

Tunbridge Wells Borough



Tunbridge Wells Borough Council

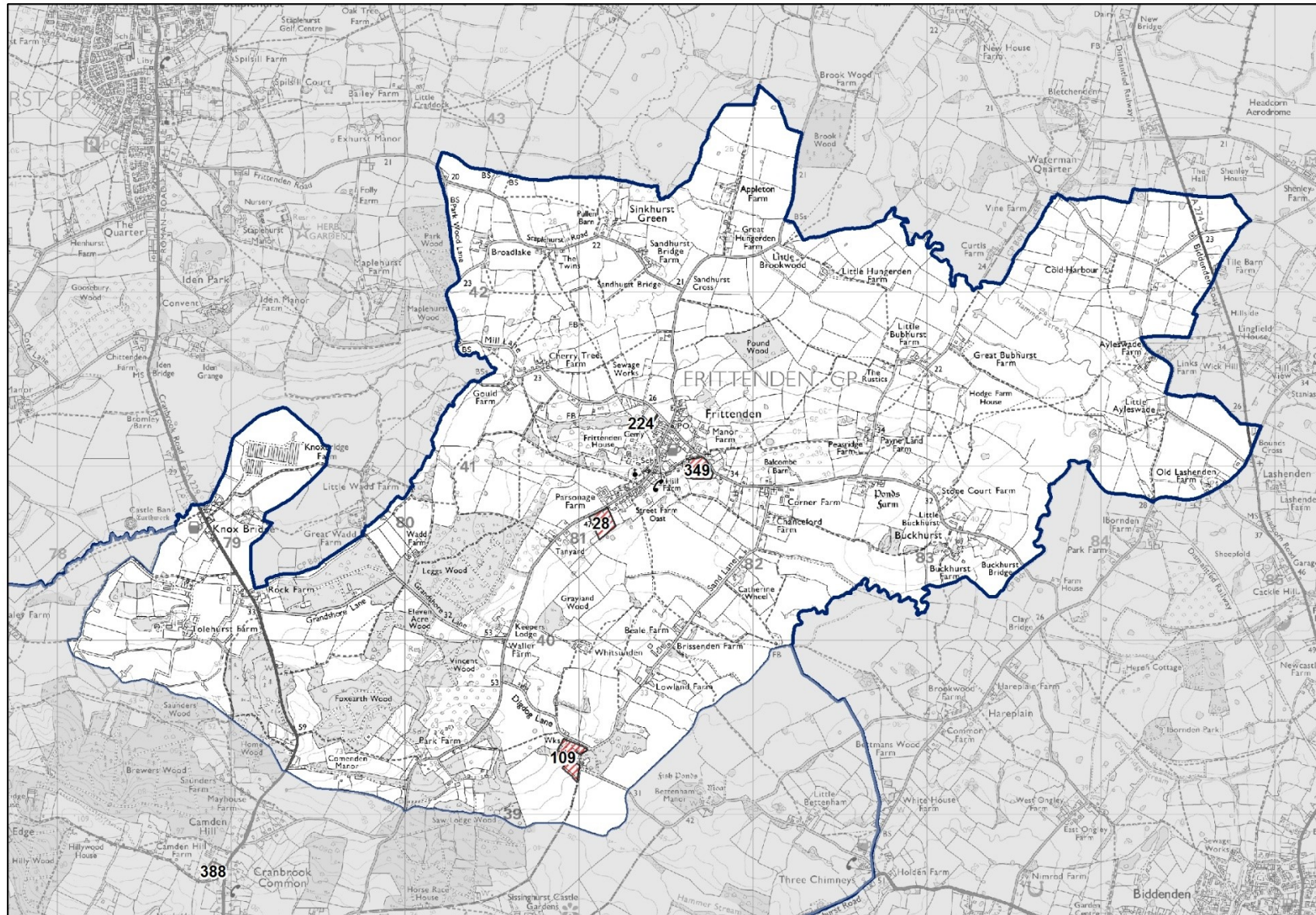
# Site Assessment Sheets for Frittenden Parish

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

**July 2019**



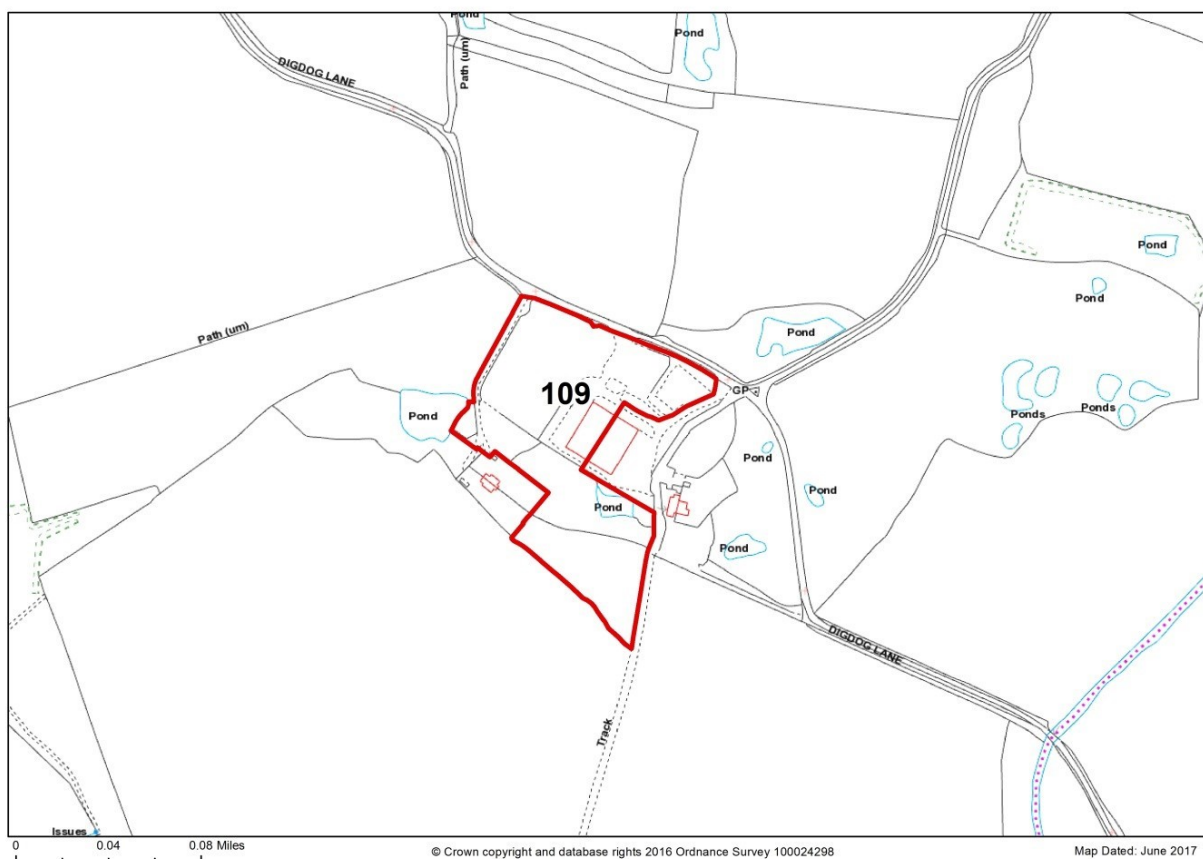


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## Site Reference: 109

**Site Address: Weald Business Park (old Brickworks), Dig Dog Lane, Frittenden TN17 2AZ**

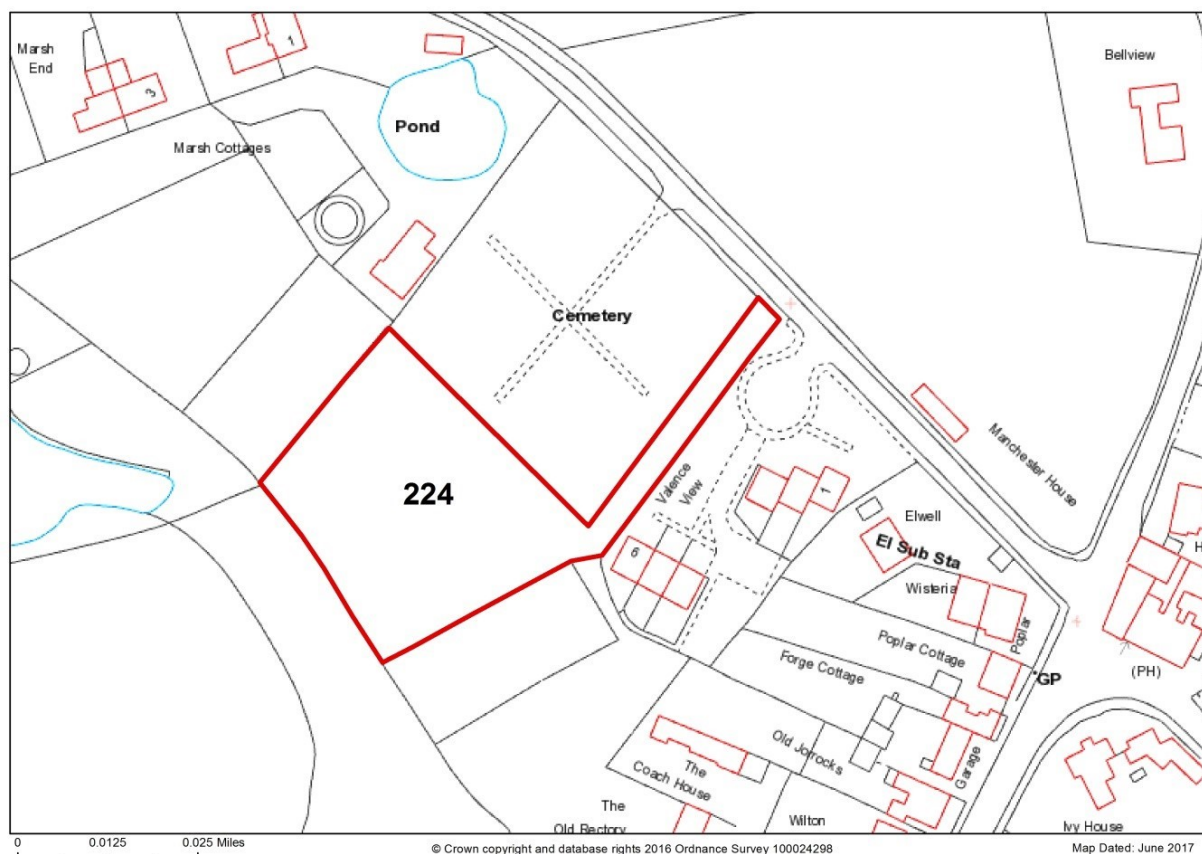


<b>Parish:</b>	Frittenden
<b>Settlement:</b>	Remote from settlement
<b>Gross area (ha):</b>	1.92
<b>Developable area (ha):</b>	1.88
<b>Site type:</b>	Part PDL/part greenfield site in rural area
<b>Potential site use:</b>	Site has been assessed for development potential, notably for economic use and residential use.
<b>Potential yield if residential:</b>	56
<b>Issues to consider:</b>	AONB (1 component part); Ecological interest; notable feature/designation; Highway matters; Land contamination (Manufacture of Clay Bricks, Works Unspecified Use); Minerals and waste; ALC: Grade 3

<b>Site Description:</b>	The site currently consists of vacant former commercial warehouse / industrial buildings. It comprises a large expanse of concrete. There are several buildings on the site. These include two large industrial unit buildings and container structures. There is associated hard standing and turning area. The site includes some woodland and a pond. It is adjoined mostly by fields and sporadic residential properties. There is some commercial use adjacent to the site. The boundaries of the site are more open along the site frontage with Dig Dog Lane. There are trees and hedging along the southern and eastern boundaries and a screening belt of leylandii. The site boundary is more open to the west. There is vehicular access to the site from Dig Dog Lane. There is a lack of pavements along Dig Dog Lane. There are Public Rights of Way further to the north west. The site is generally flat. There are views of the site from Dig Dog Lane. These are open views of buildings and the area of hard standing.
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is not a reasonable alternative
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	The site is part previously developed and includes an area of woodland, located in a rural area. Development of the site is unlikely to be of a scale that would mean it is suitable as a site allocation. Its rural location means the site is unlikely to be suitable for residential use as it is not a sustainable location.

## Site Reference: 224

**Site Address: The Old Rectory, The Street/Mill Lane, Frittenden, TN17 2DG**



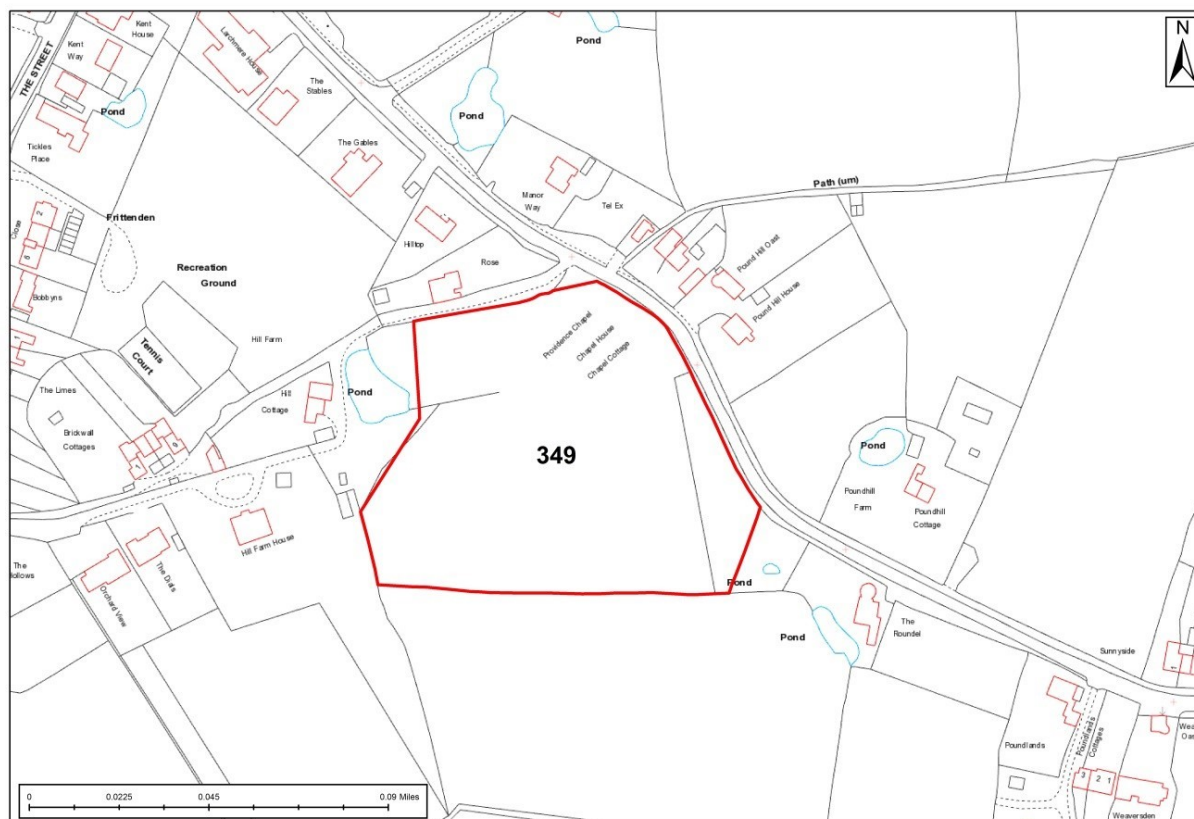
<b>Parish:</b>	Frittenden
<b>Settlement:</b>	Frittenden
<b>Gross area (ha):</b>	0.33
<b>Developable area (ha):</b>	0.33
<b>Site type:</b>	Greenfield site adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	10 or less
<b>Issues to consider:</b>	Heritage matters (part within and part adjacent to the Conservation Area); Ecological interest; notable feature/designation; Highway matters (access); Adjacent to Limits to Built Development; Land contamination (cemetery (modern)); ALC: Grade 3

<b>Site Description:</b>	The site is a managed parcel of land that is domestic in character. There are no existing buildings on the site. The site is adjoined by residential properties, a tennis court and a cemetery. The boundaries of the site consist of mature planting. There are trees and hedging around the sides. There are ponds in the vicinity of the site. There is a vehicular access leading to the site off Mill Lane and another property. This is a grassed track served by field gates. Pedestrian access to the site is currently along the access off Mill Lane. The site is generally flat. Public views of the site are limited to mainly a view along the access track off Mill Lane.
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Mostly neutral scores with some positive sustainability criteria identified. However, lack of public transport and a limited range of services is a large detractor for this site.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation. The site is adjacent to the LBD and has pedestrian access to the centre of Frittenden.

# Site Reference: 349

**Site Address: Pound Hill Field, Biddenden Road, Frittenden, Kent**

Call for Sites 2017 Submission



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Map Dated: June 2017

<b>Parish:</b>	Frittenden
<b>Settlement:</b>	Frittenden
<b>Gross area (ha):</b>	1.52
<b>Developable area (ha):</b>	1.52
<b>Site type:</b>	Primarily greenfield site with mobile home and structures adjacent to the LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	46
<b>Issues to consider:</b>	Heritage matters (adjacent to Conservation Area and listed buildings); Ecological interest; notable feature/designation; Highways Issues; ALC: Grade 3
<b>Site Description:</b>	Site is a greenfield that includes some polytunnels/domestic type allotments and a mobile home. The site is adjoined by some

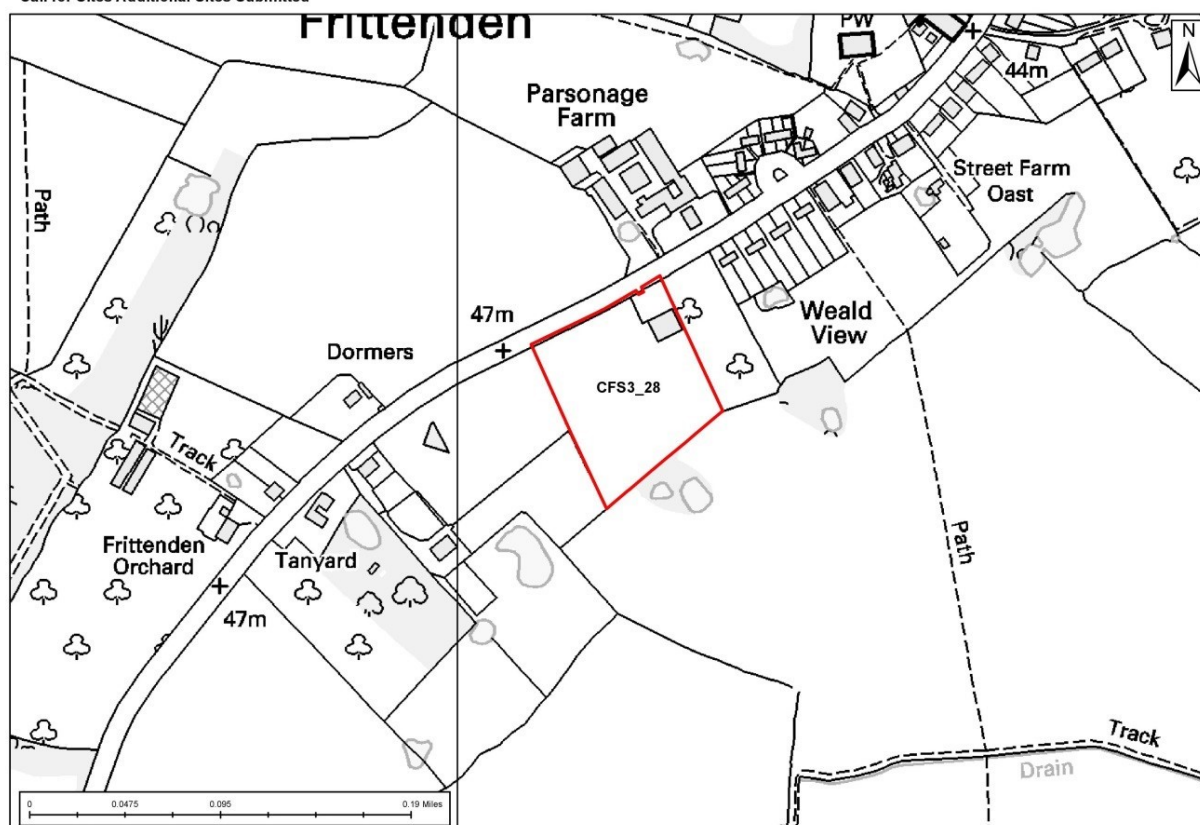
	<p>residential properties and agricultural fields. Boundaries include trees and hedging.</p> <p>There is an existing vehicular driveway off Biddenden road into the site and pavement on the opposite side of Biddenden Road. A Public Right of Way runs adjacent to site. The site is generally flat, slightly raised from Biddenden Road, from which there are public views of the site, partially screened by boundary treatment.</p>
<b>Suitability:</b>	Unsuitable: see reason below
<b>Availability:</b>	Available Ownership unconfirmed
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	This site scores many neutrals and there are some positive sustainability criteria identified. However, lack of public transport and a limited range of services is a large detractor for this site.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	The allocation of this site is likely to be harmful to the landscape and there is also concern regarding impact on the settlement pattern



# Site Reference: Late site 28 (Local Plan Allocation AL/FR1)

**Site Address: Land at Cranbrook Road, Frittenden**

Call for Sites Additional Sites Submitted



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Map Dated: May 2018

<b>Parish:</b>	Frittenden
<b>Settlement:</b>	Frittenden
<b>Gross area (ha):</b>	1.53
<b>Developable area (ha):</b>	1.53
<b>Site type:</b>	Mostly greenfield site in close proximity to existing Limits to Built Development
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	25-30
<b>Issues to consider:</b>	Ecological interest; notable feature/designation; ALC: Grade 3
<b>Site Description:</b>	The site is mostly an undeveloped greenfield site that includes a commercial building. The site is adjoined by fields/undeveloped land but lie in proximity to built development including residential uses further to the east and Parsonage Farm to the north east.

	<p>The site has a frontage with Cranbrook Road which lies north of the site, from which there is an existing access to the site. There is a lack of pavement along the frontage with the site. There is pavement in proximity towards the settlement centre.</p> <p>Site boundaries include hedging and trees and there is a metal gate/fence at the site entrance fronting Cranbrook Road. The site has a very slight slope down from the entrance of the site, which then levels out. There is a public view of the site from the main entrance. There is a 30 mph speed limit at the front of site and drainage ditches along Cranbrook Road.</p>
<b>Suitability:</b>	Suitable: see reason below
<b>Availability:</b>	Available Ownership unconfirmed
<b>Achievability:</b>	This is a suitable site which is available. It is considered that the site could be delivered within the Local Plan period
<b>Sustainability Assessment:</b>	Some positive sustainability criteria identified. However, lack of public transport and a limited range of services is a large detractor for this site. This site would also benefit from an open space buffer.
<b>Conclusion:</b>	Site is suitable as a potential Local Plan allocation subject to further consideration.
<b>Reason:</b>	This site is in close proximity to the Limits to Built Development of Frittenden to the settlement centre. It is likely to be a sustainable site in this context.

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

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