

Tunbridge Wells Borough



Tunbridge Wells Borough Council

# **Site Assessment Sheets for Sevenoaks and Wealden Districts**

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

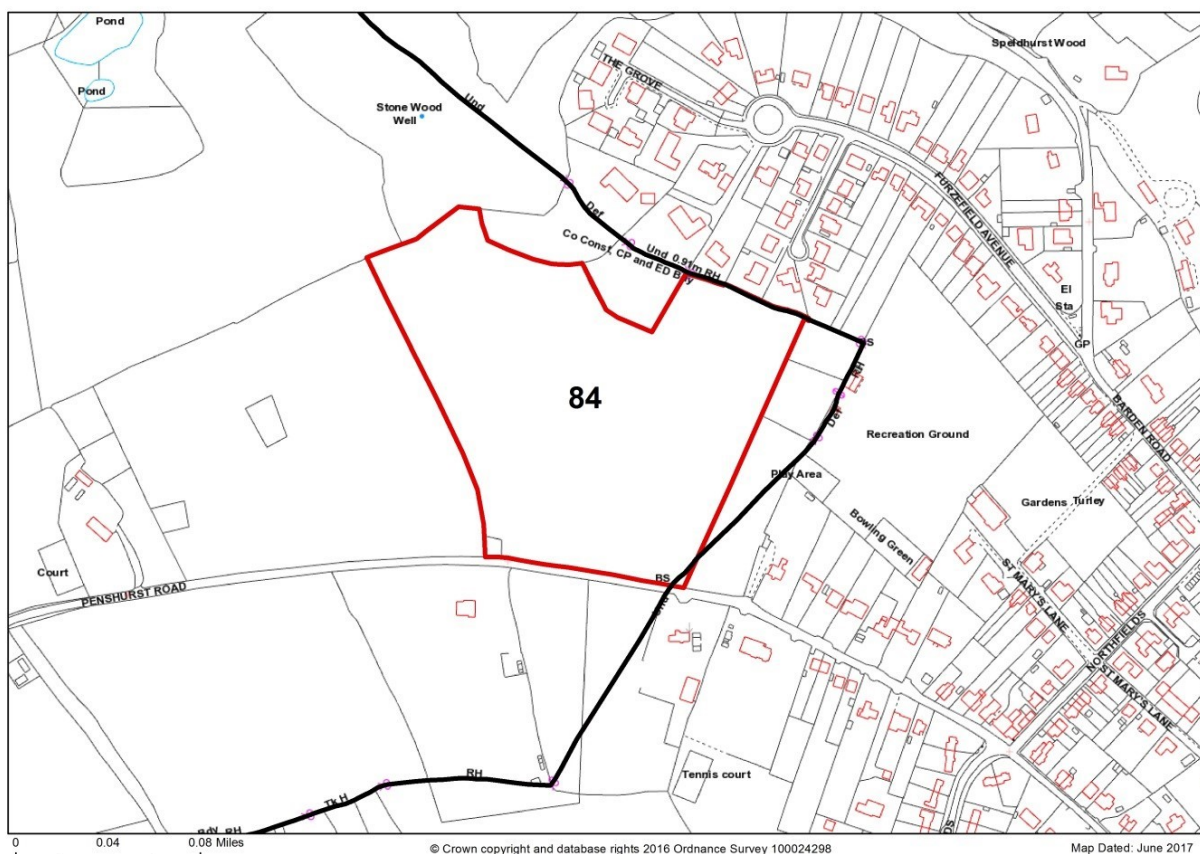
**July 2019**



# Sevenoaks District Sites

## Site Reference: 84

**Site Address:** Field located to the south west of Furzefield Avenue and north of Penshurst Road, Speldhurst



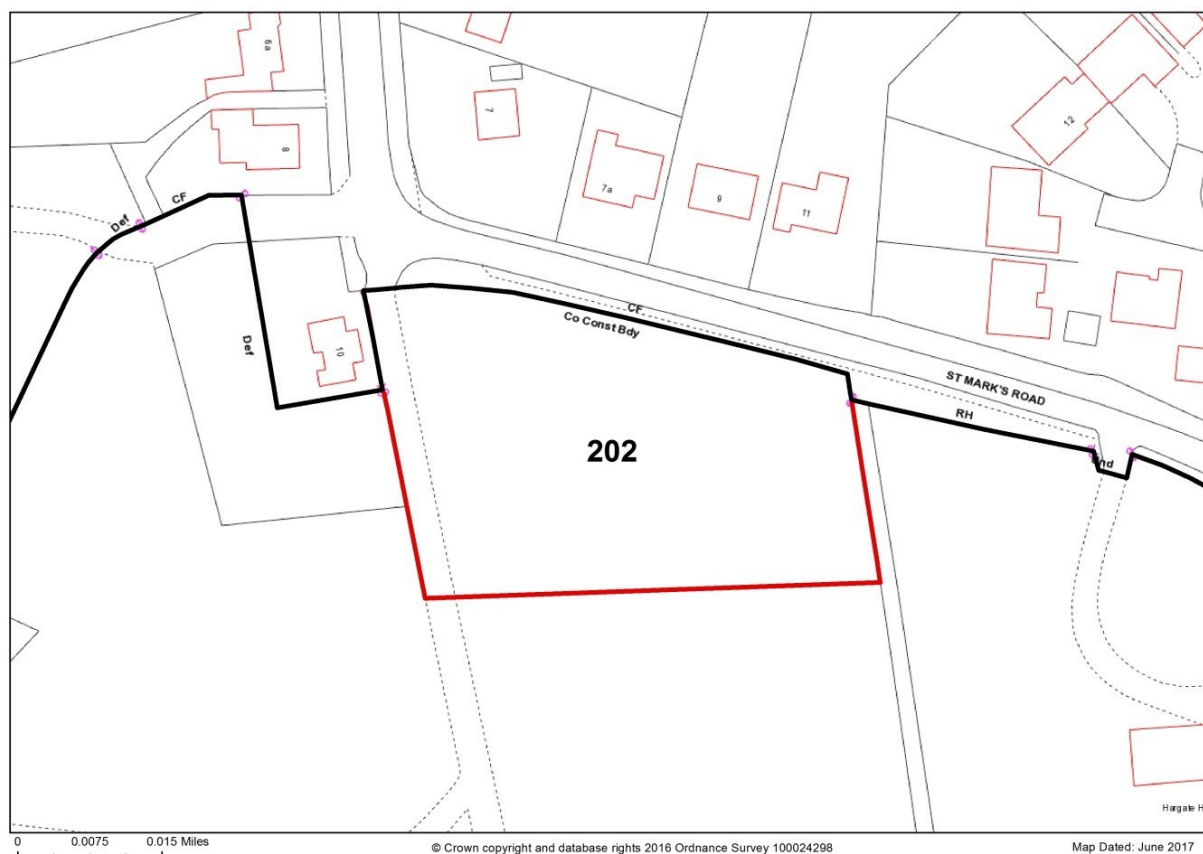
<b>Location:</b>	Outside borough boundary in Sevenoaks
<b>Settlement:</b>	Adjacent to Speldhurst
<b>Gross area (ha):</b>	4.59
<b>Developable area (ha):</b>	4.39
<b>Site type:</b>	Greenfield site part adjacent, mostly in proximity to LBD, outside but adjacent to the Tunbridge Wells Borough
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	132
<b>Issues to consider:</b>	Green Belt considerations; AONB (2 component parts); Landscape Sensitivity Study (adjacent to SP18); Highway matters (access); Adjacent to Limits to Built Development; Ecological interest; notable feature/designation;

	ALC: Grade 3, Grade 4
<b>Site Description:</b>	<p>The site comprises a green field that is possibly used for livestock. There are no existing buildings on the site. The site has a frontage with Penshurst Road and is adjoined by fields and residential properties. Boundaries to the site comprise mostly hedging and trees. The boundary of the site is more domestic in character adjacent to the neighbouring residential properties. The site is located outside the Borough boundary of Tunbridge Wells. It lies in Sevenoaks District.</p> <p>There is vehicular access into the site through a metal field gate sited at the south west corner of the site off Penshurst Road. The access is grassed. There is currently a lack of pedestrian access into the site other than through the metal gate. The site has a slight undulation towards Penshurst Road and there is a slope downwards towards the north west area of the site. The eastern side of the site is at a slightly raised level relative to Penshurst Road. Views of the site exist from adjacent properties. There are clear public views from Penshurst Road looking across most of the site.</p>
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Unavailable Ownership unconfirmed
<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>	Site is outside Tunbridge Wells borough so the site is unable to be allocated in the new Tunbridge Wells Borough Local Plan

## Wealden District Sites

## Site Reference: 202

**Site Address: Land to the south of St Mark's Road, Broadwater Down, Tunbridge Wells**

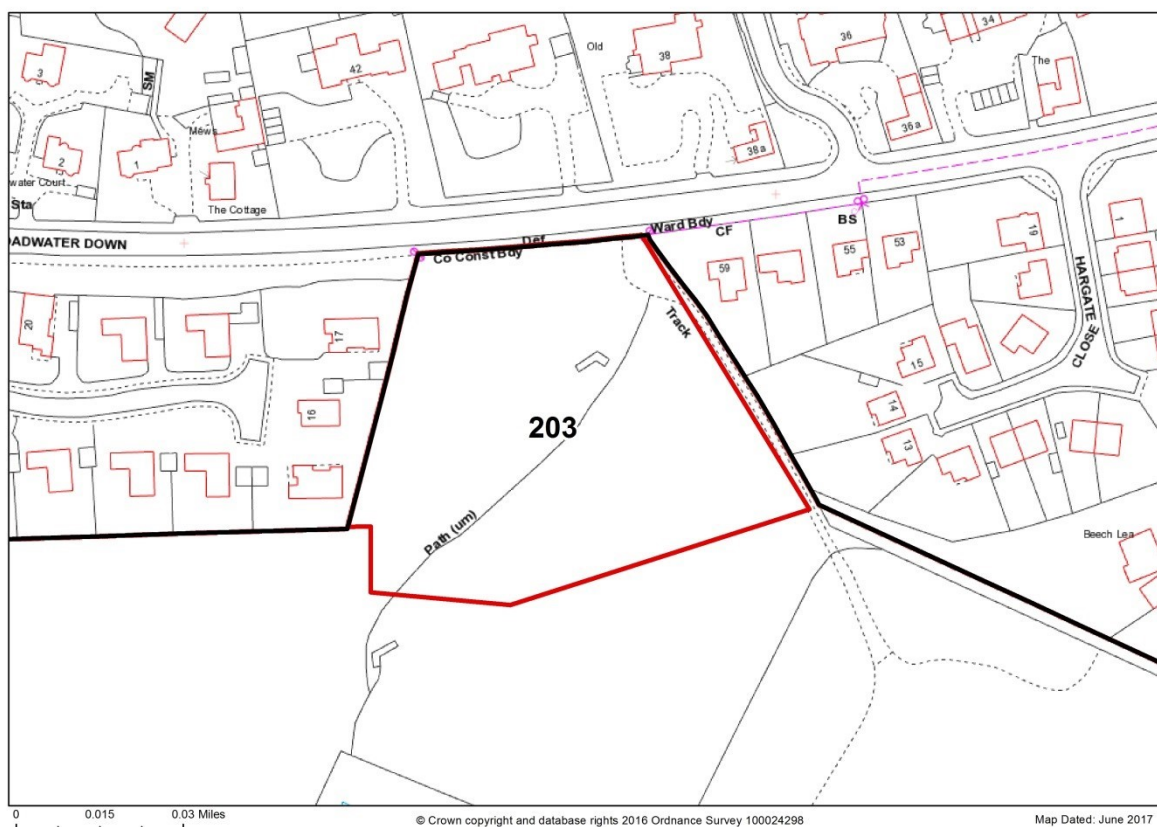


<b>Location:</b>	Outside borough boundary in Wealden District
<b>Settlement:</b>	Adjacent to Main Urban Area: Royal Tunbridge Wells
<b>Gross area (ha):</b>	0.36
<b>Developable area (ha):</b>	0.36
<b>Site type:</b>	Greenfield site adjacent to LBD, outside but adjacent to the Tunbridge Wells Borough
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	11
<b>Issues to consider:</b>	AONB (1 component part); Landscape Sensitivity Study (ES3); Ecological interest; Highway matters (access); Heritage matters (adjacent to Arcadian Area); Adjacent to existing Limits to Built Development;

	ALC: Urban
<b>Site Description:</b>	<p>The site comprises part of a wooded area forming part of the larger Hargate Forest. It includes a track that is gated off along St. Mark's Road. There are no existing buildings within the site. The site is adjoined by residential properties and Hargate Forest. The boundaries of the site include woodland fronting onto St. Mark's Road. There is greenery adjacent to the track on the western side. The site lies outside the Borough boundary of Tunbridge Wells and outside the county of Kent. It lies within Wealden District in East Sussex.</p> <p>The site fronts onto the public highway along St. Mark's Road. There is currently a gated track along the western edge of the site. The site is located close to a bend in St. Mark's Road. There is no direct pedestrian access into the site. There are pavements along St. Mark's Road including along the site frontage. The site is located adjacent to Hargate Forest, which has walking routes. St. Mark's Road is generally flat at the Broadwater Down end of the street. There is a slope down westwards towards the bend from the Forest Road end of the road. Public views of the site consist of a woodland view from St. Mark's Road.</p>
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is not a reasonable alternative
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	Site is outside Tunbridge Wells borough so the site is unable to be allocated in the new Tunbridge Wells Borough Local Plan

## Site Reference: 203

**Site Address: The Bunker Site, off Broadwater Down, Tunbridge Wells**



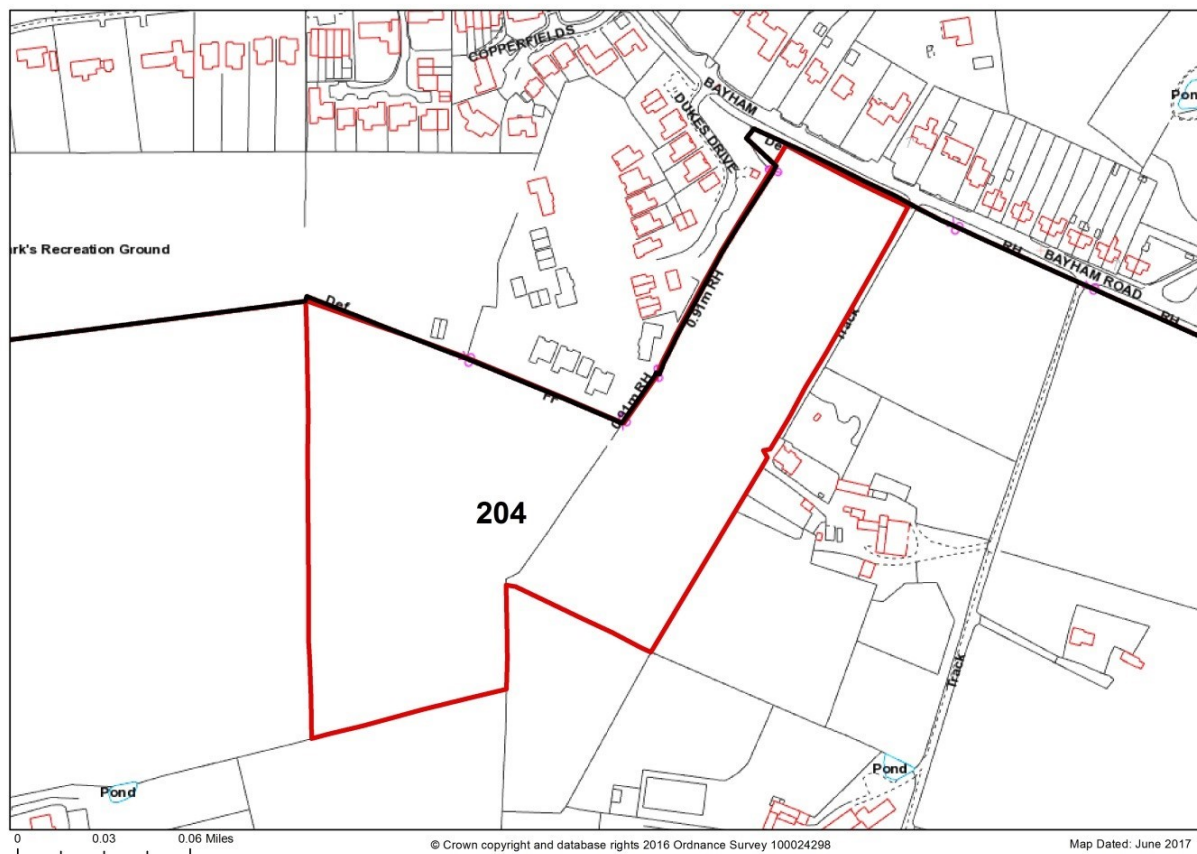
<b>Location:</b>	Outside borough boundary in Wealden District
<b>Settlement:</b>	Adjacent to Main Urban Area: Royal Tunbridge Wells
<b>Gross area (ha):</b>	0.99
<b>Developable area (ha):</b>	0.99
<b>Site type:</b>	Greenfield site with structures adjacent to LBD, outside but adjacent to the Tunbridge Wells Borough
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	30
<b>Issues to consider:</b>	AONB (1 component part); Landscape Sensitivity Study (ES3); Ecological interest; notable feature/designation; Heritage matters ( World War 2 structures / adjacent to Conservation Area and Arcadian Area); Adjacent to existing Limits to Built Development; ALC: Urban



<b>Site Description:</b>	The site comprises managed woodland cared for by the Woodland Trust. There are some World War 2 structures on the site and a pond located towards the south-west corner of the site. The site is adjoined by residential properties to the north, east and west. Hargate Forest adjoins the site to the south. The boundaries of the site consist of mature trees and shrubbery and residential garden fences. The site lies outside the Borough boundary of Tunbridge Wells and outside the county of Kent. It lies within Wealden District in East Sussex. There is currently no vehicular access into the site. There is a gated access from Broadwater Down. Pedestrian access to the site is available from a pavement that runs along Broadwater Down. The site is predominantly flat with a slight rise to the centre of the site. The site is screened on all sides by trees.
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is not a reasonable alternative
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	Site is outside Tunbridge Wells borough so the site is unable to be allocated in the new Tunbridge Wells Borough Local Plan

## Site Reference: 204

### Site Address: Land off Bayham Road, Tunbridge Wells



<b>Location:</b>	Outside borough boundary in Wealden District
<b>Settlement:</b>	Adjacent to Main Urban Area: Royal Tunbridge Wells
<b>Gross area (ha):</b>	5.05
<b>Developable area (ha):</b>	5.05
<b>Site type:</b>	Greenfield site adjacent to LBD outside but adjacent to the Tunbridge Wells Borough
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	152
<b>Issues to consider:</b>	AONB (2 component parts); Landscape Sensitivity Study (ES5); Ecological interest; Adjacent to existing Limits to Built Development; ALC: Grade 3, Urban
<b>Site Description:</b>	The site comprises an agricultural field. There are no existing buildings on the site. The site is adjoined by residential properties, agricultural uses, a recreation ground and fields. The site

	boundaries comprise mature trees and hedges. The site lies outside the Borough boundary of Tunbridge Wells and outside the county of Kent. It lies within Wealden District in East Sussex. There is currently a lack of vehicular access to the site. There is a gate along the site frontage with Bayham Road. There is a lack of pavement along the frontage of the site along Bayham Road. There is pavement to the west. The site is flat. There are public views out from the site and wider locality towards Frant, southwards towards the ridge.
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is not a reasonable alternative
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	Site is outside Tunbridge Wells borough so the site is unable to be allocated in the new Tunbridge Wells Borough Local Plan

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

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**Planning Services**

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