

Tunbridge Wells Borough



Tunbridge Wells Borough Council

Strategic Housing and Economic Land Available Assessment: Reasonable Alternative Green Belt Sites

October 2023



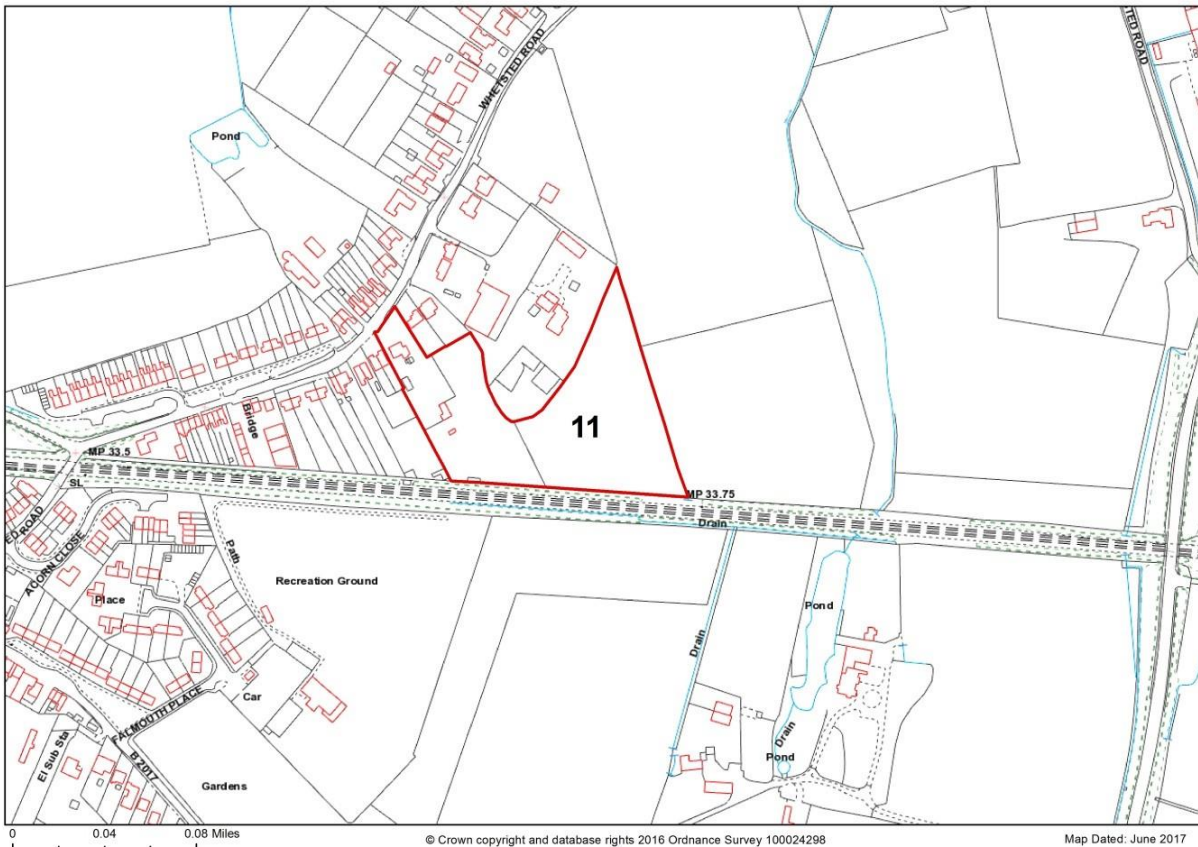
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Capel Parish

Site Reference: 11

Site Address: Land at and to the rear of 50 Whetsted Road, Five Oak Green, TN12 6RT

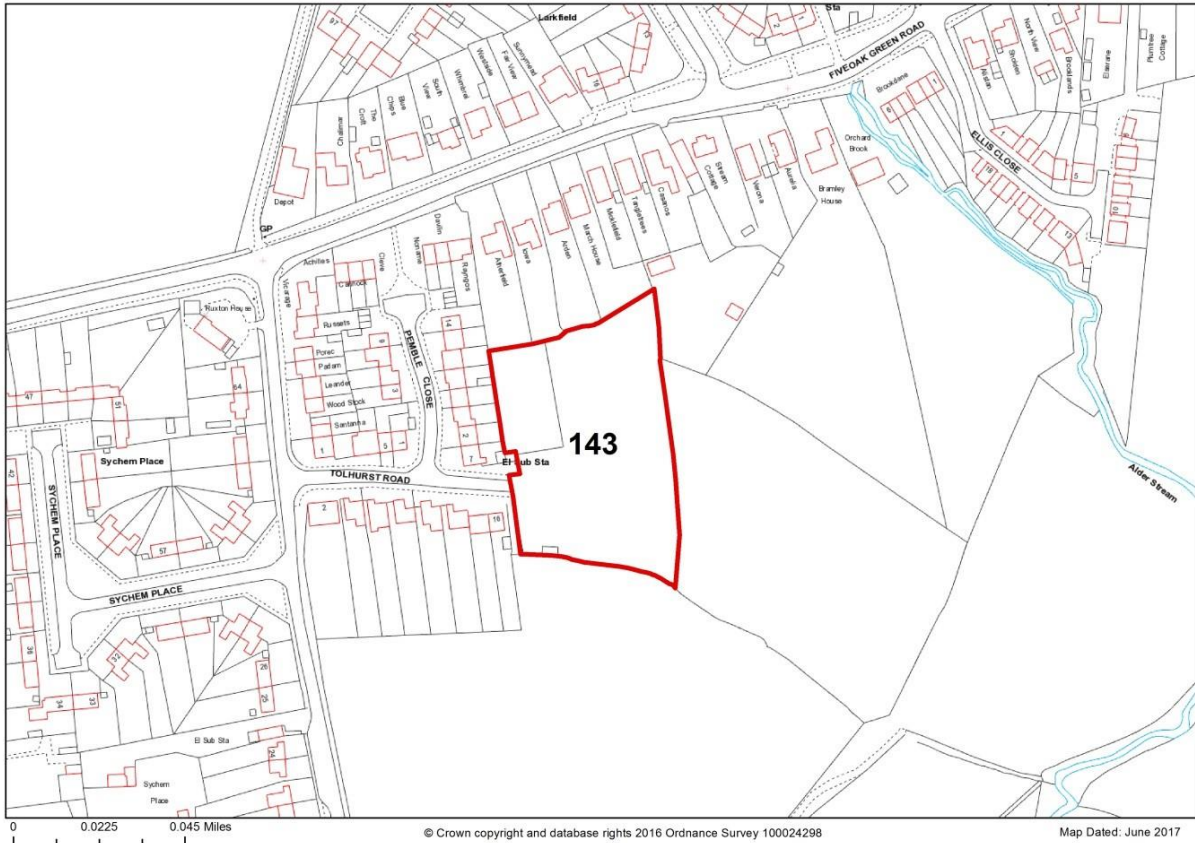


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| Parish: | Capel |
| Settlement: | Five Oak Green |
| Gross area (ha): | 1.62 |
| Developable area (ha): | 1.62 |
| Site type: | Part PDL (footprint of existing dwelling) / part greenfield site adjacent to LBD |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 49 |
| Issues to consider: | MGB; HLC Period: Late 20 th century; APA: Brickfields visible on Second Ed OS and possible associated cottages; ALC: GRADE 3, GRADE 2; LCA: Low Weald Farmland; Flooding considerations adjacent to the site; Noise from railway line; Highway matters (access – railway bridge); Adjacent to existing Limits to Built Development. |

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| Site Description: | <p>The front part of the site comprises a bungalow and its curtilage. To the rear are green fields. There is an existing dwelling on the site, associated garage and outbuildings. The site includes a possible former farm building. The site is adjoined by residential properties. There is a railway line to the south as well as a field and a commercial site. The site has an open boundary along its frontage with Whetsted Road. There are taller trees along the side boundary to the north east towards the front of the site. There is fencing along the side south west boundary towards the front of the site. The rear boundary of the site comprises trees adjacent to the railway embankment which forms the southern boundary of the site.</p> <p>There is existing vehicular access into the site from Whetsted Road. There is a lack of pavement along Whetsted Road. The site is flat in character. From Whetsted Road there is a public view of the bungalow and its front curtilage.</p> |
| Suitability: | <p>The site is considered unsuitable because of harm that would be caused to the Green Belt, if the site were to be released from it (very high impact). <u>The site is also constrained by its location adjacent to the main railway line and its location along Whetsted Road over a narrow bridge. There are likely to be highway concerns about the allocation of this site. This raises concern about the suitability of the site. The site is considered unsuitable because of harm that would be caused to the Green Belt, if the site were to be released from it (very high impact). There would be Low Moderate harm if the site were to be released from the Green Belt, which could make it suitable for Green Belt release, if exceptional circumstances are demonstrated.</u></p> <p><u>The site was previously considered unsuitable in the wider context of the Development Strategy including Tudeley Village. If Tudeley Village were to be removed from the Development Strategy, this site could be re-considered to establish whether current concerns, particular highway matters could be overcome.</u></p> |
| Availability: | Available Single ownership |
| Achievability: | N/A |
| Sustainability Assessment: | <p>A reasonable site that scores mostly neutrals with some positive scores. The site is let down by a lack of key services, facilities and on its noise score influenced by the location of the site adjacent to the main railway line. Land use also scores negatively influenced by the sites location in the Green Belt parcel BA4 the release from <u>Green Belt</u> of which would have very high- <u>Low Moderate</u> impact, recognised that site is a small part of that larger parcel so score adjusted.</p> |
| Conclusion: | <p><u>This site is considered unsuitable as a potential site allocation in the context of the Development Strategy, but should Tudeley Village not be proposed, this site could be looked at again, as part of a Local Plan review.</u></p> |
| Reason: | As set out in the suitability box, there are highway and accessibility concerns with the site. |

Site Reference: 143

Site Address: Land at Tolhurst Road, Five Oak Green

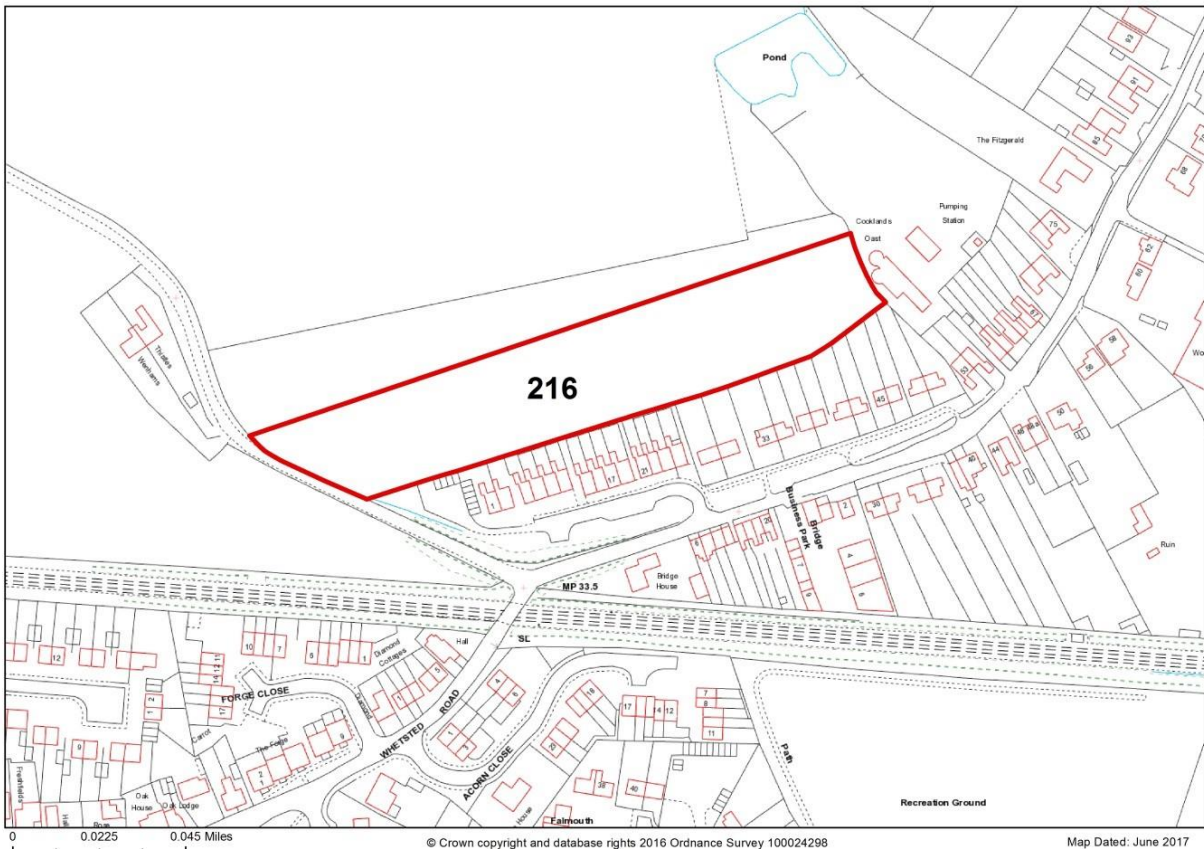


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| Parish: | Capel |
| Settlement: | Five Oak Green |
| Gross area (ha): | 0.70 |
| Developable area (ha): | 0.70 |
| Site type: | Greenfield site adjacent to LBD |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 21 |
| Issues to consider: | MGB; HLC Period: Early post-medieval, Late 20th century; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Low Weald Farmland; Adjacent to existing Limits to Built Development; |
| Site Description: | <p>The site consists of a managed paddock/field. There are small horse shelters at one end of the site. The site is adjoined by fields to the south and east and by residential properties along other boundaries.</p> <p>The site has an open boundary to its frontage on Tolhurst Road, defined by metal fencing. High hedges and trees are along the other boundaries. There is a ditch running along the eastern boundary of the site.</p> |

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| | There is direct vehicular access into the site from Tolhurst Road. Pedestrian access to the site is by pavements along Tolhurst Road. The site is generally flat. The site is generally enclosed with a more exposed open frontage seen from Tolhurst Road, from which there is a public view of the site. |
| Suitability: | The site could be suitable for allocation. Whilst there are landscape issues which would need to be addressed, it could form a logical extension to the cul de sac of residential dwellings at Tolhurst Road. Low Moderate harm would be caused by the removal of land from the Green Belt in this location, but if exceptional circumstances can be demonstrated the site could provide a suitable opportunity for allocation. <u>This site was not proposed for allocation previously due to the Development Strategy including Tudeley Village. If Tudeley Village is removed from the development strategy, this site could be looked at again as part of a Local Plan review.</u> |
| Availability: | Available Single ownership |
| Achievability: | The site is in single ownership and is available and there are reasonable prospects that this could be delivered over the Plan period. |
| Sustainability Assessment: | A reasonable site that scores a mix of neutrals and positives. It is let down on its land use score, being a Green Belt site within a larger parcel that would cause moderate harm if released. <u>Land Use score reflects greenfield site with grade 3 soils with Low level of harm if site was released from the Green Belt.</u> |
| Conclusion: | This site is considered suitable as a potential site allocation. |
| Reason: | Whilst there are landscape issues to address the site could offer a suitable and logical extension to the existing residential development to the west of the site. However, it was is not included as an allocation given the Development Strategy for the borough in meeting the Local Housing Need which directs significant housing growth to new settlements at Tudeley Village and Paddock Wood. <u>The site could be considered again if Tudeley Village is removed from the Development Strategy (as part of a Local Plan review).</u> |

Site Reference: 216

Site Address: Land at Moat Farm, Whetstead Road, Five Oak Green



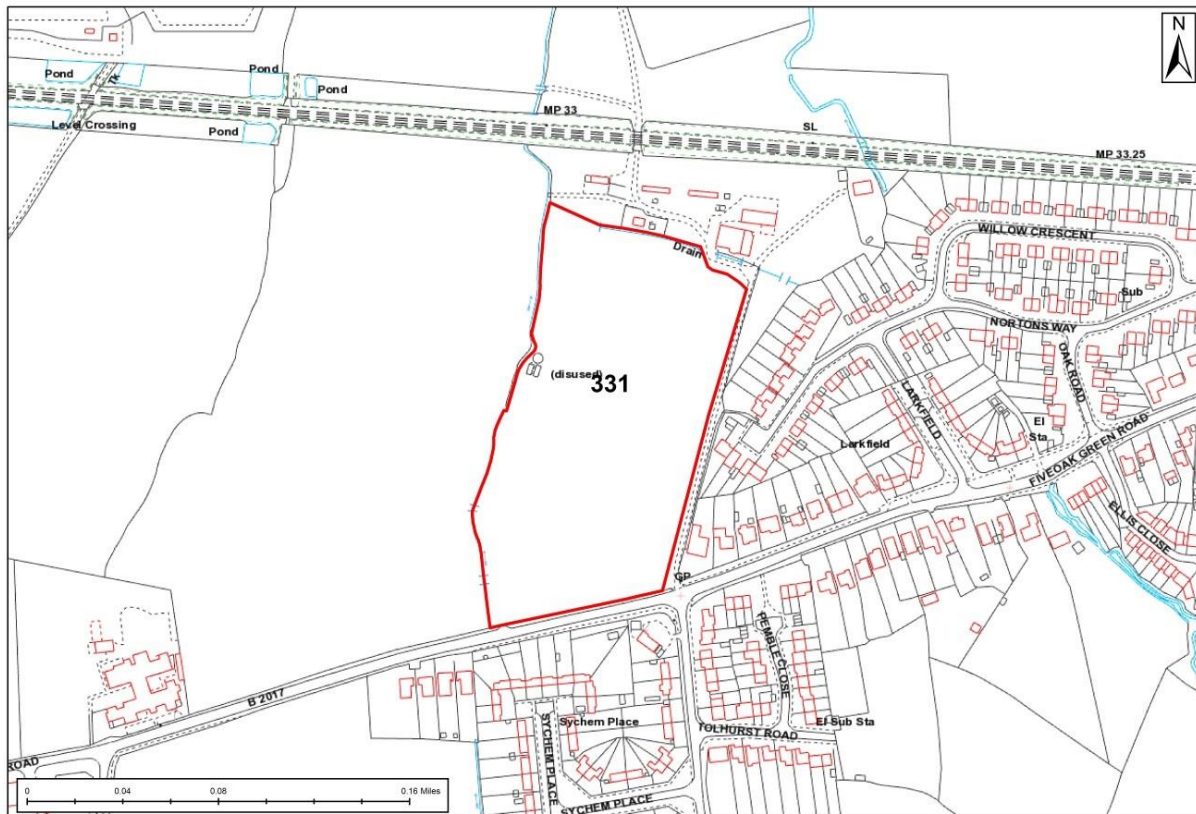
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| Parish: | Capel |
| Settlement: | Five Oak Green |
| Gross area (ha): | 1.06 |
| Developable area (ha): | 1.06 |
| Site type: | Greenfield site adjacent to LBD |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 32 |
| Issues to consider: | MGB; HLC Period: Boundary Lost 76-100%, Early 21st century; APA: Brickfields visible on Second Ed OS and possible associated cottages; ALC: GRADE 3, GRADE 2; LCA: Low Weald Farmland; Heritage: adjacent Listed Building at Moat Farm; Highway matters (access); Land contamination (Unknown Filled Ground (medium)); Potential railway noise; Adjacent to existing Limits to Built Development |

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| Site Description: | <p>The site consists of a managed parcel of land that is currently in fruit production. There are no existing buildings on the site. The site is adjoined by residential properties and commercial use (part of Moat Farm) and the main railway line. The site has an open boundary along its road frontage and is largely open with the adjacent fruit farm. There are trees, hedges and fencing adjacent to the residential properties. There is a ditch adjacent to the frontage with the access road.</p> <p>The site is accessed from a road off Whested Road into Moat Farm, adjacent to a railway bridge. There is a lack of pavement along Whetsted Road and a lack of access to Moat Farm. There is a Public Right of Way adjacent to the west. The site is generally flat. The site is at a lower level than the access road to the west. Views of the site are private views from adjacent residential properties and the access road to Moat Farm mostly. There are views of the site from the main railway line.</p> |
| Suitability: | <p>Unsuitable for allocation. There are concerns about the ability to provide an appropriate means of access to the site. There are also heritage and landscape concerns, the site being in proximity to historic farmsteads and forming part of the landscape setting of the settlement; and the release of land from the Green Belt which makes a Low Moderate very high contribution to the Green Belt in this location.</p> <p><u>It is noted that the release of this site from the Green Belt would result in Low Moderate harm.</u></p> |
| Availability: | <p>Available Single ownership</p> |
| Achievability: | <p>N/A</p> |
| Sustainability Assessment: | <p>Site scores a number of neutrals with some positives, let down by its heritage score in close proximity to three historic farmsteads and on land use and landscape scores, being the loss of a greenfield site part of a broader parcel that makes a very high contribution to the Green Belt <u>landscape and noise being in close proximity to a mainline railway.</u></p> |
| Conclusion: | <p>This site is considered unsuitable as a potential site allocation.</p> |
| Reason: | <p>The site access constraints, along with heritage and landscape concerns, which raise concerns over the suitability of this site as an allocation.</p> |

Site Reference: 331

Site Address: Forstal Field, Finches Farm, Five Oak Green, Tonbridge, Kent

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Map Dated: June 2017

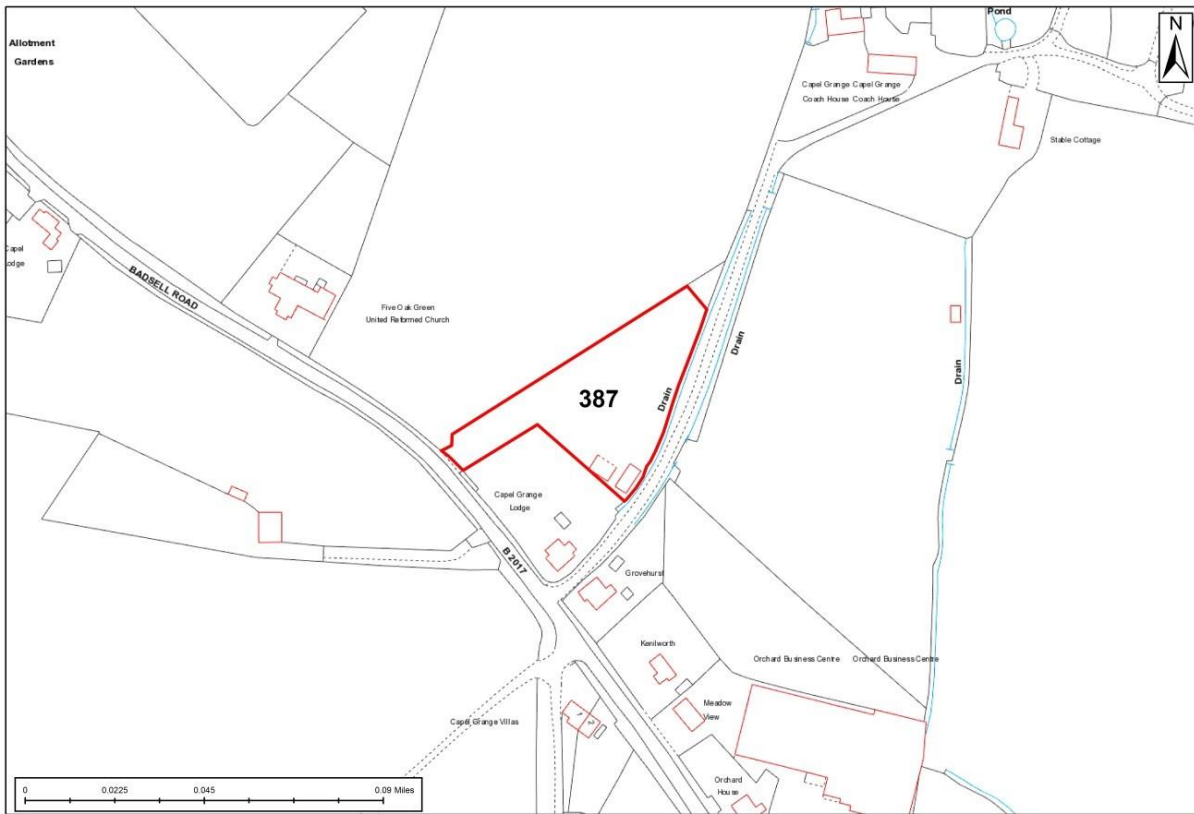
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| Parish: | Capel |
| Settlement: | Five Oak Green |
| Gross area (ha): | 3.39 |
| Developable area (ha): | 2.95 |
| Site type: | Greenfield site adjacent to LBD and Five Oak Green Road (B2017) |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 88 |
| Issues to consider: | MGB; Flood Zone 2; Flood Zone 3; HLC Period: Boundary Lost 76-100%, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland; Highway issues; Land contamination (sewage treatment works) |

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| Site Description: | <p>Site is an agricultural field on which there are no existing buildings. The site is adjoined by residential properties to the east and an agricultural field to the west and built development to the north. It lies in proximity to the main railway line. The site boundaries include trees and hedging, with an open boundary to the north.</p> <p>Site shares a road frontage along Five Oak Green Road from which there is a field gate into the site. An access track and Public Right of Way runs adjacent to the east of the site. There is pavement along south of site along Five Oak Green Road. The site is flat in character on the whole. There are views of the site from Five Oak Green Road.</p> |
| Suitability: | <p>The site is considered unsuitable for allocation. There <u>was previously a</u> are concerns about the coalescence between Five Oak Green and Tudeley if this land is released from the Green Belt in light of the planned development in the <u>Submission Local Plan</u> at Tudeley Village. <u>However, if Tudeley Village is removed from the Development Strategy, a coalescence concern would not apply.</u></p> <p>There are <u>however,</u> heritage and landscape concerns with this site <u>and it</u> it lies adjacent to historic farmsteads and forms part of the landscape setting of the settlement. Around two thirds of the site is also located in flood zones 2 and 3, <u>and given this, it is considered the site is unsuitable for allocation.</u></p> <p><u>It is noted that if released from the Green Belt, there would be a variation of mostly Low and a small area of Moderate High harm.</u></p> |
| Availability: | <p>Available Multiple ownership</p> |
| Achievability: | <p>N/A</p> |
| Sustainability Assessment: | <p>This site receives a mix of scores including neutrals and some positives. It is let down on its noise score because of its location close to the main railway line. Land use also scores a negative as the site is part of a Green Belt parcel the release of which would cause moderate <u>Low</u> harm. Heritage and Landscape <u>are also negative due to</u> being adjacent to historic farmsteads.</p> |
| Conclusion: | <p>This site is considered unsuitable as a potential site allocation.</p> |
| Reason: | <p>There are <u>flood risk,</u> heritage and landscape concerns with this site. <u>Its release from the Green Belt would result in the loss of part of the site that would result in Moderate High harm.</u> The site is Green Belt and its removal raises coalescence concerns. It lies adjacent to historic farmsteads and forms part of the landscape setting of the settlement.</p> |

Site Reference: 387

Site Address: Capel Grange Lodge, Badsell Road, Five Oak Green, Kent

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Map Dated: June 2017

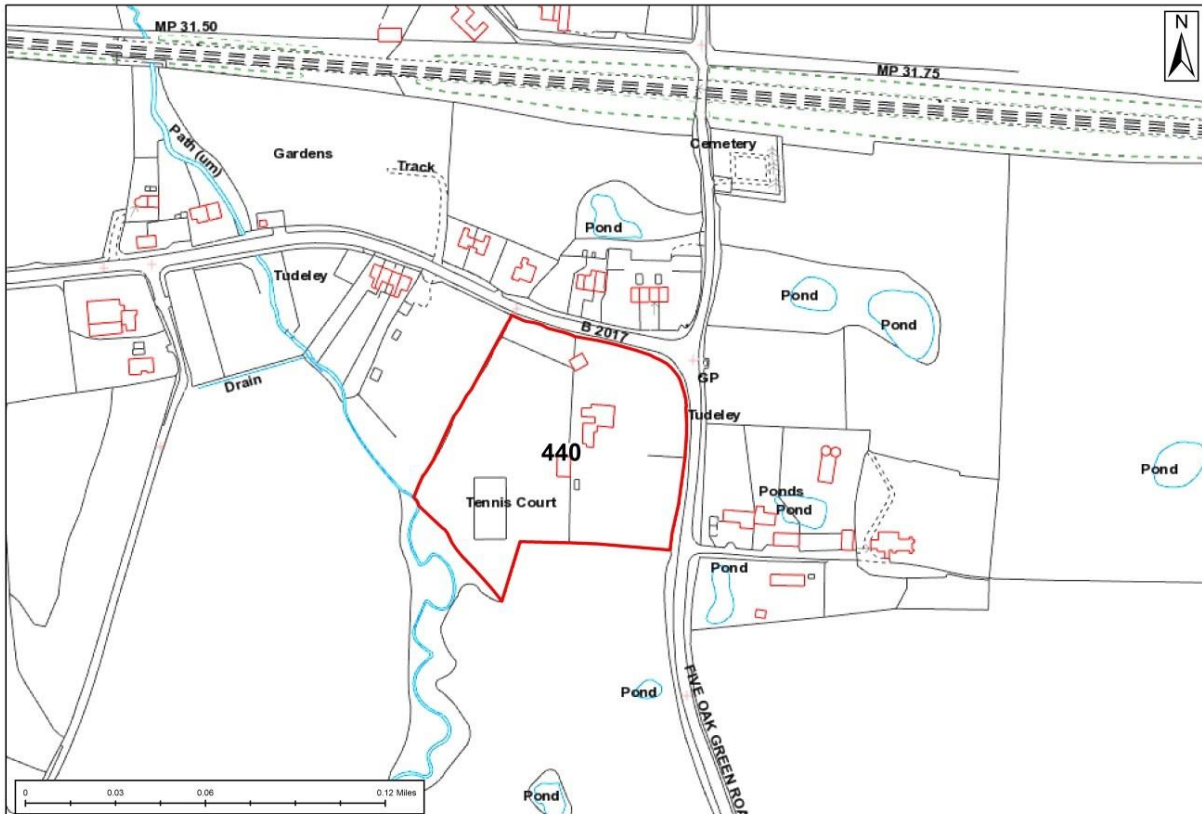
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| Parish: | Capel |
| Settlement: | In proximity to Five Oak Green |
| Gross area (ha): | 0.37 |
| Developable area (ha): | 0.37 |
| Site type: | Greenfield site adjacent to Badsell Road (B2017) |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | Less than 10 |
| Issues to consider: | MGB; Flood Zone 2; Flood Zone 3; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland; Highway issues |
| Site Description: | The site is a greenfield site, with the appearance of being used for car boot sales. The site is adjoined by sporadic residential uses, a place of worship and agricultural land. Boundary to the site is |

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| | <p>open on the western boundary with adjoining site. There are trees along the eastern and northern boundary and some chain link and domestic style boundaries with adjoining residential properties.</p> <p>There is a gate along the boundary with Badsell Road. There is pavement along Badsell Road. There is a Bridleway nearby to the site. The site is generally flat with public views from Badsell Road.</p> |
| Suitability: | <p>The yield arising from this site would be of a scale that it would be unsuitable as an allocation in the Local Plan. Also, landscape concerns that this site would erode the green gap between Five Oak Green and Paddock Wood.</p> <p><u>It is noted that this site would cause Moderate harm if released from the Green Belt.</u></p> |
| Availability: | <p>Available Multiple ownership</p> |
| Achievability: | <p>N/A</p> |
| Sustainability Assessment: | <p>This site receives a mix of scores, several neutrals and some positive ones. Landscape, land use and noise receive negative scores, a reflection of this Green Belt, greenfield site and its position close to the main railway line.</p> |
| Conclusion: | <p>This site is considered unsuitable as a potential site allocation.</p> |
| Reason: | <p>Any likely yield is likely to be of a scale that would not be considered suitable for allocation.</p> |

Site Reference: 440

Site Address: The Old Vicarage, Five Oak Green Road, Tudeley, Tonbridge, Kent

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Map Dated: June 2017

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| Parish: | Capel |
| Settlement: | Remote from settlement |
| Gross area (ha): | 1.42 |
| Developable area (ha): | 1.24 |
| Site type: | PDL site in rural area adjacent to Five Oak Green Road (B2017) |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 37 |
| Issues to consider: | Ecology: Ancient Woodland; AONB Component Part: Ancient Woodland, Farmstead, Water Courses, Historic Field Boundaries; MGB; AONB; HLC Period: Early modern, Early medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Forested Plateau |

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| Site Description: | <p>Site comprises a residential property and associated curtilage including tennis courts. The site is adjoined by residential properties and agricultural fields. Site boundaries include domestic boundaries (wooden fencing) along the road frontage and trees.</p> <p>The site has an existing vehicular access off Five Oak Green Road. There is a lack of pavement along this stretch of Five Oak Green Road. There are no Public Rights of Way on the site. Site is flat on the whole. There is a public view of the site from Five Oak Green Road.</p> |
| Suitability: | <p>Unsuitable: This is remote from a settlement centre and unlikely to be sustainable in this context. As assessed as part of the SA reasonable Alternative Option 3, this site is not considered suitable for allocation. <u>The site would cause Moderate High harm if released from the Green Belt.</u></p> |
| Availability: | <p>Available Multiple ownership</p> |
| Achievability: | <p>N/A</p> |
| Sustainability Assessment: | <p>This site forms SA Reasonable Alternative Option 3 i.e., not intended for allocation.</p> <p>Traffic would increase substantially and movement of vehicles into the AQMAs in Royal Tunbridge Wells and Tonbridge is likely. Conversely, master planning would ensure the new settlement is designed to discourage private car use with active and shared transport options given priority. This would bring large benefits. A mixed score for air quality is applied.</p> <p>Biodiversity constraints such as designated sites exist in the south (ancient woodland and local wildlife sites). Undesignated habitat such as hedgerows and ponds are likely to be impacted, although a strong commitment to net gains would lessen impacts in the long term.</p> <p>Business scores positively, reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields.</p> <p>The climate change score reflects the increase in energy and fuel demands created by the new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels. Deprivation scores positively to reflect the substantial regeneration benefit.</p> <p>New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.</p> <p>The site would benefit from new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural land.</p> |

Equality scores positively with access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores well due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 3 out of the 5 Accessible Natural Greenspace Standards. It was also felt likely that the proposals would include provision for elderly care services and improvements to accessible greenspace (as opposed to the existing greenspace which is largely privately owned).

The heritage score has been updated since Draft Local Plan stage to reflect additional assessment work carried out in 2020 especially regarding All Saints Church. The impact upon the setting of both this heritage asset and others south of the railway line (e.g., Grove Cottage farmstead) is predicted to be negative. However, it was felt that the master planning approach could help to ensure a strategy for enhancements was realised.

The maximum positive score is applied for the housing objective for provision of substantial numbers of new dwellings, including affordable and accessible homes.

Substantial loss of greenfield and Green Belt land (albeit with compensation elsewhere) with Best and Most Versatile soils causes a highly negative land use score.

The landscape score follows a similar pattern to heritage with a highly negative score reflecting the encroachment into the AONB in the south and east whilst also recognising that opportunities for management of Green Infrastructure exist.

The noise score reflects the scale of development and the location of development adjacent to the railway line.

Minimal demolition would be necessary to facilitate development and choice of materials would be determined at Development Management stage. The master-planning approach for a large development and the strong sustainability credentials expected make responsible sourcing of materials more likely.

The services and facilities objective scores positively reflecting the likely well-thought-out provision in the new settlement as a result of the master planning process. The settlement would also benefit from the proximity of enhanced provision at the nearby North Farm retail park, Tonbridge and Royal Tunbridge Wells town centres.

The travel score is applied with consideration of new bus routes and the relatively easy access to train stations.

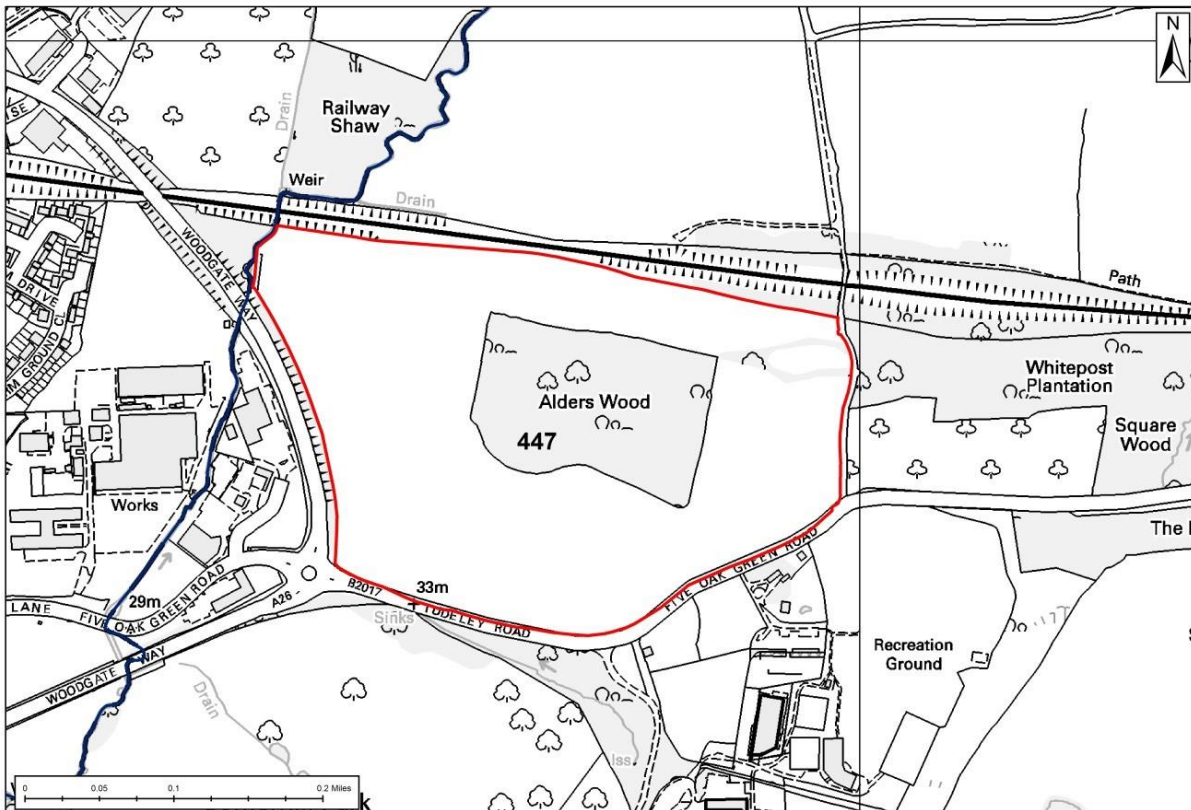
A mixed water score is applied as development would represent a substantial demand for water and wastewater treatment whilst also providing significant benefits to Five Oak Green in the form of reductions in existing flood risk. The presence of the total

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| | catchment of a Groundwater Source Protection Zone north of the railway line also creates a risk that must be carefully managed. |
| Conclusion: | This site is considered unsuitable as a potential site allocation. |
| Reason: | This is remote from a settlement centre and unlikely to be sustainable in this context. |

Site Reference: 447

Site Address: Land at the east of A26, Alders Wood, Tudeley, Tonbridge, Kent

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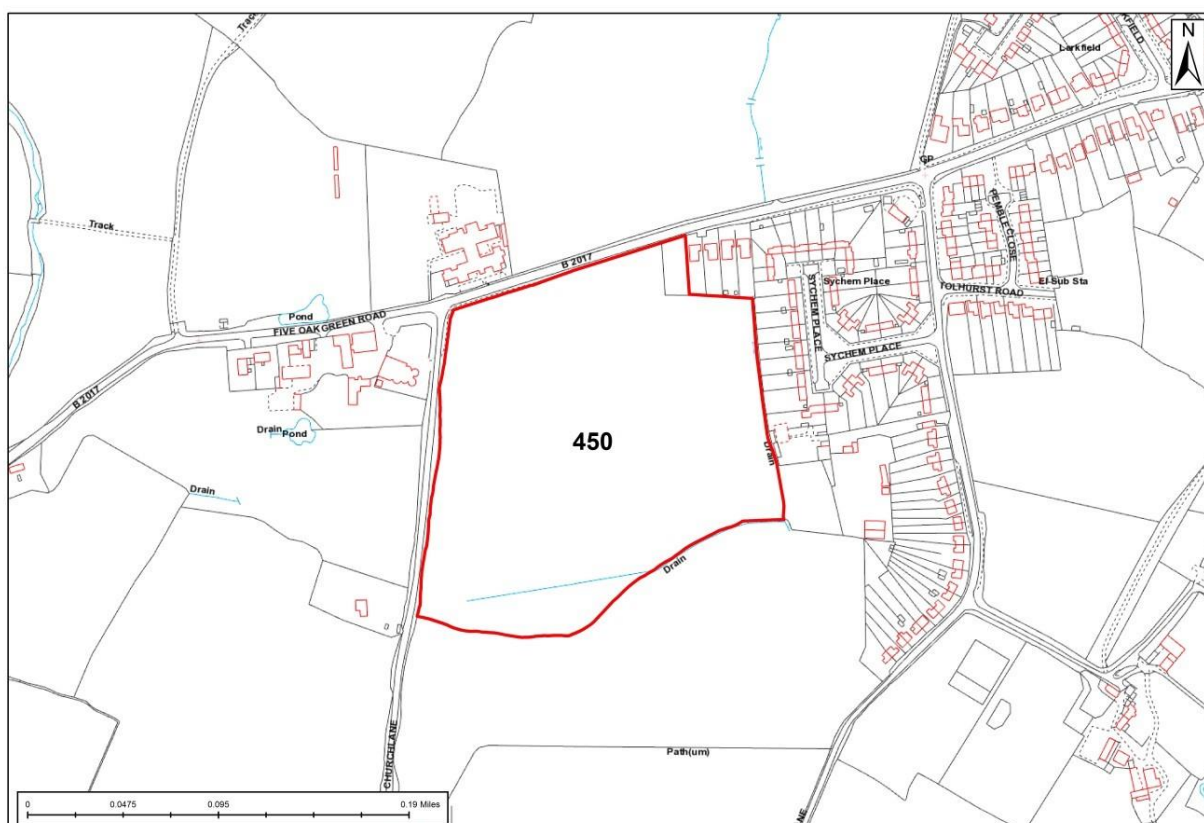
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| Parish: | Capel |
| Settlement: | Adjacent to Tonbridge |
| Gross area (ha): | 20.47 |
| Developable area (ha): | 11.71 |
| Site type: | Greenfield site adjacent to Woodgate Way adjacent to Tonbridge |
| Potential site use: | Site has been assessed for development potential, notably for education use. |
| Potential yield if residential: | |
| Issues to consider: | Ecology: Ancient Woodland; MGB; Flood Zone 2; Flood Zone 3; HPGP 110m Buffer; HPGP; HLC Period: Late 20th century, Early medieval; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Forested Plateau; Land contamination (railway land – tracks mainly); Highway issues; Cross boundary issues |

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| Site Description: | <p>The site is an agricultural field with an area of woodland on which there are no existing buildings. The site is adjoined by agricultural fields, the main railway line and sporadic residential properties.</p> <p>Site boundaries comprise mostly woodland and hedging, trees and embankment along the main railway line. There is vehicular access from field gates along Postern Lane off of Five Oak Green Road and Tudeley Road. There are no pavements along Postern Lane or Five Oak Green Road. There are Footpaths running adjacent to the site and Public Rights of Way run adjacent to the site along Postern Lane.</p> <p>The site slopes downwards towards the west the level undulates locally within the site. The site is set in a higher position than the adjacent railway line. Views into the site can be achieved from Five Oak Green Road and Postern Lane otherwise the site is screened by boundary treatments.</p> |
| Suitability: | <p>This site is unsuitable for development. It was originally considered for educational uses as part of the Reg.18 Local Plan but subsequent discussions with KCC informed further consideration of the site. It is considered the topography of the site is unsuitable to deliver a school, and the location is not appropriate to serve the need. For other uses it does not relate well to the settlement and would erode the green gap between the proposals at Tudeley Village and Tonbridge <u>if Tudeley Village is retained in the Development Strategy. Erosion of the green gap would not be such a concern if Tudeley Village is removed from the development strategy.-The site would cause High and Very High harm if released from the Green Belt.</u></p> |
| Availability: | <p>Available Single ownership</p> |
| Achievability: | <p>N/A</p> |
| Sustainability Assessment: | <p>A mixed site. Bus travel is likely to be preferred for most to access the school from TGS which represents a slight worsening of noise pollution and air quality compared to the current rural baseline. However, the improvements in bus services create a positive transport score thus this is a rare site where these objectives do not reflect one another. Heritage score affects impact upon the setting of Somerhill House grade 1 listed building.</p> |
| Conclusion: | <p>This site is unsuitable as a potential Local Plan allocation.</p> |
| Reason: | <p>The topography of the site would make it difficult to deliver educational uses, and the location of this site is not suited to meeting the needs of the proposed catchment. For other uses it doesn't relate well to the settlement, and there are landscape concerns with developing on this site <u>if Tudeley Village remains in the Development Strategy.-In addition, the release of the site from Green Belt would result in High and Very High harm.</u></p> |

Site Reference: 450

Site Address: Parcel 1 Land west of Five Oak Green and south of Five Oak Green Road, Capel, Tonbridge, Kent

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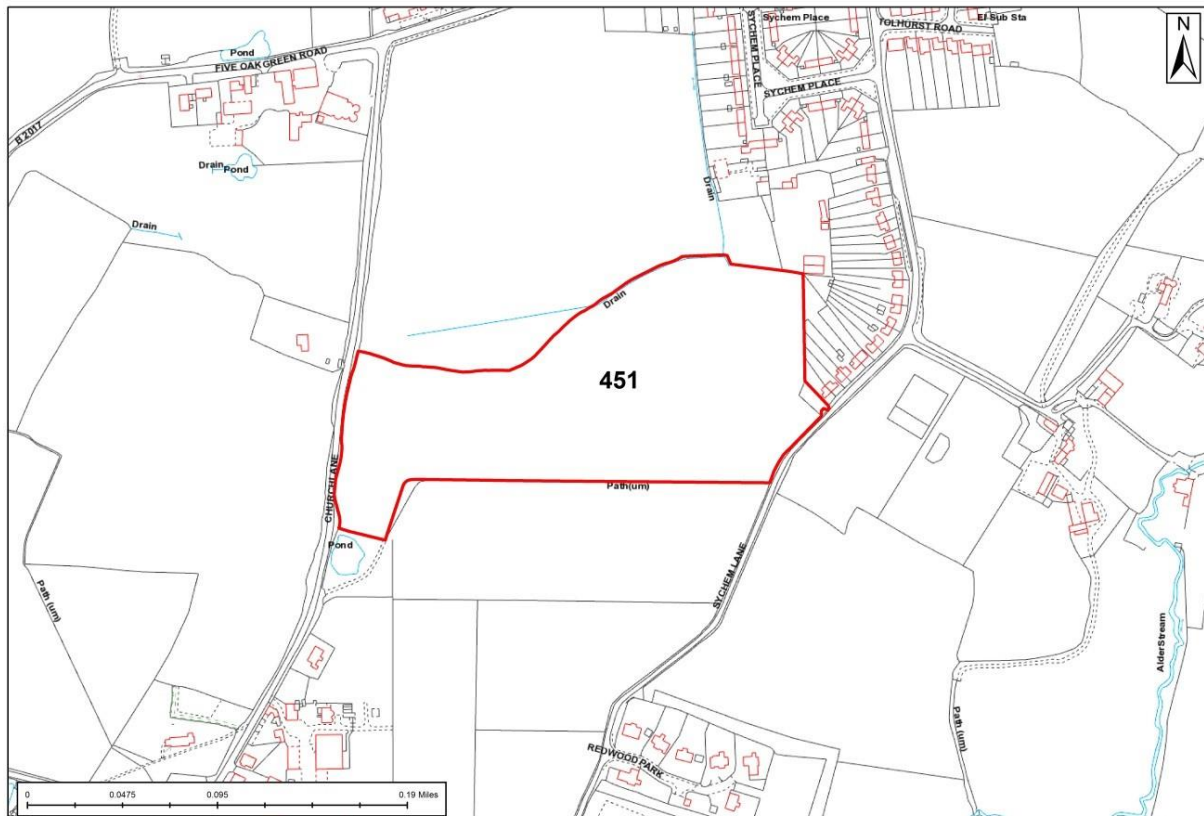
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| Parish: | Capel |
| Settlement: | Five Oak Green |
| Gross area (ha): | 6.67 |
| Developable area (ha): | 6.67 |
| Site type: | Greenfield site adjacent to Five Oak Green Road (B2017) and LBD |
| Potential site use: | Site has been assessed for development potential, notably for residential use |
| Potential yield if residential: | 200 |
| Issues to consider: | MGB; HLC Period: Early modern, Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland; Heritage: adjacent Listed Buildings; Highway matters; Adjacent to existing Limits to Built Development |
| Site Description: | The site consists of an agricultural field which has been cropped. |

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| | <p>There are no existing buildings on the site. The site is adjoined by residential uses, a commercial use, a school and countryside. The boundaries of the site consist mostly of low hedging. There are trees and hedging within the site. There is a ditch located along the boundaries of the site.</p> <p>Field gates providing access into the site can be found on Church Lane and the site has a frontage with Five Oak Green Road. Five Oak Green Road has pavements. There are no pavements along Church Lane. Public Right of Way number WT185 runs along and close to the southern boundary of the site. The site is flat in nature. There are clear public views of the site from Church Lane and Five Oak Green Road.</p> |
| Suitability: | <p>This site is not considered suitable for allocation. It is a Green Belt parcel the release of which would cause high harm. There <u>were previously</u> are concerns about the coalescence between Five Oak Green and Tudeley if this land is released from the Green Belt and Tudeley Village is included as part of the <u>Development Strategy</u>. in light of the planned development at Tudeley Village. <u>There would not be a coalescence concern if Tudeley Village is removed from the Development Strategy.</u> There are, <u>however</u>, also heritage and landscape concerns with this site. It lies adjacent to an historic farmstead and forms part of the landscape setting of the settlement.</p> <p><u>It is noted that this site would result in Moderate harm if released from the Green Belt.</u></p> |
| Availability: | <p>Available Single ownership</p> |
| Achievability: | <p>N/A</p> |
| Sustainability Assessment: | <p>This site scores mostly neutrals with some positive scores. It is a greenfield site in the Green Belt and forms a parcel the release of which would cause high <u>Moderate</u> harm to the Green Belt. This influences the land use score. The loss of a greenfield site in the historic landscape, adjacent to an historic farmstead which forms part of the setting of Five Oak Green influences the negative landscape score given.</p> |
| Conclusion: | <p>This site is considered unsuitable as a potential site allocation.</p> |
| Reason: | <p>There are concerns over the release of land in this location from the Green Belt, along with heritage and landscape concerns <u>if this site were to be allocated.</u></p> |

Site Reference: 451

Site Address: Parcel 2 Land west of Five Oak Green and south of Five Oak Green Road, Capel, Tonbridge, Kent

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Map Dated: June 2017

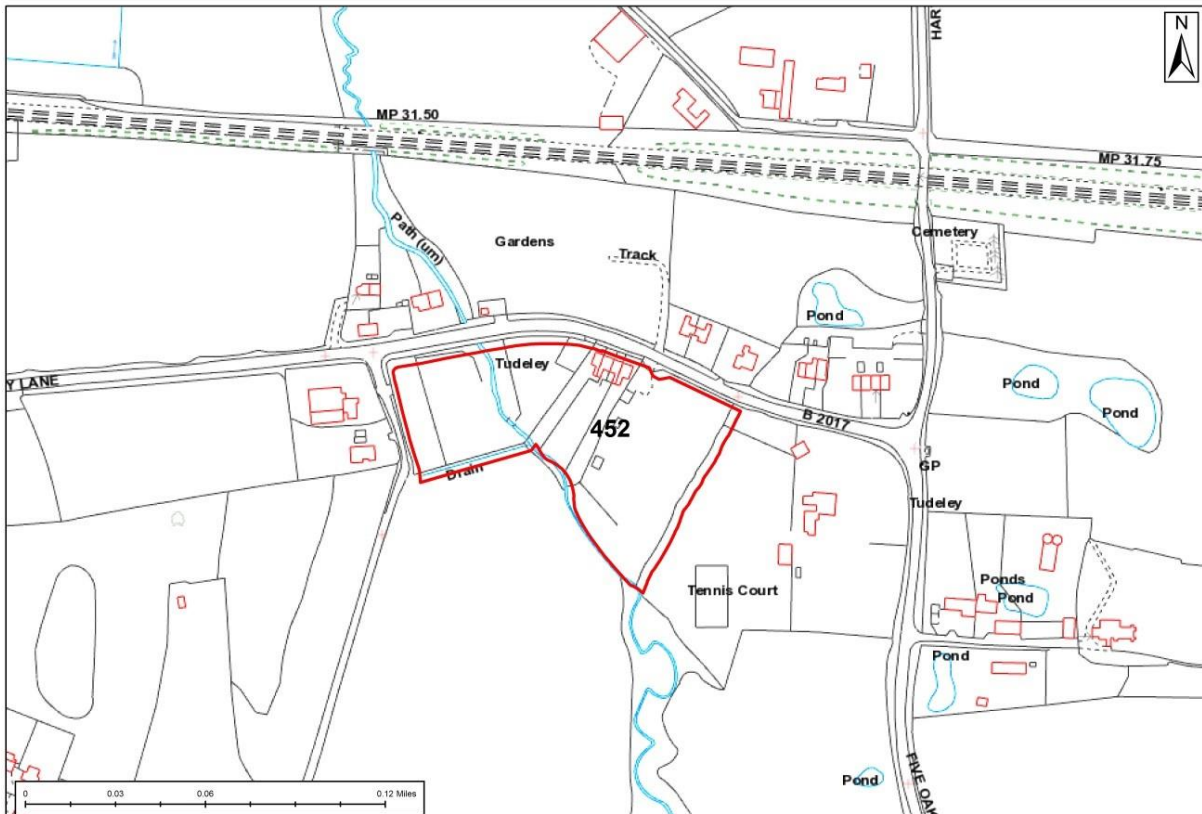
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| Parish: | Capel |
| Settlement: | Five Oak Green |
| Gross area (ha): | 5.09 |
| Developable area (ha): | 5.09 |
| Site type: | Greenfield site adjacent to LBD |
| Potential site use: | Site has been assessed for development potential, notably for residential use |
| Potential yield if residential: | 153 |
| Issues to consider: | Transport Infrastructure: PRoW; MGB; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland; |
| Site Description: | The site consists of an agricultural field which has been cropped. There are no existing buildings on the site. The site is adjoined by residential uses, a commercial use, fields and lies in proximity to the Primary School. The boundaries of the site consist mostly of low hedging. There are trees and hedging within the site. Field gates providing access into the site can be found on Church Lane and Sychem Lane and the site lies in proximity to Five Oak Green |

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| | Road, which has pavements. There are no pavements along Church Lane. Public Right of Way number WT185 runs along and close to the southern boundary of the site. The site is flat in nature. There are clear public views of the site from Church Lane and Five Oak Green Road. |
| Suitability: | <p>Unsuitable: This site is not considered suitable for allocation. The release of this site from the <u>It is a Green Belt parcel the release of which</u> would cause High harm. There are concerns about the coalescence between Five Oak Green and Tudeley if this land is released from the Green Belt <u>and Tudeley Village forms part of the Development Strategy. Coalescence is not such a concern if Tudeley Village is removed from the Development Strategy.</u> in light of the planned development at Tudeley Village.</p> <p>There are, <u>however, also</u> heritage and landscape concerns with this site. It lies adjacent to an historic farmstead and forms part of the landscape setting of the settlement. <u>Release from the</u> It is part of a Green Belt parcel the release of which would cause very High harm.</p> |
| Availability: | Available Single ownership |
| Achievability: | N/A |
| Sustainability Assessment: | <p>This site scores mostly neutrals with some positive scores. It is a greenfield site in the Green Belt and forms part of a larger parcel the release of which would cause very High harm to the Green Belt. The site is a relatively small part of that so the score has been adjusted to reflect this. This influences the land use score. The loss of a greenfield site in the historic landscape, adjacent to an historic farmstead which forms part of the setting of Five Oak Green influences the negative landscape score given.</p> |
| Conclusion: | This site is considered unsuitable as a potential site allocation. |
| Reason: | There are heritage and landscape concerns with this site. It lies adjacent to an historic farmstead and forms part of the landscape setting of the settlement. <u>Release of the site from the</u> It is part of a Green Belt parcel the release of which would cause very High harm. |

Site Reference: 452

Site Address: Land South of Tudeley Road, Tudeley, Tonbridge, Kent

Call for Sites 2017 Submission



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Map Dated: June 2017

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| Parish: | Capel |
| Settlement: | Remote from a settlement centre |
| Gross area (ha): | 1.28 |
| Developable area (ha): | 1.20 |
| Site type: | Predominantly PDL in rural area |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 36 |
| Issues to consider: | Ecology: Ancient Woodland; AONB Component Part: Ancient Woodland, Water Courses, Historic Field Boundaries; MGB; AONB; HLC Period: Late 20th century, Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Forested Plateau; Potential drainage considerations; Highway Matters; |

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| | Heritage: adjacent to Listed Building |
| Site Description: | This site includes a terrace of cottages and associated structures in the middle of the site, as well as grass parcels of land on either side of the dwellings. The parcel is adjoined by Goldsmid Hall, residential properties and other fields. The boundaries of the parcel comprise wire fencing, trees, hedging and domestic boundaries within the site. There are trees within the site. Devils Gill (a stream) runs through part of the site and adjacent to the southern parcel of the site. This is adjacent to the Goldsmid Hall car park and has a frontage with Tudeley Lane. There are Public Rights of Way located north west of this parcel. This parcel of the site is flat. The parcel is quite exposed from the Goldsmid car park and Tudeley Lane and it is enclosed to the south. |
| Suitability: | The site is remote from the settlement centre and is likely to be unsustainable in this context. It has been considered in the context of the Tudeley new settlement reasonable alternative (Option 3) which is not considered suitable for allocation (See SHELAA Sheet for this Option). <u>The site would cause Moderate High harm if released from the Green Belt.</u> |
| Availability: | Available Single ownership |
| Achievability: | N/A |
| Sustainability Assessment: | <p>This site forms SA Reasonable Alternative Option 3 i.e., not intended for allocation.</p> <p>Traffic would increase substantially and movement of vehicles into the AQMAs in Royal Tunbridge Wells and Tonbridge is likely. Conversely, master planning would ensure the new settlement is designed to discourage private car use with active and shared transport options given priority. This would bring large benefits. A mixed score for air quality is applied.</p> <p>Biodiversity constraints such as designated sites exist in the south (ancient woodland and local wildlife sites). Undesignated habitat such as hedgerows and ponds are likely to be impacted, although a strong commitment to net gains would lessen impacts in the long term.</p> <p>Business scores positively, reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields.</p> <p>The climate change score reflects the increase in energy and fuel demands created by the new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels. Deprivation scores positively to reflect the substantial regeneration benefit.</p> <p>New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.</p> |

The site would benefit from new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural land.

Equality scores positively with access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores well due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 3 out of the 5 Accessible Natural Greenspace Standards. It was also felt likely that the proposals would include provision for elderly care services and improvements to accessible greenspace (as opposed to the existing greenspace which is largely privately owned).

The heritage score has been updated since Draft Local Plan stage to reflect additional assessment work carried out in 2020 especially regarding All Saints Church. The impact upon the setting of both this heritage asset and others south of the railway line (e.g., Grove Cottage farmstead) is predicted to be negative. However, it was felt that the master planning approach could help to ensure a strategy for enhancements was realised.

The maximum positive score is applied for the housing objective for provision of substantial numbers of new dwellings, including affordable and accessible homes.

Substantial loss of greenfield and Green Belt land (albeit with compensation elsewhere) with Best and Most Versatile soils causes a highly negative land use score.

The landscape score follows a similar pattern to heritage with a highly negative score reflecting the encroachment into the AONB in the south and east whilst also recognising that opportunities for management of Green Infrastructure exist.

The noise score reflects the scale of development and the location of development adjacent to the railway line.

Minimal demolition would be necessary to facilitate development and choice of materials would be determined at Development Management stage. The master-planning approach for a large development and the strong sustainability credentials expected make responsible sourcing of materials more likely.

The services and facilities objective scores positively reflecting the likely well-thought-out provision in the new settlement as a result of the master planning process. The settlement would also benefit from the proximity of enhanced provision at the nearby North Farm retail park, Tonbridge and Royal Tunbridge Wells town centres.

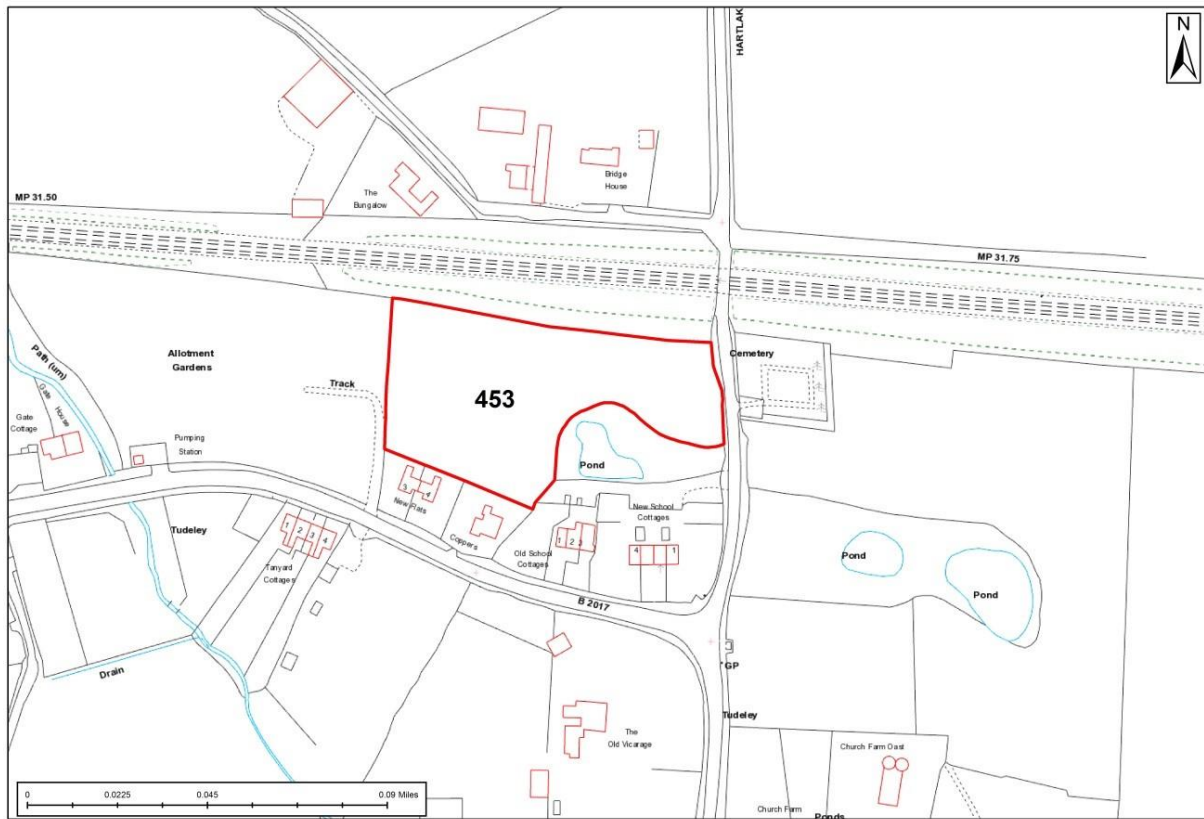
The travel score is applied with consideration of new bus routes and the relatively easy access to train stations.

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| | A mixed water score is applied as development would represent a substantial demand for water and wastewater treatment whilst also providing significant benefits to Five Oak Green in the form of reductions in existing flood risk. The presence of the total catchment of a Groundwater Source Protection Zone north of the railway line also creates a risk that must be carefully managed. |
| Conclusion: | This site is considered unsuitable as a potential site allocation. |
| Reason: | The site is remote from the settlement centre and is likely to be unsustainable in this context. The reasonable alternative for including this parcel of land is not considered sustainable. |

Site Reference: 453

Site Address: Land off Hartlake Road, Tudeley, Tonbridge, Kent

Call for Sites 2017 Submission



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| Parish: | Capel |
| Settlement: | Remote from a settlement centre |
| Gross area (ha): | 0.70 |
| Developable area (ha): | 0.69 |
| 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: | 21 |
| Issues to consider: | MGB; HLC Period: Boundary Lost 0-25%, Early post-medieval; APA: Historic Settlement - Tudeley; ALC: GRADE 3; LCA: Forested Plateau; Highway Matters; Potential Drainage Considerations; Heritage: adjacent to Listed Building |
| Site Description: | Site is a greenfield site. There are no existing buildings. The parcel is adjoined by the main railway line, cemetery, allotments and residential properties. It has boundaries comprising trees, hedging and some domestic boundaries. This has a frontage with |

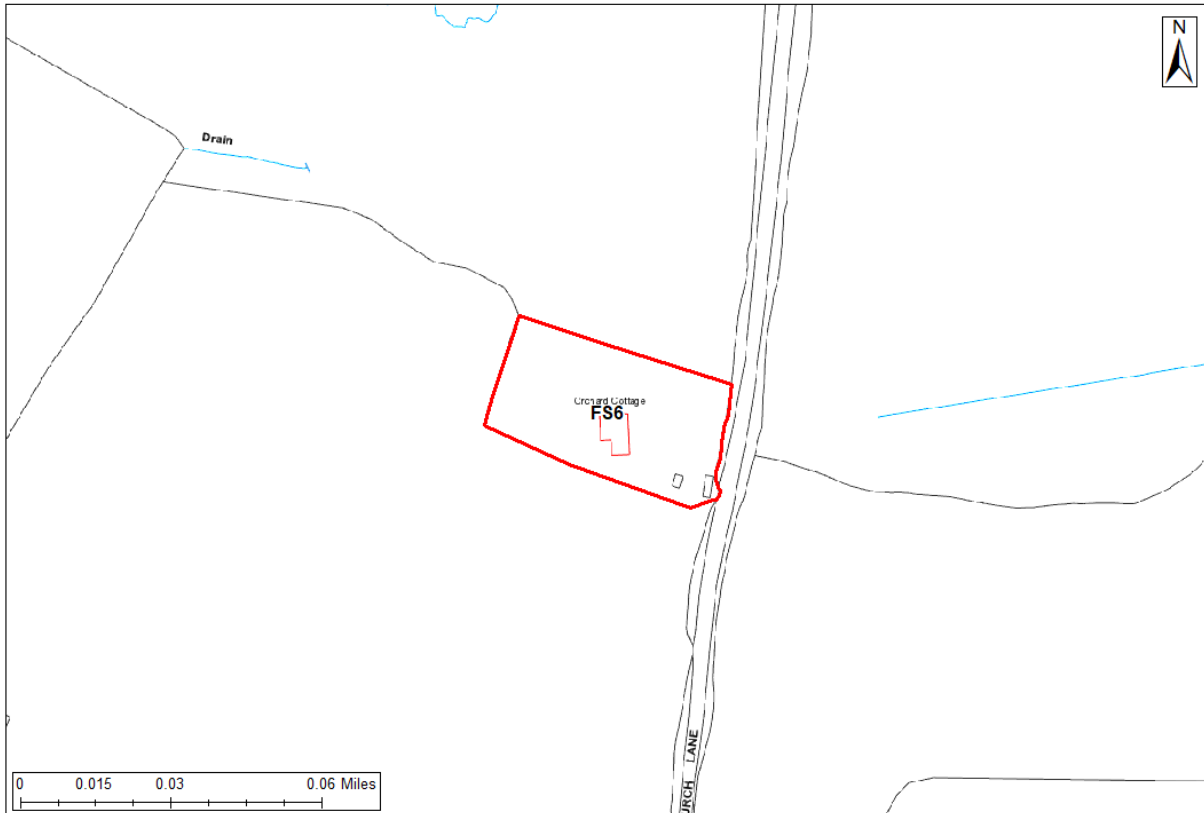
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| | Hartlake Road. It has a slight slope down southwards towards an adjacent pond. There are views of the northern parcel from the railway bridge area and rear of the adjacent residential properties. |
| Suitability: | This site is remote from the settlement centre and unlikely to be sustainable in this context. It is therefore unsuitable. It has been considered in the context of the Tudeley Village new settlement reasonable alternative which concludes this option is not sustainable. <u>The site would cause Moderate High harm if released from the Green Belt.</u> |
| Availability: | Available Single ownership |
| Achievability: | N/A |
| Sustainability Assessment: | <p>This site forms SA Reasonable Alternative Option 3 i.e., not intended for allocation.</p> <p>Traffic would increase substantially and movement of vehicles into the AQMAs in Royal Tunbridge Wells and Tonbridge is likely. Conversely, master planning would ensure the new settlement is designed to discourage private car use with active and shared transport options given priority. This would bring large benefits. A mixed score for air quality is applied.</p> <p>Biodiversity constraints such as designated sites exist in the south (ancient woodland and local wildlife sites). Undesignated habitat such as hedgerows and ponds are likely to be impacted, although a strong commitment to net gains would lessen impacts in the long term.</p> <p>Business scores positively, reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields.</p> <p>The climate change score reflects the increase in energy and fuel demands created by the new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels. Deprivation scores positively to reflect the substantial regeneration benefit.</p> <p>New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.</p> <p>The site would benefit from new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural land.</p> <p>Equality scores positively with access to facilities for those with impairments felt to be possible with a strong master planning approach.</p> <p>The health objective scores well due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 3 out of the 5 Accessible Natural Greenspace</p> |

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| | <p>Standards. It was also felt likely that the proposals would include provision for elderly care services and improvements to accessible greenspace (as opposed to the existing greenspace which is largely privately owned).</p> <p>The heritage score has been updated since Draft Local Plan stage to reflect additional assessment work carried out in 2020 especially regarding All Saints Church. The impact upon the setting of both this heritage asset and others south of the railway line (e.g., Grove Cottage farmstead) is predicted to be negative. However, it was felt that the master planning approach could help to ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied for the housing objective for provision of substantial numbers of new dwellings, including affordable and accessible homes.</p> <p>Substantial loss of greenfield and Green Belt land (albeit with compensation elsewhere) with Best and Most Versatile soils causes a highly negative land use score.</p> <p>The landscape score follows a similar pattern to heritage with a highly negative score reflecting the encroachment into the AONB in the south and east whilst also recognising that opportunities for management of Green Infrastructure exist.</p> <p>The noise score reflects the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate development and choice of materials would be determined at Development Management stage. The master-planning approach for a large development and the strong sustainability credentials expected make responsible sourcing of materials more likely.</p> <p>The services and facilities objective scores positively reflecting the likely well-thought-out provision in the new settlement as a result of the master planning process. The settlement would also benefit from the proximity of enhanced provision at the nearby North Farm retail park, Tonbridge and Royal Tunbridge Wells town centres.</p> <p>The travel score is applied with consideration of new bus routes and the relatively easy access to train stations.</p> <p>A mixed water score is applied as development would represent a substantial demand for water and wastewater treatment whilst also providing significant benefits to Five Oak Green in the form of reductions in existing flood risk. The presence of the total catchment of a Groundwater Source Protection Zone north of the railway line also creates a risk that must be carefully managed.</p> |
| Conclusion: | This site is considered unsuitable as a potential site allocation. |
| Reason: | The site is remote from the settlement centre and is likely to be unsustainable in this context. The reasonable alternative for including this parcel of land is not considered sustainable. |

Site Reference: FS6

Site Address: Orchard Cottage, Church Lane

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



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Map Dated: February 2020

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| Parish: | Capel |
| Settlement: | Five Oak Green |
| Gross area (ha): | 0.30 |
| Developable area (ha): | 0.30 |
| Site type: | Residential detached dwelling, with private garden in rural setting. |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | Less than 10 units. |
| Issues to consider: | Heritage: Listed Buildings; MGB; HLC Period: Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland; |
| Site Description: | The site comprises a detached dwelling, with gardens surrounding the building on all sides. There is an area of hardstanding to the south east of the property providing a drive and car port. The dwelling is listed and has been sensitively extended and restored by its current owner. |

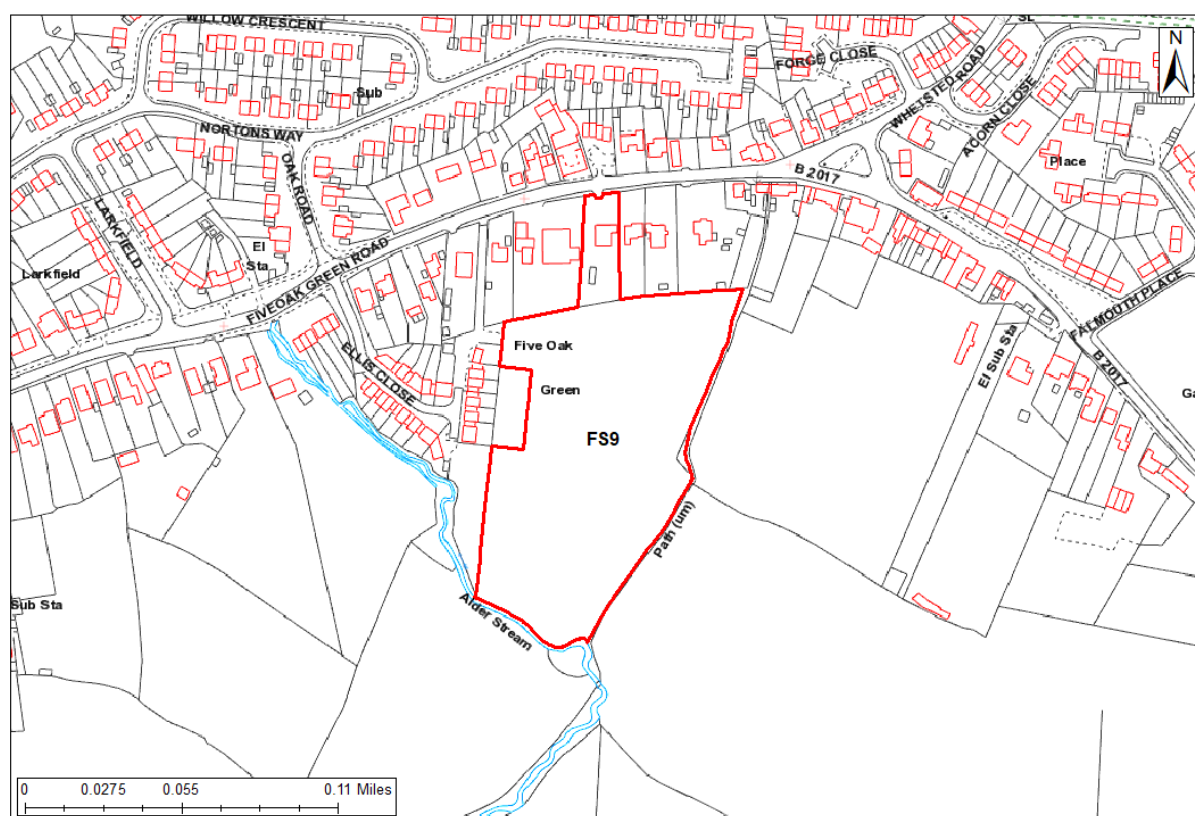
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| | <p>Entrance to the property is via Church Lane, a narrow, single-track road. There is no dedicated pavement for pedestrian access. No public rights of way run across the site.</p> <p>The topography of the site is fairly flat, with some gentle incline to the west of the site. There are trees on the site, but no significant tree belts.</p> <p>The site is adjoined by orchards to the west and south, and arable fields to the north. Church Lane adjoins the site to the east, with fields beyond.</p> |
| Suitability: | Rural site, away from the defined settlement. It is a small site, and the likely yield is less than 10 units which is unsuitable for allocation. <u>The site would cause High harm if released from the Green Belt.</u> |
| Availability: | Available Single ownership: |
| Achievability: | N/A |
| Sustainability Assessment: | <p>This site forms SA Reasonable Alternative Option 3 i.e., not intended for allocation.</p> <p>Traffic would increase substantially and movement of vehicles into the AQMAs in Royal Tunbridge Wells and Tonbridge is likely. Conversely, master planning would ensure the new settlement is designed to discourage private car use with active and shared transport options given priority. This would bring large benefits. A mixed score for air quality is applied.</p> <p>Biodiversity constraints such as designated sites exist in the south (ancient woodland and local wildlife sites). Undesignated habitat such as hedgerows and ponds are likely to be impacted, although a strong commitment to net gains would lessen impacts in the long term.</p> <p>Business scores positively, reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields.</p> <p>The climate change score reflects the increase in energy and fuel demands created by the new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels. Deprivation scores positively to reflect the substantial regeneration benefit.</p> <p>New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.</p> <p>The site would benefit from new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural land.</p> |

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| | <p>Equality scores positively with access to facilities for those with impairments felt to be possible with a strong master planning approach.</p> <p>The health objective scores well due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 3 out of the 5 Accessible Natural Greenspace Standards. It was also felt likely that the proposals would include provision for elderly care services and improvements to accessible greenspace (as opposed to the existing greenspace which is largely privately owned).</p> <p>The heritage score has been updated since Draft Local Plan stage to reflect additional assessment work carried out in 2020 especially regarding All Saints Church. The impact upon the setting of both this heritage asset and others south of the railway line (e.g., Grove Cottage farmstead) is predicted to be negative. However, it was felt that the master planning approach could help to ensure a strategy for enhancements was realised. The maximum positive score is applied for the housing objective for provision of substantial numbers of new dwellings, including affordable and accessible homes.</p> <p>Substantial loss of greenfield and Green Belt land (albeit with compensation elsewhere) with Best and Most Versatile soils causes a highly negative land use score.</p> <p>The landscape score follows a similar pattern to heritage with a highly negative score reflecting the encroachment into the AONB in the south and east whilst also recognising that opportunities for management of Green Infrastructure exist.</p> <p>The noise score reflects the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate development and choice of materials would be determined at Development Management stage. The master-planning approach for a large development and the strong sustainability credentials expected make responsible sourcing of materials more likely.</p> <p>The services and facilities objective scores positively reflecting the likely well-thought-out provision in the new settlement as a result of the master planning process. The settlement would also benefit from the proximity of enhanced provision at the nearby North Farm retail park, Tonbridge and Royal Tunbridge Wells town centres.</p> <p>The travel score is applied with consideration of new bus routes and the relatively easy access to train stations.</p> <p>A mixed water score is applied as development would represent a substantial demand for water and wastewater treatment whilst also providing significant benefits to Five Oak Green in the form of reductions in existing flood risk. The presence of the total catchment of a Groundwater Source Protection Zone north of the railway line also creates a risk that must be carefully managed.</p> |
| Conclusion: | This site is considered unsuitable as a potential site allocation |
| Reason: | The site is not well related to the existing Limits to Built Development. It is unlikely to be sustainable in this context. Any likely yield is considered to be of a scale that is not considered suitable for allocation. |

Site Reference: FS9 (includes CfS Late Site 12)

Site Address: Land south of B2017 including Nutley Orchard

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



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Map Dated: February 2020

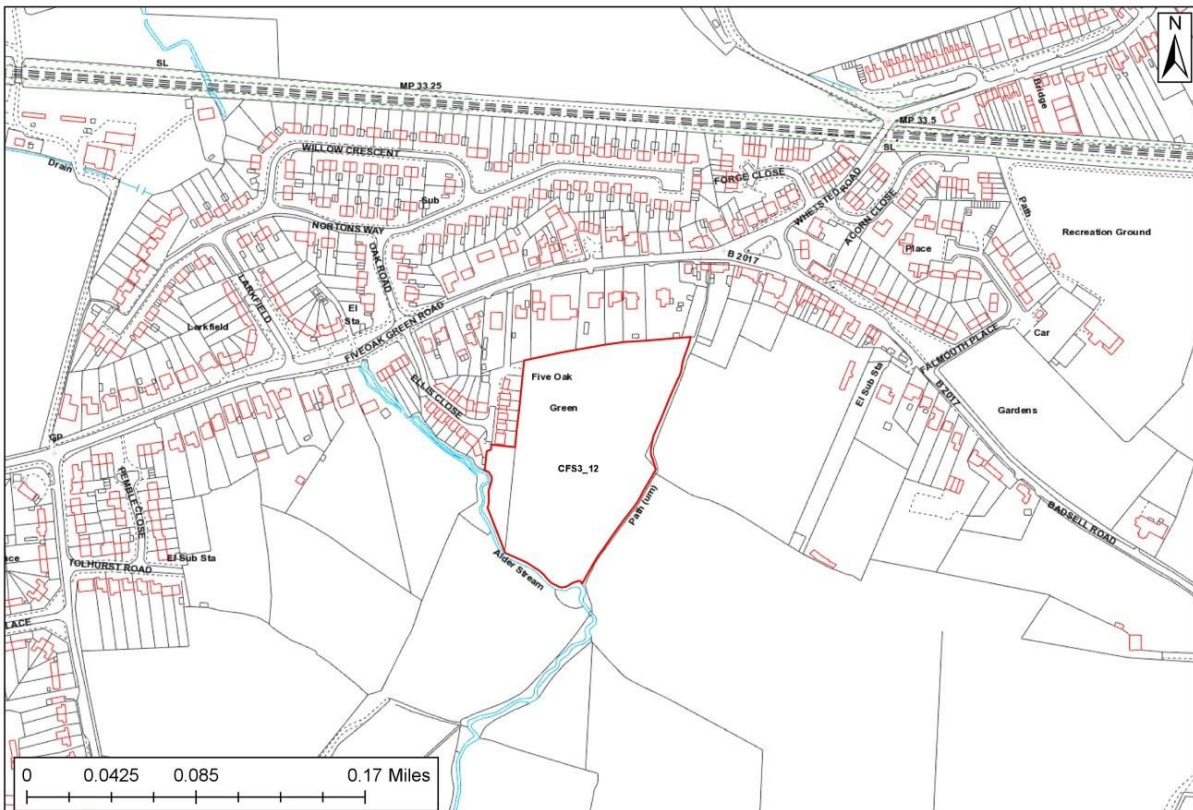
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| Parish: | Capel |
| Settlement: | Five Oak Green |
| Gross area (ha): | 2.02 |
| Developable area (ha): | 1.97 |
| Site type: | Small parcel to the north PDL within the Limits to Built Development. The majority of the site, to the south, is greenfield adjacent to Limits to Built Development. |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 59 |
| Issues to consider: | MGB; Flood Zone 2; Flood Zone 3; HLC Period: Early 20th century; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Low Weald Farmland; Within or adjacent to LBD |

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| Site Description: | <p>Small parcel to the north is a single detached dwelling, with associated hardstanding to the front (north) and garden to the rear (south), within the Limits to Built Development.</p> <p>The majority of the site, to the south, is greenfield adjacent to Limits to Built Development. The site was possibly once an orchard. There are no existing buildings on the site. The site is adjoined by orchards and fields to the south and east. To the north is Five Oak Green Road beyond which are residential and commercial properties.</p> <p>Site boundaries include fencing, trees and a ditch with a stream running through it.</p> <p>Access to the site if from Five Oak Green Road. There are pavements along Five Oak Green Road.</p> <p>The site is generally flat in character.</p> |
| Suitability: | <p>Unsuitable: The site would be an encroachment into the countryside beyond which would be logical. The re is also concerns that this site is part of a larger Green Belt parcel which if released would result in very high harm. The site is also located in flood zone 2 and some areas flood zone 3.</p> <p><u>It is noted that the release of this site from the Green Belt would result in Low Moderate harm.</u></p> |
| Availability: | <p>Available. Multiple ownerships</p> |
| Achievability: | <p>N/A</p> |
| Sustainability Assessment: | <p>A site that scores several neutrals and some positives. It is let down on its land use and landscape score reflecting the loss of a greenfield site located within the Green Belt being part of a larger broad parcel (score adjusted to reflect this) that would have very high Low Moderate harm if released from the Green Belt. A large part of the site is also agricultural Grade 2 which influences this score. This site would have a negative impact on the landscape setting of the settlement.</p> |
| Conclusion: | <p>This site is considered unsuitable as a potential site allocation.</p> |
| Reason: | <p>Site is not considered suitable for allocation <u>because of on-landscape and flooding concerns, and Green Belt terms.</u></p> |

Site Reference: Late site 12

Site Address: Land on the south side of Five Oak Green Road, Five Oak Green, Tonbridge

Call for Sites 2017 - Additional Submissions



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Map Dated: January 2018

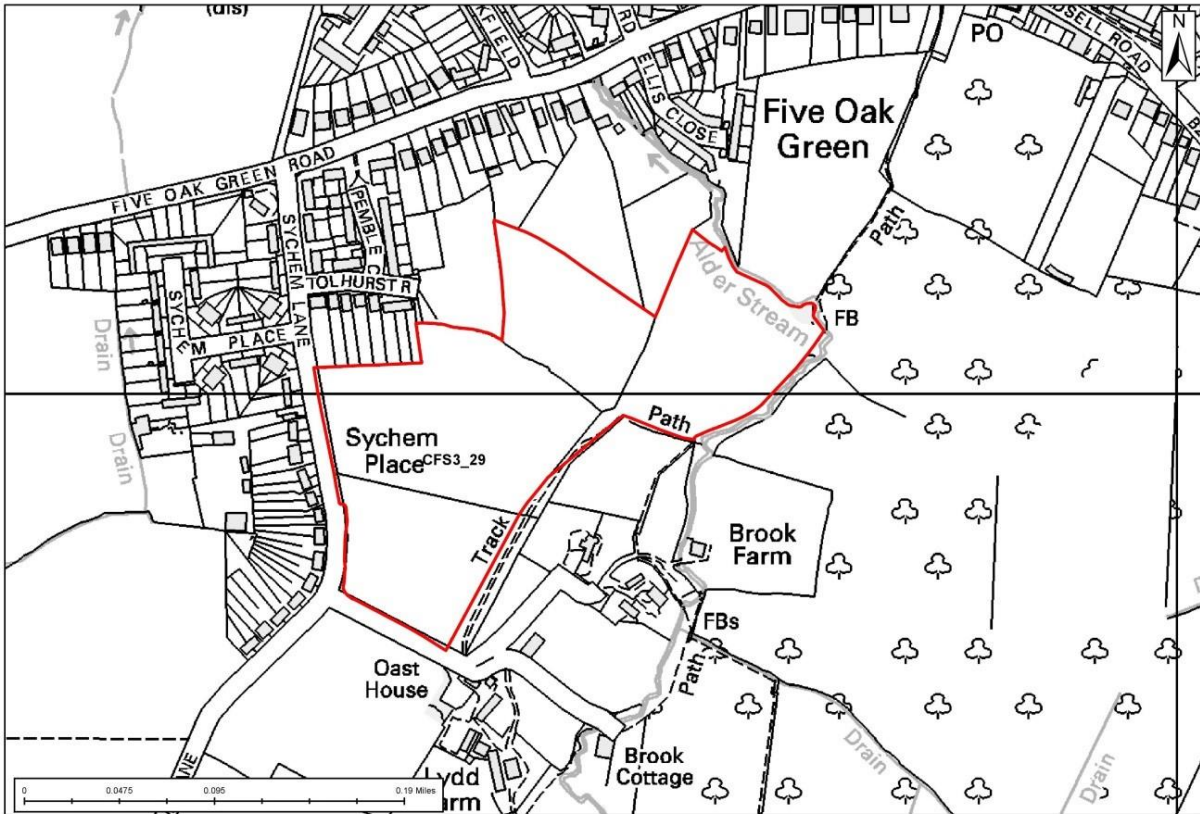
| | |
|--|---|
| Parish: | Capel |
| Settlement: | Five Oak Green |
| Gross area (ha): | 2.10 |
| Developable area (ha): | 1.99 |
| Site type: | Greenfield site adjacent to existing Limits to Built Development |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 60 |
| Issues to consider: | MGB; Flood Zone 2; Flood Zone 3; HLC Period: Early medieval, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Low Weald Farmland; Land contamination (Works Unspecified Use (medium)) |
| Site Description: | The site is a greenfield site, possibly once an orchard. There are no existing buildings on the site. The site is adjoined by residential, commercial, orchards and field. Site boundaries |

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| | <p>include fencing, trees and a ditch with a stream running through it. There is currently no obvious means of vehicular access to the site. There are pavements along Five Oak Green Road.</p> <p>The site is generally flat in character.</p> |
| Suitability: | <p>Unsuitable: The site would be an encroachment into the countryside beyond which would be logical. There are also concerns about the ability to achieve an appropriate means of access to the site and concerns that this site is part of a larger Green Belt parcel the release of which would result in very high harm.</p> <p><u>It is noted that the release of this site from the Green Belt would result in Low Moderate harm.</u></p> |
| Availability: | <p>Available Multiple ownership</p> |
| Achievability: | <p>N/A</p> |
| Sustainability Assessment: | <p>A site that scores several neutrals and some positives. It is let down on its land use and landscape score reflecting the loss of a greenfield site located within the Green Belt being part of a larger broad parcel (score adjusted to reflect this) that would have very high <u>Low Moderate</u> harm if released from the Green Belt. A large part of the site is also agricultural Grade 2 which influences this score. This site would have a negative impact on the landscape setting of the settlement.</p> |
| Conclusion: | <p>This site is considered unsuitable as a potential site allocation.</p> |
| Reason: | <p><u>There are</u> concerns over highways and landscape matters in allocating this site for development.</p> |

Site Reference: Late site 29

Site Address: Land at Sychem Lane, Five Oak Green

Call for Sites Additional Sites Submitted



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Map Dated: May 2018

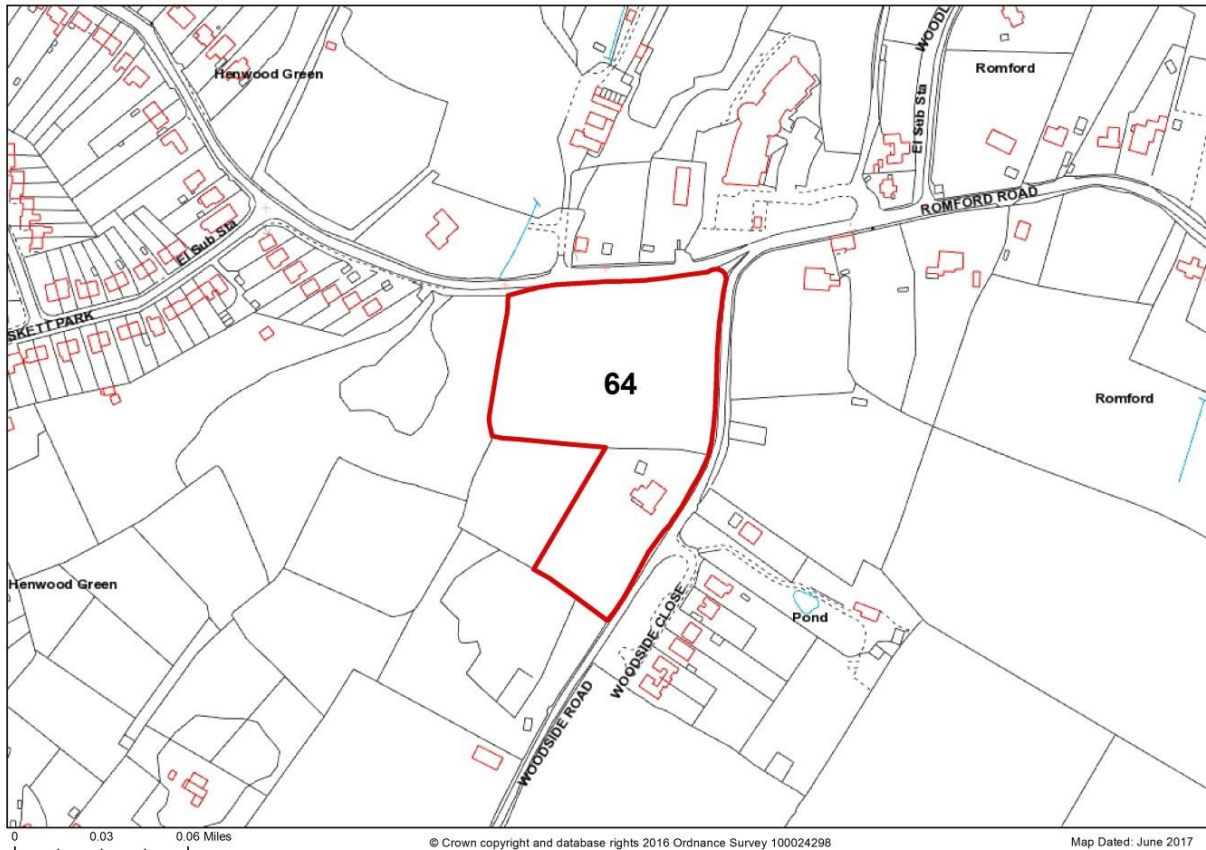
| | |
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| Parish: | Capel |
| Settlement: | Five Oak Green |
| Gross area (ha): | 6.23 |
| Developable area (ha): | 6.02 |
| Site type: | Greenfield site part adjacent to existing Limits to Built Development |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 181 |
| Issues to consider: | Transport Infrastructure: PRoW; MGB; Flood Zone 2; Flood Zone 3; HLC Period: Early modern, Early medieval; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Low Weald Farmland |
| Site Description: | The site is an agricultural field on which there are no existing buildings. The site is adjoined by residential properties and other greenfield land. Site boundaries include trees. |

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| | <p>There is access off a track road located towards south east corner of the site and the site has a boundary frontage with Sychem Lane. There is a lack of pavement along this stretch of frontage but pavements in wider locality including Sychem Lane and Five Oak Green Road.</p> <p>There is a slight slope to the site. There are public views of the site from Sychem Lane and the entrance gate.</p> |
| Suitability: | <p>Unsuitable: There are landscape concerns associated with this site, which forms part of the landscape setting of the settlement. Some parts of the site are also not well related to the settlement centre. It is noted that the release of this site straddles the boundaries of two from the Green Belt parcels the release of which would cause Moderate (larger chunk of site) and very high harm.</p> |
| Availability: | <p>Available Ownership unconfirmed</p> |
| Achievability: | <p>N/A</p> |
| Sustainability Assessment: | <p>A site that scores several neutrals and some positives. It is currently constrained by the lack of suitable pedestrian access to the settlement, but it is likely this could be overcome. It is let down on its land use and landscape score reflecting the loss of a greenfield site located within the Green Belt being the significant extent of parcel FG3 which the release of which scores moderately in the Green Belt Study. A large part of the site is also agricultural Grade 2 which influences this score. This site would have a negative impact on the landscape setting of the settlement and whilst some parts of the site are closer to the services and facilities of the settlement, some parts are less accessible.</p> |
| Conclusion: | <p>This site is considered unsuitable as a potential site allocation.</p> |
| Reason: | <p>There are landscape concerns associated with this site, which forms part of the landscape setting of the settlement. Some parts of the site are also not well related to the settlement centre.</p> |

Pembury Parish

Site Reference: 64

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

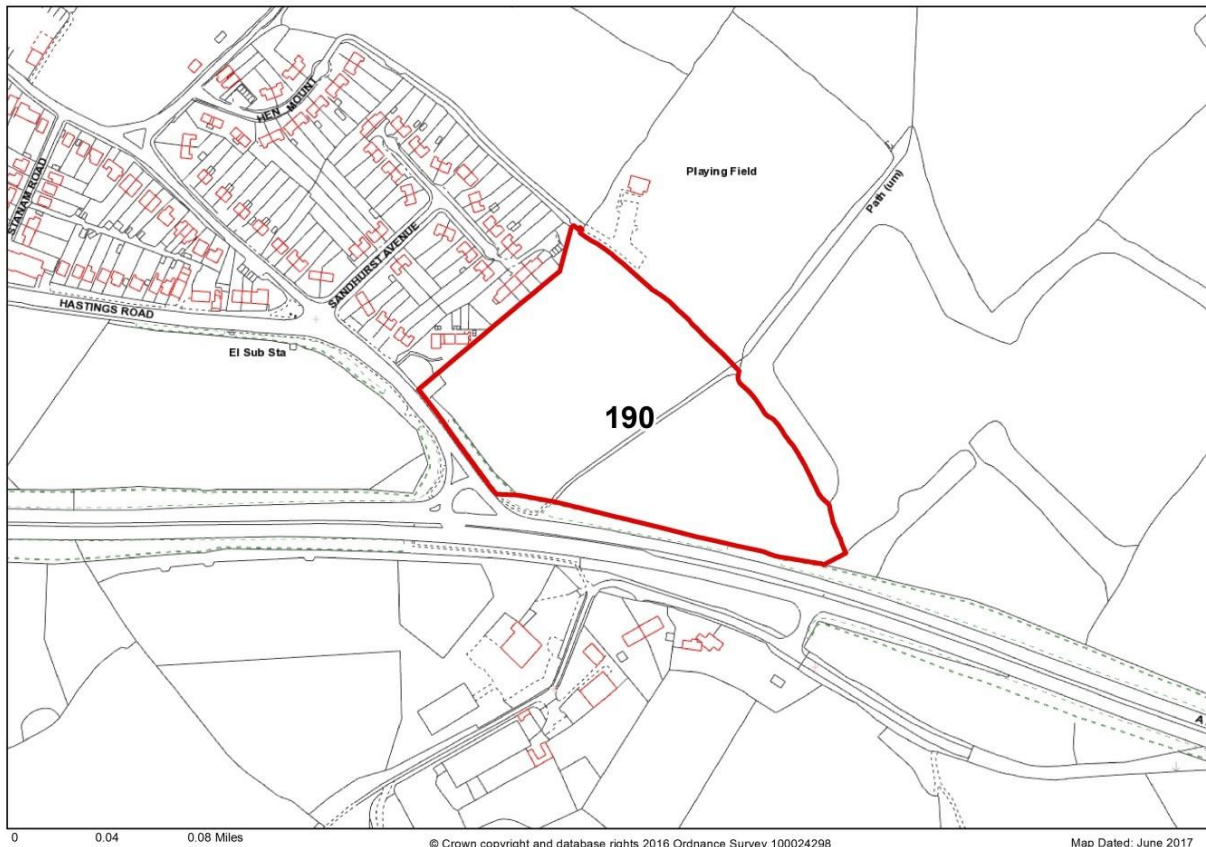


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| Parish: | Pembury |
| Settlement: | Pembury |
| Gross area (ha): | 1.61 |
| Developable area (ha): | 1.55 |
| Site type: | Part PDL/part greenfield site in proximity to LBD |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 47 |
| Issues to consider: | Ecology: TPO; AONB Component Part: Historic Field Boundaries; AONB; MGB; Flood Zone 2; Flood Zone 3; HLC Period: Early post-medieval, Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Forested Plateau; Heritage: Adjacent to Listed Building; |

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| | Highway issues; Transport Infrastructure: In proximity to national cycle route |
| Site Description: | <p>The site is part residential use with a dwelling and ancillary outbuildings and part greenfield. There is an existing house and garage on the site and a stable. The residential part of the site has a relatively flat garden area. The rest of the curtilage undulates. The site is adjoined by a care home further north, sporadic residential properties and fields. The site boundaries consist of soft landscaping, trees, hedge planting and some wire fencing. The site frontage along Woodside Road runs adjacent to National Cycle Route 18.</p> <p>There is an existing vehicular access to the site from Woodside Road to the existing house. There is a second road frontage along Romford Road. There is a lack of pavement along Woodside Road and Romford Road. There is paving further towards Pembury. There is a steep slope across Woodside Road down to Romford Road. The site is screened to an extent by greenery along the boundaries.</p> |
| Suitability: | <p>This site is considered unsuitable for potential allocation because there is highway related concern about the suitability of the road network serving the site and the ability to ensure a suitable vehicular access can be achieved. In addition, there is landscape concern due to the topography of the landscape in this locality. Furthermore, <u>release of the site from the</u> is part of a Green Belt parcel the release of which would cause <u>Moderate</u> High harm if released.</p> |
| Availability: | Available Single ownership |
| Achievability: | N/A |
| Sustainability Assessment: | <p>A site that scores mostly neutrals, which is let down on land use and landscape grounds and its location relative to key services and facilities and public transport options. It results in the loss of an historic greenfield site in the AONB, an historic landscape and is part of a Green Belt parcel the release from which would cause <u>Moderate</u> High harm.</p> |
| Conclusion: | This site is considered unsuitable as a potential site allocation. |
| Reason: | There are concerns relating to highway matters, impact on landscape and Green Belt harm, the release from which would result in <u>Moderate</u> High harm. |

Site Reference: 190

Site Address: Land south east of Sandhurst Avenue, Pembury

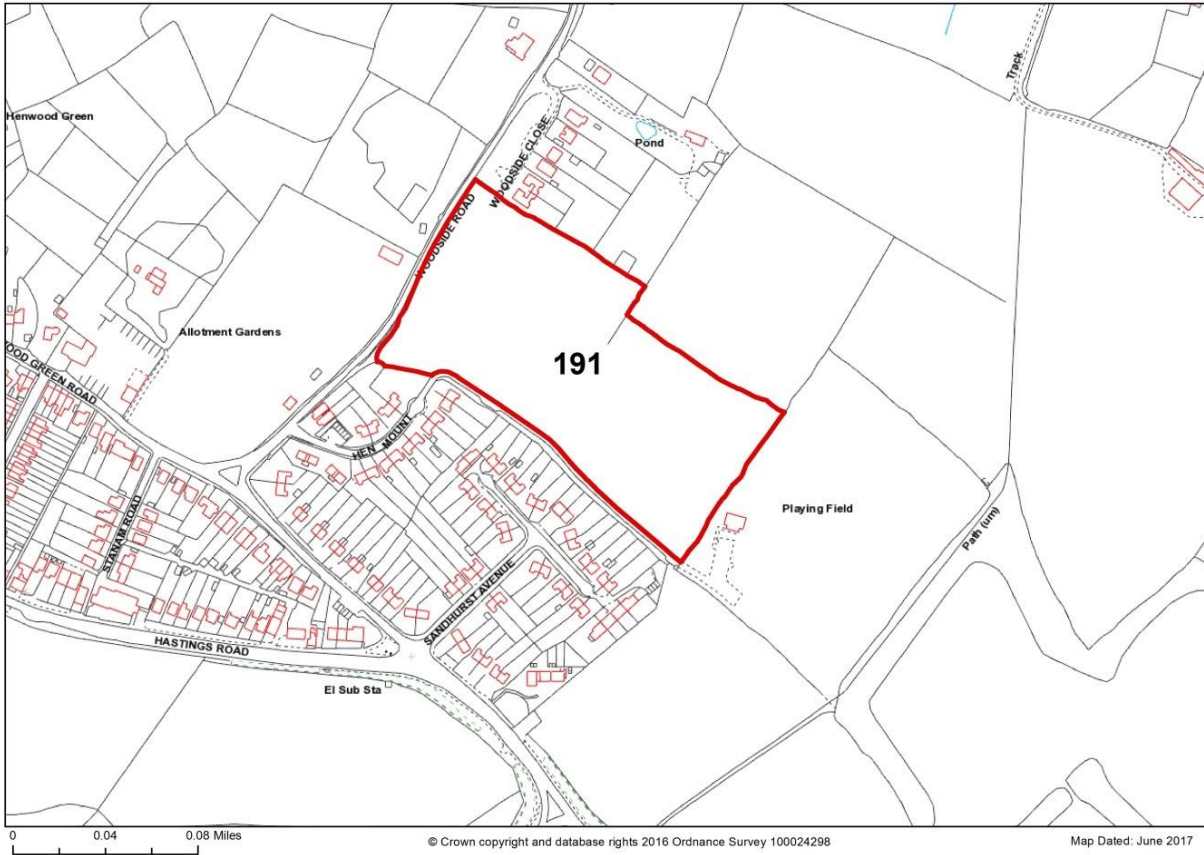


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| Parish: | Pembury |
| Settlement: | Pembury |
| Gross area (ha): | 3.52 |
| Developable area (ha): | 3.52 |
| Site type: | Greenfield site adjacent to LBD |
| Potential site use: | Site has been assessed for development potential, notably for residential |
| Potential yield if residential: | 106 |
| Issues to consider: | AONB Component Part: Historic Routeways PRoW; Transport Infrastructure: PRoW, in proximity to national cycle route; MGB; AONB; HLC Period: Early post-medieval, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt, Forested Plateau; Highway issues; Part of site was allocated for development as sports pitches and other outdoor recreation in the Site Allocations Local Plan (2016); |

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| | Potential road noise from A21; Adjacent to Limits to Built Development |
| Site Description: | The site consists of an agricultural field. There are no existing buildings on the site. The site is adjoined by residential properties, the A21 and recreation fields and other fields. The site is mainly bordered by mature hedgerows. The site is naturally split in two by a hedgerow in the middle of the site. There are some mature trees and shrubs found within the hedgerows. The site is in proximity to Henwood Green Road and National Cycle Route 18. There is a gate that provides access to the main parcel of land from Hastings Road. There is pavement along Hastings Road. There is a Public Right of Way running through the middle of the site. The site is mainly flat with some minor undulation across the site. The site is at a higher level relative to the adjacent A21 and Hastings Road. The site is relatively enclosed, with some overlooking from the rear of adjacent residential properties. |
| Suitability: | Whilst this site lies adjacent to the settlement edge, it is considered unsuitable as a potential allocation because there are significant highway impact concerns including on the nearby A21 major distributor road managed by Highways England. There are also landscape concerns and concerns about Green Belt release, <u>with release of part of this site forming part of a parcel the release of which would result in Moderate High harm, with another part resulting in Moderate harm.</u> |
| Availability: | Available Multiple ownership |
| Achievability: | N/A |
| Sustainability Assessment: | Negative land use score is influenced by the loss of Green Belt (Moderate <u>and</u> High) greenfield land, with grade 3 soils in the AONB. Landscape scores negative because of location of site relative to historic fields and historic farmsteads within an historic landscape in the AONB. The Noise objective scores negatively because residents will be exposed to high noise levels and the site will contribute to a deterioration in the existing noise levels. |
| Conclusion: | This site is considered unsuitable as a potential site allocation. |
| Reason: | There are significant highway impact concerns, particularly in relation to the impact on the A21, landscape and Green Belt concerns, the release <u>(of part of the site)</u> from which would result in Moderate High harm. |

Site Reference: 191

Site Address: Land north of Henwoods Mount, Pembury

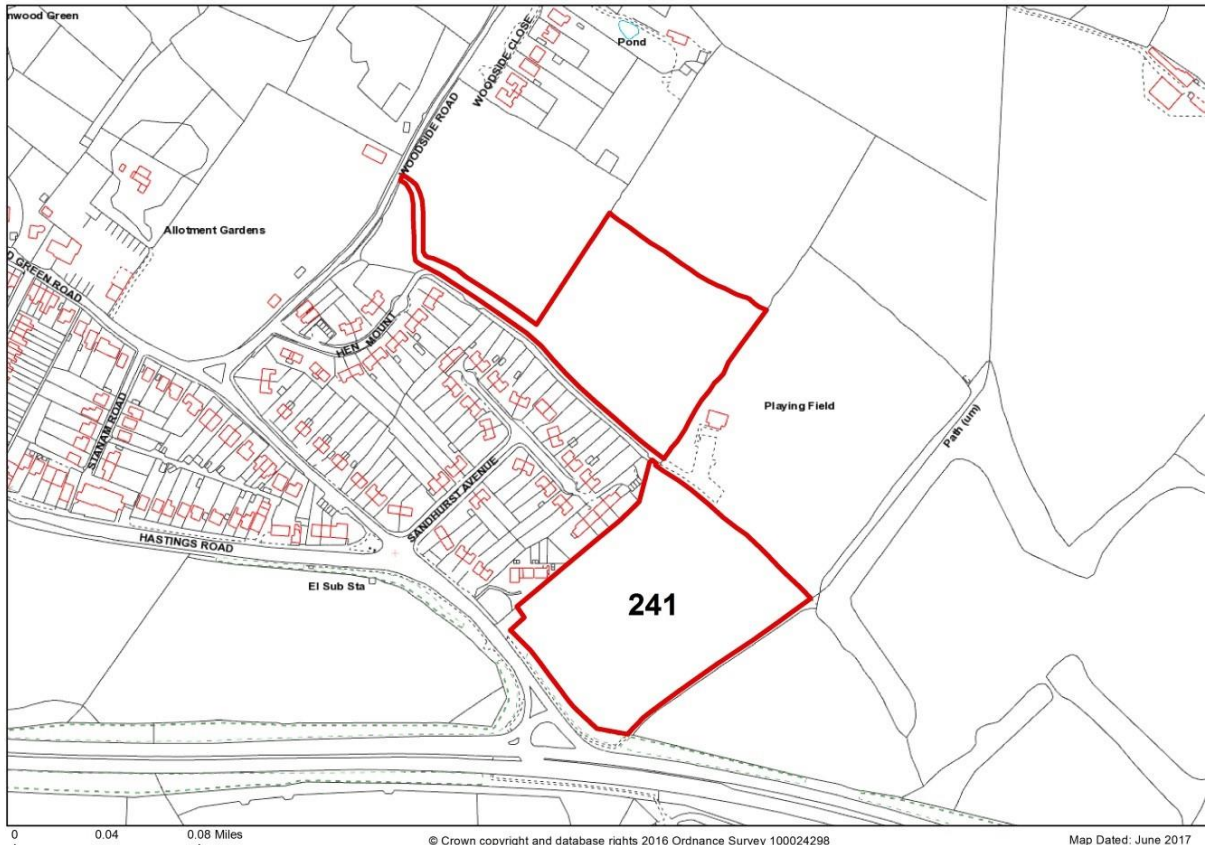


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| Parish: | Pembury |
| Settlement: | Pembury |
| Gross area (ha): | 3.19 |
| Developable area (ha): | 3.19 |
| Site type: | Greenfield site adjacent to LBD |
| Potential site use: | Site has been assessed for development potential, notably for residential use |
| Potential yield if residential: | 96 |
| Issues to consider: | AONB Component Part: Historic Field Boundaries, Historic Routeways Roads; MGB; AONB; HLC Period: Boundary Lost 0-25%, Early post-medieval; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Forested Plateau; Part of site was allocated for development as sports pitches and other outdoor recreation in the Site Allocations Local Plan (2016); Transport Infrastructure: In proximity to national cycle route; Highway issues; Potential road noise from A21; Adjacent to Limits to Built Development |

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| Site Description: | The site is a greenfield site. There are no existing buildings on the site. The site is adjoined by areas of residential use and a playing field. There is bramble hedging adjacent to the access track, which runs parallel to the site's southern boundary and mature trees along the other sides. The site frontage along Woodside Road runs adjacent to National Cycle Route 18. There is currently a lack of vehicular access to the site. There is a lack of pavement along Woodside Road and Henwood Mount adjacent to the site. The site is a sloping site, rising to the west. |
| Suitability: | While this site lies adjacent to the settlement edge, it is considered unsuitable as a potential allocation <u>because</u> there are significant highway impact concerns including on the nearby A21 major distributor road managed by Highways England. <u>There are also landscape concerns.</u> <u>It is noted that release of this site</u> It would also result in the loss of land from the Green Belt, with a harm rating of high <u>Moderate</u> . and there are also landscape concerns. |
| Availability: | Available Multiple ownership |
| Achievability: | N/A |
| Sustainability Assessment: | Negative land use score is influenced by the loss of Green Belt (high <u>Moderate</u> harm) greenfield land, with part grade 3 soils in the AONB. The site is also an historic field. The Noise objective scores negatively because residents will be exposed to high noise levels and the site will contribute to a deterioration in the existing noise levels. |
| Conclusion: | This site is considered unsuitable as a potential site allocation. |
| Reason: | There are significant highway impact concerns, particularly in relation to the impact on the A21 and <u>landscape.</u> and Green Belt concerns, the release from which would result in high harm. |

Site Reference: 241

Site Address: Land south east of Sandhurst Avenue, Pembury



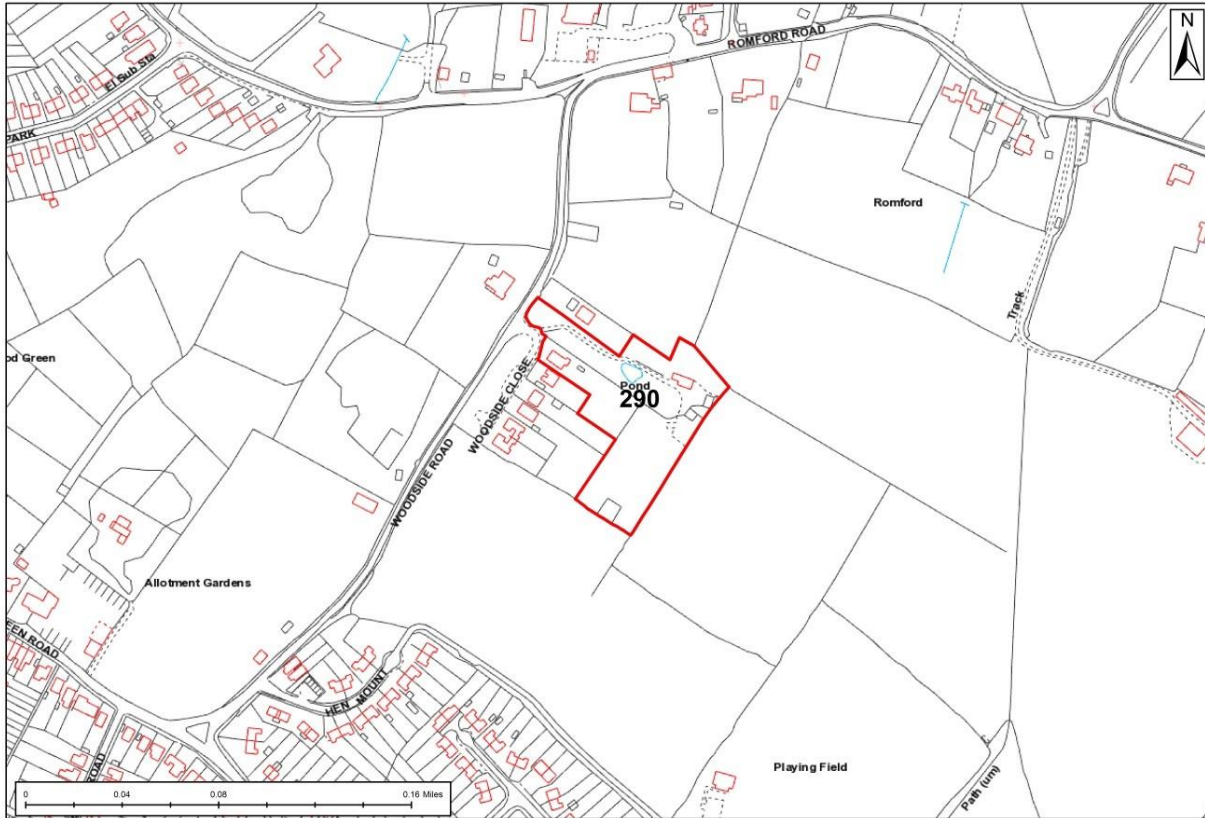
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| Parish: | Pembury |
| Settlement: | Pembury |
| Gross area (ha): | 3.58 |
| Developable area (ha): | 3.58 |
| Site type: | Greenfield parcels adjacent to LBD |
| Potential site use: | Site has been assessed for development potential, notably for residential use |
| Potential yield if residential: | 108 |
| Issues to consider: | <p>AONB Component Part: Historic Routeways PRow, Historic Field Boundaries;</p> <p>Transport Infrastructure: PRow, in proximity to national cycle route;</p> <p>MGB;</p> <p>AONB;</p> <p>HLC Period: Late 20th century, Early 20th century;</p> <p>APA: General background archaeological potential;</p> <p>ALC: GRADE 2, GRADE 3;</p> <p>LCA: Forested Plateau;</p> <p>Highway issues;</p> <p>Allocated for development as sports pitches and other outdoor recreation in the Site Allocations Local Plan (2016);</p> <p>Potential road noise from the A21; Adjacent to Limits to Built Development</p> |

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| Site Description: | <p>The site consists of two agricultural fields. There are no existing buildings on the site. The site is adjoined by residential properties, recreation fields and other fields. The larger field to the south is adjacent to the A21. The site is mainly bordered by mature hedgerows. There are some mature trees and shrubs found within the hedgerows. The site is in proximity to Henwood Green Road and National Cycle Route 18.</p> <p>There is a gate that provides access to the larger parcel of land to the south from Hastings Road. Both fields front onto Henwoods Mount. There is a Public Right of Way running along the eastern boundary of the southern parcel of the site. There is pavement along Hastings Road. The southern parcel of the site is mainly flat with some minor undulation across the parcel. This parcel is at a higher level relative to the adjacent A21. The northern parcel is generally flat. The site is relatively enclosed, with some overlooking from the rear of adjacent residential properties.</p> |
| Suitability: | <p>While this site lies adjacent to the settlement edge, it is considered unsuitable as a potential allocation because there are significant highway impact concerns including on the nearby A21 major distributor road managed by Highways England. There are also landscape concerns.</p> <p>In addition, It is noted that the release of this site from the Green Belt would also result in the loss of land from the Green Belt, with a harm rating of Moderate –high.</p> |
| Availability: | <p>Available Multiple ownership</p> |
| Achievability: | <p>N/A</p> |
| Sustainability Assessment: | <p>Negative land use score is influenced by the loss of Green Belt (Moderate/high <u>harm</u>) greenfield land, including grade 3 soils in the AONB and part historic field. The Noise objective scores negatively because residents will be exposed to high noise levels and the site will contribute to a deterioration in the existing noise levels.</p> |
| Conclusion: | <p>This site is considered unsuitable as a potential site allocation.</p> |
| Reason: | <p>There are significant highway impact concerns, particularly in relation to the impact on the A21 <u>and</u>; landscape concerns, <u>and</u> Green Belt concerns, the release from which would result in /high-harm.</p> |

Site Reference: 290

Site Address: Abbots, Woodside Close, Pembury, Kent

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Map Dated: June 2017

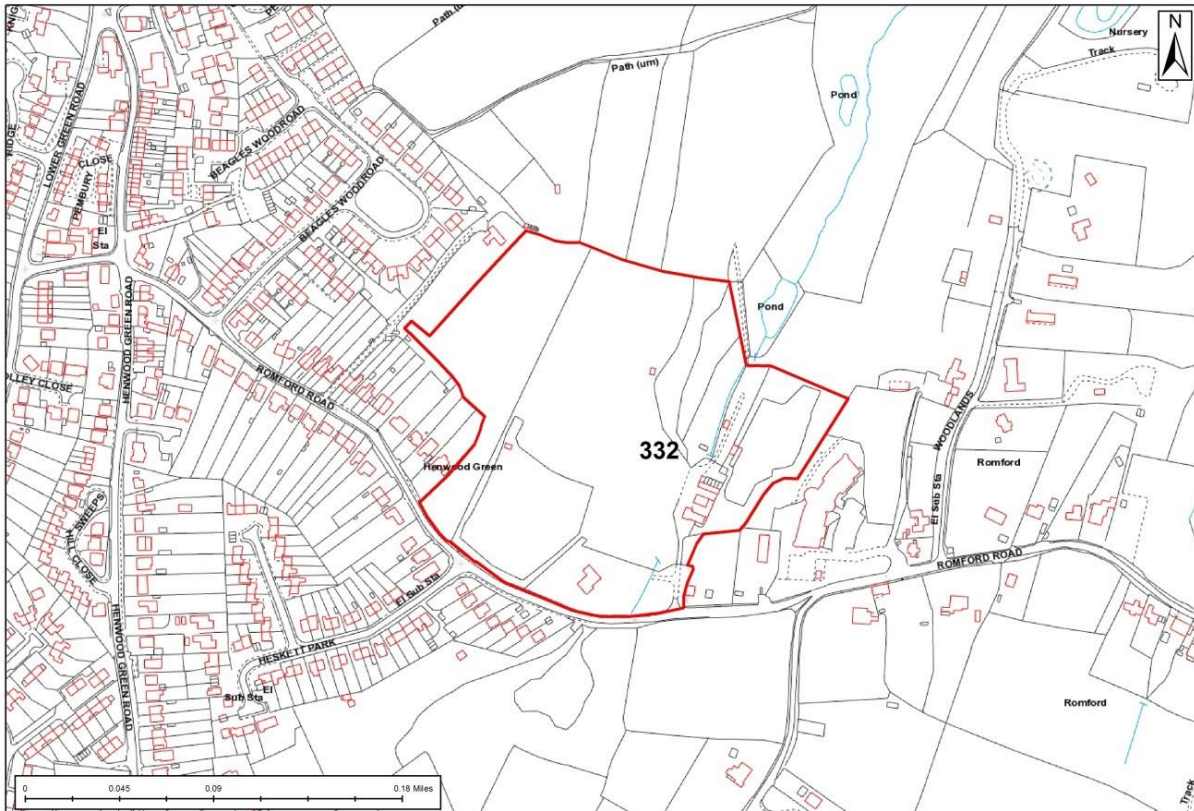
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| Parish: | Pembury |
| Settlement: | Pembury |
| Gross area (ha): | 0.91 |
| Developable area (ha): | 0.91 |
| Site type: | Part PDL site in proximity to LBD. |
| Potential site use: | Site has been assessed for development potential, notably for residential use |
| Potential yield if residential: | 27 |
| Issues to consider: | AONB Component Part: Historic Field Boundaries; MGB; AONB; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 2, GRADE 3; LCA: Forested Plateau |
| Site Description: | This site currently includes residential properties and curtilage. There are dwelling houses on the site and associated out buildings. The site is adjoined by residential properties and fields. The site boundaries comprise hedging and trees, with some walling and fencing. There is vehicle access onto Woodside Close, which joins with Woodside Road. There is pavement along Woodside Close but not along Woodside Road. The site rises up from Woodside Close. The site is mostly enclosed. |

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| Suitability: | <p>Whilst this a PDL site, it is considered unsuitable for potential allocation because there is highway related concern about the suitability of the road network serving the site and the ability to ensure a suitable vehicular access can be achieved to serve a scheme of this nature. In addition, there is landscape and Green-Belt concern, the site forming part of a parcel the release from of which would result in Moderate harm.</p> <p><u>It is noted that if released from the green Belt, this would result in Moderate harm.</u></p> |
| Availability: | <p>Available Single ownership</p> |
| Achievability: | N/A |
| Sustainability Assessment: | <p>A site that scores mostly neutrals, which scores positive for housing provision, let down on land use by impact on the Green Belt (Moderate harm) and its location relative to key services and facilities. Land use score is also informed by grade 2 agricultural soils.</p> |
| Conclusion: | This site is considered unsuitable as a potential site allocation. |
| Reason: | <p>There are concerns relating to highway matters <u>and</u>, impact on landscape, and Green-Belt harm, the release from which would result in Moderate harm.</p> |

Site Reference: 332

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

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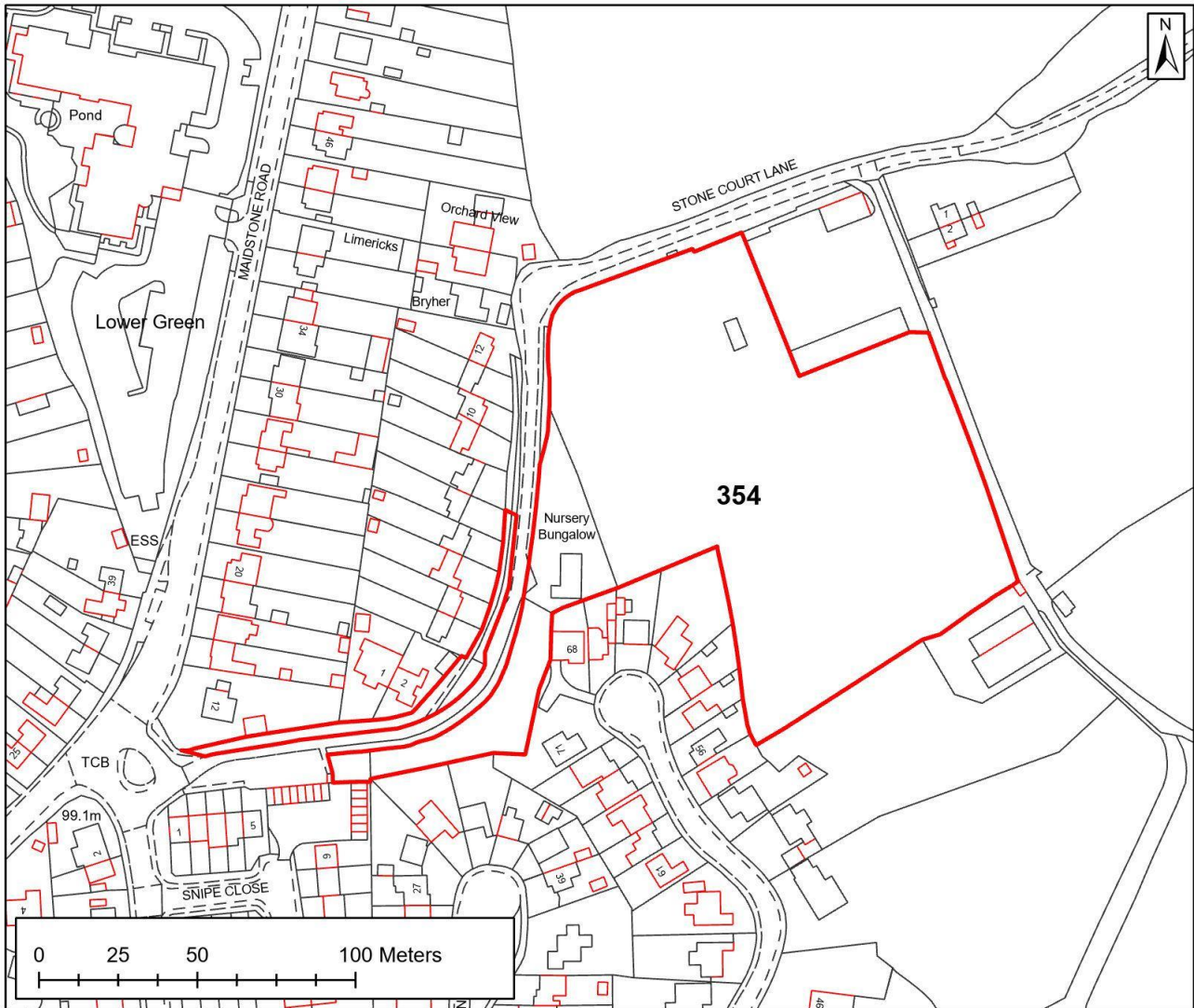
Map Dated: June 2017

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| Parish: | Pembury |
| Settlement: | Pembury |
| Gross area (ha): | 6.12 |
| Developable area (ha): | 5.77 |
| Site type: | Mostly greenfield site with some PDL/built development adjacent to LBD |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 173 |
| Issues to consider: | Ecology: TPO; AONB Component Part: Wildflower Meadows; MGB; AONB; Flood Zone 2; Flood Zone 3; HLC Period: Early modern, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Forested Plateau; Transport Infrastructure: In proximity to national cycle route; Highway issues Adjacent to Limits to Built Development |

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| Site Description: | This site includes a residential property, a farmyard, buildings possibly no longer in use, and fields. Farmland and residential development adjoins the site. The boundaries are mainly comprised of hedgerows and trees. Vehicle access is direct off Romford Road. There is some pavement along Romford Road but this is sited further to the West. The site has a complex topography with a significant rise up from the access drive off Romford Road. This site is exposed at places, i.e., from the access, but generally enclosed elsewhere. |
| Suitability: | Whilst located adjacent to the existing settlement edge, this site is considered unsuitable because it has complex topography and there are concerns about impact on the AONB landscape. In addition, <u>release of the site from the</u> is part of a Green Belt parcel the release of which would result in <u>Moderate</u> High/very high harm. |
| Availability: | Available Multiple ownership |
| Achievability: | N/A |
| Sustainability Assessment: | Negative land use score is influenced by the loss of Green Belt (high harm and very <u>Moderate</u> High harm) and greenfield land, with grade 3 soils in an historic landscape in the AONB. Housing in this location would not suit older people (distant from services). Air quality scores negatively largely due to the distance to local services. |
| Conclusion: | This site is considered unsuitable as a potential site allocation. |
| Reason: | There are concerns about release of the site from the Green Belt, which would result in <u>Moderate</u> High/ very high harm as well as impact on the AONB landscape. |

Site Reference: 354

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



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Map Dated: March 2021

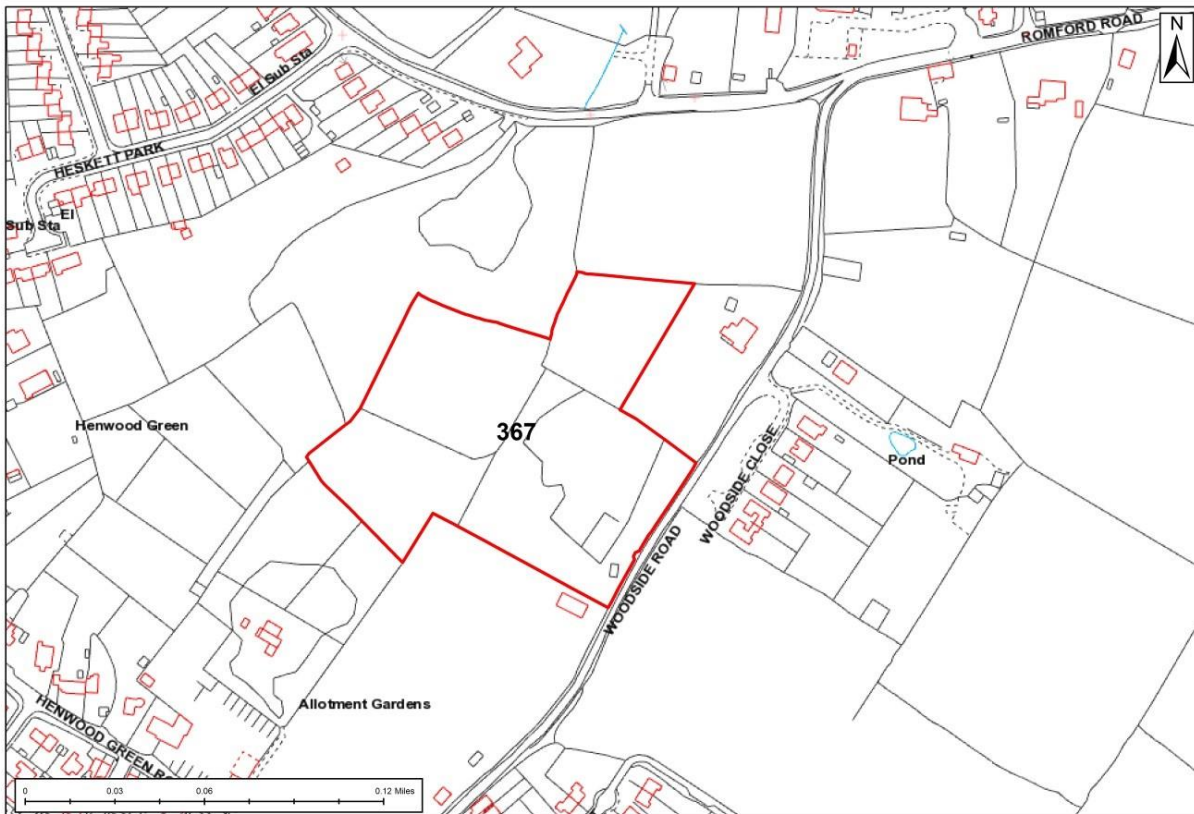
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| Parish: | Pembury |
| Settlement: | Pembury |
| Gross area (ha): | 1.62 |
| Developable area (ha): | 1.62 |
| Site type: | Part PDL/part greenfield site partly within/mostly adjacent to LBD |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 49 |
| Issues to consider: | Ecology: TPO; MGB; 2016 Landscape Designation; HLC Period: Late 20th century; APA: Former site of post medieval building/farmstead - Stone Court; ALC: GRADE 2; LCA: Forested Plateau; |

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| | Highway issues; Part within / mostly adjacent to Limits to Built Development Potential land contamination issues |
| Site Description: | <p>The site is mostly greenfield, including a residential property and a former agricultural structure. The site lies adjacent to other residential properties and various buildings that appear to be former agricultural / commercial buildings. The site is also adjoined by fields and residential properties. There is a mix of boundary treatments to the site which include mature hedging and a mixture of mature trees and there are trees within the site.</p> <p>There is an existing access from Stone Court Lane serving this site and the wider complex, and there is access to the bungalow on the site. There is a lack of pavement along Stone Court Lane. There is a Public Right of Way adjacent to the site. The site is generally flat. The site is generally screened from the eastern end of Stone Court Lane.</p> |
| Suitability: | <p>The site is unsuitable, despite its location adjacent to the settlement edge. It forms part of a parcel the release of which from the Green Belt would cause high harm. There is also significant concern about the ability to provide an appropriate means of vehicular access to the site.</p> <p><u>It is note that if released from the Green Belt this would result in Moderate harm.</u></p> |
| Availability: | Available Single ownership |
| Achievability: | N/A |
| Sustainability Assessment: | Negative land use score is influenced by the loss of Green Belt (high <u>Moderate</u> harm) and part greenfield land in an historic landscape (not in but adjacent to AONB), with grade 2 agricultural soils. Air quality scores negatively largely due to the distance to local facilities and good local road network meaning private car use will be preferred. Stone Court Farm Lane will not be user friendly for those with mobility problems. |
| Conclusion: | This site is considered unsuitable as a potential site allocation. |
| Reason: | There are Green Belt concerns associated with the release of this site, which would result in high harm. Furthermore, There are significant highway concerns relating to the ability to provide an appropriate means of vehicular access to this site. |

Site Reference: 367

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

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Map Dated: June 2017

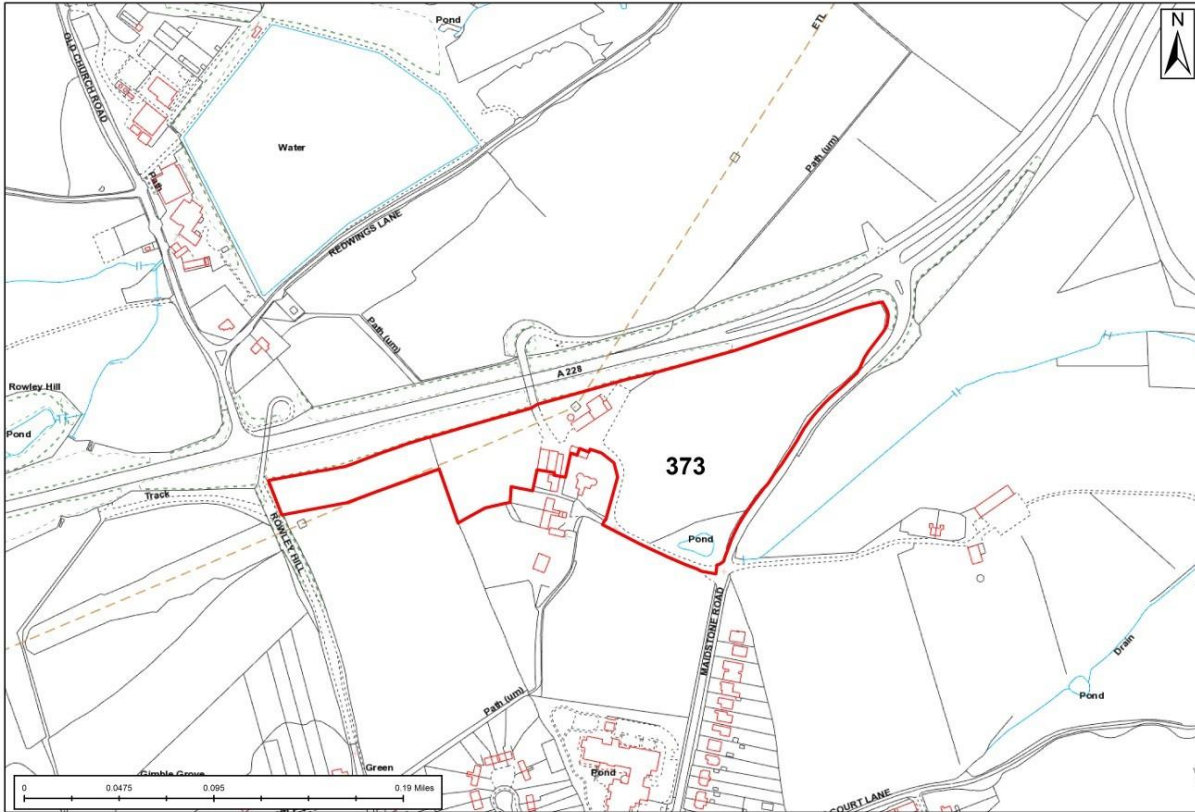
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| Parish: | Pembury |
| Settlement: | Pembury |
| Gross area (ha): | 2.23 |
| Developable area (ha): | 0.92 |
| Site type: | Greenfield site in proximity to LBD |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 28 |
| Issues to consider: | Ecology: TPO, Ancient Woodland; AONB Component Part: Ancient Woodland, Historic Field Boundaries; MGB; AONB; Flood Zone 2; Flood Zone 3; HLC Period: Late 20th century, Early medieval; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Forested Plateau; Transport Infrastructure: In proximity to national cycle route; |

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| | Highway issues |
| Site Description: | This site is an over-grown parcel of green field. There are no existing buildings on site. The site boundaries are comprised mostly of hedging and trees. The site lies adjacent to Woodside Road. There are no evident existing points of vehicle access. There is a lack of pavement along Woodside Road. The site drops down from Woodside Road. The site has a complex topography. The site is generally exposed. |
| Suitability: | This site is considered unsuitable for potential allocation because there is highway related concern about the suitability of the road network serving the site and the ability to ensure a suitable vehicular access can be achieved. In addition, there is landscape concern due to the topography of the landscape in this locality. Furthermore, release of the site from the orms a significant chunk of a Green Belt parcel the release of which would cause Moderate High harm if released. |
| Availability: | Available Multiple ownership |
| Achievability: | N/A |
| Sustainability Assessment: | A site that scores mostly neutrals, which is let down on land use and landscape grounds, containing a significant chunk of Ancient Woodland in the AONB, and its location relative to key services and facilities. Land use score influenced by grade 3 agricultural soils and location in Green Belt parcel PE3 (<u>Moderate High harm</u>); adjusted to reflect that site is part of this wider parcel. |
| Conclusion: | This site is considered unsuitable as a potential site allocation. |
| Reason: | There are concerns relating to highway matters, impact on landscape and Green Belt harm, the release from which would result in <u>Moderate High harm</u> . |

Site Reference: 373

Site Address: Land at Downingbury Farm, Pembury

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Map Dated: June 2017

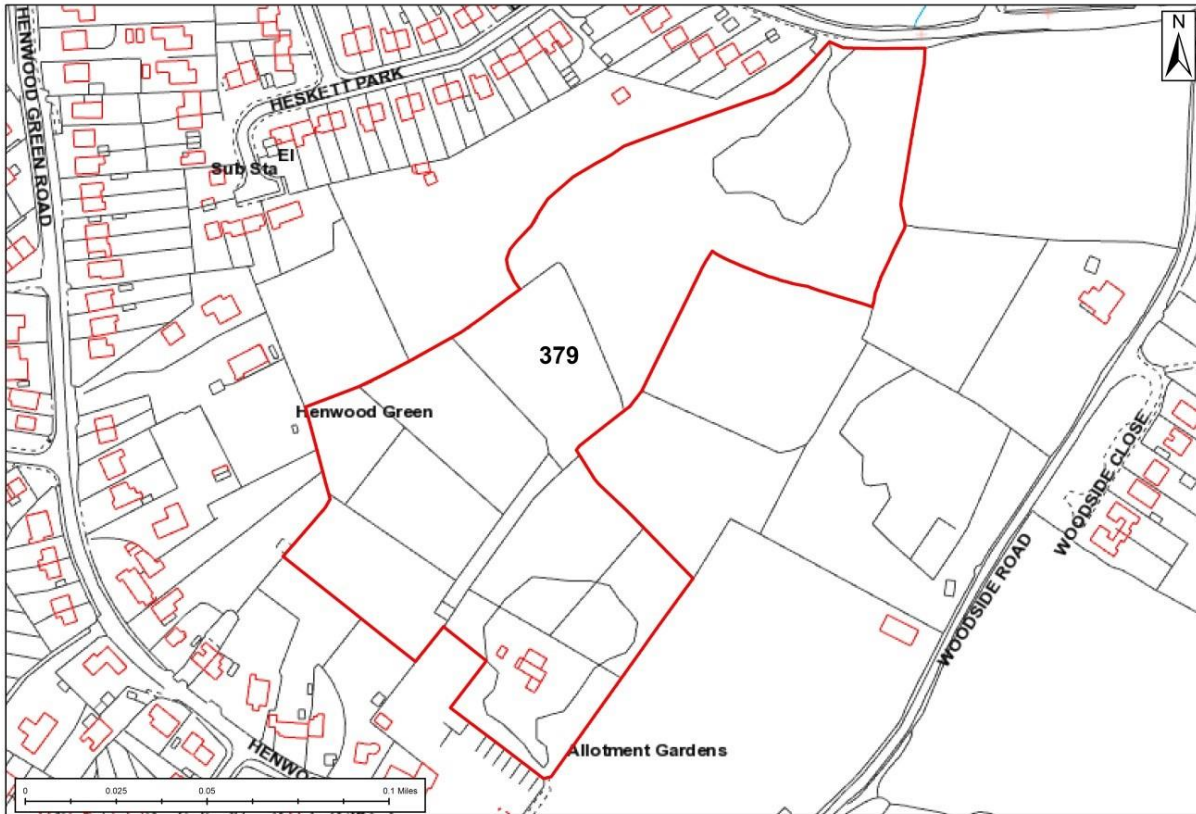
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| Parish: | Pembury |
| Settlement: | Pembury |
| Gross area (ha): | 3.74 |
| Developable area (ha): | 3.74 |
| Site type: | Mostly greenfield site with some PDL and built development in proximity to LBD |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 112 |
| Issues to consider: | AONB Component Part: Historic Routeways PRoW, Ponds; Transport Infrastructure: PRoW; MGB; AONB; HLC Period: Early 20th century, Medieval; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Forested Plateau; Heritage: Adjacent to Listed Buildings |
| Site Description: | This site is largely in use as an orchard and includes a farm shop, a car park area, and some barns. There are also polytunnels and storage containers onsite. Adjoining uses include residential, an orchard, and the A228. The boundaries are comprised of some |

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| | fencing, mostly trees, and some hedging. There is vehicular access along the access drive to Downingbury Farm directly off Maidstone Road. There is also a pavement along the eastern side of Maidstone Road. There are Public Rights of Way onsite. The site is generally flat. This site is largely exposed. |
| Suitability: | The site forms part of the setting of an historic farmstead and the rural setting approach to Pembury Village. There is significant concern about the impact on this should this site be released for development. The site is unsuitable for this reason. <u>If released from the Green Belt, release of the site would result in Moderate harm.</u> |
| Availability: | Available Multiple ownership |
| Achievability: | N/A |
| Sustainability Assessment: | Site scores a number of neutrals and some positives. Its location adjacent to the A228 influences the air quality and noise scores given. The site forms part of the setting of an historic farmstead which has influenced the heritage score given as well as being adjacent to listed buildings. The site is parcel PE5 (Moderate harm) if released from the Green Belt which along with grade 3 agricultural soils and greenfield nature of the site has informed the land use score. The negative landscape score reflects the loss of a greenfield site in the AONB, and existence of the historic farmstead as well as historic routeways. 2020 MGB Study: Overall harm rating is Low Moderate. |
| Conclusion: | This site is considered unsuitable as a potential site allocation. |
| Reason: | There are significant landscape sensitivity concerns about this site including landscape impact on the setting of an historic farmstead and on the settlement. |

Site Reference: 379

Site Address: Land at Henwood Green Road, Pembury

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Map Dated: June 2017

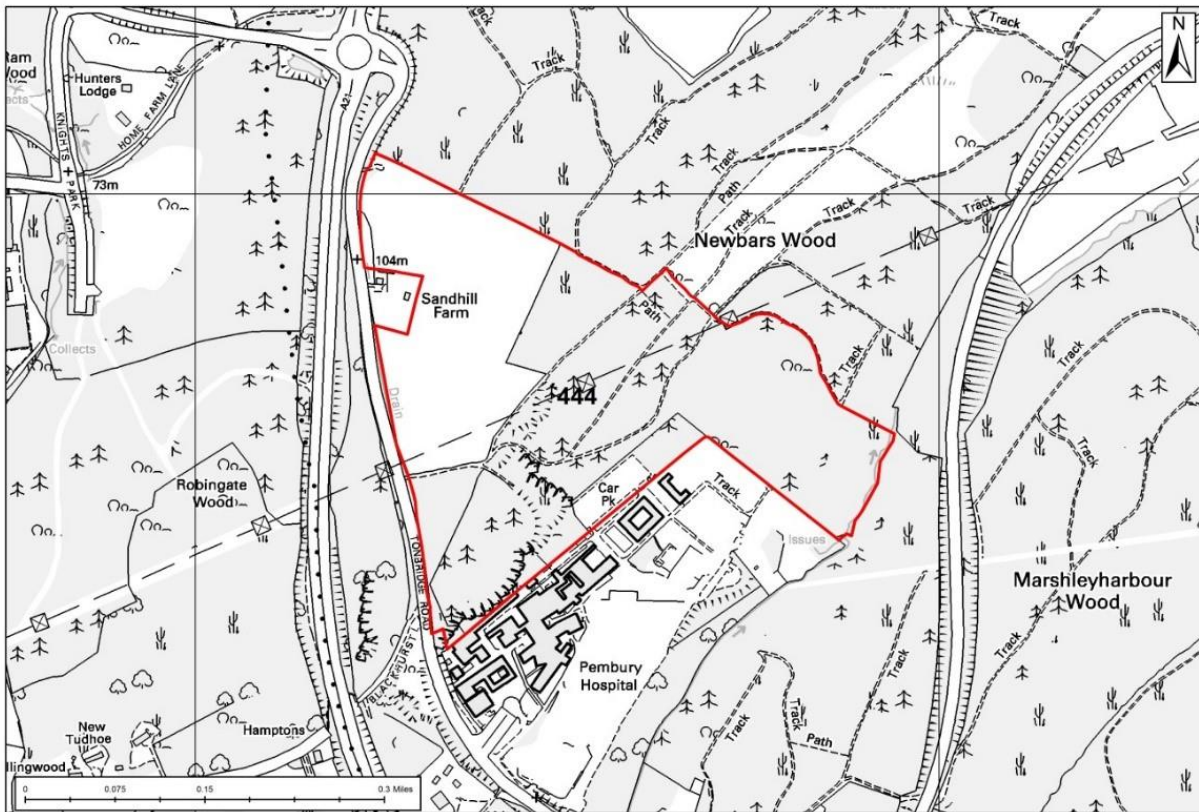
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| Parish: | Pembury |
| Settlement: | Pembury |
| Gross area (ha): | 3.61 |
| Developable area (ha): | 1.98 |
| Site type: | Part greenfield site / part PDL part within/mostly adjacent to LBD |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 59 |
| Issues to consider: | Ecology: TPO, Ancient Woodland; AONB Component Part: Ancient Woodland, Historic Field Boundaries; MGB; AONB; Flood Zone 2; Flood Zone 3; HLC Period: Early modern, Early medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Forested Plateau; Heritage: Setting of Listed Buildings; Land contamination (Depot / Dispensing of Automotive Vehicles); Highways (means of access); |

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| | Transport Infrastructure: In proximity to national cycle route; Part of site inside the LBD, but majority is adjacent to the Limits to Built Development |
| Site Description: | <p>The site consists of stable buildings in the northern part of the site, accessed from an adjacent allotment site. There is a commercial depot towards the front of the site adjacent to Henwood Green Road with access. There is also an associated depot building and office building. The site is adjoined by an allotment gardens, residential properties and fields. The boundaries of the site consist of trees and hedgerows along the eastern boundary abutting the allotment gardens. There are trees along the western side. Adjacent to the allotment garden there is high brick walling. The site is in proximity to Henwood Green Road and National Cycle Route 18.</p> <p>The site has a road frontage with Henwood Green Road. The depot is accessed off this. There is pavement along the west side of Henwood Green Road. There are Public Rights of Way to the south of the site. The site slopes down to the north from Henwood Green Road.</p> |
| Suitability: | This site is considered unsuitable for potential allocation because there is highway related concern about the suitability of the road network serving the site and the ability to ensure a suitable vehicular access can be achieved. In addition, there is landscape concern due to the topography of the landscape in this locality. Furthermore, <u>release of the site forms a significant chunk of a the Green Belt parcel the release of which would cause Moderate and Moderate High harm if released.</u> |
| Availability: | Available Single ownership |
| Achievability: | N/A |
| Sustainability Assessment: | Negative land use score is influenced by the loss of Green Belt (Moderate and <u>Moderate</u> High harm) and greenfield land, with grade 3 soils in the AONB. Housing in this location would not suit older persons (distant from services) so the housing objective does not score as high as it could. Air quality scores slightly negatively largely due to the distance to local facilities and good local road network meaning private car use will be preferred. |
| Conclusion: | This site is considered unsuitable as a potential site allocation. |
| Reason: | There are concerns relating to highway matters, impact on landscape and Green Belt harm, the release <u>of part of the site</u> from which would result in <u>Moderate High</u> harm. |

Site Reference: 444

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

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Map Dated: June 2017

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| Parish: | Pembury |
| Settlement: | Remote from settlement centre, in proximity to Main Urban Area: Royal Tunbridge Wells and Southborough |
| Gross area (ha): | 22.47 |
| Developable area (ha): | 5.51 |
| Site type: | Greenfield site adjacent to Tunbridge Wells Hospital |
| Potential site use: | The site has been considered for a variety of uses with a synergy to the hospital, given its proximity to this. This includes for example, key worker housing and healthcare related development/elderly housing/care home. |
| Potential yield if residential: | None specified as this would be dependent upon particular needs of the hospital. |
| Issues to consider: | Ecology: SSSI, Ancient Woodland, LWS; AONB Component Part: Ancient Woodland, Sandstone Outcrops, Water Courses, Historic Field Boundaries, Heathland; Transport Infrastructure: PRoW; MGB; AONB; HLC Period: Late 20th century, Early modern; APA: General background archaeological potential; ALC: NON AGRICULTURAL; LCA: Forested Plateau; |

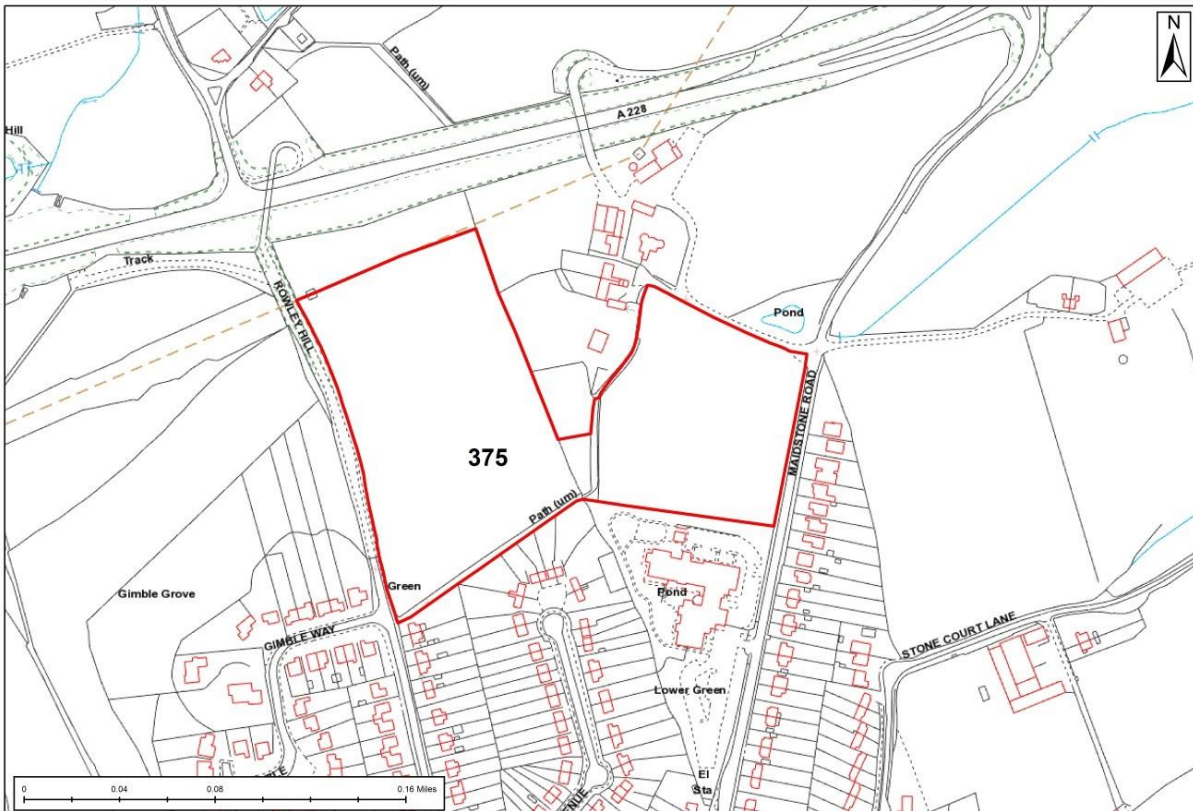
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| | Land contamination (Unknown Filled Ground, Hospital, landfill site); Heritage: Adjacent to historic farmstead and Listed Building; Highway issues |
| Site Description: | The site comprises land that is woodland and heathland (part is managed by the RSPB). There are no existing buildings on the site. The site is adjoined by the Tunbridge Wells Hospital at Pembury and fields. It has a frontage with Tonbridge Road and the A21 is further to the west. The site boundaries consist of fence in parts and trees. There is vehicular access off Tonbridge Road. There is a lack of pavement along Tonbridge Road past the hospital. There is a Public Right of Way running through the site. The site has a gentle undulation with some steeper sections. |
| Suitability: | The site is a sensitive site due to the extent of Ancient Woodland and Local Wildlife site on the site and including a SSSI. There are topography issues associated with the site too, which result in this site being considered unsuitable. There are pockets of the site that may be suitable for a use that has an association with the adjacent hospital, and it is considered that such proposals would be best dealt with in the context of very special circumstances for development in the Green Belt. It is noted that the site promoter advises that the site could also be utilised as a forestry yard and woodland hub for related industries or for B1/community facilities, uses which would fall outside of the scope of the SHELAA. <u>It is noted however, that if the site were to be released from the Green Belt that this would result in High harm.</u> |
| Availability: | Available Single ownership |
| Achievability: | N/A |
| Sustainability Assessment: | This site has been appraised for development as medical facilities including education and key worker housing. Education scores positively as this policy includes the provision of a medical education facility. Deprivation scores positively due to the provision of housing for key workers. The A21 corridor has been identified as an area for employment growth and several objectives are scored as neutral or positive to reflect suitability of allocation for employment use. Negative land use score is influenced by the loss of Green Belt (moderate <u>High</u> harm) and partial loss of greenfield land. The health objective scores positively to reflect the benefits that will be seen from a hospital increasing and improving hospital facilities. The nature of the site could mean that bus and private car travel will be preferred to active travel modes. This and the risk of exposing sensitive receptors to increased levels of air pollutants, are the key reasons why the air objective is scored negatively. Development here poses a risk to the multiple designated wildlife sites contained within the site. However, buffers and schemes for enhancements will reduce biodiversity impacts. |
| Conclusion: | This site is considered unsuitable as a potential site allocation. |
| Reason: | This is a sensitive site given the extent of Ancient Woodland and Local Wildlife site on the site, which includes a SSSI. Development associated with this site is considered best dealt with in the context of Green Belt very special circumstances. <u>It is</u> |

noted however, that if the site were to be released from the Green Belt that this would result in High harm.

Site Reference: 375 (Submission Local Plan Allocation AL/PE 4 – amended to reflect proposed release of whole site from the Green Belt)

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

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Map Dated: June 2017

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| Parish: | Pembury |
| Settlement: | Pembury |
| Gross area (ha): | 4.53 |
| Developable area (ha): | 4.45 |
| Site type: | Greenfield site part adjacent to LBD |
| Potential site use: | Site has been assessed for development potential, notably for mixed use including residential and safeguarding of land for future Hospice expansion |
| Potential yield if residential: | 25 |
| Issues to consider: | AONB Component Part: Historic Routeways PRoW, Historic Routeways Roads; Transport Infrastructure: PRoW; MGB; AONB; |

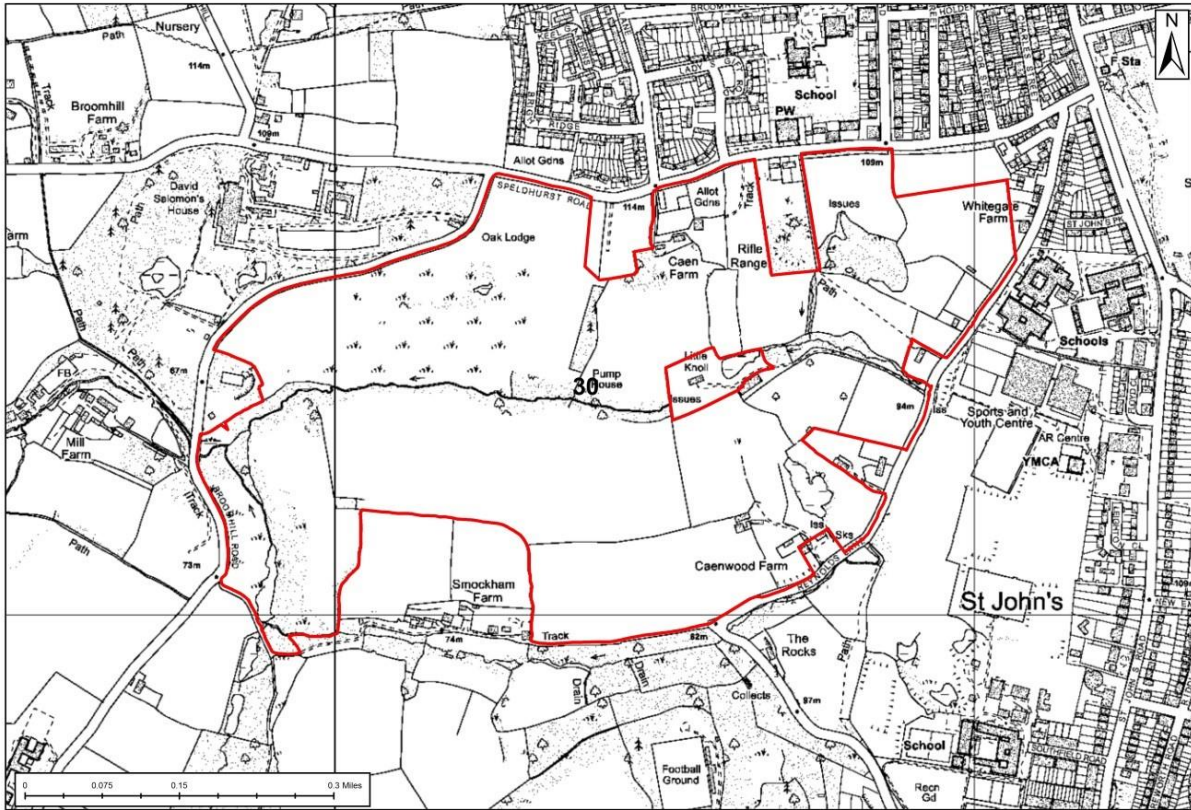
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| | HLC Period: Medieval; Late 20 th Century, Early 20 th Century; APA: Historic Farmstead - Downingbury; ALC: GRADE 3; LCA: Forested Plateau; Heritage: Adjacent to Listed Buildings |
| Site Description: | This site currently includes orchards with no existing buildings on site. The Hospice in the Weald, orchards, buildings at Dowdingbury farm, and residential development adjoins the site. The boundaries of the site are comprised of hedging, some mature trees, and is open at points along the boundary with other sites. There is a paved vehicular access from the entrance drive to Dowdingbury Farm from Maidstone Road on the smaller parcel to the east. The larger parcel is more remote. There is a footpath on the opposite side of Maidstone Road. There is one Public Right of Way in the site. The site is generally flat, although the access road is at a slightly raised level. The eastern parcel is generally exposed at its frontage with Maidstone Road although the larger parcel is generally more enclosed. |
| Suitability: | This site is part adjacent to the existing LBD and allocation of the site would enable land to be safeguarded for future expansion of the adjacent Hospice in the Weald. The site is well contained, and allocation would represent limited development in the AONB, as this might be considered infilling between the existing settlement and Pembury Bypass. Harm to the Green Belt from the release of part of the site for development would be Moderate. For these reasons the site is suitable. <u>Addendum: The Submission Local Plan proposed site allocation, included land to be safeguarded for future expansion of the hospice (retained as Green Belt), as well as some residential development (on land to be released from the Green Belt). Following the Inspector's initial findings, and discussion at the examination hearing sessions in 2022, the proposed allocation is proposed to be split into two separate allocation policies, with both allocations to be released from the Green Belt. The harm to the Green Belt would be Low Moderate. This revised approach to the site will be considered at the main modifications stage of the examination process.</u> |
| Availability: | Available Multiple ownership |
| Achievability: | This is considered to be a suitable site. It is available and it is considered that the site could be delivered in the Local Plan period. |
| Sustainability Assessment: | Green Belt (<u>Low</u> Moderate harm) and greenfield land, with grade 3 soils in the AONB. The heath objective scores slightly positive because of the proposal to safeguard land for hospice expansion. Air quality scores negatively largely due to the distance to local facilities and good local road network meaning private car use will be preferred. |
| Conclusion: | Site is suitable as a potential Local Plan allocation. |
| Reason: | There would be <u>Low</u> Moderate harm to the Green Belt if part of the site were to be released <u>from it</u> . In addition, the site is part adjacent to the settlement edge and would represent limited development in the AONB. |

Royal Tunbridge Wells

Site Reference: 30 (Local Plan Allocation AL/RTW 5 in part)

Site Address: Land at Caenwood Farm and Whitegates Farm, Reynolds Lane, Royal Tunbridge Wells

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Map Dated: Feb 2018

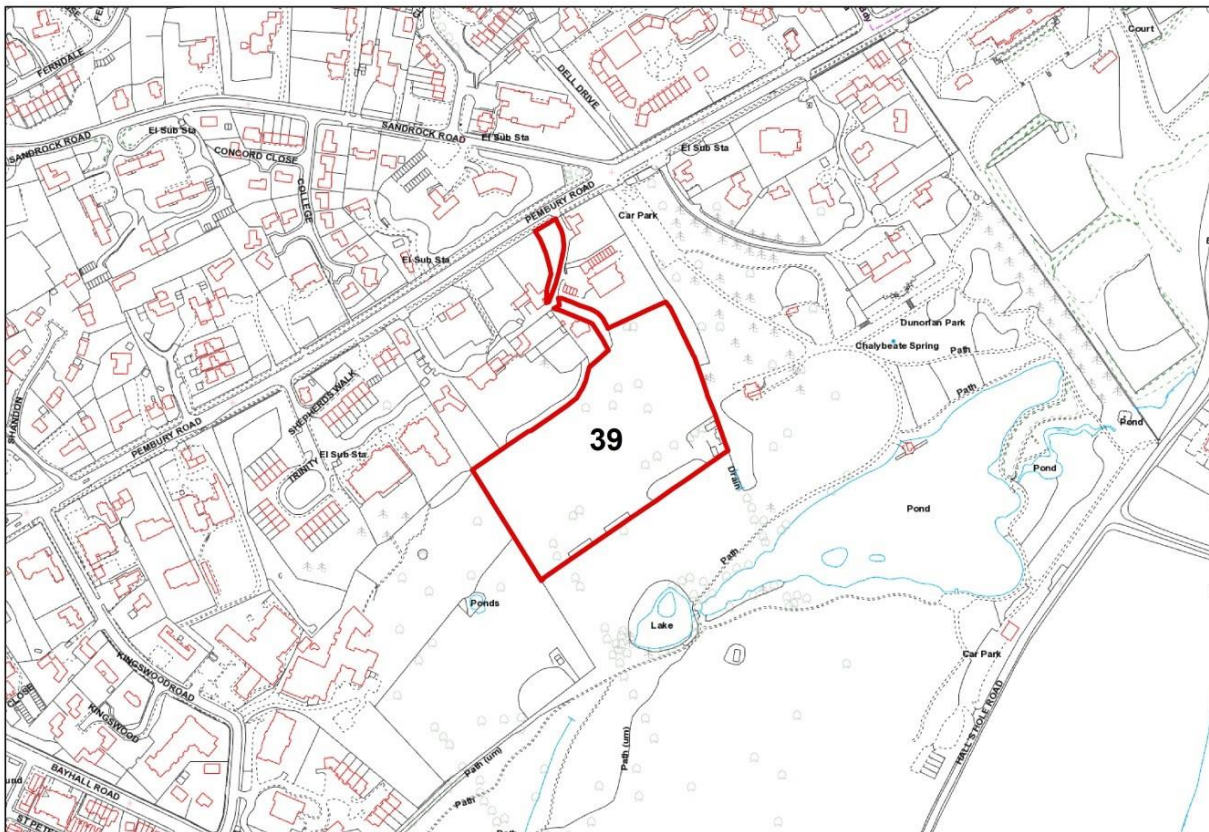
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| Location: | Royal Tunbridge Wells |
| Settlement: | Main Urban Area: Royal Tunbridge Wells/Southborough |
| Gross area (ha): | 61.37 |
| Developable area (ha): | 51.78 |
| Site type: | Greenfield site partly adjacent to and in proximity to LBD of RTW |
| Potential site use: | Site has been assessed for development potential, notably for a mix including residential use and education use |
| Potential yield if residential: | 750 – 1,000 (777 @ 15 dpha, 1,036 @ 20 dpha) |
| Issues to consider: | Ecology: TPO, Ancient Woodland, LWS; Transport Infrastructure: PRoW; MGB; Flood Zone 2; Flood Zone 3; HLC Period: Early modern, Early medieval; APA: General background archaeological potential; ALC: URBAN, GRADE 4, GRADE 3; LCA: Urban, Wooded Farmland; Highway matters; Heritage: Adjacent to Historic Farmsteads/Listed Buildings; |

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| | Land contamination (Manufacture of Clay Bricks, Unknown Filled Ground, landfill site) |
| Site Description: | <p>The site consists of predominantly agricultural greenfield land with pockets of woodland. There are existing buildings on the site at Caenwood Farm and Caen Farm. The site is adjoined by a former rifle range, agricultural land, woodland and some residential properties on Reynolds Lane. There are former allotments to the north off Speldhurst Road, school and a sports centre. There is hedging and mature trees around most of the perimeter of the site forming the site boundaries. There are some small watercourses on the site.</p> <p>There are several gates on the site periphery, but no formal access into the site. Pedestrian access to the site is by Public Rights of Way. There is a lack of pavement on Reynolds Lane and Broomhill Road although there is some pavement on Speldhurst Road. There is a Public Right of Way towards the north east corner of the site and further ones along parts of the southern and western boundaries. The site has a complex topography. The highest point of the site is in the north with undulating countryside throughout. This site is enclosed.</p> |
| Suitability: | <p>This site is not considered to be a suitable site in its entirety due to a number of constraints. It is well located for access to local services and facilities being partly adjacent to and in proximity to the LBD. However, it is also located within the Green Belt and <u>there are variations of harm across the site if released from the Green Belt. entire site is covered by two Green Belt parcels which are considered to have varying degrees of impact if released from the Green Belt for development.</u> The area of the site parcel to the west is considered to make a strong/relatively strong contribution to Green Belt purposes and if released would be considered to cause <u>High</u> and <u>Very High</u> harm and is not proposed for release. <u>An The area of the site within the parcel to the east is proposed for allocation and the original Stage 3 Green Belt Study assessed any harm resulting from the release of this area of the site from the Green Belt as being is considered to be low to moderate.</u> The wider site also has ecological and landscape constraints and subject to highways concerns if the wider site were to be released. Part of the site is however considered to be suitable subject to appropriate mitigation measures - see SHELAA sheet AL/RTW5 and Site 100.</p> |
| Availability: | Available Single ownership |
| Achievability: | N/A |
| Sustainability Assessment: | <p>This is a large site that would make a significant positive contribution to the housing objective. However, the substantial use of private vehicles in this location causes the noise and air objectives to score very negatively. The site also has sensitive biodiversity, heritage and landscape features and is in a parcel of Green Belt that would constitute <u>High and Very High</u> harm if released for development. This causes the land use objective to be given a highly negative score.</p> |
| Conclusion: | <p>This site is considered unsuitable in its entirety as a potential site allocation. Part of the site is considered to be suitable – see SHELAA sheet AL/RTW5 and Site 100.</p> |
| Reason: | <p>This site in its entirety is not considered to be suitable for allocation due to the constraints evident in relation to the Green Belt, landscape, ecology and transport/highways. The entire</p> |

Caenwood site is covered by two Green Belt parcels, the parcel to the western side of the site is considered to make a strong/relatively strong contribution to Green Belt purposes and would be considered to cause ~~very~~ High and Very High harm if released and is not proposed for release. The ~~site within the parcel to the eastern~~ part of the site is proposed for allocation as any harm resulting from the release of this part of the site from the Green Belt is assessed to be low to moderate (see original Green Belt Stage Three Study). It is considered to be an appropriate Local Plan allocation in part, subject to appropriate mitigation measures.

Site Reference: 39

Site Address: Land adjoining Dunorlan Park, Pembury Road, Tunbridge Wells TN2 3QN



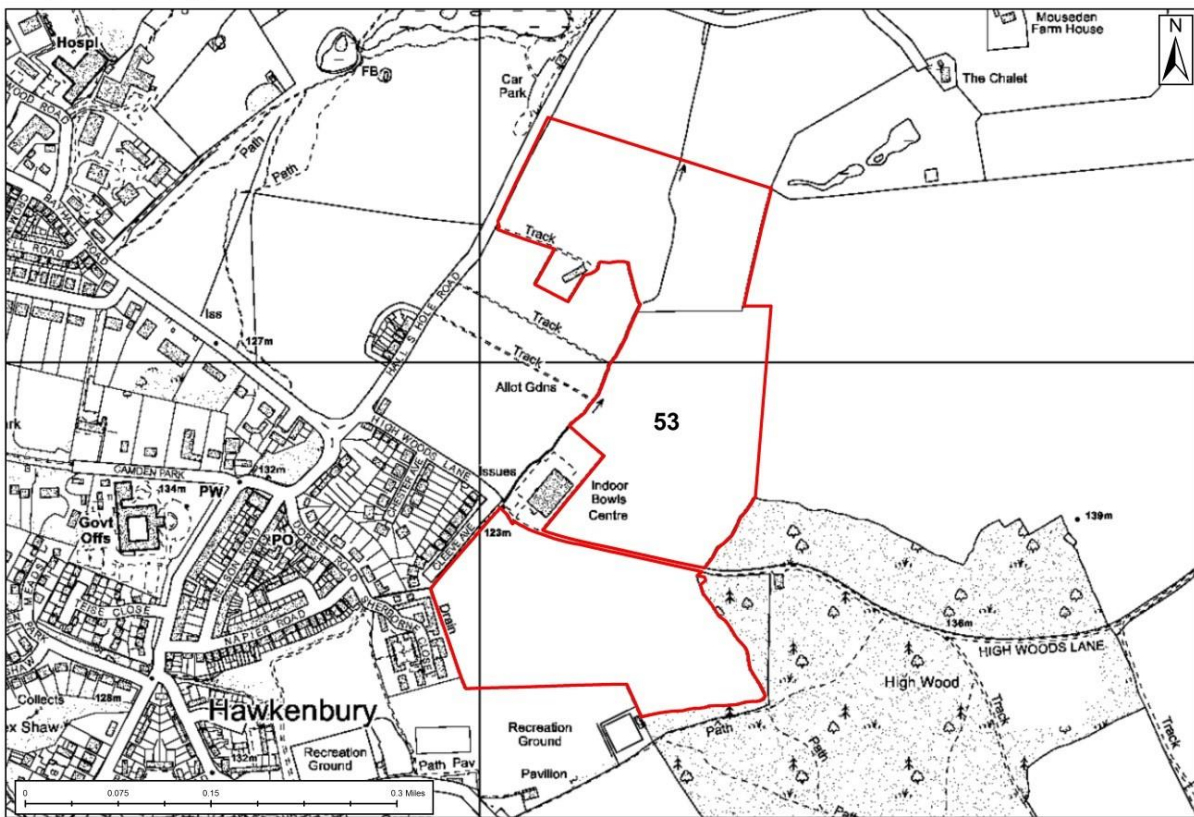
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| Location: | Royal Tunbridge Wells |
| Settlement: | Main Urban Area: Royal Tunbridge Wells |
| Gross area (ha): | 2.50 |
| Developable area (ha): | 2.50 |
| Site type: | Greenfield site partly within, mostly adjacent to LBD of RTW |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 75 |
| Issues to consider: | Heritage: Conservation Area, adjacent to Dunorlan Park Historic Park and Garden; Ecology: TPO; MGB; 2016 Landscape Designation; HLC Period: Early modern; APA: Dunorlan Park, pre 1939 informal estate park; ALC: URBAN, GRADE 3; LCA: Urban, Open Farmland; Highway matters (access); Part within (access) / mostly adjacent to existing Limits to Built Development; Transport Infrastructure: In proximity to national cycle route |

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| Site Description: | <p>The site is a parcel of unmanaged land, overgrown with shrubbery.</p> <p>There are no existing buildings on the site. The site is adjoined by Dunorlan Park and residential properties. Boundaries comprise mature trees and bushes on all sides, apart from along the boundary with some of the residential curtilages where there is garden decking. There are some trees scattered across the site. The site access along Pembury Road runs adjacent to National Cycle Route 18.</p> <p>Vehicular access to the site is through a gate off a private road leading from Pembury Road. There is a lack of pavement on the private road, but the site is accessible through the gate. There are pavements along Pembury Road. The site slopes downwards to the south.</p> |
| Suitability: | <p>This site is considered to be unsuitable because of harm that would be caused to the Green Belt, if the site were to be released from it, resulting in. It is a small part of a larger Green Belt parcel the release of which would cause very <u>Moderate</u> High harm. It is a greenfield site mostly outside of the LBD and subject to a number of other significant constraints, notably heritage, landscape and ecological.</p> |
| Availability: | <p>Available Multiple ownership</p> |
| Achievability: | N/A |
| Sustainability Assessment: | <p>This site scores mostly neutral scores with some positive ones. It is let down on its heritage score, influenced by the site's location in the Tunbridge Wells Conservation Area and being adjacent to Dunorlan Park, an Historic Park and Garden. Part of the site has archaeological potential which influences this score too. The site is a greenfield site and a small part of a larger Green Belt parcel the release of which would cause very <u>Moderate</u> High harm. The score for land use has been adjusted to reflect the size of the site. The negative landscape score is influenced by the impact the site has on the setting of the landscape whilst the negative score for noise has been informed by the sites position along the Pembury Road.</p> |
| Conclusion: | <p>This site is considered unsuitable as a potential site allocation and is re-enforced through the SA as above.</p> |
| Reason: | <p>It is considered that there are a number of significant constraints affecting the suitability of this site for allocation, in particular those in relation to the Green Belt, where it is considered if the site were to be released from the Green Belt, it would cause very <u>Moderate</u> High harm. There are also significant heritage concerns if this site were to be allocated. It lies adjacent to a Historic Park and Garden, the setting of which would be harmed by any future development.</p> |

Site Reference: 53 (Local Plan Allocation AL/RTW 19 (part site), overlaps with site 240

Site Address: Plot A: Land to the north of Hawkenbury Recreation Ground and Plot B: Land to the east and north of Hawkenbury allotments, Tunbridge Wells

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Map Dated: Feb 2018

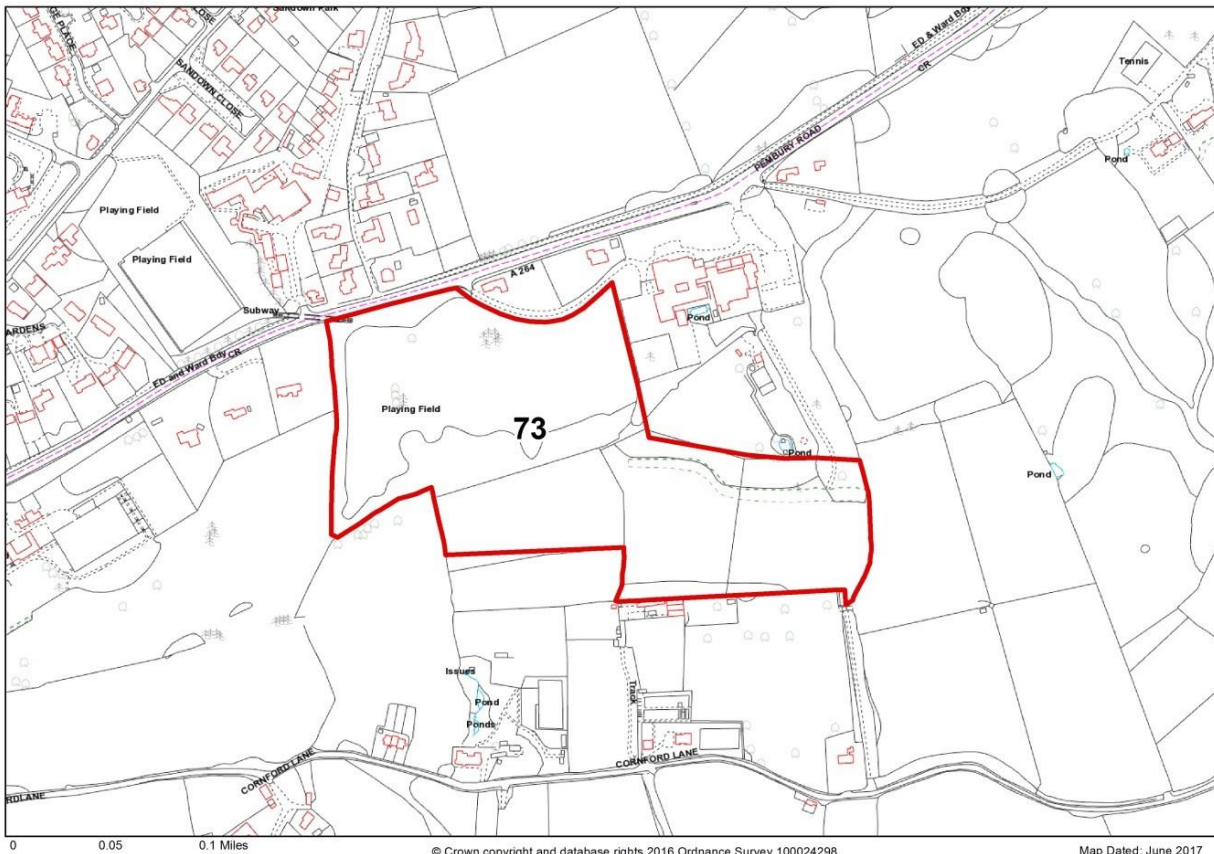
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| Location: | Royal Tunbridge Wells |
| Settlement: | Main Urban Area: Royal Tunbridge Wells |
| Gross area (ha): | 19.68 |
| Developable area (ha): | 18.50 |
| Site type: | Greenfield site comprising two parcels, one adjacent to LBD and the second within proximity of LBD |
| Potential site use: | Site has been assessed for development potential, notably for residential use or recreation use. |
| Potential yield if residential: | Not to be allocated for residential |
| Issues to consider: | Ecology: TPO, Ancient Woodland, LWS; AONB Component Part: Ancient Woodland, Water Courses, Historic Routeways Roads; MGB; AONB; HLC Period: Early 20th century; APA: Hawkenbury recreation ground; |

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| | <p>ALC: GRADE 3; LCA: Urban, Open Farmland; Highway matters; Part adjacent to Limits to Built Development; Heritage: Adjoins Conservation Area / Dunorlan Park Historic Park and Garden; Land contamination (Depot / Dispensing of Automotive Vehicles); The lower part of this site currently has planning consent for the change of use of part of the land to expand existing recreational facilities (17/03232/FULL) as at 01 April 2020.</p> |
| Site Description: | <p>The site consists of two parcels and comprises agricultural fields in use for arable purposes. Plot A includes part woodland. There are no existing buildings on Plot A. There is an existing barn on parcel B. The site is adjoined by a bowls club, recreation ground, woodland, residential properties, allotment gardens and other fields. The boundaries of the site consist of mostly hedging, trees and woodland. There is no defined boundary to the east of Plot B. Vehicular access to the site is through field gates to both parcels of land. High Woods Lane east of Cleeve Avenue is possibly a private road. There is a lack of pedestrian access to the site. There is a lack of pavement along High Woods Lane, beyond the bowls club going east. There is a bridleway adjacent to the site to the south. The site has an undulating topography. This site is exposed.</p> |
| Suitability: | <p>The southern part of this site (Plot A) is considered to be suitable for enhanced sport and recreation uses and has a current planning permission for this use. The northern part of this site (Plot B) is not considered to be suitable due to the fact that it is part of a larger <u>release from the</u> Green belt parcel that would cause High and Very High harm if released from the Green Belt. It is also considered that there would be harm to the AONB, landscape and heritage constraints if Plot B were to be released. However, the southern parcel (Plot A) is part of another a Green Belt <u>site</u> parcel, which if released would be considered to cause Moderate harm. The southern site (Plot A) is considered to be suitable for the uses proposed above, namely sport and recreation uses.</p> |
| Availability: | <p>Available Multiple ownership</p> |
| Achievability: | <p>The area of the site that is considered suitable is available and it is considered that this could be delivered within the Local Plan period.</p> |
| Sustainability Assessment: | <p>This site on balance is highly sustainable, the parcel to the north being less so as it is more detached from the built up area than the southern parcel. Most scores are neutral and there are positive scores. The site scores negatively for heritage being a large site immediately adjacent to an Historic Park and Garden and having a negative impact on the setting of this and the landscape setting of Tunbridge Wells. A negative score for land use is influenced by the loss of a greenfield site, part of a broader Green Belt parcel that would cause Very High and High harm if released from the Green Belt, the score adjusted to reflect fact that site is part of the bigger parcel. It also results in the loss of grade 3 agricultural soils. The site forms part of the landscape setting of Tunbridge Wells and would result in the loss of a greenfield site in the AONB (negative landscape score given).</p> |

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| Conclusion: | Site is suitable in part – the southern part of the site (Plot A), as a potential Local Plan allocation for sport and recreation uses. The northern part of the site – Plot B is not considered suitable for allocation. |
| Reason: | The southern parcel of this site (Plot A) lies adjacent to the LBD and an existing sports and recreation facility and is likely to be sustainable in this context for further sport and recreation uses. This would form a logical extension for sport and recreation uses. It is considered that release of the Green Belt in this location would cause Moderate harm. The remaining area, the northern parcel (Plot B) whilst in proximity to the LBD would not form a logical extension to the LBD and would be considered to adversely affect the landscape setting of the town. <u>Its release from the</u> is part of a Green Belt parcel the release of which is considered would to result in <u>High and</u> Very High harm. It is also considered that it would cause harm to the AONB as well as impact on the setting of a Historic Park and Garden. |

Site Reference: 73

Site Address: Land at Pembury Road (South) Tunbridge Wells

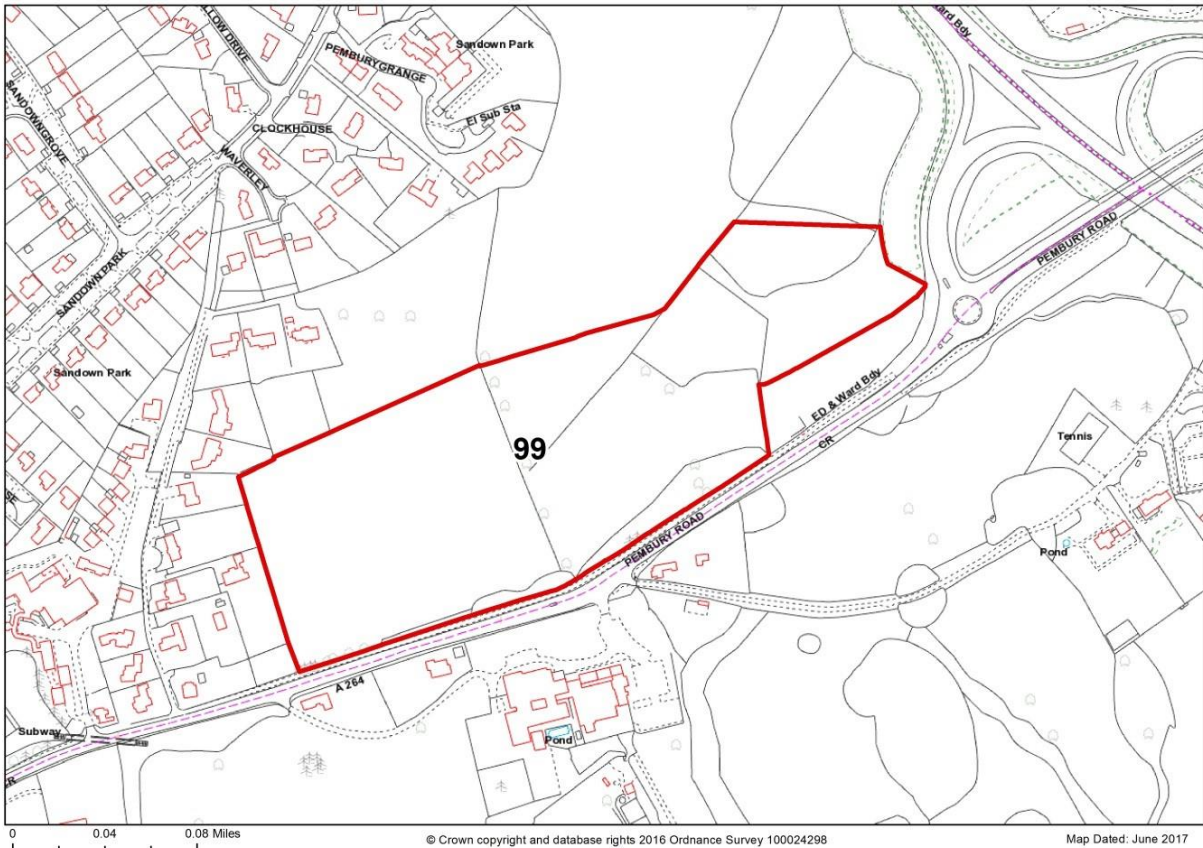


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| Location: | Royal Tunbridge Wells |
| Settlement: | Main Urban Area: Royal Tunbridge Wells/Southborough |
| Gross area (ha): | 7.12 |
| Developable area (ha): | 7.12 |
| Site type: | Greenfield site part adjacent to LBD of RTW |
| Potential site use: | Site has been assessed for development potential, notably for residential use or education use |
| Potential yield if residential: | 214 |
| Issues to consider: | Heritage: Partly within Conservation Area; AONB Component Part: Farmstead; MGB; AONB; 2016 Landscape Designation; HLC Period: Late 20th century, Early modern; APA: Blackhurst C19th informal gardens; ALC: URBAN, GRADE 3; LCA: Open Farmland; Highway issues (access); Transport Infrastructure: In proximity to national cycle route; Adjacent to Limits to Built Development |

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| Site Description: | The site consists of an unmanaged green field. There are no existing buildings on the site. The site is adjoined by residential properties to the north, with Oakley School to the east. There is intermittent scattered development to the west and south. The boundaries of the site consist of mature trees on the southern and western edges. There is school fencing to the east. The site is open along its northern boundary. The site frontage along Pembury Road runs adjacent to National Cycle Route 18. Vehicular and pedestrian access to the site is down a private residential driveway to 'Oakley Lodge', which leads to Oakley School. There is currently a lack of pavement. The land is flat with a slight slope down to the southern boundary of the site. |
| Suitability: | The greenfield site adjacent to the LBD is considered to be unsuitable because of harm that would be caused to the Green Belt if the site were to be released from it. It is part of a larger Green Belt parcel, the <u>The release of this site from the Green Belt</u> which would cause Very High harm <u>and High harm</u> as well as harm to the AONB. The site is also subject to other constraints including landscape and highways concerns. |
| Availability: | Available Single ownership |
| Achievability: | N/A |
| Sustainability Assessment: | This site scores a number of neutral scores with some positive ones. Negative scores are given for air, heritage, land use and landscape and noise. The site is a greenfield site in the AONB, part of a larger Green Belt parcel of land that would cause Very High <u>and High</u> harm if released from the Green Belt. The land use score has been adjusted to reflect site is a smaller part of the larger parcel. The location of the site along Pembury Road relative to distance to key services and facilities and ease of use by pedestrians is likely to encourage car use. This has informed the air score given. Noise score reflects location along the busy Pembury Road. |
| Conclusion: | This site is considered unsuitable as a potential site allocation. |
| Reason: | There is concern over the impact on the Green Belt. <u>The release of the site is part of a larger parcel from the Green Belt</u> parcel that would cause Very High and High harm if released from the Green Belt as well as harm to the AONB. This site is considered not to be well related to the existing built form, which primarily lies on the opposite side of Pembury Road. There is significant landscape concern associated with this site as well as potential highway concerns. This is not considered to be a suitable site allocation in the Local Plan. |

Site Reference: 99

Site Address: Land at Pembury Road, Tunbridge Wells



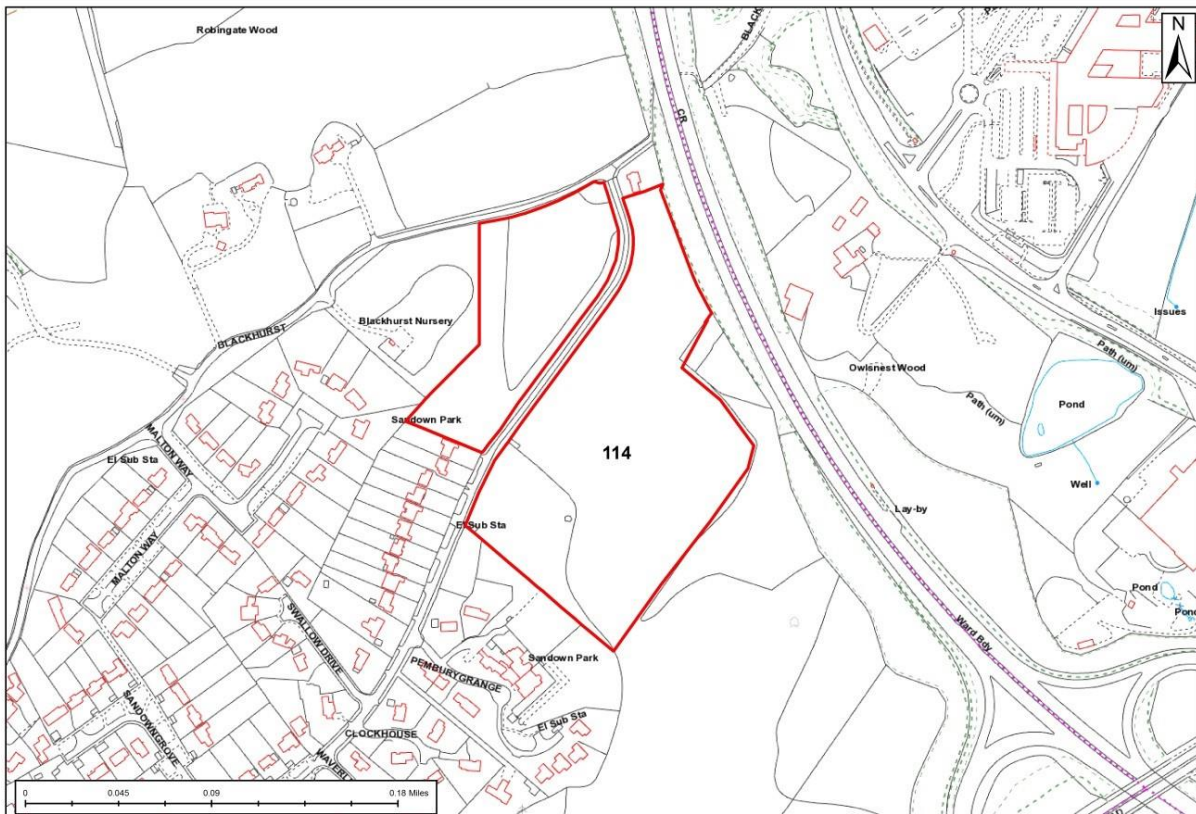
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| Location: | Royal Tunbridge Wells |
| Settlement: | Main Urban Area: Royal Tunbridge Wells |
| Gross area (ha): | 6.57 |
| Developable area (ha): | 6.57 |
| Site type: | Greenfield site part adjacent to LBD of RTW |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 197 |
| Issues to consider: | Heritage: Partly within/adjacent to Conservation Area; Ecology: TPO; MGB; HLC Period: Late 20th century, Early modern; APA: General background archaeological potential; ALC: GRADE 3, URBAN; LCA: Urban, Forested Plateau; Potential road noise; Adjacent to existing Limits to Built Development; Highway matters; Transport Infrastructure: In proximity to national cycle route |
| Site Description: | The site is an unmanaged greenfield to the east and west with a woodland parcel in between. There are no existing buildings on the site. The site is adjoined by agricultural use to the north and there is residential visible to north (Pembury Grange) and west. |

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| | <p>Pembury Road is to the south. The boundaries consist of low wire fencing to the north and there is substantial woodland along Pembury Road. There is a mix of trees and hedging. The site frontage long Pembury Road runs adjacent to National Cycle Route 18.</p> <p>There is currently a lack of vehicular and pedestrian access to the site. The site slopes down to the east, where it is at a lower level relative to Pembury Road. The site rises up to the west to road level. There are far reaching views at the highest levels of the site to beyond the hospital at Pembury.</p> |
| Suitability: | <p>This site is considered unsuitable because of harm that would be caused to the Green Belt if the site were to be released from it, which it is considered would cause <u>High and Moderate High</u> harm. It is also considered that it would harm the setting of the AONB which is adjacent to this site. The site is subject to a number of other constraints including landscape and highways concerns.</p> |
| Availability: | <p>Available Single ownership</p> |
| Achievability: | <p>N/A</p> |
| Sustainability Assessment: | <p>Negative land use score is influenced by the loss of Green Belt (<u>Moderate and high</u>) greenfield land, with grade 3 soils in the AONB. Landscape scores negative because of location of site relative to historic fields and historic farmsteads within an historic landscape in the AONB. The Noise objective scores negatively because residents will be exposed to high noise levels and the site will contribute to a deterioration in the existing noise levels.</p> |
| Conclusion: | <p>This site is considered unsuitable as a potential site allocation.</p> |
| Reason: | <p>There are significant concerns about impact on the landscape and settlement pattern as well as concerns that this would result in coalescence of settlements (Royal Tunbridge Wells and Pembury). The site <u>if released from the</u> is part of a Green Belt parcel the release of which is would be considered to would cause High and <u>Moderate High</u> harm. There are also potential highways concerns. This is not considered to be a suitable site allocation in the Local Plan.</p> |

Site Reference: 114

Site Address: Land at Sandown Park, west of A21 Royal Tunbridge Wells TN2 4RT

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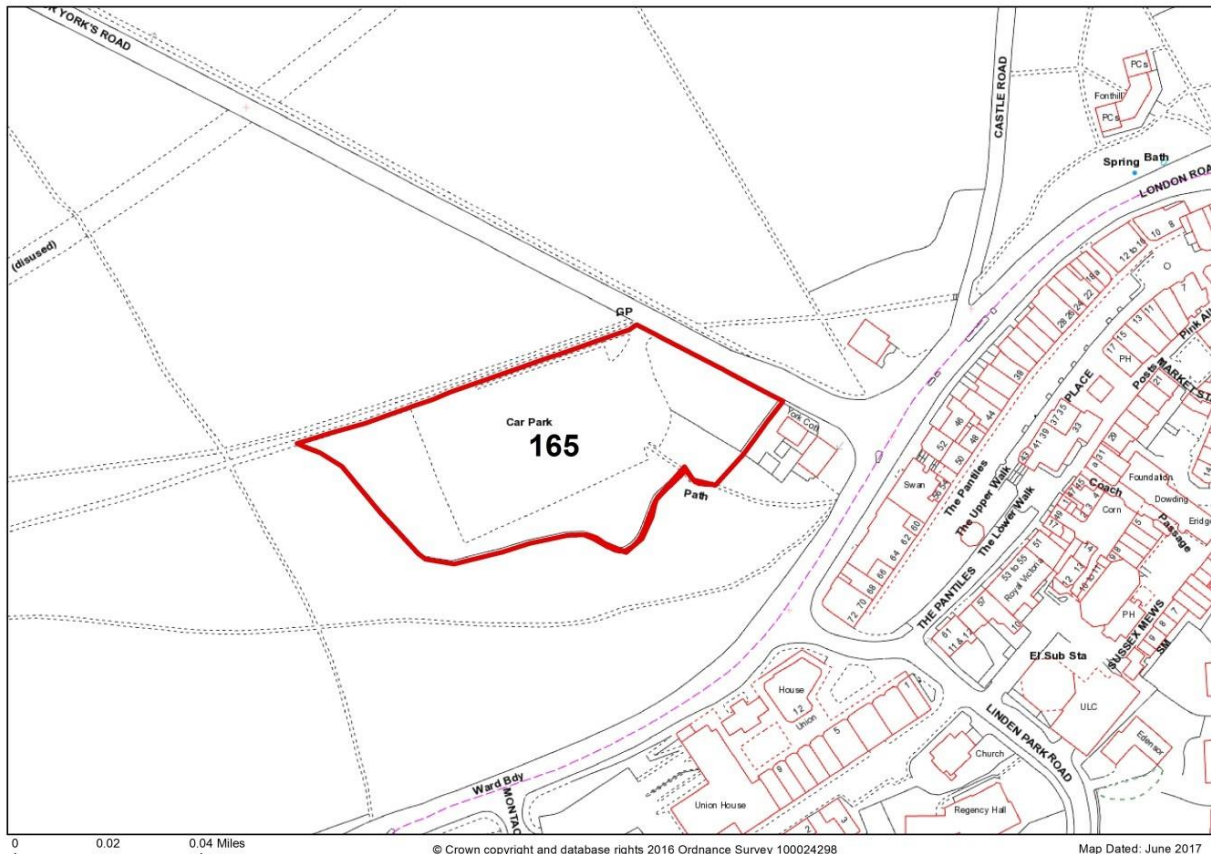
Map Dated: Feb 2018

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| Location: | Royal Tunbridge Wells |
| Settlement: | Main Urban Area: Royal Tunbridge Wells |
| Gross area (ha): | 10.43 |
| Developable area (ha): | 9.74 |
| Site type: | Greenfield site adjacent to LBD of RTW |
| Potential site use: | Site has been assessed for development potential, notably for residential use C2 and C3 uses |
| Potential yield if residential: | 292 |
| Issues to consider: | Ecology: TPO, Ancient Woodland; MGB; HLC Period: Late 20th century, Early modern; APA: General background archaeological potential; ALC: GRADE 3, NON AGRICULTURAL; LCA: Urban, Forested Plateau; Potential noise considerations from A21; Highway matters; High pressure gas main under Pembury Road/Black Hurst Lane; Heritage: Adjacent to Listed Building; Adjacent to existing Limits to Built Development. |
| Site Description: | The site comprises a managed greenfield. There are two parts to the site with a footway running through the middle that leads |

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| | <p>straight off Sandown Park. The site includes woodland. There are no existing buildings on the site. There is a pill box in the south west corner of the site. The site is adjoined by residential properties to the south, woodland and Pembury Road; the A21 is close by. There are mature trees along the boundaries and along the footway through the middle of the site. There is some chain link fencing. The back end of the site has lower trees and fencing. There is vehicular access to the site from Sandown Park to both parcels of land through metal field gates. Sandown Park has pavements right up to the end adjacent to the site. The site is quite flat. The footway through the site is dipped. There is a slight slope downwards to the south east. The site is enclosed around the sides but more open from south adjacent to Sandown Park and in the site along the footway</p> |
| Suitability: | <p>This site is considered to be unsuitable because of harm that would be caused to the Green Belt if the site were to be released from it, the release of which would cause very <u>Moderate</u> High harm. It is considered that it would also harm the setting of the AONB. There is also concern in relation to landscape impact and highways matters.</p> |
| Availability: | <p>Available Single ownership</p> |
| Achievability: | <p>N/A</p> |
| Sustainability Assessment: | <p>This site scores a number of neutral scores with some positive ones. Negative scores are given for air, land use and noise. Land Use score is informed by the loss of a greenfield site which is part of a Green Belt parcel the release of which would cause <u>Moderate</u> High harm. Air and noise scores are influenced by the location of the site adjacent to the A21 and close to the Pembury Road.</p> |
| Conclusion: | <p>This site is considered unsuitable as a potential site allocation.</p> |
| Reason: | <p>The site if released from the Green Belt is part of a larger Green Belt parcel the release of which is considered would cause <u>Moderate</u> High harm. if released from the Green Belt. It is also considered that it would harm the setting of the AONB. There are also highway concerns and significant concerns about potential impact on the landscape and settlement pattern. This is not considered to be a suitable site for allocation in the Local Plan.</p> |

Site Reference: 165

Site Address: Pantiles Car Park, Major Yorks Road, Tunbridge Wells, TN2 5TP



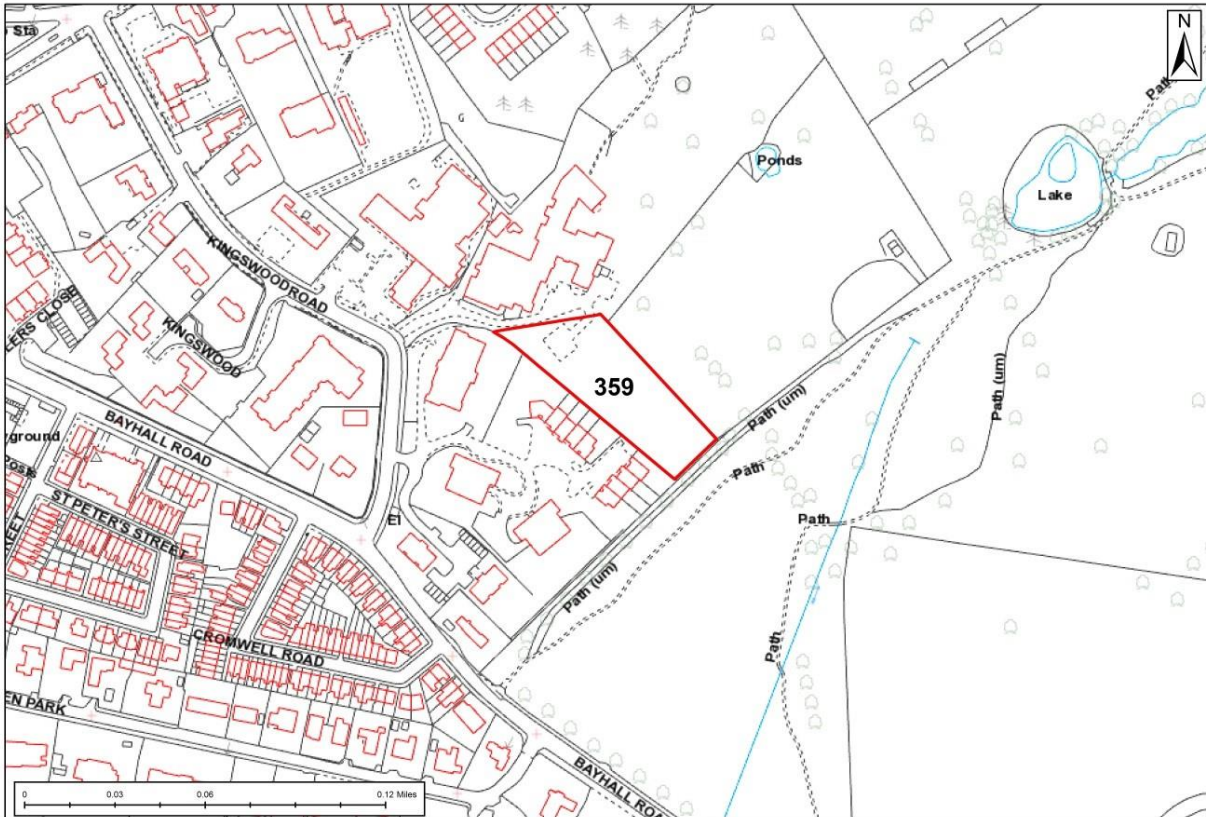
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| Location: | Royal Tunbridge Wells |
| Settlement: | Main Urban Area: Royal Tunbridge Wells |
| Gross area (ha): | 0.77 |
| Developable area (ha): | 0.77 |
| Site type: | Part greenfield/mostly PDL site within close proximity of the LBD of RTW |
| Potential site use: | Site has been assessed for development potential, notably for residential |
| Potential yield if residential: | 23 |
| Issues to consider: | Heritage: Conservation Area, adjacent to Listed Building; Ecology: LWS; Transport Infrastructure: PRow, in proximity to national cycle route; MGB; HLC Period: Late 20th century; Common Land; APA: Tunbridge Wells Common; ALC: URBAN, GRADE 4; LCA: Wooded Farmland; |
| Site Description: | The site consists of a car park and green areas around it on Tunbridge Wells and Rusthall Common. There are trees |

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| | <p>immediately adjacent and areas of grass. There is a kiosk at the site entrance. There is Common land surrounding most of the site. The site is adjacent to Major Yorks Road and Close to London Road and the Pantiles area. The site entrance is quite open along its frontage with Major Yorks Road. Boundaries of the site are open and adjacent to footpaths and to the west. The boundary is more enclosed to the south and past the entrance with Major Yorks Road. There are drainage ditches adjacent to the site. There is direct vehicular access into the site from Major Yorks Road. Pedestrian access is also from the surrounding footpaths. There is a restricted byway running though the site close to its northern edge. There are Public Rights of Way near the site including a further Public Right of Way adjacent to the northern boundary and to the north east of the site. The site is generally flat. The site is exposed from the adjacent Common but is more enclosed from Major Yorks Road and from the south.</p> |
| Suitability: | <p>This site is considered to be unsuitable because of harm that would be caused to the Green Belt if the site were to be released from it, resulting in very High harm. The site is within a sensitive location within Tunbridge Wells and Rusthall Common. It is considered that development could have a detrimental impact on the setting of the Common and the town.</p> |
| Availability: | <p>Available Single ownership</p> |
| Achievability: | <p>N/A</p> |
| Sustainability Assessment: | <p>This site scores a number of both neutral and positive scores. It scores negative on biodiversity, heritage, land use and landscape as well as noise. The biodiversity score is influenced by the sites position, surrounded by the Tunbridge Wells and Rusthall Common a designated Local Wildlife Site. The land use score is influenced by the site location in the Green Belt, being part of a larger parcel the release of which would cause very (High harm). The landscape score is reflective of the contribution the site along with the wider Common makes to the setting of Tunbridge Wells and concern about effect on townscape arising from development of the site. The negative noise score is influenced by the site location relative to the A26.</p> |
| Conclusion: | <p>This site is considered unsuitable as a potential site allocation.</p> |
| Reason: | <p>There is concern over the impact on the Green Belt. <u>The site, if released from the Green Belt</u> is part of a larger parcel the release of which would cause very High harm. if released from the Green Belt. There is also concern that any development would harm the setting of Tunbridge Wells and the Common. It is not considered to be a suitable site for allocation in the Local Plan.</p> |

Site Reference: 359 (this site also forms part of site 400)

Site Address: Land to the east of Halliwell Nursing Home, Kingswood Road, Tunbridge Wells, Kent

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Map Dated: June 2017

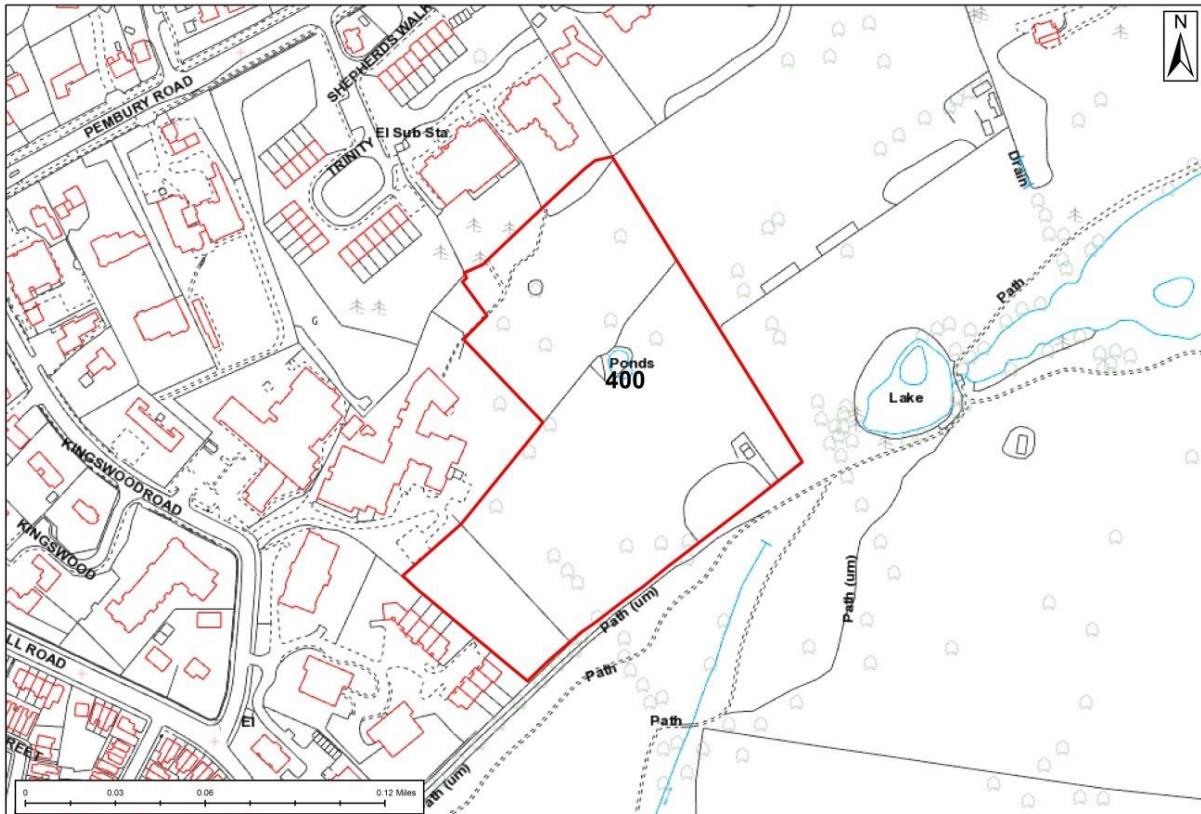
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| Location: | Royal Tunbridge Wells |
| Settlement: | Main Urban Area: Royal Tunbridge Wells |
| Gross area (ha): | 0.40 |
| Developable area (ha): | 0.40 |
| Site type: | Greenfield site adjacent to the LBD of RTW |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 12 |
| Issues to consider: | Ecology: TPO; MGB; APA: General background archaeological potential; ALC: GRADE 3; LCA: Open Farmland, Urban; Heritage: Adjacent to Dunorlan Park Historic Park and Garden; Highways (means of access) |
| Site Description: | This site is an overgrown greenfield site. There are no existing buildings on site. Adjacent uses include residential, parkland, woodland, and overgrown shrubland/field. Boundaries are mainly comprised of mature trees and hedging and are open to the adjoining parcel of land. |

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| | There is no vehicle access. Any access would have to be through adjacent properties. There is also no pedestrian access, but informal paths run adjacent to the site within the parkland. The site is flat, but site may rise towards Pembury Road. The site is generally enclosed. |
| Suitability: | This is considered to be an unsuitable site because of harm that would be caused to the Green Belt, if the site were to be released from it, causing very <u>Moderate</u> High harm. There is also concern in relation to landscape and historic constraints, the site being adjacent to Dunorlan Historic Park and Garden. See also Site 400. |
| Availability: | Available Multiple ownership |
| Achievability: | N/A |
| Sustainability Assessment: | This site scores mostly neutral scores with some positive ones. It scores negatively on heritage due to it being adjacent to an historic park and garden and adjacent to an area of archaeological potential. The site is a greenfield site and a small part of a larger Green Belt parcel the release of which would cause very <u>Moderate</u> High harm. The score for land use has been adjusted to reflect the size of the site. The negative score for noise has been informed by the sites position in close proximity to the Pembury Road. |
| Conclusion: | This site is considered to be unsuitable as a potential site allocation which is confirmed through the SA. |
| Reason: | There is concern over the impact on the Green Belt. The site, <u>if realised from the Green Belt</u> is part of a larger parcel the release of which would cause very <u>Moderate</u> High harm. if released from the Green Belt. There is also significant heritage concern regarding this site, and it is considered that allocation of the site would have a negative effect on the setting of the adjacent Historic Park and Garden. |

Site Reference: 400 and including site 359

Site Address: Land to the east of Halliwell Nursing Home, Kingswood Road, Tunbridge Wells, Kent

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Map Dated: June 2017

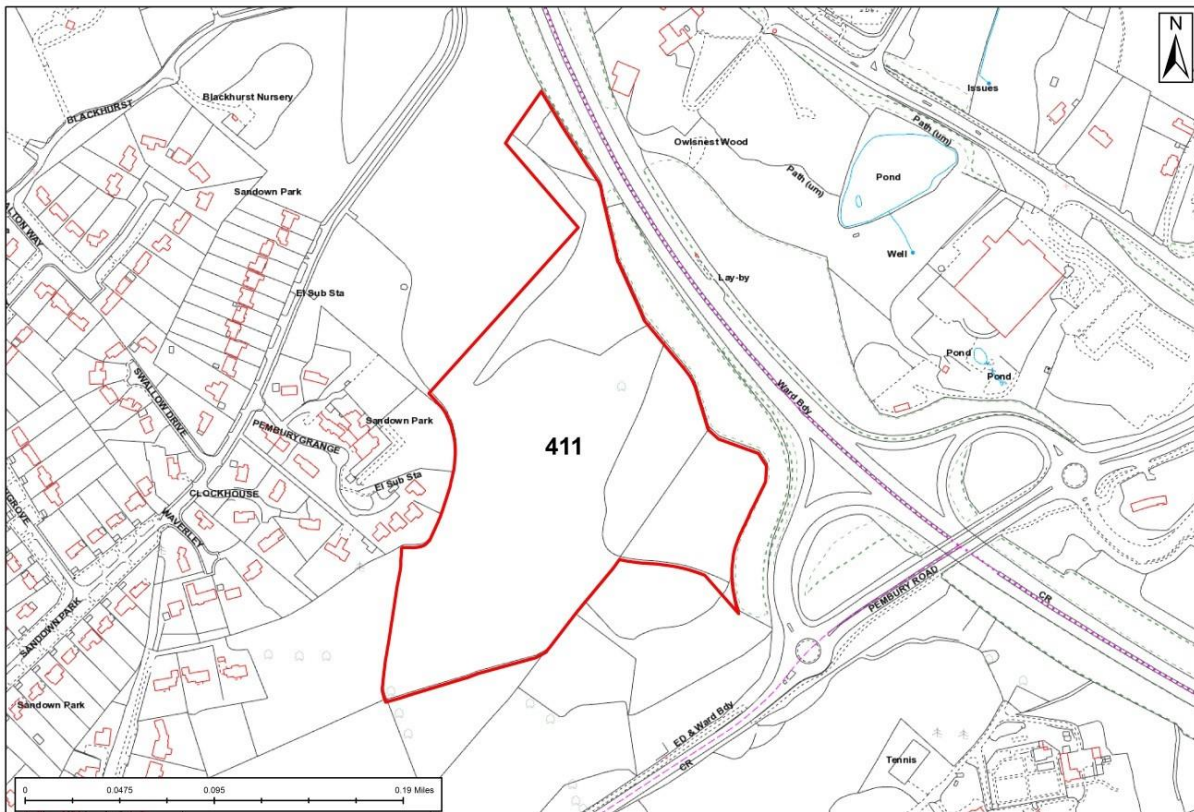
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| Location: | Royal Tunbridge Wells |
| Settlement: | Main Urban Area: Royal Tunbridge Wells |
| Gross area (ha): | 2.97 |
| Developable area (ha): | 2.97 |
| Site type: | Greenfield site adjacent to LBD of RTW |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 89 |
| Issues to consider: | Heritage: Adjacent to Conservation Area, adjacent to Dunorlan Historic Park and Garden; Ecology: TPO; MGB; 2016 Landscape Designation; HLC Period: Early modern; APA: General background archaeological potential; ALC: GRADE 3, URBAN; LCA: Urban, Open Farmland; Highway matters (means of access); Land contamination (hospitals (non-research)) |

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| Site Description: | <p>This site is an area of overgrown shrubland/greenfield to the rear of domestic properties. There is an area of woodland within the site. There are no evident buildings onsite. Adjoining uses include Parkland, residential properties, and a nursing home. There is primarily a strong boundary of mature trees and hedgerow plants along boundaries with Dunorlan Park. At points there is chain link fencing and domestic boundary treatments in place along adjoining residential boundaries.</p> <p>There is no vehicle access. Access would need to be through adjoining properties or parkland. There is also no pedestrian access, although informal paths run along boundary with parkland. Access may be provided through adjoining residential properties. The site is Primarily flat, however likely that site may rise towards Pembury Road. This site is enclosed.</p> |
| Suitability: | <p>This is considered to be an unsuitable site because of harm that would be caused to the Green Belt, if the site were to be released from it, causing very <u>Moderate</u> High harm. There is also concern in relation to landscape and historic constraints, the site being adjacent to Dunorlan Historic Park and Garden. See also Site 359.</p> |
| Availability: | <p>Available Multiple ownership</p> |
| Achievability: | <p>N/A</p> |
| Sustainability Assessment: | <p>This site scores mostly neutral scores with some positive ones. It scores negatively on heritage due to it being adjacent to the Conservation Area, forming part of its setting and adjacent to an historic park and garden and area of archaeological potential. The site is a greenfield site and part of a larger Green Belt parcel the release of which would cause very <u>Moderate</u> High harm. The score for land use has been adjusted to reflect the size of the site. The negative score for noise has been informed by the sites position in close proximity to the Pembury Road.</p> |
| Conclusion: | <p>This site is considered to be unsuitable as a potential site allocation which is confirmed through the SA.</p> |
| Reason: | <p>There is concern over the impact on the Green Belt. The site, <u>if released from the Green Belt</u> is part of a larger parcel the release of which would cause very <u>Moderate</u> High harm. if released from the Green Belt. There is also significant heritage concern regarding this site, and it is considered that allocation of the site would have a negative effect on the setting of the adjacent Historic Park and Garden.</p> |

Site Reference: 411

Site Address: Land at Sandown Park between Pembury Grange and A21, Royal Tunbridge Wells, Kent

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Map Dated: June 2017

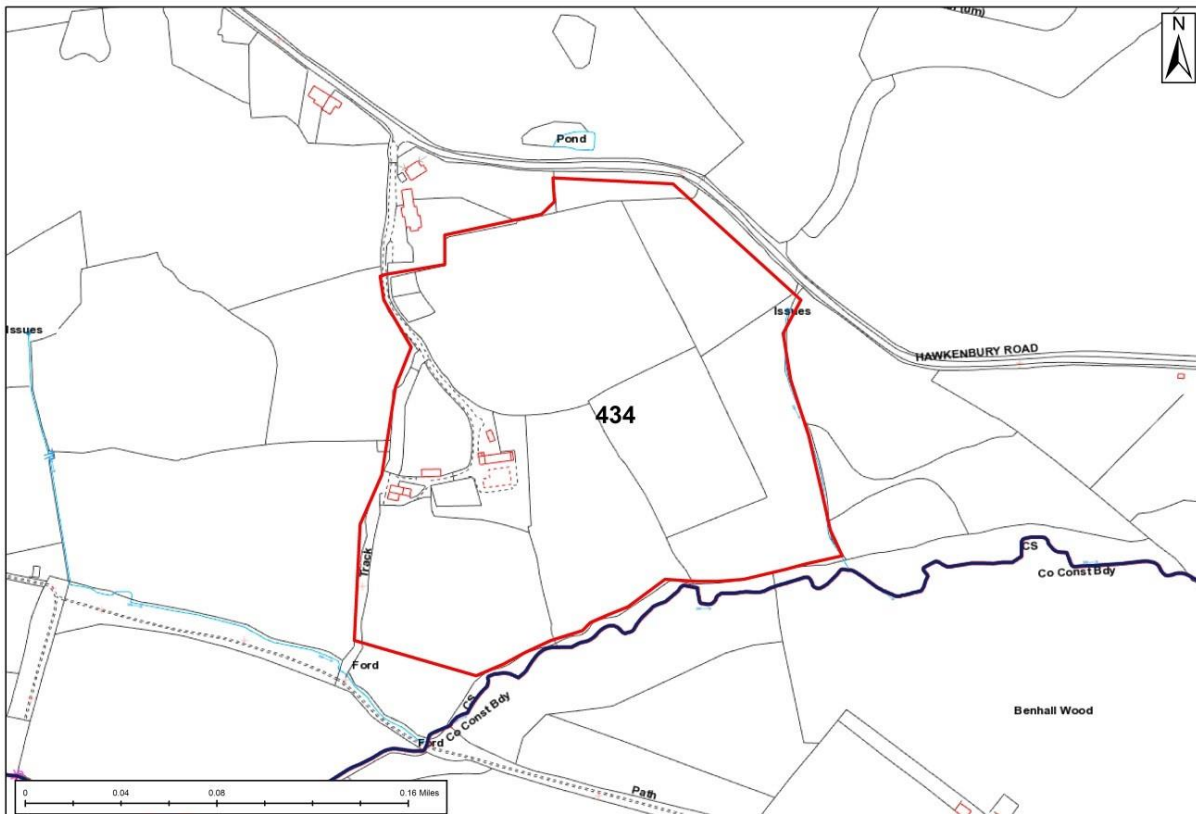
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| Location: | Royal Tunbridge Wells |
| Settlement: | Main Urban Area: Royal Tunbridge Wells |
| Gross area (ha): | 6.69 |
| Developable area (ha): | 5.51 |
| Site type: | Greenfield site adjacent to LBD of RTW |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 165 |
| Issues to consider: | Ecology: TPO, Ancient Woodland; MGB; HLC Period: Early modern, Early medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Urban, Forested Plateau; Transport Infrastructure: In proximity to national cycle route; Adjacent to LBD |
| Site Description: | This site is a greenfield with no existing buildings onsite. Adjoining uses include fields, the A21, and residential development. The boundaries are mostly comprised of trees and hedging. |

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| | There is no evidence vehicle access; the site appears to currently be land locked. There is also no pedestrian access. However, there is a pavement along Sandown Park. Land rises east to west. The site is enclosed. |
| Suitability: | This site is considered unsuitable because of harm that would be caused to the Green Belt, if the site were to be released from it, resulting in <u>Moderate High and High</u> harm. There are also concerns in relation to landscape and highways. |
| Availability: | Available Single ownership |
| Achievability: | N/A |
| Sustainability Assessment: | There is concern over the impact on the Green Belt. The site is part of a larger parcel the release of which would cause <u>Moderate High and High</u> harm if released from the Green Belt. There are concerns in relation to landscape and settlement pattern as well as concerns that this would result in coalescence of settlements (Royal Tunbridge Wells and Pembury) as well as highways concerns. |
| Conclusion: | This site is considered unsuitable as a potential site allocation. |
| Reason: | There is concern over the impact on the Green Belt. The site, <u>if released from the Green Belt</u> is part of a larger parcel the release of which would cause <u>Moderate High and High</u> harm. if released from the Green Belt. There are concerns in relation to landscape and settlement pattern as well as concerns that this would result in coalescence of settlements (Royal Tunbridge Wells and Pembury) as well as highways concerns. |

Site Reference: 434

Site Address: Tutty's Farm, Hawkenbury, Royal Tunbridge Wells, Kent

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Map Dated: June 2017

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| Location: | Royal Tunbridge Wells |
| Settlement: | Main Urban Area: Royal Tunbridge Wells |
| Gross area (ha): | 7.67 |
| Developable area (ha): | 6.95 |
| Site type: | Part greenfield site / part PDL site adjacent to the LBD of RTW |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 208 |
| Issues to consider: | Ecology: TPO, Ancient Woodland, LWS; AONB Component Part: Historic Field Boundaries; Transport Infrastructure: PRoW; MGB; Adjacent to the AONB; HLC Period: Early modern, Early medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Open Farmland; Heritage: Historic Farmstead within site; Land contamination (manufacture of clay bricks and landfill site); Adjacent to existing Limits to Built Development; Highway Matters |

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| Site Description: | <p>The site consists of green fields, a farm, sand school and stables towards the southern end of the site. The site includes part woodland in the south-east corner. There are existing farm buildings and a stable on the site. The site is adjoined by woodland, fields and occasional residential development. The boundaries of the site comprise a mix of hedgerows and trees. There are streams within the site.</p> <p>This site is adjacent to the previous allocation at Hawkenbury which is currently under construction. No vehicular access into the site appears to exist along Hawkenbury Road. There is an access gate along the track to Tutty's Farm. Pedestrian access to the site appears to be currently lacking and there is a lack of pavements. A Public Right of Way runs through the site close to its western boundary and there is a further Public Right of Way adjacent to the southern boundary. There is a steep slope along Hawkenbury Road. There is a slope down to the south from the track down by Tutty's Farm. This site is generally exposed.</p> |
| Suitability: | <p>This site is considered to be unsuitable because of harm that would be caused to the Green Belt, if the site were to be released from it causing <u>Moderate High</u> harm as well as harm to the setting of the AONB. It is subject to a number of other constraints including landscape, ecological being a part Local Wildlife Site and adjacent to Ancient Woodland as well as historic constraints. There are also highways concerns.</p> |
| Availability: | <p>Available Single ownership</p> |
| Achievability: | <p>N/A</p> |
| Sustainability Assessment: | <p>This site transverses the boundary with Wealden district thus negative impacts that have been predicted for the landscape objective apply to the AONB in both constituencies.</p> <p>This site scores a mix of scores, with several neutral scores and some positives. Negative scores are given for heritage, land use and landscape. The heritage score is informed by likely impact on the settlement edge and landscape setting of Tunbridge Wells. The site is a Green Belt parcel that if released from the Green Belt would cause <u>Moderate High</u> harm, it a greenfield site that has agricultural land classification 3. This has informed the land use score given whilst the loss of the greenfield site and its likely effect on the settlement edge has informed the landscape score given. This site scores a mix of scores, with several neutral scores and some positives. Negative scores are given for heritage, land use and landscape. The heritage score is informed by likely impact on the settlement edge and landscape setting of Tunbridge Wells. The site is a Green Belt parcel that if released from the Green Belt would cause high harm, it a greenfield site that has agricultural land classification 3. This has informed the land use score given whilst the loss of the greenfield site and its likely effect on the settlement edge has informed the landscape score given.</p> |
| Conclusion: | <p>This greenfield site outside of the LBD is not considered to be a suitable site for allocation which is confirmed by the SA.</p> |
| Reason: | <p>There is concern over the impact on the Green Belt. The site, <u>if released from the Green Belt is part of a larger parcel the release of which would cause Moderate High harm if released from the Green Belt</u> and harm to the setting of the AONB. This site is also</p> |

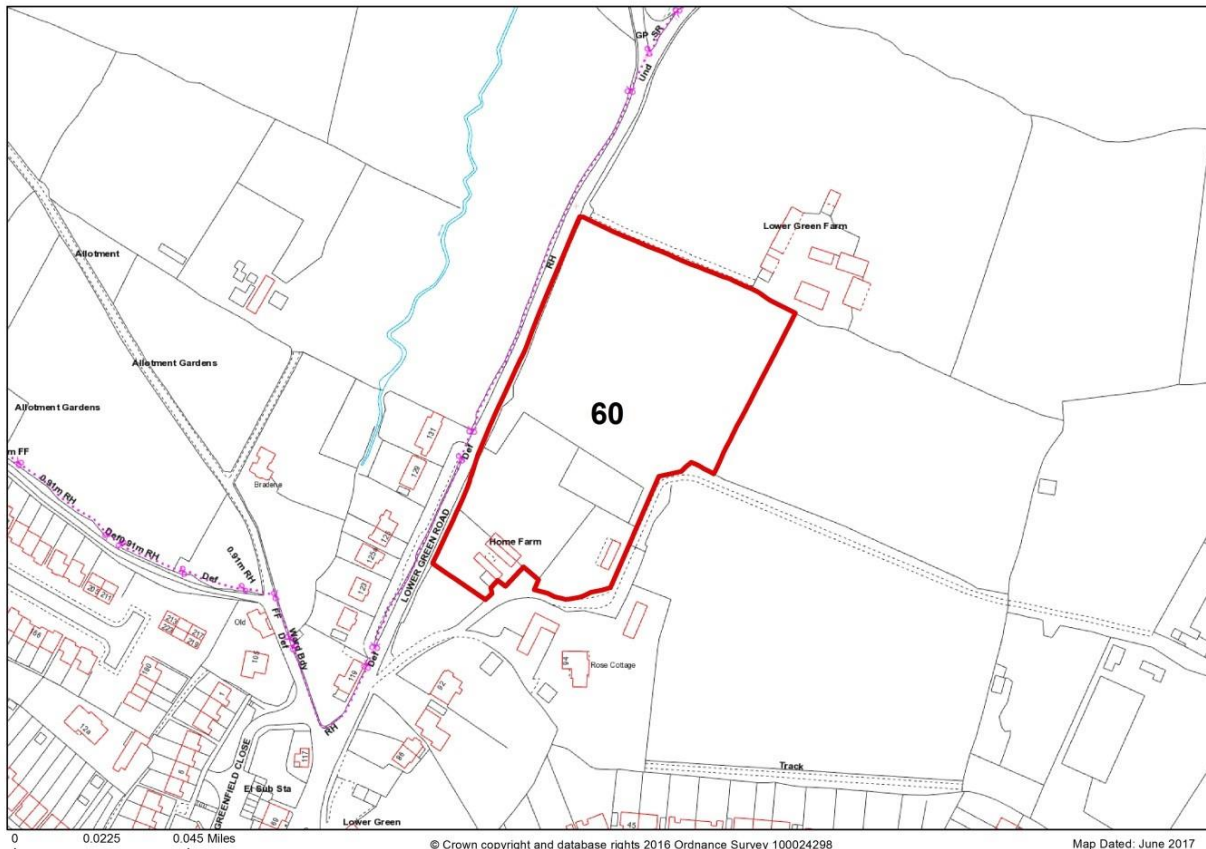
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| | <p>subject to a number of significant constraints including landscape, ecological and heritage. It is also a designated Local Wildlife Site. There are also highways concerns. It is not considered a suitable site for allocation within the Local Plan.</p> |
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Rusthall Parish

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| | Adjacent to Limits to Built Development |
| Site Description: | <p>The site comprises a single residential dwelling and its curtilage and includes an area of green verge adjacent to Langton Road. There is one existing dwelling on the site and an ancillary detached garage.</p> <p>The site is adjoined by Tunbridge Wells Golf Course, an area of woodland and residential properties. The boundaries of the site include a long, tall sandstone wall along the site frontage with Langton Road that has mature shrubbery and trees beyond. There are mature trees around other sides of the site and a further sandstone wall.</p> <p>There is direct vehicular and pedestrian access into the site from Langton Road. There is a small gate through the sandstone wall into the site from Rusthall Road and pavements along Langton Road. The topography of the site is complex. There is a terrace around the house and a further terrace and steps down to the garden that forms a basin. Public views of the site are limited from Langton Road due to the boundary treatment along the site frontage. There are glimpses mainly of the roofscape from Rusthall Road and an open view of the house from parts of the adjacent golf course.</p> |
| Suitability: | This site is considered unsuitable because <u>if released from the Green Belt, it is part of a broader parcel that would result in very High harm, if released from the Green Belt.</u> |
| Availability: | Available Single ownership |
| Achievability: | N/A |
| Sustainability Assessment: | This site has mixed scores. Negative score for noise because the site is within the main Gatwick flight path and will result in an increase of vehicle movements onto a road that already experiences high levels of road noise. It scores negatively for biodiversity because the site is adjacent to a Local Wildlife Site. A negative land use score is given as the site is part of a broader parcel of Green Belt assessed as having very High harm if released. |
| Conclusion: | This site is considered unsuitable as a potential site allocation. |
| Reason: | Allocation of this site is likely to result in inappropriate harm to the Green Belt, the release from which would result in very High harm. |

Site Reference: 60

Site Address: The Paddocks, Home Farm, 92 Lower Green Road, Rusthall, TN4 8TT



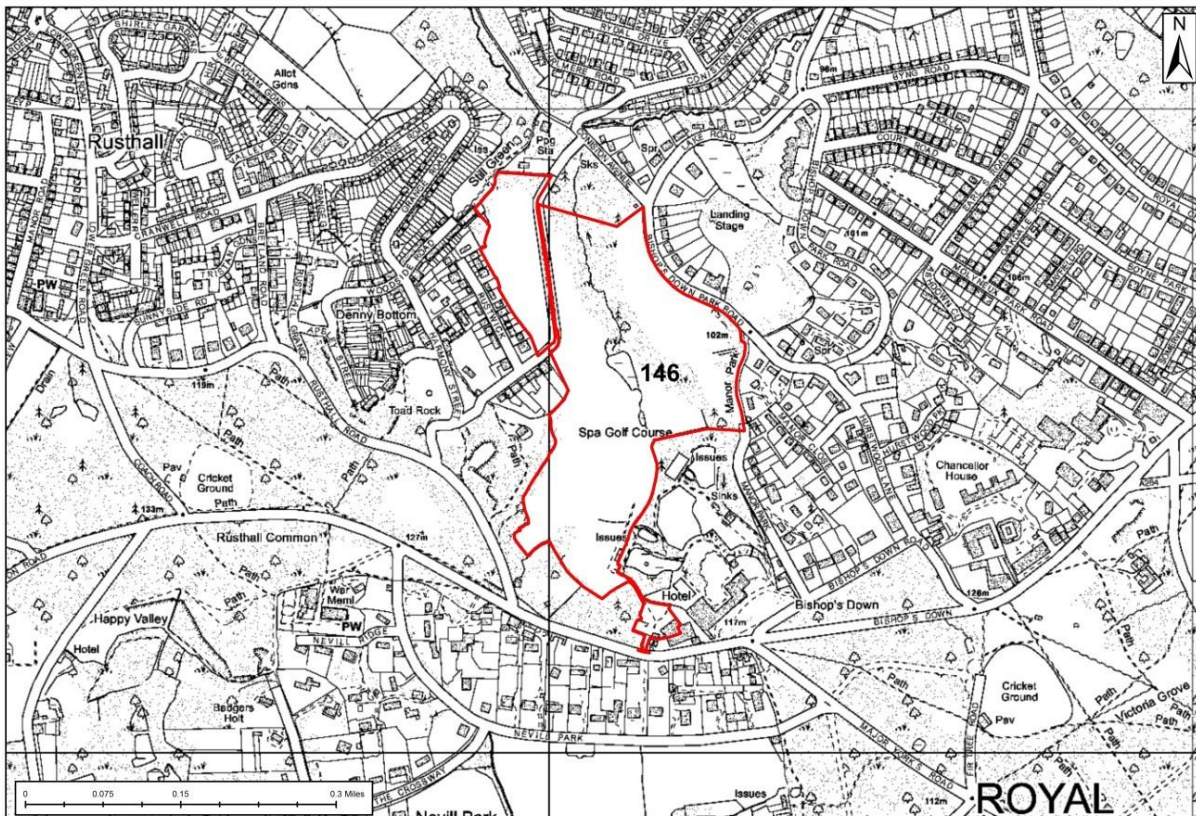
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| Parish: | Rusthall |
| Settlement: | Rusthall |
| Gross area (ha): | 1.29 |
| Developable area (ha): | 1.29 |
| Site type: | Mostly greenfield site adjacent to LBD |
| Potential site use: | Site has been assessed for development potential, notably for residential use |
| Potential yield if residential: | 39 |
| Issues to consider: | MGB; HLC Period: Boundary Lost 0-25%, Late post-medieval; APA: Historic Farmstead - Home Farm; ALC: GRADE 3; LCA: Wooded Farmland; Highway matters (access); Adjacent to Limits to Built Development |
| Site Description: | The site comprises paddocks and associated buildings. There is an open barn on the site that is currently used for car storage. There are other associated paddock buildings on the site. A dentist adjoins the site along with farm/agricultural uses. Residential uses exist in the area. Boundaries to the site comprise |

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| | <p>mixed hedging and trees and a mixture of fencing. There is a more open boundary with a farm to the northeast.</p> <p>Vehicular access to the site is from Lower Green Road up a paved driveway and unmade track. There is a paved access along the drive/track, which is not level. There is a lack of pavement along the frontage with Lower Green Road. There are pavements within the vicinity of the site. There is a footpath near the entrance to the site. There is a Public Right of Way nearby to the west. The site is flat. There are some views of the site from the adjacent farm and the dentist buildings into the paddocks. Public views are limited since the site is elevated relative to the road level along Lower Green Road.</p> |
| Suitability: | In sustainability terms this site is reasonably well located, adjacent to the settlement edge of Rusthall. There is however significant concern about the ability to provide a safe and satisfactory means of vehicular access to the site, and in terms of Green Belt release, which would be <u>Moderate High</u> . |
| Availability: | Available Single ownership |
| Achievability: | N/A |
| Sustainability Assessment: | A reasonably well-located site adjacent to the settlement, which has a limited range of key services and facilities. This site is let down by impact on the Green Belt, being a greenfield site within a Green Belt parcel which would have <u>Moderate High</u> harm if released from the Green Belt, informing the land use score. |
| Conclusion: | This site is considered unsuitable as a potential site allocation. |
| Reason: | There is significant concern about the ability to provide a safe and satisfactory means of vehicular access to the site and concerns over the release of the site from the Green Belt, which would result in <u>Moderate High</u> harm. |

Site Reference: 146

Site Address: Tunbridge Wells Golf Club, Langton Road, Tunbridge Wells TN4 8XH

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| Parish: | Rusthall |
| Settlement: | In proximity to the Main Urban Area: Royal Tunbridge Wells and Rusthall |
| Gross area (ha): | 14.13 |
| Developable area (ha): | 12.45 |
| Site type: | Part PDL / Part greenfield site largely adjacent to LBD, part of site is within LBD |
| Potential site use: | Site has been assessed for development potential, notably for a mixed use comprising residential and educational use and for an alternative wholly residential scheme. |
| Potential yield if residential: | If solely residential: 187 (@ 15dpha) 374 (@ 30 dpha) If education with residential only on eastern part of site: 10 - 15 (same yield if residential only looked at on eastern side of site). |
| Issues to consider: | Heritage: adjacent to Conservation Area; Ecology: TPO, Ancient Woodland, adjacent to LWS and SSSI MGB; HLC Period: Early medieval, Early 20th century; Contaminated Land (Unknown Filled Ground (medium and low risk)); Adjacent to Common Land; APA: Historic High Status Residence and landscaped Gardens - Bishops Grove; |

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| | <p>ALC: GRADE 4, URBAN; LCA: Urban, Wooded Farmland; Adjacent to / part within Limits to Built Development; In proximity to local cycle route</p> |
| Site Description: | <p>The site consists of two parcels which comprise a golf course, club house, parking and woodland. There are sporadic structures around the site such as storage containers. The site is adjoined by the Spa Hotel and residential properties. There are mature trees on and around the site. There are also ditches, streams(s) on the site.</p> <p>Boundaries of the site consist of various treatments. There are in places sandstone walls. Trees form boundaries in places too. The site boundary is more open with Rustwick where treatments are more domestic in character.</p> <p>There is direct vehicular access into the site from Langton Road. To the east the site lies adjacent to Bishops Down Park Road. There is a privately owned track through the site (Rusthall Park). There are pavements along Langton Road that lead into Tunbridge Wells and Rusthall and the wider locality. The site has a complex topography. The site is flatter towards its frontage with Langton Road. Public views of the site are limited. There is a view from the Langton Road entrance and a more exposed view from private properties in Rustwick.</p> |
| Suitability: | <p>The site has been looked at for a mixed use including residential (on the eastern part of the site) and education use. This would be unsuitable because Kent County Council has confirmed it is no longer seeking a site at Royal Tunbridge Wells for the provision of a new Secondary school and that any additional school provision required over the Plan period is being provided through expansion of existing Secondary schools within the town.</p> <p>A wholly residential use of the site has been considered, both the site as a whole and as a smaller parcel along the eastern side of the site. A scheme relating to the whole site is unsuitable due to significant Green Belt concerns, the release from which would result in very high harm <u>High, Moderate and Moderate High harm</u>. The site also provides an important green gap between the main urban area of Royal Tunbridge Wells and Rusthall.</p> <p>Whilst the smaller parcel of the site to the eastern side would result in lesser Green Belt harm (<u>Moderate harm</u>) <u>than the site as a whole, this eastern edge of the site parcel</u> is significantly constrained by <u>the</u> ability to provide a suitable means of access to this eastern side of the site. Whilst this part of the site lies adjacent to Bishops Down Park Road, this is a private road along which there are currently not access rights to reach this eastern part of the Golf Course. Access to this area of the site via the existing access off Langton Road, would be unsuitable in landscape and Green Belt terms. As such the site is unsuitable.</p> |
| Availability: | <p>Available Multiple ownership</p> |
| Achievability: | <p>N/A</p> |
| Sustainability Assessment: | <p>This site has mixed scores. Negative score for noise because the site is within the main Gatwick flight path and will result in a large increase of vehicle movements onto a road that already</p> |

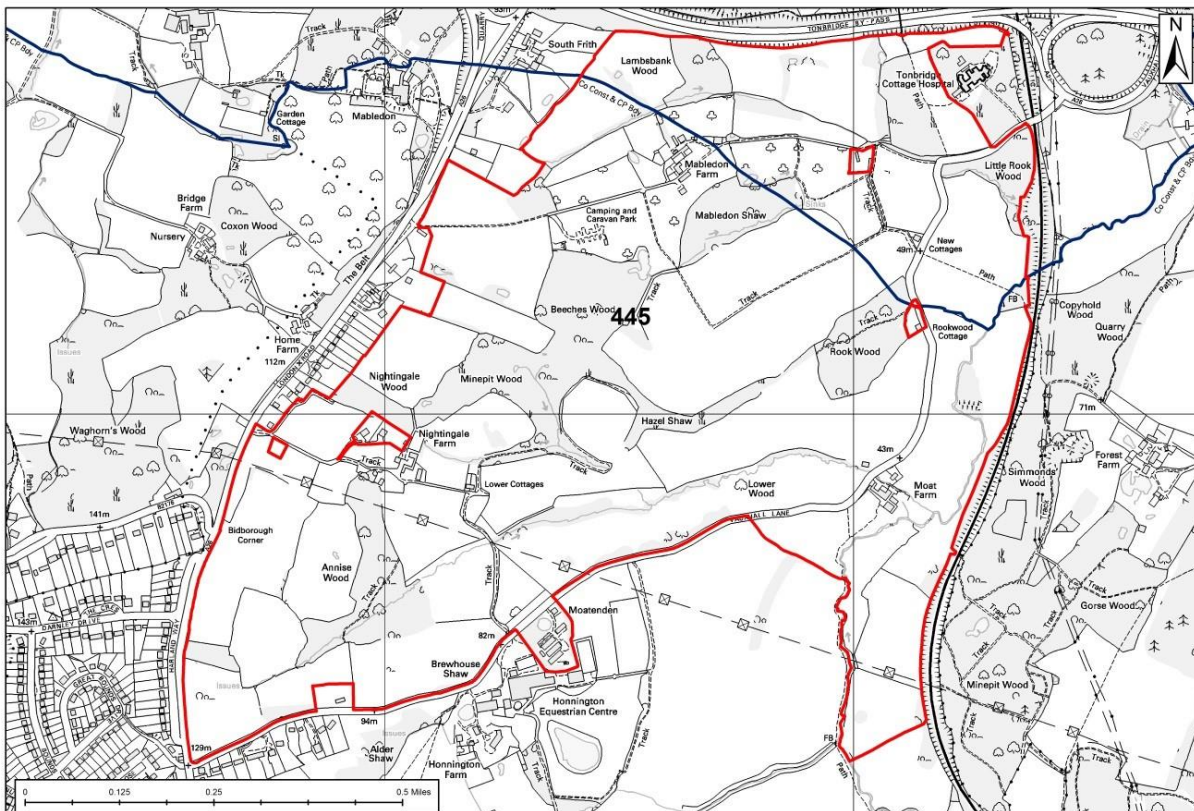
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| | experiences high levels of road noise. Negative land use and landscape scores reflect the loss of greenfield land with complex topography which <u>ranges in is-classified</u> <u>as from</u> <u>very High to Moderate</u> value Green Belt. Air quality is scored as negative overall as it was felt that the negative aspects of increased car travel could not be offset by the contributions gained for active travel improvements. |
| Conclusion: | This site is considered unsuitable as a potential site allocation. |
| Reason: | There is significant Green Belt concern about release of the whole site, which would result in very high <u>High, Moderate and Moderate High</u> harm. Allocation of the eastern part of the site is constrained by the lack of rights of access from Bishops Down Park Road. There is also no current identified requirement for a new Secondary school on the site. Release of the whole <u>site</u> would also result in the loss of an important green gap between the settlements of Royal Tunbridge Wells and Rusthall. |

Southborough Parish

Site Reference: 445

Site Address: Mabledon and Nightingale east of A26 and south of the A21, Southborough, Kent

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Map Dated: June 2017

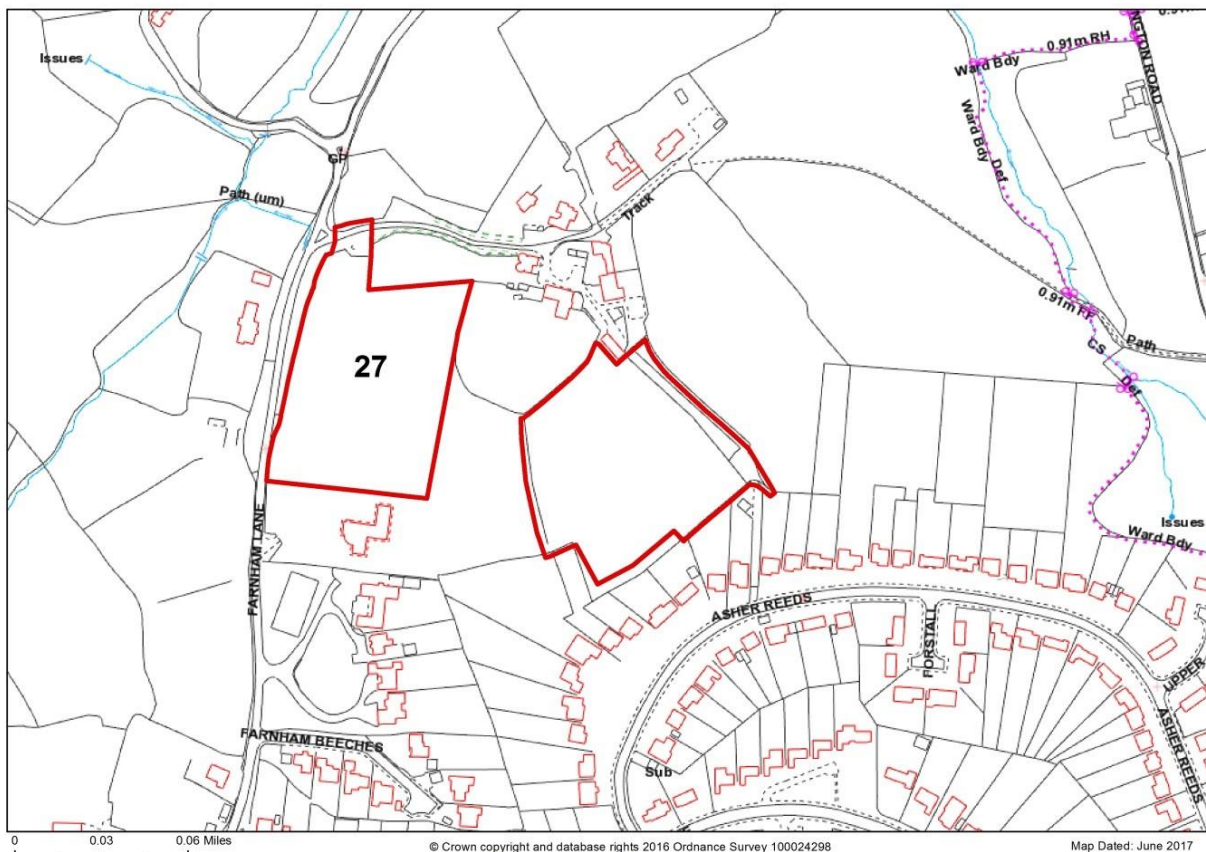
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| Location: | Southborough |
| Settlement: | In proximity to the Main Urban Area: Royal Tunbridge Wells/Southborough and Tonbridge |
| Gross area (ha): | 171.88 |
| Developable area (ha): | 125.06 |
| Site type: | Mix of greenfield and PDL including PDL in proximity to the LBD of Southborough. |
| Potential site use: | Site has been assessed for development potential, notably for a mixed-use scheme including residential and economic (land-based) uses |
| Potential yield if residential: | 50-120 |
| Issues to consider: | Heritage: Conservation Area, Listed Buildings; Ecology: TPO, Ancient Woodland, LWS; AONB Component Part: Ancient Woodland, Farmstead, Historic Routeways PRoW, Historic Settlements, Water Courses, Ponds, Historic Field Boundaries, Heathland; Transport Infrastructure: PRoW; |

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| | <p>MGB; AONB; Flood Zone 2; Flood Zone 3; HLC Period: Early medieval, Early 20th century; APA: Milestone on London Road A26; ALC: GRADE 4, GRADE 3; LCA: Wooded Farmland, Forested Plateau; Land contamination (Railway Land – tracks mainly, Hospitals, landfill site)</p> |
| Site Description: | <p>The site comprises a mix of uses including a farm, private dwellings, woodland, camping/caravan site, isolation hospital and fields. There are several existing buildings on the site. The site is adjoined by residential uses, agricultural land and the A26, London Road. Boundaries of the site comprise mostly trees and boundaries are open in parts. The southern boundary follows a stream and there are ponds on the site. There are trees within the site. There is existing vehicular access to the site off the A26 London Road and Vauxhall Lane runs through the site. There is pavement along the eastern stretch of London Road along the site frontage. There is some pavement on the western stretch of London Road but not opposite the site. The site has a complex topography. Public views possible including views from London Road, Vauxhall Lane.</p> |
| Suitability: | <p>This site is considered unsuitable because of harm that would be caused to the Green Belt, if the site were to be released from it, resulting in <u>High and Very High</u> harm. There would also be significant harm to the AONB and the landscape in this area as well as concerns in relation to ecology and the historic environment.</p> |
| Availability: | <p>Available Single ownership</p> |
| Achievability: | <p>N/A</p> |
| Sustainability Assessment: | <p>This site has mixed scores. Water score reflects fact that there are areas of flood zone 2 and 3 within the site. Business and housing objectives scores positively as the proposed site use is for extensive land-based economic development thus benefitted the rural economy, whilst also meeting housing needs. There are large sites of biodiversity value in the area and, without detail on layout and design. There is a risk these could be negatively impacted upon. The adverse impacts on the AONB predicted by the 2020 LVIA report have been considered in the Landscape and Land Use scores.</p> |
| Conclusion: | <p>This site is considered unsuitable as a potential allocation.</p> |
| Reason: | <p>There is concern over the impact on the Green Belt. The site is part of a larger parcel <u>the release of this site</u> which would cause <u>High and Very High</u> harm if released from the Green Belt. There would also be significant harm to the AONB and the landscape in this area as well as concerns in relation to ecology and the historic environment. This site is not considered suitable to be allocated within the Local Plan.</p> |

Speldhurst Parish

Site Reference: 27

**Site Address: 1) Land adjacent to the rear of Asher Reeds and
2) Land adjacent to Cherry Trees, Farnham Lane, Langton Green**

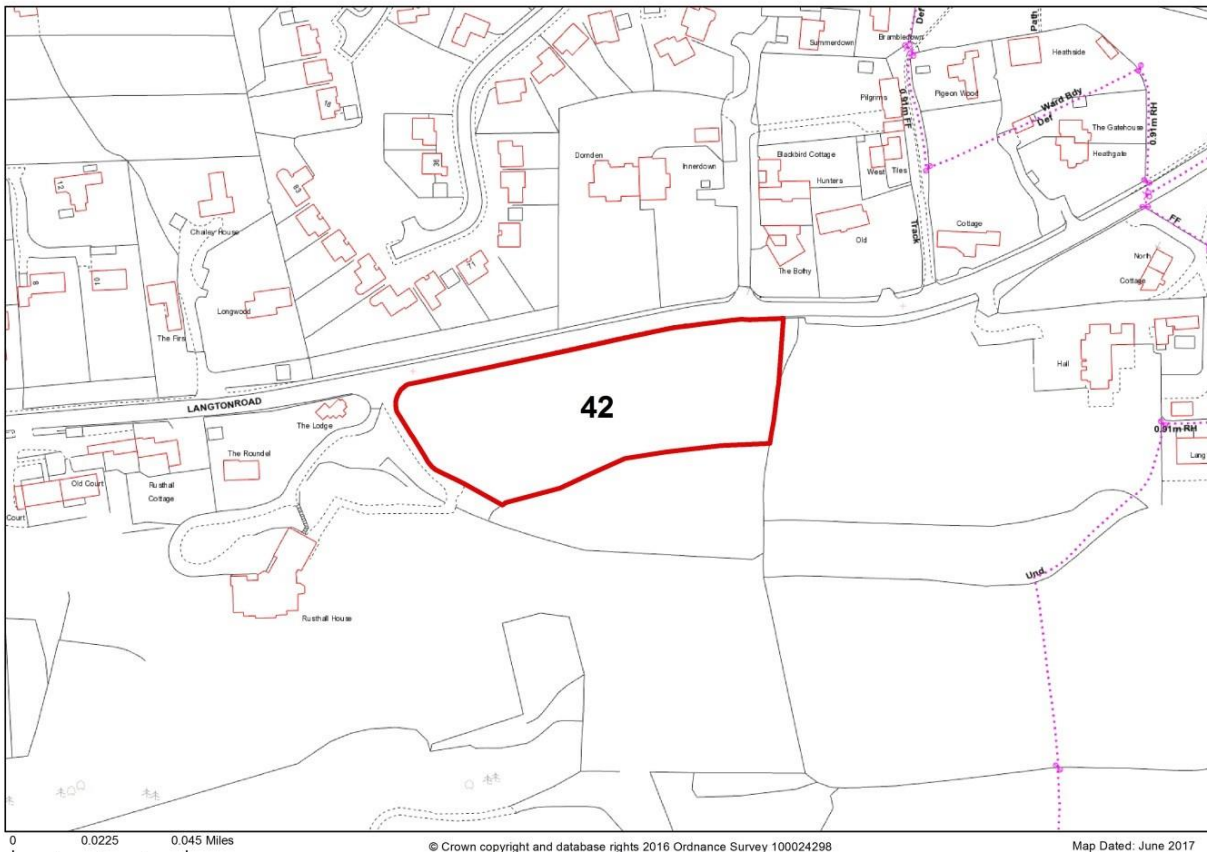


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| Parish: | Speldhurst |
| Settlement: | Langton Green |
| Gross area (ha): | 2.22 |
| Developable area (ha): | 2.22 |
| Site type: | Greenfield site comprising two parcels adjacent to LBD |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 67 |
| Issues to consider: | AONB Component Part : Historic Routeways PRoW; Transport Infrastructure: PRoW; MGB; AONB; HLC Period: Late 20th century, Early 20th century; APA: Historic Farmstead - Farnham Farm; ALC: GRADE 3; LCA: Urban, Wooded Farmland; Highway matters (access); Adjacent to Limits to Built Development; |

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| | Topography issues re parcel adjacent to Farnham Lane |
| Site Description: | <p>The site consists of two parcels of land, both green fields. Parcel 1 is a field, parcel 2 is a field but more semi-domesticated, and is associated with a neighbouring dwelling (Cherry Trees). There are no existing buildings on either parcel of land. The site is adjoined by residential properties and fields. Residential use is more sporadic around parcel 2.</p> <p>The site boundaries consist mainly of trees. The boundary adjacent to Asher Reeds is more open to the houses along Asher Reeds with some domestic fencing. There is an open boundary with 'Cherry Trees'. There are trees within the site. Access to Parcel 1 is provided through an un-adopted unmade vehicular access that runs between two properties in Asher Reeds, with a timber gate fronting Asher Reeds. Parcel 2 has a gate onto Farnham Lane and a slope. Pedestrian access is currently lacking. It is noted that there is a timber gate between the garden close to parcel 1 and parcel 2 outside of the site. Public Right of Way number WT85A runs through parcel 2. Parcel 1 is generally flat. Parcel 2 is more complex, with a steep slope up from Farnham Lane. It rises up from west to east. The site itself undulates. Parcel 1 is generally enclosed, although parcel 2 is more exposed along the Farnham Lane edge.</p> |
| Suitability: | <p>The site is considered unsuitable because of very high harm that would be caused to the Green Belt, if the site were to be released from it. There is also concern about the ability to provide safe and satisfactory means of access to the parcels, particularly parcel 1.</p> <p><u>It is noted that the release of the site from the Green Belt would result in Moderate harm.</u></p> |
| Availability: | Available Single ownership |
| Achievability: | N/A |
| Sustainability Assessment: | A site with many neutral scores and some positives to housing provision. It is let down by its location relative to key services and facilities and high demand for school provision and on land use where this would result in the loss of a greenfield site in the Green Belt, part of a larger parcel with very high Moderate harm, and landscape given the loss of this greenfield site in the AONB. |
| Conclusion: | This site is considered unsuitable as a potential site allocation. |
| Reason: | As set out in the suitability box above, there is concern over impact on the Green Belt — the site is part of a larger parcel the release of which would cause very high harm if released from the Green Belt. There is also concern about the ability to provide an appropriate means of access to the site. |

Site Reference: 42

Site Address: Land at High View, Langton Road, Langton Green



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| Parish: | Speldhurst |
| Settlement: | Langton Green |
| Gross area (ha): | 0.78 |
| Developable area (ha): | 0.78 |
| 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: | 24 |
| Issues to consider: | TPO; MGB; 2016 Landscape Designation (SP20); HLC Period: Assart Fields, Medieval; Common Land; APA: General background archaeological potential; ALC: URBAN, GRADE 3; LCA: Urban, Wooded Farmland; Adjacent to existing Limits to Built Development |
| Site Description: | The site consists of a parcel of green field land that is not agricultural. There are two structures on the site. The site is adjoined by residential properties to the north and west. There are fields in the wider locality. |

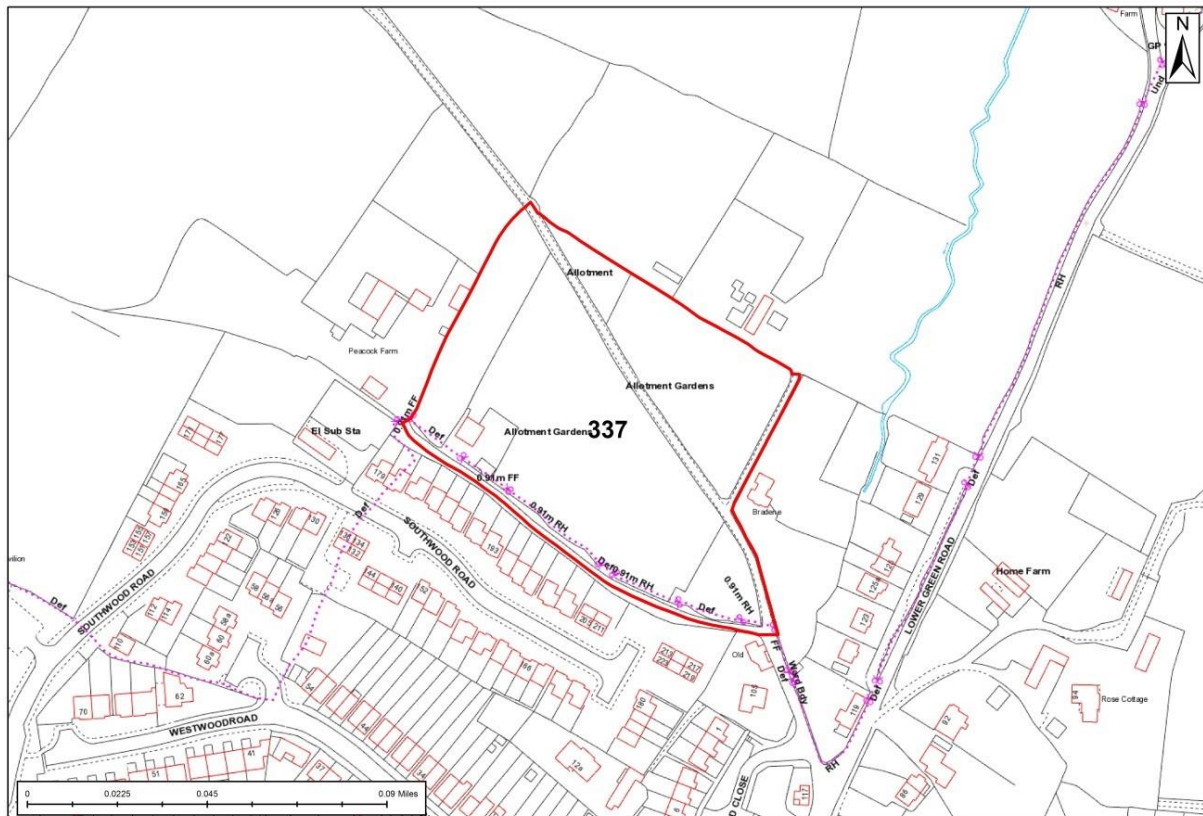
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| | <p>Site boundaries consist of hedging and trees along the frontage with Langton Road. There is hedging along the southern and eastern boundaries. The western boundary consists of hedging and a gate onto the access track. There is direct vehicular access off Langton Road through a set of gates. There is a further access point off the driveway to Rusthall House. Pedestrian access is through the gates/access point. There is a pavement along the northern side of Langton Road and pavements in the wider locality. There is a gentle slope south from Langton Road and a slight bank along the frontage with Langton Road. There are public views of the site from Langton Road mostly consisting of glimpses through the hedging. There are more exposed views along by the access gate where the hedge has less cover currently.</p> |
| Suitability: | <p><u>This site is considered unsuitable</u> because there are landscape concerns, and concern about the release of the site from the Green Belt, the site forming part of a broader parcel with very high impact if released from the Green Belt.</p> <p><u>It is noted that if released from the Green Belt, the harm rating would be Low Moderate.</u></p> |
| Availability: | <p>Available Single ownership</p> |
| Achievability: | <p>N/A</p> |
| Sustainability Assessment: | <p>A site with many neutral scores that scores positive for housing provision and neutral/negative in terms of travel. Its score is let down by demand for school places and land use and landscape impacts, being the loss of a greenfield site in the AONB which forms part of a broader parcel with very high <u>Low Moderate</u> impact if released from the Green Belt. Score informed however by the fact this is a relatively small site.</p> |
| Conclusion: | <p>This site is considered unsuitable as a potential site allocation.</p> |
| Reason: | <p>As set out in the suitability box, there are landscape and Green Belt concerns relating to this site, which if released would cause very high harm.</p> |

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| | Part in/part adjacent to Limits to Built Development |
| Site Description: | The site comprises an existing residential dwelling house and its curtilage and associated outbuildings and a tennis court. The site is adjoined by residential properties and a field. The site boundaries comprise hedging, trees and some fencing. There is vehicular access into the site directly off Penshurst Road. There is a lack of pavement along this stretch of Penshurst Road. The main public view of the site is from the northern frontage along Penshurst Road. The rear garden is mostly screened from this view by the existing property. The site can be seen from the adjacent field to the south. |
| Suitability: | This site is considered unsuitable because, in the absence of pedestrian footways, it is felt that the site lacks appropriate connection to the core of the settlement and its facilities. It is therefore not well related in this respect. Consideration has been given to the ability to provide an appropriate footway as part of the development of the site, however, there are concerns about the ability to do so. <u>The release of this site from the Green Belt would result in Low harm.</u> |
| Availability: | Available Single ownership |
| Achievability: | N/A |
| Sustainability Assessment: | This site has several neutral and single negative scores, let down by a lack of key services and facilities and lack of pavement to the centre of the settlement/likely ability to provide this therefore making the site less suitable for those with disabilities. Equality, air and travel scores were downgraded in Pre-Submission version of SA to reflect confirmation of this difficulty for active travel. |
| Conclusion: | This site is considered unsuitable as a potential site allocation. |
| Reason: | As set out in the suitability box there is significant concern about pedestrian connectivity to the core of the settlement and the ability to provide such a connection if the site were to be allocated. |

Site Reference: 337

Site Address: Allotment land north east of the end of Southwood Road, Rusthall and adjacent to Peacock Farm

Call for Sites 2017 Submission



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Map Dated: June 2017

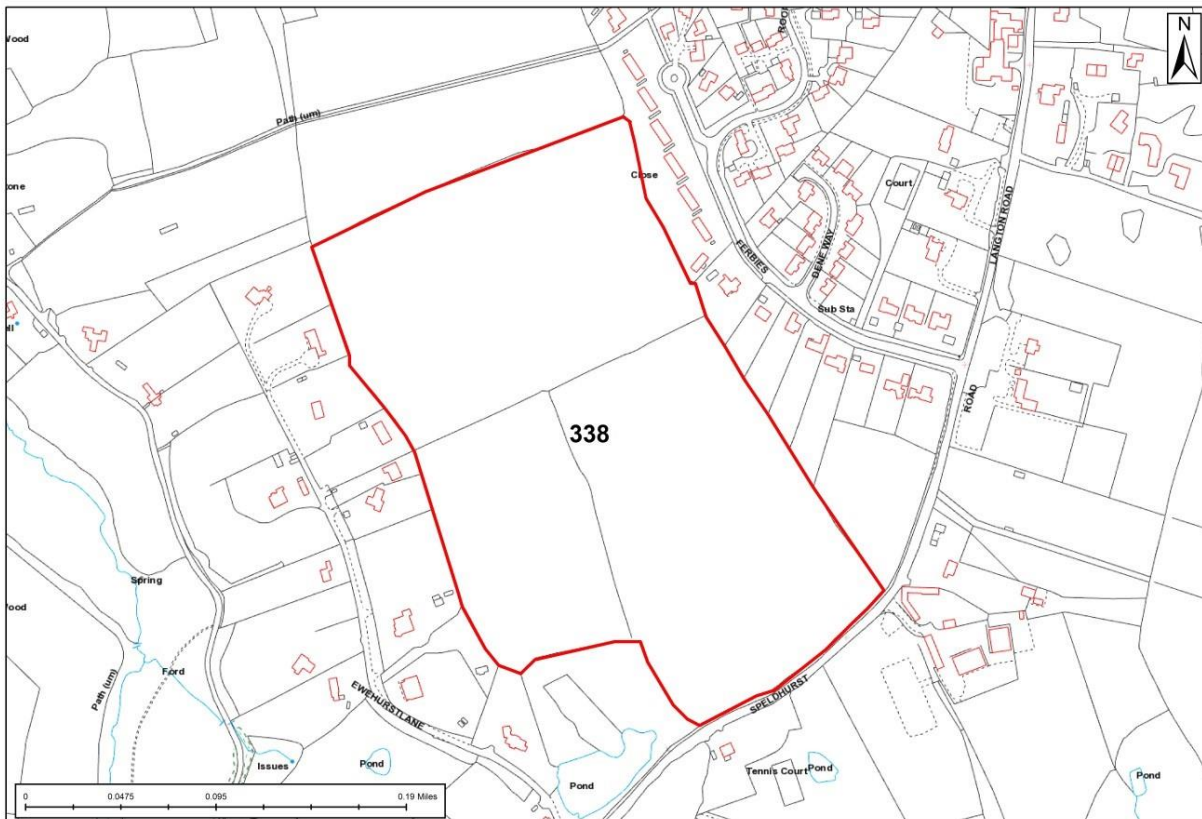
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| Parish: | Speldhurst |
| Settlement: | Rusthall (in neighbouring Rusthall parish) |
| Gross area (ha): | 1.54 |
| Developable area (ha): | 1.54 |
| Site type: | Part greenfield site and some built development adjacent to LBD |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 46 |
| Issues to consider: | TPO; AONB Component Part : Historic Routeways PRoW; Transport Infrastructure: PRoW; MGB; AONB; HLC Period: Early post-medieval, Late 20th century; APA: General background archaeological potential; ALC: URBAN, GRADE 3; LCA: Urban, Wooded Farmland; Highway issues |
| Site Description: | The site includes former allotments, the majority of which is abandoned. The section to north east of the Public Right of Way |

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| | <p>may still be in use. Part of the site is dense woodland. There is also an area which appears to be an abandoned storage yard behind a gated fence. There are several old abandoned sheds, greenhouses and caravans on the site. The area of the site still in use as an allotment contains further greenhouses and temporary structures. There are dense trees and hedging along the site boundaries, particularly in the south east corner. A significant amount of the site is also screened by fencing and old sheets of corrugated iron. There is a track running through part of the site. There is currently no formal access to the screened off abandoned allotment section of the site. A Public Right of Way runs through the site. There are also pavements along roads in the wider vicinity. Both the abandoned and in use allotments are mostly flat. The wooded section of the site has a complex topography. This site is generally enclosed.</p> |
| Suitability: | <p>The site is well located adjacent to the Rusthall settlement edge. However, the site is significantly constrained by a Tree Preservation Order (number 0029/2020) as well as the ability to ensure an appropriate and safe means of vehicular access can be provided to the site. <u>Furthermore, it and would forms an encroachment into the countryside, harmful to the settlement pattern.</u></p> <p>Furthermore, It is noted that the <u>release</u> of the site <u>from the Green Belt</u> is part of a parcel the release of which would cause high Moderate harm, and forms an encroachment into the countryside, harmful to the settlement pattern.</p> |
| Availability: | <p>Available Multiple ownership</p> |
| Achievability: | <p>N/A</p> |
| Sustainability Assessment: | <p>A reasonably well-located site adjacent to the settlement, which has a limited range of key services and facilities. Let down by impact on the Green Belt (<u>Moderate high</u> impact) and being the loss of a largely greenfield site in the AONB. There is concern about the ability to provide a suitable means of access to this site and the ability of some, less mobile residents to access services and facilities in a safe manner due to lack of suitable pavement. Equality, air and travel scores were downgraded in Pre Submissions version of SA to reflect confirmation of this difficulty for active travel.</p> |
| Conclusion: | <p>This site is considered unsuitable as a potential site allocation.</p> |
| Reason: | <p>As set out in the suitability box, there are concerns over Green Belt release, which would result in high harm, vehicular access and constraint to development given the Tree Preservation Order on the site.</p> |

Site Reference: 338

Site Address: Land between Ferbies and Ewehurst lane, Langton Road, Speldhurst

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Map Dated: June 2017

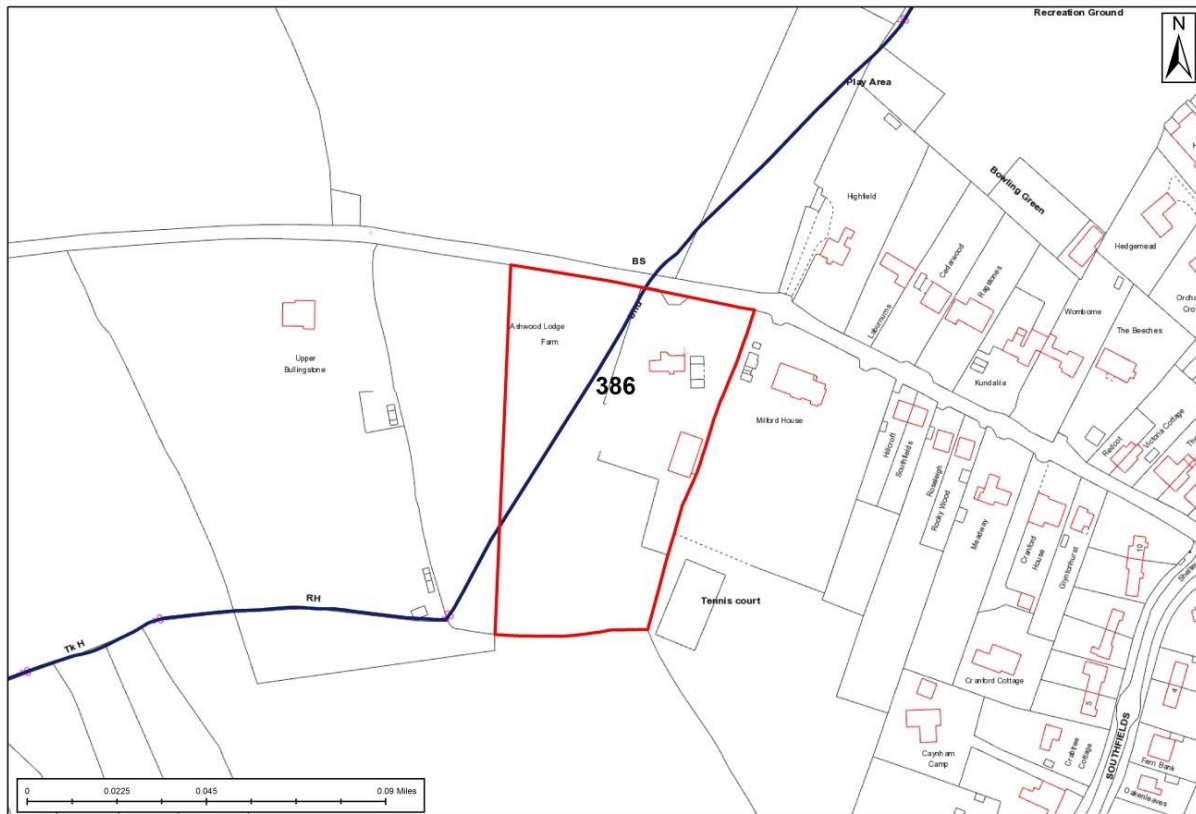
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| Parish: | Speldhurst |
| Settlement: | Speldhurst |
| Gross area (ha): | 12.14 |
| Developable area (ha): | 11.70 |
| Site type: | Greenfield site part adjacent to LBD |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 351 |
| Issues to consider: | Ecology: TPO, Ancient Woodland; AONB Component Part : Historic Settlements, Historic Field Boundaries; Heritage: adjacent to Historic Farmstead MGB; AONB; 2016 Landscape Designation (SP18); HLC Period: Early medieval, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland |

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| Site Description: | <p>The site is an agricultural field. There are no existing buildings on the site. The site adjoins a Business park, residential properties and fields. Site boundaries comprise mostly trees and hedging.</p> <p>There is a metal field gate fronting Langton Road and there is a pavement along the Langton Road frontage of the site. The site is generally flat, with public views across the field from Langton Road.</p> |
| Suitability: | <p>While the site lies adjacent to the settlement edge of Speldhurst, it is considered that this site would result in encroachment into the AONB countryside, beyond that, which would be a logical extension to the settlement. It would result in significant harm to the AONB landscape.</p> <p>In addition release of the site from forms part of a parcel the Green Belt release of which would cause high harm if released from the Green Belt.</p> <p><u>It is noted that if this site were to be released from the Green Belt it would result in Moderate harm.</u></p> |
| Availability: | <p>Available Multiple ownership</p> |
| Achievability: | <p>N/A</p> |
| Sustainability Assessment: | <p>The education objective scores slightly negative because the existing primary is in high demand. The equality objective scores negative because selective education choices are easier to access than non-selective, and the distance of the site to Speldhurst facilities may disadvantage disabled persons. Land use score reflects the Moderate <u>high</u> harm that would be caused by loss of the Green Belt, green field land and underlying soils. Bus services from Speldhurst are not regular and some services are lacking. Noise scores negatively because the site is within the main flight path for Gatwick airport. The site is in a sensitive, edge of settlement location within the AONB. The scale is in keeping with the existing settlement but sensitive design will be necessary.</p> |
| Conclusion: | <p>This site is considered unsuitable as a potential site allocation.</p> |
| Reason: | <p>There are significant concerns regarding encroachment into the AONB countryside and harm arising to this, and from Green Belt release, which would be high.</p> |

Site Reference: 386

Site Address: Ashwood Lodge Farm, Penshurst Road, Speldhurst

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Map Dated: June 2017

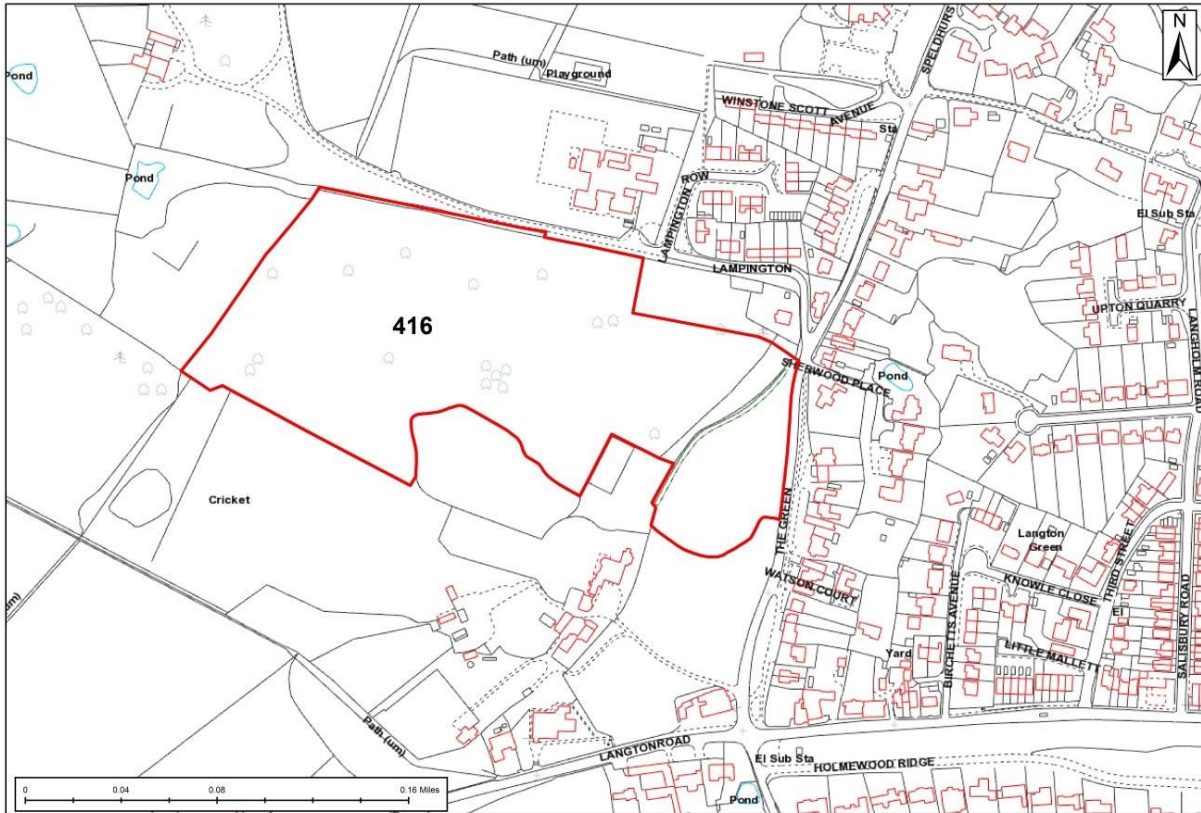
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| Parish: | Speldhurst |
| Settlement: | Speldhurst |
| Gross area (ha): | 1.13 |
| Developable area (ha): | 1.13 |
| Site type: | Part greenfield site, part PDL part adjacent to LBD, straddles boundary with Sevenoaks District |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 34 |
| Issues to consider: | AONB Component Part: Farmstead, Historic Settlements; MGB; AONB; 2016 Landscape Designation (SP18); HLC Period: Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland; Heritage: Historic Farmstead |

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| Site Description: | <p>Site includes a residential property and its curtilage – Ashwood Farm with an ancillary building on part of the site. The site adjoins fields and some residential use.</p> <p>Boundary treatments include some domestic fencing and hedging. There is existing vehicular access off Penshurst Road. There is a lack of pavement along Penshurst Road. The site is generally flat adjacent to Penshurst Road. Views are restricted due to existing boundary treatments.</p> |
| Suitability: | <p>This site is unsuitable because there is concern about the lack of pavement to the centre of the settlement and the likely ability to provide this and therefore access to services and facilities. In addition, release of this site from the Green Belt is part of a parcel that would cause high harm if released from the Green Belt. Furthermore, it is considered that this site would not form a logical extension to the existing settlement.</p> <p><u>It is noted that the site encroaches across the district boundary into Sevenoaks district. If released from the Green Belt, this site would result in Low Moderate harm.</u></p> |
| Availability: | <p>Available Single ownership</p> |
| Achievability: | <p>N/A</p> |
| Sustainability Assessment: | <p>A site with neutral scores, let down by a lack of key services and facilities and lack of pavement to the centre of the settlement/likely ability to provide this therefore making the site less suitable for those with disabilities.</p> |
| Conclusion: | <p>This site is considered unsuitable as a potential site allocation.</p> |
| Reason: | <p>There is significant concern about pedestrian connectivity to the core of the settlement, as well as in relation to the release of the site from the Green Belt, which would result in high harm. It is also considered that this site would not form a logical extension to the settlement.</p> |

Site Reference: 416

Site Address: Land North of Langton House, Langton Green

Call for Sites 2017 Submission



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Map Dated: June 2017

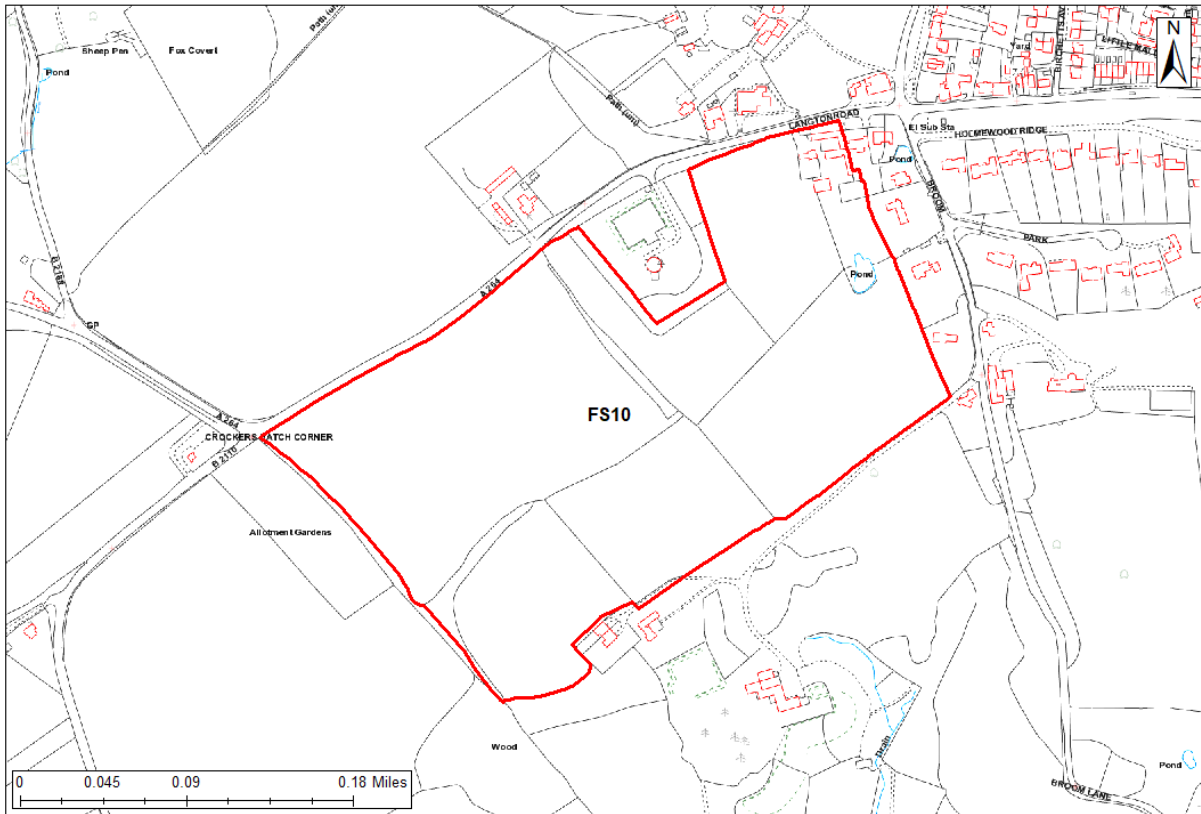
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| Parish: | Speldhurst |
| Settlement: | Langton Green |
| Gross area (ha): | 5.40 |
| Developable area (ha): | 5.40 |
| Site type: | Greenfield site adjacent to LBD |
| Potential site use: | Site has been assessed for development potential, notably for education and residential uses. |
| Potential yield if residential: | 162 if wholly residential |
| Issues to consider: | Heritage: Conservation Area/ adjacent to listed buildings; Ecology: TPO, LWS; AONB Component Part: Sandstone Outcrops; Transport Infrastructure: PRoW; MGB; AONB; HLC Period: Early modern, Early 20th century; Contaminated Land (Unknown filled ground (low risk)); Village Green; APA: Prehistoric potential based on lithic findspots; ALC: URBAN, GRADE 3; LCA: Wooded Farmland, Urban; Adjacent to existing Limits to Built Development; Highway matters (access) |

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| Site Description: | <p>The site comprises a green field and a parcel of woodland. There are no existing buildings on the site. The site is adjoined by a school, fields, residential properties and The Green. Site boundaries consist of mainly wire fencing with trees. There is a more open boundary to the west also consisting of wire fence.</p> <p>The northern frontage adjoins Lampington Row. There are metal gates with an unmade access from Speldhurst Road close to the junction with Lampington Row. There is no pedestrian access into the site. There is a lack of pavement along the site frontage with Lampington Row but there is pavement further east along Lampington Row and in the wider area. The site is generally flat. There is a level change along Lampington Row frontage where there is a ditch. Public views into the site are limited due to trees. There is a slightly more open view through trees along Lampington Row and a more open view from The Green.</p> |
| Suitability: | <p>The site is unsuitable for residential use because there are significant concerns about the ability to provide a suitable/satisfactory means of vehicular access to the site.</p> <p>It is noted that Furthermore, if the site were to be released from the forms part of a Green Belt parcel, this e release of which would result in very high <u>Moderate</u> harm.</p> <p>The site has been considered in part for education use, being adjacent to Langton Green Primary School, however, Kent County Council Education has not identified any need for expansion of the primary school over the Local Plan period and would not therefore support an allocation in this location. Consideration has also been given to a mixed use scheme comprising an element of residential use and education use but for the same reasons, this is unsuitable.</p> |
| Availability: | <p>Available Single ownership</p> |
| Achievability: | <p>N/A</p> |
| Sustainability Assessment: | <p>A site located adjacent to the existing settlement, which scores mostly neutral. It scores positively in terms of housing but negatively on education given the high demand for school place at the Primary School. It also scores negatively for land use, informed by loss of the site from the in a broader parcel of Green Belt the release of which would have very high <u>Moderate</u> impact. It scores negatively on landscape reflecting impact upon the AONB. There is a large Local Wildlife Site on the majority of the site which greatly reduce development potential. The site adjoins and risks impacting upon the setting of the Conservation Area.</p> |
| Conclusion: | <p>This site is considered unsuitable as a potential site allocation.</p> |
| Reason: | <p>If released from the Green Belt, there would be very high harm. Furthermore There is concern about the ability to provide satisfactory means of vehicular access to the site. In addition, Kent County Council Education has not identified any need for expansion of the primary school over the Local Plan period.</p> |

Site Reference: FS10

Site Address: Land at Hollonds Farm, Langton Road

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



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Map Dated: March 2020

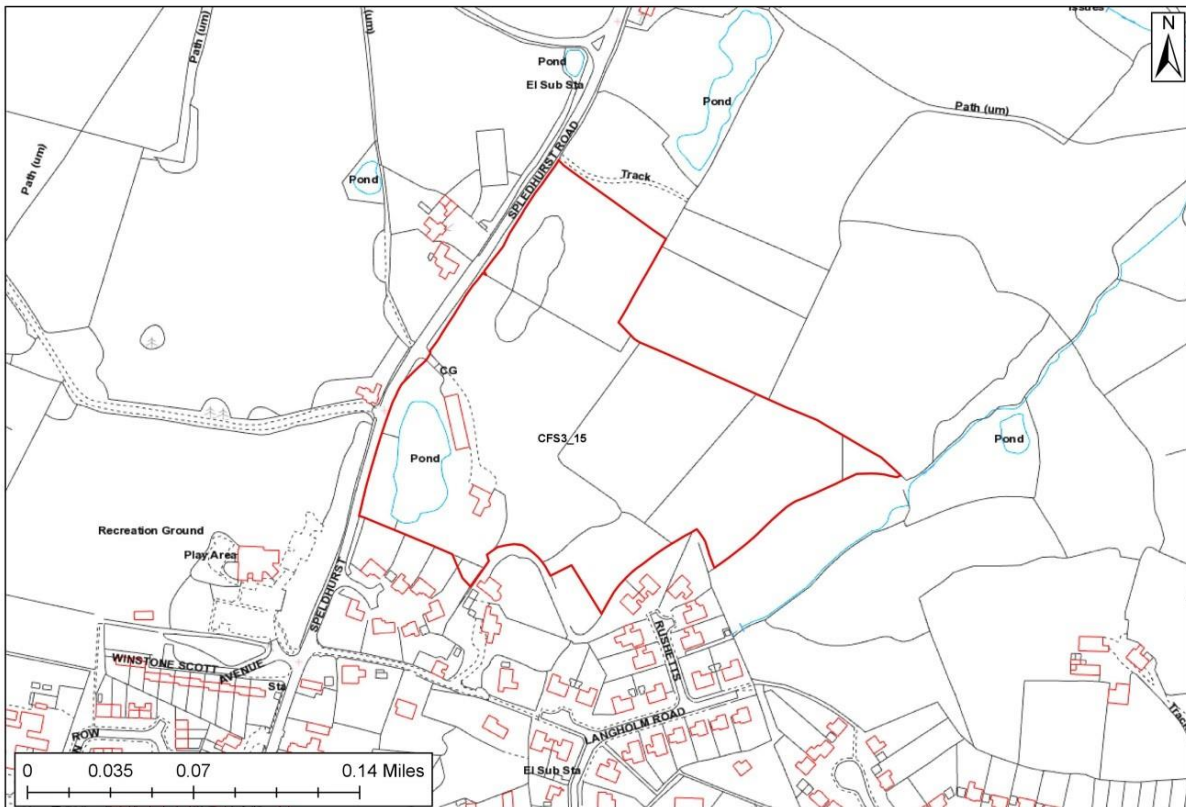
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| Parish: | Speldhurst |
| Settlement: | Langton Green |
| Gross area (ha): | 14.44 |
| Developable area (ha): | 14.15 |
| Site type: | Primarily greenfield site, including some PDL, partly within, mostly adjacent to Limits to Built Development. |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 425 |
| Issues to consider: | Heritage: Conservation Area, Listed Buildings, includes Historic Farmstead and is adjacent to other Historic Farmsteads; TPO; AONB Component Part : Ancient Woodland, Historic Field Boundaries; MGB; AONB; 2016 Landscape Designation; Partly within/adjacent to Natural England's Ashdown Forest 7km buffer; HLC Period: Late 20th century, Early modern; |

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| | <p>APA: Historic Core of Langton Green - Conservation Area; ALC: URBAN, GRADE 3; LCA: Urban, Wooded Farmland; Within or Adjacent to LBD</p> |
| Site Description: | <p>This is a greenfield site, divided internally into approximately four fields divided by a mix of hedgerow, wire fence and mature trees.</p> <p>The site boundaries consist of mature trees and hedging. The site is part PDL, comprising, residential properties, divided from the rest of the site. There are also associated outbuildings. The dwellings have vehicular access points from the A264, Langton Road. There is an existing, separate access point into the site from the Langton Road.</p> <p>The topography across the site varies, with parts of the site being flat, others with more of a slope.</p> <p>The site is adjoined by a water tower, allotment gardens and residential dwellings. 'All Saints' Church, a war memorial and a Public House lie opposite the site. There are views into and out of the site from the A264, and to and from the hills beyond the south of the site.</p> |
| Suitability: | <p>This is a sensitive site, considered unsuitable because the site is an important part of the edge of settlement given the farmsteads and existing rural nature of this as part of the setting of the Conservation Area (including rural approach to Groombridge Conservation Area). In addition, heritage harm to the setting of the Church. The site forms part of the historic setting of Tunbridge Wells and the adjoining settlements of Rusthall and Langton Green.</p> <p>There are AONB landscape concerns and Green Belt concerns. <u>If released from the site is part of a Green Belt parcel, the release of which would result in very High and Moderate High harm.</u></p> |
| Availability: | <p>Available Single ownership</p> |
| Achievability: | <p>N/A</p> |
| Sustainability Assessment: | <p>This relatively large site is in a sensitive edge of settlement location and consequently is assigned some highly negative scores. The majority of the site is in the AONB and the entire site is within the Green Belt, the release of which would have a high impact. Development here would risk impact upon the setting of nearby heritage assets.</p> |
| Conclusion: | <p>This site is considered unsuitable as a potential site allocation.</p> |
| Reason: | <p>There are significant heritage and AONB landscape concerns associated with this site. Furthermore the release of the site from the Green Belt would result in very High and Moderate High harm.</p> |

Site Reference: Late site 15

Site Address: Herons Oast Farm, Speldhurst Road, Langton Green

Call for Sites 2017 - Additional Submissions



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Map Dated: January 2018

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| Parish: | Speldhurst |
| Settlement: | Langton Green |
| Gross area (ha): | 5.04 |
| Developable area (ha): | 5.04 |
| Site type: | Mostly greenfield site with some PDL adjacent to existing Limits to Built Development |
| Potential site use: | Site has been assessed for development potential, notably for residential use. |
| Potential yield if residential: | 151 |
| Issues to consider: | Ecology: TPO; AONB Component Part : Ponds; MGB; AONB; Heritage: adjacent to Historic Farmstead, adjacent to an Historic Routeway, in proximity of Conservation Area; HLC Period: Late 20th century, Early modern; Contaminated Land (Unknown filled ground (low risk)); APA: General background archaeological potential; ALC: URBAN, GRADE 3; LCA: Urban, Wooded Farmland; Adjacent to Limits to Built Development |

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| Site Description: | This site is part residential and possibly part agricultural. Existing buildings on site are residential and agricultural (vacant or used for storage). This site is adjoined by residential and green fields. The boundaries are comprised of fencing, large trees and hedges. There is vehicle access off the existing residential development off Speldhurst Road. There is some pavement along Speldhurst Road. There is a Public Right of Way adjacent to the site. This site is generally flat. This site is generally enclosed. |
| Suitability: | Unsuitable because allocation of this site would result in <u>Moderate High harm to the the loss of part of a Green Belt if released from it. parcel of land, the release of which would cause very high harm.</u> There are also AONB landscape concerns relating to the loss of this site. In sustainability terms, it is acknowledged the site scores mostly neutral, and that negative scores reflect impact on Green Belt and the landscape. |
| Availability: | Available Single ownership |
| Achievability: | N/A |
| Sustainability Assessment: | A site located adjacent to the existing settlement, which scores mostly neutral. It scores positively in terms of housing but negatively on education given the high demand for school place at the Primary School. It also scores negatively for land use, informed by loss of the site <u>from the in a broader parcel of Green Belt the release of which would have very Moderate High impact.</u> It scores negatively on landscape reflecting the loss of primarily greenfield land in the AONB, its location adjacent to an historic farmstead and an historic routeway (road). |
| Conclusion: | This site is considered unsuitable as a potential site allocation. |
| Reason: | There are significant concerns over the suitability of the site, because of impact on the Green Belt if the site were to be released, which would be <u>very Moderate High harm</u> , and impact on the AONB landscape. |