaries, wire-fencing, and hedging. There is a gated access along access serving the windmill, off Queen Street. There is a pavement along Queen Street. There is a Public Rights of Way on the opposite side of the road from the access, but along the site's side at other points. This site is generally flat. This site is exposed.
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	A reasonable site let down by poor services, facilities and travel options in this rural settlement and the subsequent effects of this on the air quality objective. Although relatively small, the site is likely to compromise the setting of the AONB and its associated features. The site results in the loss of an historic field in the AONB across which is an historic routeway (Public Right of Way) and it lies adjacent to an historic settlement and to open ponds. It also lies in close proximity to Sandhurst Windmill, a heritage asset and adjacent to the Sandhurst Conservation Area. These influences have informed negative scores given for heritage and landscape.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	Allocation of this site is considered harmful to the landscape and historic setting of the historic settlement and Conservation Area.

Site Reference: 438

Site Address: Land at Challenden, Challenden, Kent

Call for Sites 2017 Submission



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Map Dated: June 2017

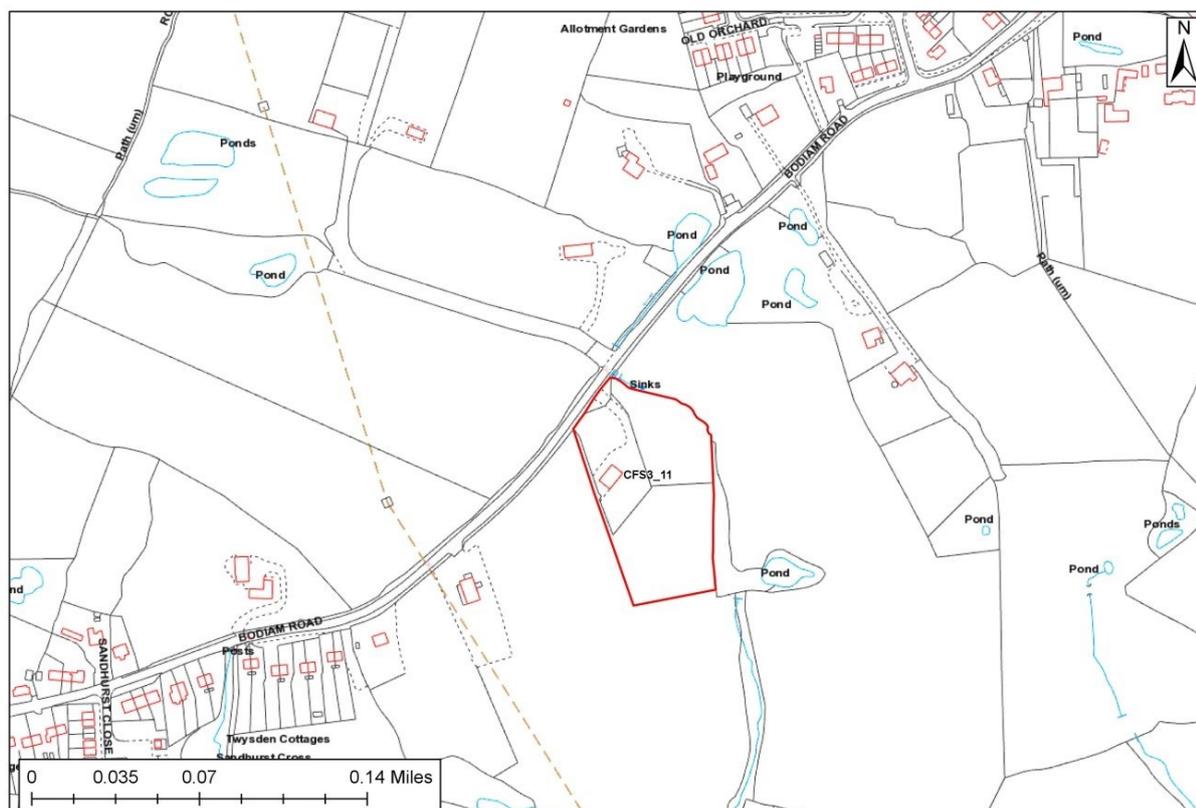
Parish:	Sandhurst
Settlement:	Remote site that lies between Sandhurst and Benenden
Gross area (ha):	267.13
Developable area (ha):	204.04
Site type:	Largely greenfield site farm buildings in parts with some PDL
Potential site use:	Site has been submitted as a potential new settlement. It would be a mixed use scheme including residential use.
Potential yield if residential:	3,000-6,000 (6,120 @ 30 dpha, 3,060 @ 15 dpha)
Issues to consider:	AONB (8 component parts); Ecological interest; notable feature/designation; Land contamination (Depot, Unknown Filled Ground (medium and low risk); ALC: Grade 3
Site Description:	The site consists mostly of agricultural land with areas of woodland and ponds / watercourse. There is some built development on the site comprising both farm buildings and some residential.

	<p>The site abuts the settlement of Sandhurst to the south and Iden Green, Benenden to the north. It is adjoined by other rural landscape including sporadic residential properties. Sponden Lane (route of a Roman Road) runs through the site in a general north-south direction. It adjoins Queen Street in Sandhurst to the south. There are several vehicular access points throughout the site as well as Public Rights of Way.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership (in a 'family' partnership)
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	<p>Although this 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>
Reason:	<p>Key considerations for planning for new settlements/significant extensions to existing settlements are set out at para 72 of the NPPF.</p> <p>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.</p> <p>The level of harm (landscape and scenic beauty) that would arise to the AONB is high. This SHELAA has demonstrated the availability of suitable sites outside the AONB. This site is therefore not suitable for development.</p>

Site Reference: Late site 11

Site Address: Kerrys Yard (New yard) Bodiam Road, Sandhurst, Cranbrook

Call for Sites 2017 - Additional Submissions



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Map Dated: January 2018

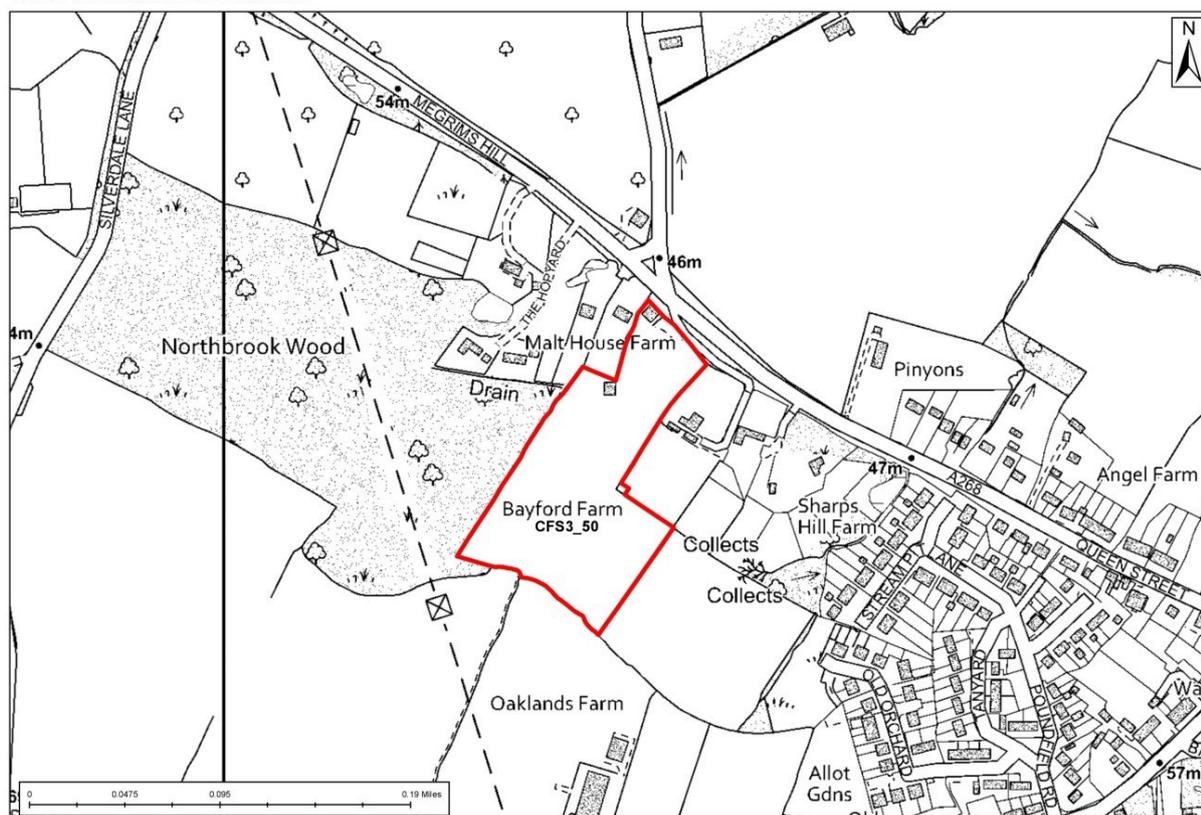
Parish:	Sandhurst
Settlement:	Remote from settlement centre
Gross area (ha):	1.04
Developable area (ha):	1.04
Site type:	Mostly greenfield site with a commercial building in a rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	31
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; ALC: Grade 3
Site Description:	The site is a greenfield site that is an agricultural holding located on the south east side of Bodiam. The site comprises a relatively flat area of hardstanding occupied by a metal sheeted storage

	<p>building and a small number of metal containers. The remainder of the site is agricultural land. All sides of the site are joined by undeveloped parcels of agricultural land. There is a tree belt that runs along the eastern boundary of the site. The rear and western boundaries are more open consisting of fencing. The frontage of the site is bounded by hedging.</p> <p>There is direct vehicular access into the site off Bodiam Road and pavement long Bodiam Road. There is a Public Right of Way to the north of the site and others in the wider area.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Ownership unconfirmed
Achievability:	N/A
Sustainability Assessment:	A site that scores mostly neutral, let down by poor services and facilities in the settlement and more remote location of site relative to settlement as well as landscape impact.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is remote from the settlement centre and unlikely to be sustainable in this context. There are also landscape concerns about the allocation of this site

Site Reference: Late site 50

Site Address: Land to the rear of Sandhurst Farm Shop, Queen Street

Call for Sites Additional Sites Submitted



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Map Dated: January 2019

Parish:	Sandhurst
Settlement:	Sandhurst
Gross area (ha):	2.29
Developable area (ha):	1.18
Site type:	Greenfield site detached from existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	35
Issues to consider:	AONB (6 component parts); Archaeological Potential; Heritage – adjacent to Listed Buildings; Ecological interest; notable feature/designation; Land contamination (Coal Related Activities (adjacent to site)); ALC: Grade 3

Site Description:	<p>This site is a mostly undeveloped agricultural field with a building sited to the front of the site adjacent to Queen Street. There is a further built structure towards the western boundary of the site. It lies opposite the junction of Queen Street with Sponden Lane. The site lies adjacent to some residential properties, fields and an area of woodland.</p> <p>There is access to the site off the north west corner of the site. The site frontage immediately adjacent to Queen Street is largely open, consisting of an area of hard standing. The site boundaries comprise hedges/trees. A public Right of Way runs roughly through the middle of the site in a north-south direction. The topography of the site rises to the south.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A site that scores mostly neutral, let down by poor services and facilities in the settlement and a poor heritage score and landscape score reflecting the extent of archaeological potential on the site and historic routeways - PROW and roads in the AONB that run through the site and the loss of a greenfield site in the AONB.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	Allocation of this site would not form a logical extension to the LBD. Furthermore there is significant concern regarding the extent of archaeological potential and historic routeways on the site including a Roman Road.

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

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