

Tunbridge Wells Borough



Tunbridge Wells Borough Council

Site Assessment Sheets for Speldhurst Parish

**Strategic Housing and Economic Land Availability
Assessment – Regulation 19 Consultation**

January 2021



Site Reference: 13

Site Address: Scriventon Farm Buildings, Four Winds Farm, off Franks Hollow Road, Speldhurst

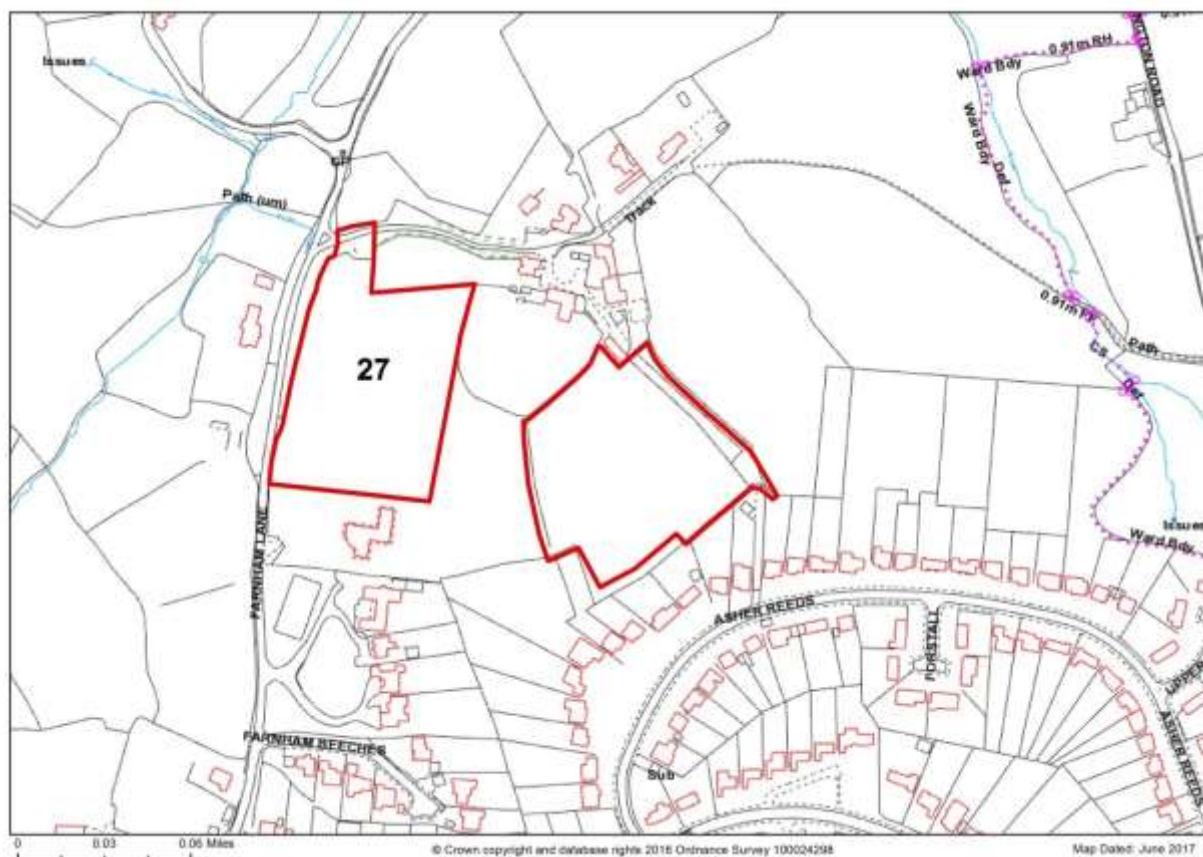


Parish:	Speldhurst
Settlement:	Remote from a settlement centre
Gross area (ha):	0.95
Developable area (ha):	0.95
Site type:	Greenfield site in rural area, including agricultural buildings.
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	Transport Infrastructure: PRoW; MGB; AONB; HLC Period: Medieval, Late 20th century; APA: General background archaeological potential; ALC: GRADE 4; LCA: Wooded Farmland

	Highway matters (access); Potential land contamination considerations
Site Description:	<p>The site consists of agricultural buildings and associated land. These are in active use for example for storage and for housing sheep. The site is adjoined by fields and sporadic residential properties. The boundaries of the site are generally quite open with trees and wire fencing.</p> <p>Vehicular access to the site is from an access driveway off Franks Hollow Road. There is a Public Right of Way adjacent to the site. There is a lack of pavements along Franks Hollow Road. Public Right of Way number WT65 runs through the site. The topography of the site is complex and there is an undulating topography in the wider area. There is a slope north to south and level changes east to west. There is a large area of hardstanding around the barns set at higher level than the southern part of the site. There are views across the valleys from Speldhurst and Penshurst Road, Bidborough and a clear view of the site from the Public Right of Way.</p>
Suitability:	This site is remote from a settlement centre and would not be sustainable in this context. Furthermore, it is likely that the yield arising from this site would be of a scale that it would be unsuitable as an allocation in the Local Plan.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is in a rural area and there are concerns therefore about sustainability. Furthermore, any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

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

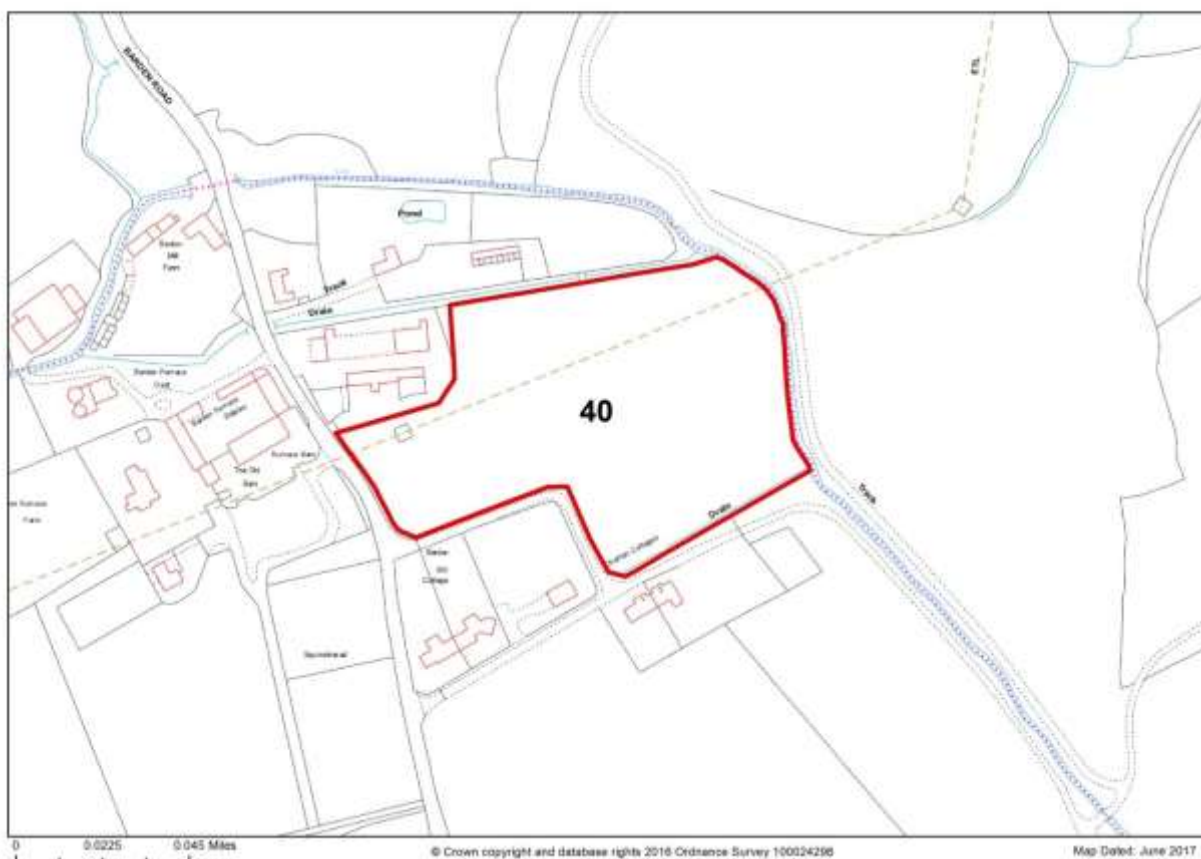


Parish:	Speldhurst
Settlement:	Langton Green
Gross area (ha):	2.22
Developable area (ha):	2.22
Site type:	Greenfield site comprising two parcels adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	67
Issues 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; 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:	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.
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 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: 40

Site Address: Land Fronting Barden Road, opposite Barden Furnace Farm, Speldhurst

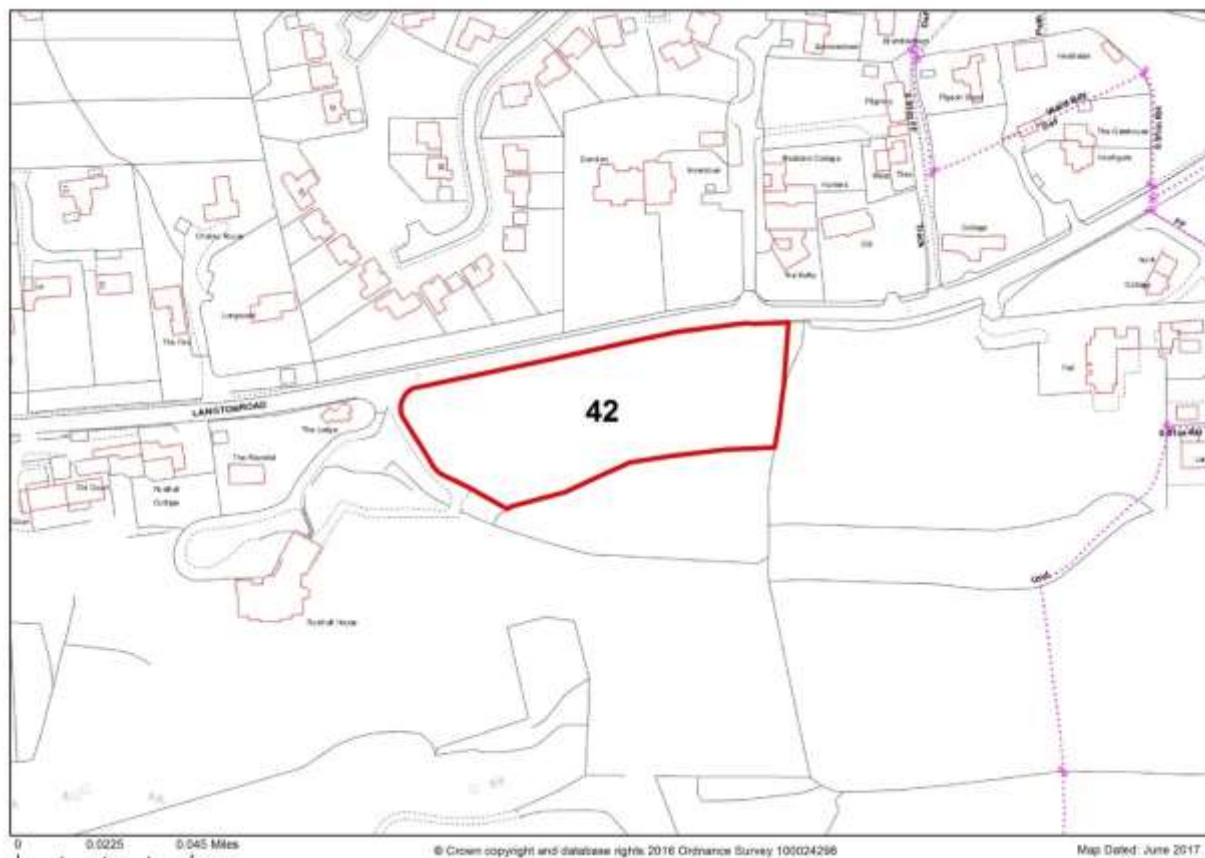


Parish:	Speldhurst
Settlement:	Remote from settlement centre
Gross area (ha):	1.60
Developable area (ha):	1.01
Site type:	Greenfield site detached from LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	30
Issues to consider:	AONB Component Part : Water Courses, Historic Field Boundaries, Historic Routeways Roads; MGB; AONB; Flood Zone 2; Flood Zone 3; HLC Period: Late 20th century; APA: Barnden Furnace Corn Mill and Historic Farmstead - Barden

	Furnace Farm; Heritage: adjacent to Historic Farmstead, including listed building; ALC: GRADE 4, GRADE 3; LCA: Wooded Farmland
Site Description:	<p>The site is a greenfield site that is in active agricultural use. There are no existing buildings on the site. There are hedgerows to the front of the site and a stream adjoins the site along the north east boundary. There are drains on the site. The site is adjoined by residential properties, a field and a site comprising former agricultural buildings. The boundary of the site consists of a hedge along the site frontage with Barden Road. There is low level fencing and hedging along the south, east and northern boundaries.</p> <p>There is no direct vehicular access into the site. The site sits adjacent to an unmade access track serving residential properties and possibly nearby land. There is currently no direct pedestrian access into the site. There is a lack of pavement along the frontage of the site with Barden Road. There is a Public Right of Way located to the south of the site along the access track. The site has a flat topography. There are public views of the site from Barden Road and a more open view across the site from the adjacent track. The views include the wider site context including residential uses and the redundant farm buildings adjacent to the site.</p>
Suitability:	Unsuitable: the site is remote from a settlement centre and occupants of the site are likely to be car dependant, and as such the site is likely to be unsustainable in this context. Furthermore the site is part of a larger Green Belt parcel, the release of which would result in very high harm.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	As set out in the suitability box above, there is concern about the remoteness of the site and impact on the Green Belt if this were to be released, which would result in very high harm.

Site Reference: 42

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



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

	<p>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.</p> <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:	Unsuitable 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.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	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 impact if released from the Green Belt. Score informed however by the fact this is a relatively small site.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	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.

Site Reference: 87

Site Address: Land at Speldhurst Road, Langton Green



Parish:	Speldhurst
Settlement:	Remote from settlement centre
Gross area (ha):	3.26
Developable area (ha):	3.26
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:	98
Issues to consider:	Heritage: (KCC Historic Park); adjacent to listed building; AONB Component Part : Historic Routeways PRow, Wildflower Meadows, Historic Field Boundaries; Transport Infrastructure: PRow; MGB; AONB; HLC Period: Boundary Lost 0-25%, Early post-medieval; APA: Historic park - Denemere Park; ALC: GRADE 3; LCA: Wooded Farmland

Site Description:	The site is a green field. There are no existing buildings on the site. The site is adjoined by woodland, fields and sporadic residential properties. The boundaries of the site consist of trees and hedging. The public highway is national speed limit along the site frontage with Speldhurst Road. This reduces to 40 miles per hour to the north of the site. The site is adjacent to Speldhurst Road and Leggs' Lane. There is a metal field gate into the site from Speldhurst Road. The access is not a surfaced access. There is a lack of pavements along the road frontages to the site. There is a pavement on the eastern side of Speldhurst Road. Public Right of Way number WT75 runs through the site. There is a slope down to the west from the east. Public views of the site consist of glimpses through the boundary along the road frontages into the field and from the public footpath.
Suitability:	This site is considered unsuitable because it is located in a rural area, not well related to the existing settlements of Speldhurst or Langton Green. It is considered unsustainable in this context. Furthermore, the site forms part of a larger Green Belt parcel, the release of which would result in very high harm.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are significant concerns regarding the sustainability of this site given its remoteness from a settlement centre, and concerns about the impact of release on the Green Belt, which would result in very high harm.

Site Reference: 88

Site Address: Land to the north of Leggs' Lane, Langton Green

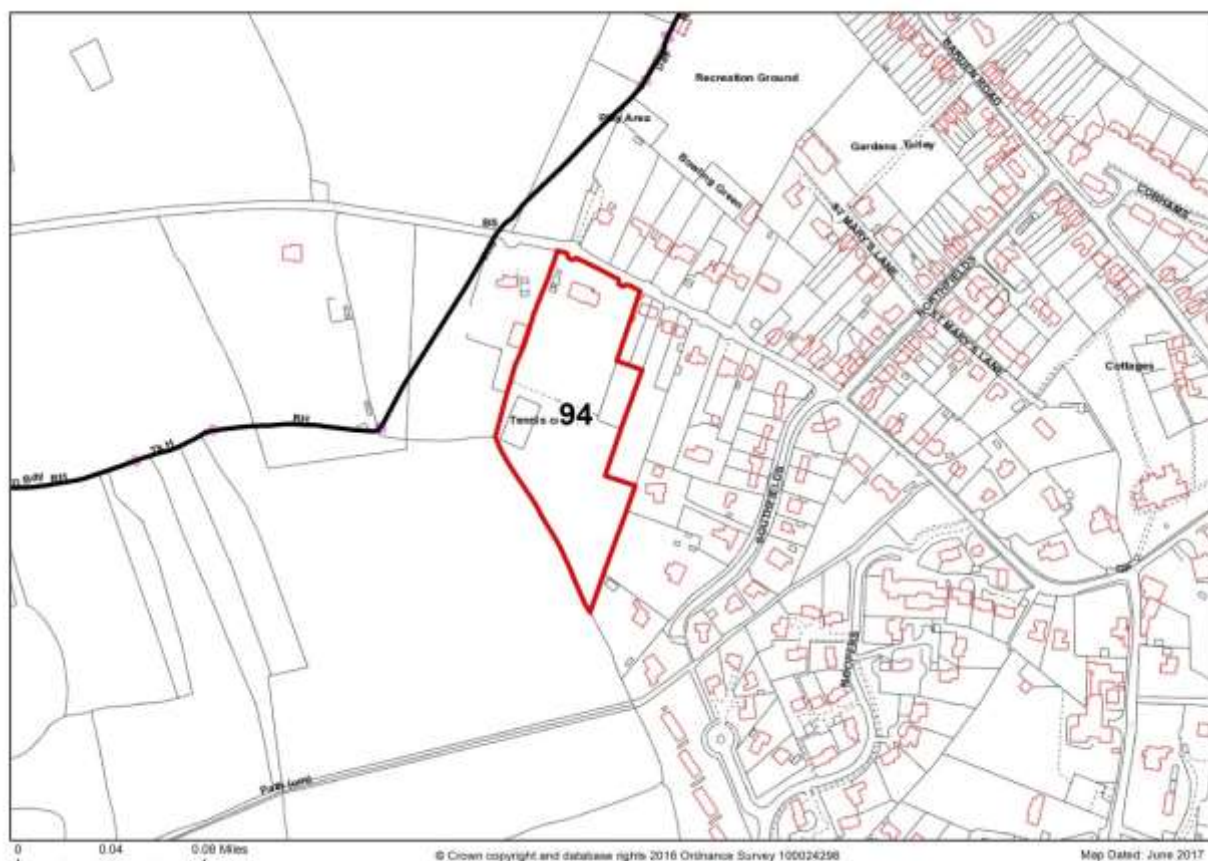


Parish:	Speldhurst
Settlement:	Remote from a settlement centre
Gross area (ha):	0.58
Developable area (ha):	0.24
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	Heritage: KCC Historic Park and Garden – Danemore Park; Ecology: Ancient Woodland, LWS; AONB Component Part : Ancient Woodland, Water Courses; MGB; AONB; HLC Period: Early 20th century, Early medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland; Highway matters (access)

Site Description:	The site is a green field. There are no existing buildings on the site. The site is adjoined by fields and woodland to the west. There are sporadic residential uses in the wider locality. The boundaries of the site consist of trees, hedging and fencing. There is a spring and there are trees on the site. There are ponds in the wider locality. The site has a frontage with Leggs' Lane at its southern end. There is a metal field gate along this frontage providing access. This is not a made access. There is a lack of pavements to site along Leggs' Lane. There is a slope down from the east to the west towards a spring. The land rises up again to the west beyond the Spring. There is a view of the site from Leggs' Lane from the metal field gate. This view is of a sloping green field.
Suitability:	This site is considered unsuitable because it is located in a rural area, not well related to the existing settlements of Speldhurst or Langton Green. It is considered unsustainable in this context. Furthermore, the site forms part of a larger Green Belt parcel, the release of which would result in very high harm.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are significant concerns regarding the sustainability of this site given its remoteness from a settlement centre, and concerns about the impact of release on the Green Belt, which would result in very high harm.

Site Reference: 94

Site Address: Land at Milford House, Penshurst Road, Speldhurst

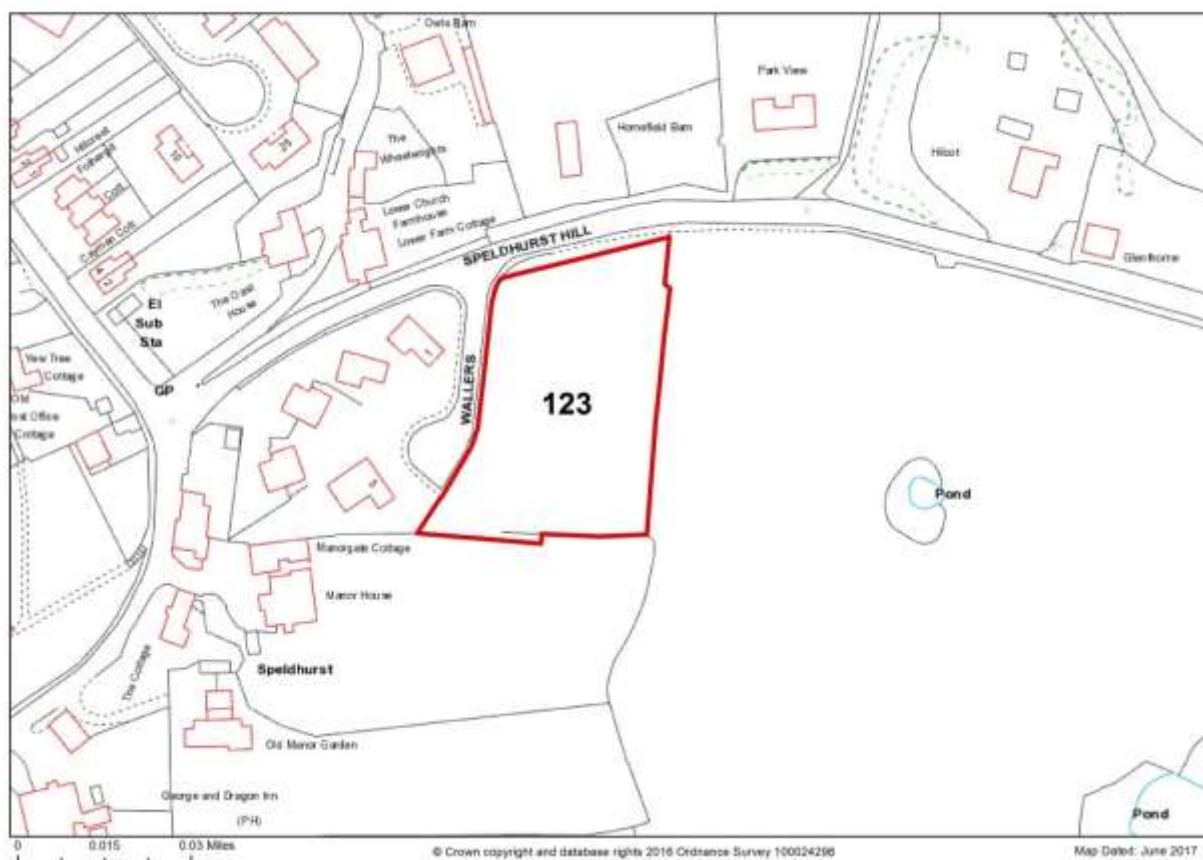


Parish:	Speldhurst
Settlement:	Speldhurst
Gross area (ha):	1.46
Developable area (ha):	1.46
Site type:	Part PDL/mostly greenfield site partly within, mostly adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	44
Issues to consider:	TPO; AONB Component Part : Historic Settlements, Historic Field Boundaries; MGB; AONB; 2016 Landscape Designation (SP18); HLC Period: Early 20th century;

	APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland; Heritage: adjacent to Historic Farmstead; Highway matters (access); 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.
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: 123

Site Address: Land east of Wallers, Speldhurst Hill, Speldhurst



Parish:	Speldhurst
Settlement:	Speldhurst
Gross area (ha):	0.40
Developable area (ha):	0.40
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:	12
Issues to consider:	TPO; AONB Component Part : Historic Settlements, Historic Field Boundaries; MGB; AONB; HLC Period: Early modern; APA: General background archaeological potential; ALC: GRADE 4; LCA: Wooded Farmland; Adjacent to existing Limits to Built Development;

	Heritage: adjacent to Conservation Area; Local Plan Landscape policy (adjacent to/partly an Important Landscape Approach); Highway matters (access)
Site Description:	The site comprises woodland. There are no existing buildings on the site. The site is adjoined by residential properties and fields. The site boundaries consist of trees. There is currently a lack of vehicular access into the site. It fronts onto Wallers and Speldhurst Hill. There is a lack of pedestrian access into the site. There are pavements adjacent to the site along Wallers and on the south side of Speldhurst Hill. The site has a complex topography. The site is clearly visible from Wallers and from Speldhurst Hill.
Suitability:	This site is considered unsuitable because the site is constrained by a Tree Preservation Order (number 0008/2017) that covers the whole site. In addition the site forms part of a larger Green Belt parcel the release of which would cause very high harm.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is concern regarding the extent of a Tree Preservation Order on the site and about the release of the site from the Green Belt, which would result in very high harm.

Site Reference: 126

Site Address: Hurst Cottage, Ewehurst Lane, Speldhurst



Parish:	Speldhurst
Settlement:	Remote from a settlement centre
Gross area (ha):	0.26
Developable area (ha):	0.26
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:	Less than 10
Issues to consider:	AONB Component Part : Historic Settlements; MGB; AONB; HLC Period: Early 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland
Site Description:	The site consists of a tennis court sited within the curtilage of a residential property and some adjacent garden space. There are no existing buildings on the site. The property is adjoined by

	residential properties and a field. The site boundaries comprise trees along the frontage of Ewehurst Lane and to the south west and open boundaries to the domestic property to the east. The site is accessed from the main vehicular access serving the associated residential property, off Ewehurst Lane. There is a lack of pavement along Ewehurst Lane. There is pavement present along Langton Green Road. The site is flat with raised areas around the sides. The main view of the site is from the grounds of the associated residential property. The site is largely screened from public view along Ewehurst Lane.
Suitability:	This site is considered unsuitable because it is remote from a settlement centre, meaning it is unlikely to be sustainable in this context. Furthermore, it is part of a larger parcel that if released from the Green Belt would cause very high harm. In addition if development were to be accepted, any yield would be of such a small scale that it would be considered unsuitable for allocation.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The suitability box identifies that there are concerns about the remoteness of the site, Green Belt harm, which would result in very high harm if released and site yield.

Site Reference: 151

Site Address: Land between Forge House and Rosemary Cottage, Stockland Green Road, Speldhurst



Parish:	Speldhurst
Settlement:	Remote from a settlement centre
Gross area (ha):	0.09
Developable area (ha):	0.09
Site type:	Undeveloped PDL site remote from a settlement
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; AONB; HLC Period: Early 20th century; APA: Area of post medieval industrial activity including brickworks and Mill; ALC: GRADE 4; LCA: Wooded Farmland
Site Description:	The site consists of garden land located outside of a built up area. There are no existing buildings on the site. The site is adjoined by

	<p>fields and residential properties. The boundaries of the site comprise hedging and trees.</p> <p>There is currently no direct vehicular access into the site from Stockland Green Road along the frontage of the site. There is a lack of pavement along Stockland Green Road. There are Public Rights of Way in the wider area. The site has a slope down to the west from Stockland Green Road. There are restricted public views into the site from Stockland Green Road and private views from the adjoining residential properties.</p>
Suitability:	The site is remote from a settlement centre and as such would be unsustainable in this context. There are also Green Belt and AONB landscape concerns.
Availability:	<p>Available</p> <p>Multiple ownership</p>
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is unlikely to be sustainable given its remoteness from a settlement centre and there are concerns about impact on Green Belt and the AONB landscape.

Site Reference: 231 (Local Plan Allocation AL/SP 1)

Site Address: Land to the west of Langton Road and south of Ferbies, Speldhurst



Parish:	Speldhurst
Settlement:	Speldhurst
Gross area (ha):	0.79
Developable area (ha):	0.79
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	10 - 12
Issues to consider:	TPO; AONB Component Part : Historic Settlements, Historic Field Boundaries; MGB; AONB; 2016 Landscape Designation (SP18); HLC Period: Early modern; APA: General background archaeological potential; ALC: GRADE 3;

	<p>LCA: Wooded Farmland;</p> <p>Heritage: adjacent to Historic Farmstead and in proximity of Conservation Area</p> <p>Adjacent to Limits to Built Development;</p> <p>Highway matters (access)</p>
Site Description:	<p>The site consists of a green field. There are no existing buildings on the site. The site is adjoined by residential properties, a business park and a field. The boundaries of the site consist of trees, hedgerow and some fencing. There is a 20 miles per hour speed limit near the site heading north into Speldhurst. There is no direct access into the site from Langton Road. There is no pedestrian access into the site currently. There is a pavement along the western side of Langton Road along the frontage of the site. There are Public Rights of Way to the south east of the site. The site has a slight rise to the north west. There is a public view of the site from Langton Road. Private views exist from the adjacent residential properties.</p>
Suitability:	<p>This is a suitable site, adjacent to the settlement edge, and development of this scale would not be major development in the AONB. This would represent a rounding off of the settlement and the site is well contained and forms a logical boundary extension to Speldhurst Village. In sustainability terms, the site scores no significant negatives. In terms of Green Belt release, harm to the Green Belt if this site is released, would be very low.</p>
Availability:	<p>Available</p> <p>Multiple ownership</p>
Achievability:	<p>This site is a suitable one that is available. Subject to ownership matters it is considered that this site could be delivered within the Local Plan period.</p>
Sustainability Assessment:	<p>There are no significant negative scores for this site. The site is in a sensitive, edge of settlement location within the AONB. However, the scale is in keeping with the existing settlement and sensitive design will ensure impacts are reduced. 2020 Grassland study confirms site has low botanical and ecological importance so biodiversity impacts are not expected to be significant. The education objective scores slightly negative because the existing primary school 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. Noise scores negatively because the site is within the main flight path for Gatwick airport.</p>
Conclusion:	<p>Site is suitable as a potential Local Plan allocation.</p>
Reason:	<p>The site would form a logical extension to Speldhurst Village and would be a sustainable site in this context. Furthermore, release of the site from the Green Belt would result in very low harm and development of this scale would not be major development in the AONB.</p>

Site Reference: 283

Site Address: Land South of Orchard Lea, Langton Green

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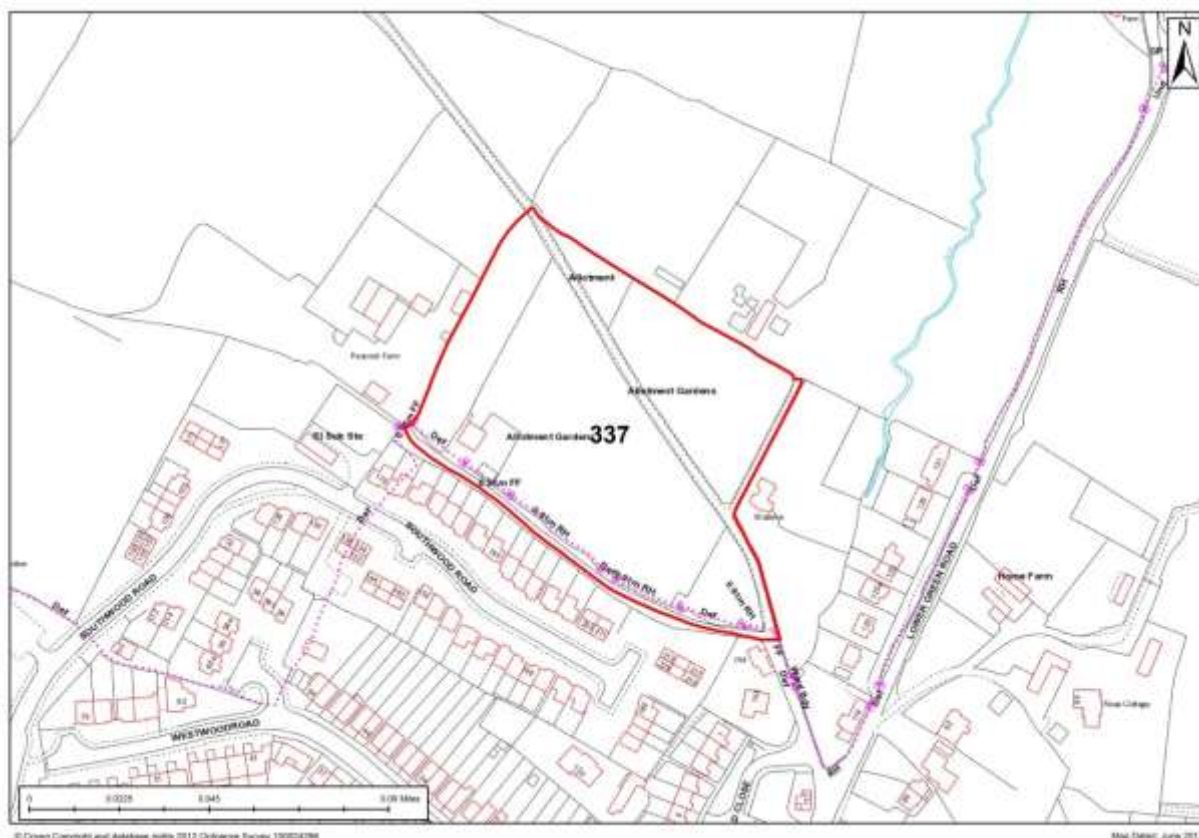
Parish:	Speldhurst
Settlement:	Langton Green
Gross area (ha):	0.39
Developable area (ha):	0.39
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	TPO; MGB; HLC Period: Late 20th century, Early medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland; Highway matters (means of access)
Site Description:	The site is a greenfield which looks semi domesticated. There are no existing buildings on the site. The site is adjoined by residential properties. To the east of the site is a greenfield parcel. The

	<p>western boundary of the site consists of a wooden fence. Other boundaries comprise trees and hedges, with meshed fencing along the southern boundary with the adjoining property.</p> <p>There is an informal access from Hither Chantlers. There are no Public Rights of Way on the site. The site is mostly flat, but there is a slight downwards slope to the eastern side of the site. There are private views from the surrounding properties. Public views are restricted.</p>
Suitability:	This site is considered unsuitable because there is significant concern about the ability to provide an appropriate means of vehicular access to the site. Furthermore, if an access could be provided, the context of the site is such that any likely yield would be of a scale not considered suitable as a potential allocation.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is significant concern about the ability to provide an appropriate means of vehicular access to the site. Furthermore, if an access could be provided, the context of the site is such that any likely yield would be of a scale not considered suitable as a potential allocation.

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



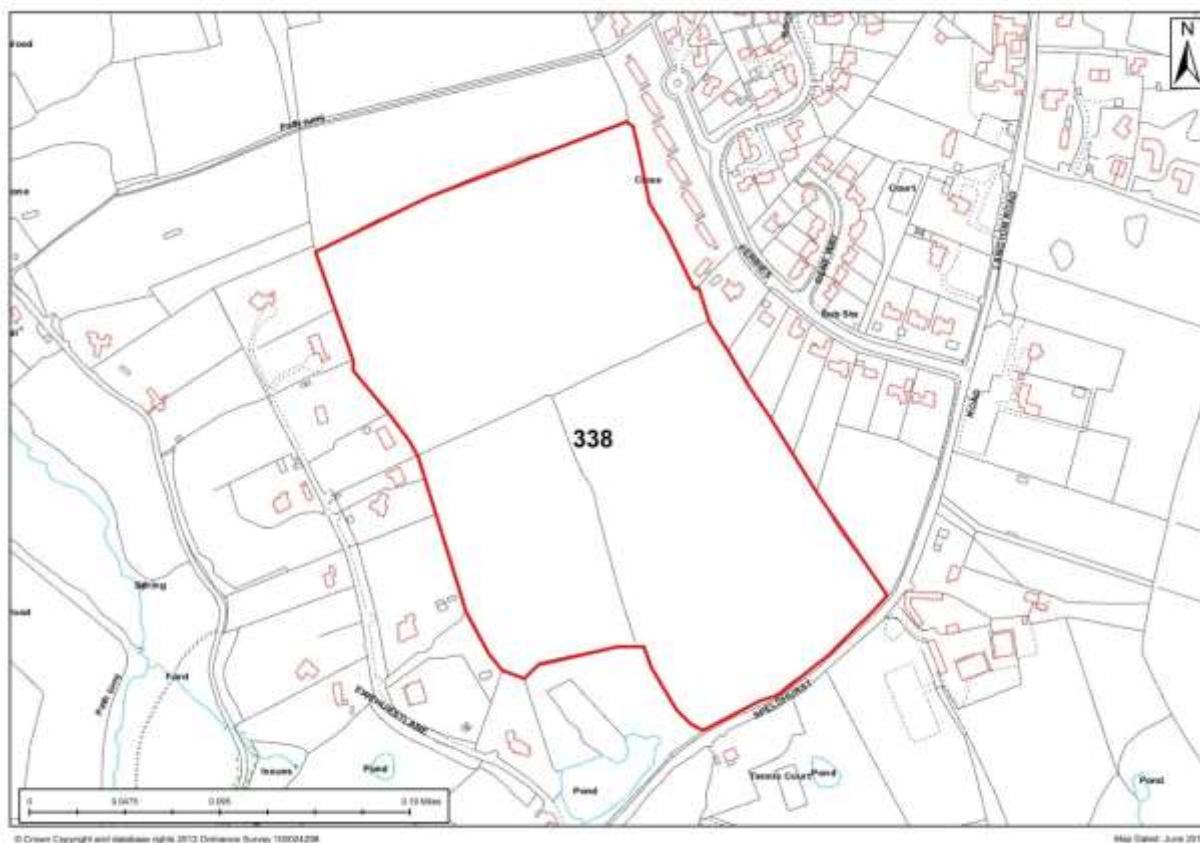
Parish:	Speldhurst
Settlement:	Rusthall (in neighbouring Rusthall parish)
Gross area (ha):	1.54
Developable area (ha):	1.54
Site type:	Part greenfield site and some built development adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential 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 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.
Suitability:	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. Furthermore, the site is part of a parcel the release of which would cause high harm and forms an encroachment into the countryside, harmful to the settlement pattern.
Availability:	Available Multiple 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. Let down by impact on the Green Belt (high 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.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	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.

Site Reference: 338

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

Call for Sites 2017 Submission



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
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:	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. In addition the site forms part of a parcel the release of which would cause high harm if released from the Green Belt.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	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 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.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are significant concerns regarding encroachment into the AONB countryside and harm arising to this and from Green Belt release, which would be high.

Site Reference: 386

Site Address: Ashwood Lodge Farm, Penshurst Road, Speldhurst

Call for Sites 2017 Submission



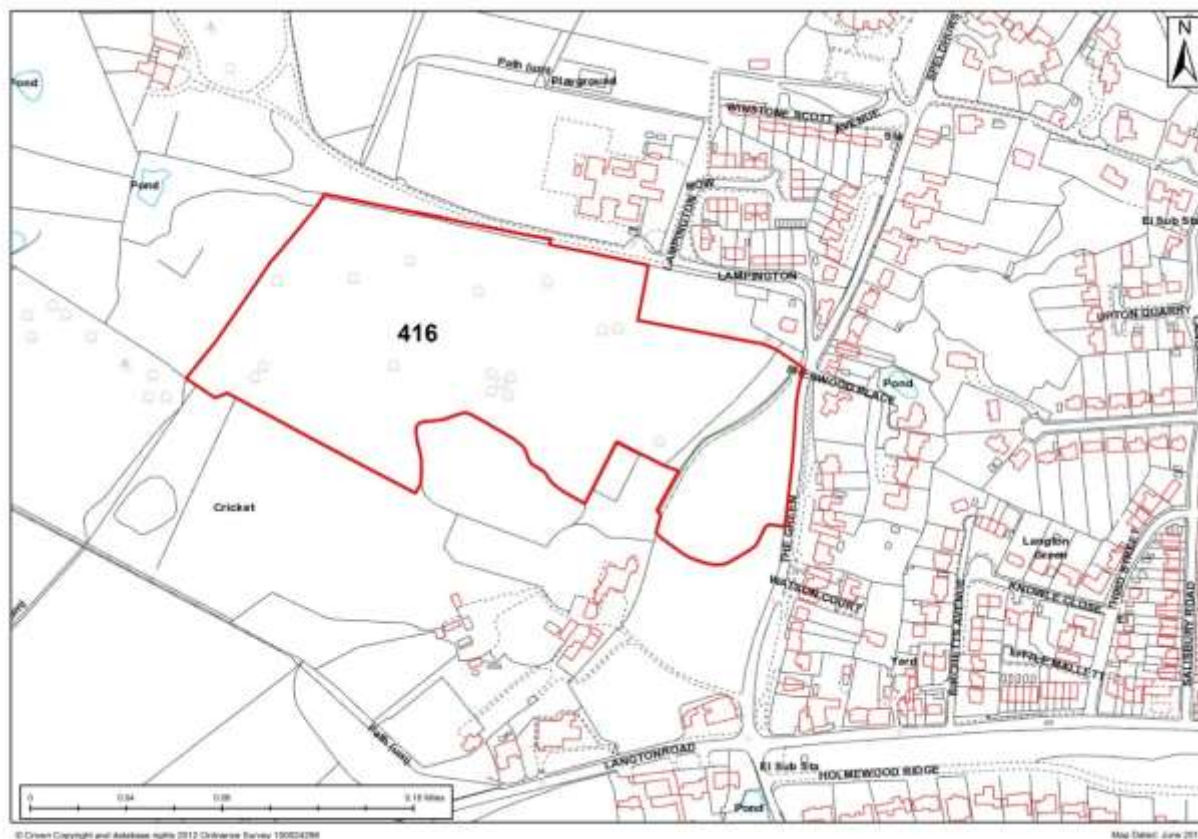
Parish:	Speldhurst
Settlement:	Speldhurst
Gross area (ha):	1.13
Developable area (ha):	1.13
Site type:	Part greenfield site, part PDL part adjacent to LBD, straddles boundary with Sevenoaks District
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential 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
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:	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, this site 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.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	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.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	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.

Site Reference: 416

Site Address: Land North of Langton House, Langton Green

Call for Sites 2017 Submission



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Map Date: June 2017

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;

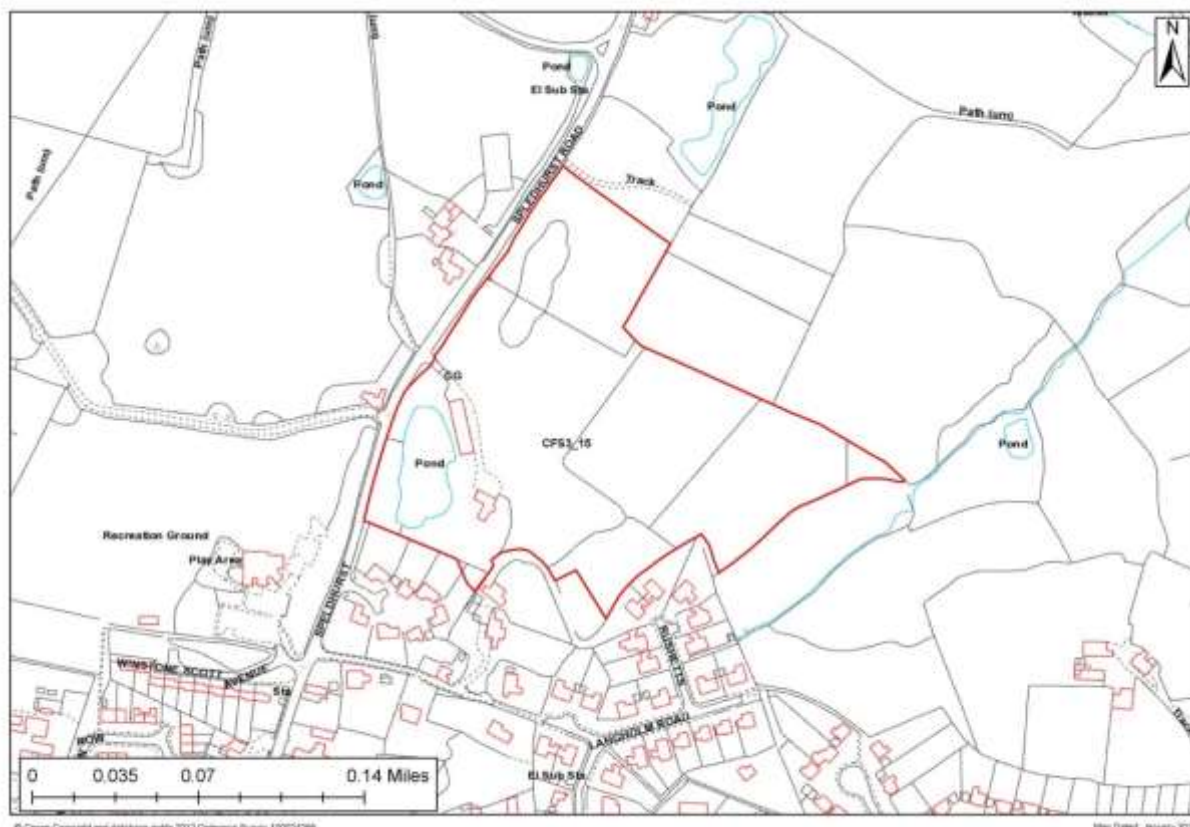
	<p>ALC: URBAN, GRADE 3; LCA: Wooded Farmland, Urban; Adjacent to existing Limits to Built Development; Highway matters (access)</p>
Site Description:	<p>The site comprises a green field and a parcel of woodland. There are no existing buildings on the site. The site is adjoined by a school, fields, residential 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. Furthermore the site forms part of a Green Belt parcel, the release of which would result in very high harm. 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 in a broader parcel of Green Belt the release of which would have very high 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 reduces 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</p>

	expansion of the primary school over the Local Plan period.
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Site Reference: Late site 15

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

Call for Sites 2017 - Additional Submissions

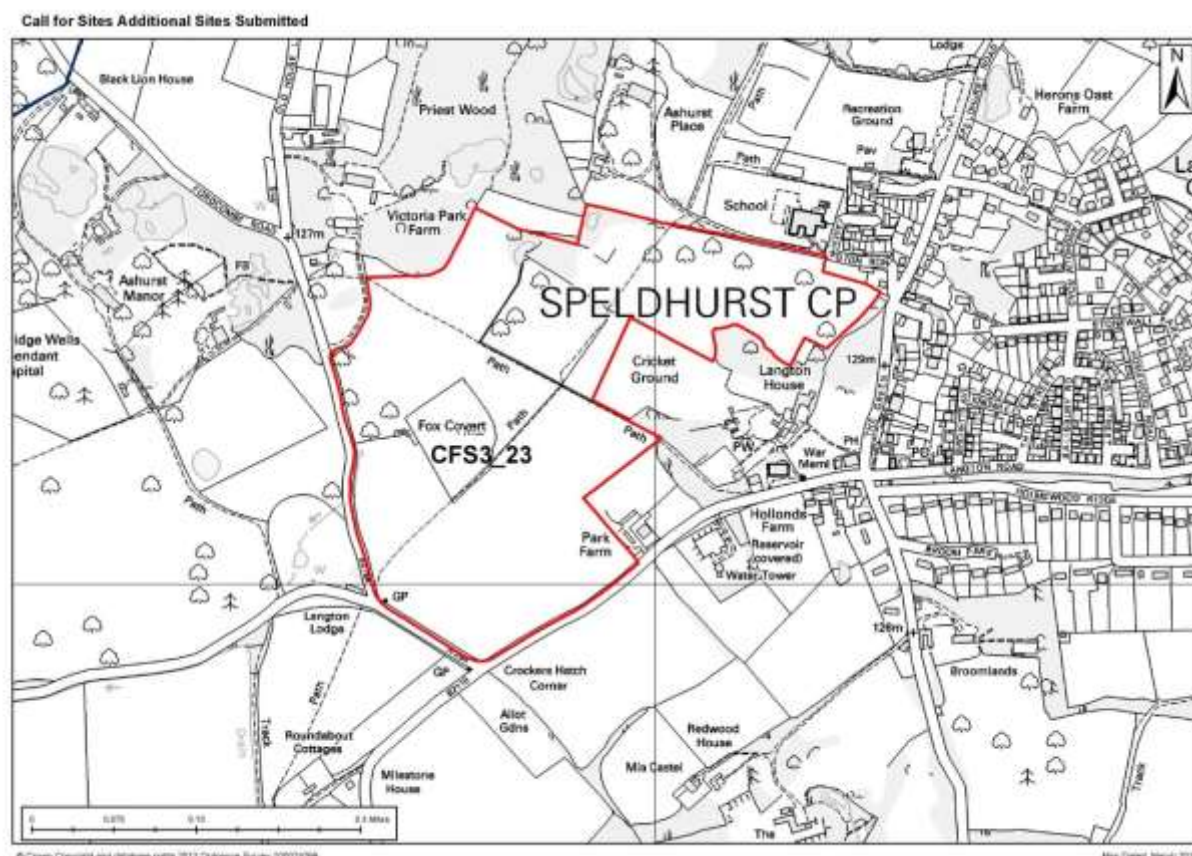


Parish:	Speldhurst
Settlement:	Langton Green
Gross area (ha):	5.04
Developable area (ha):	5.04
Site type:	Mostly greenfield site with some PDL adjacent to existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential 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));

	<p>APA: General background archaeological potential;</p> <p>ALC: URBAN, GRADE 3;</p> <p>LCA: Urban, Wooded Farmland;</p> <p>Adjacent to Limits to Built Development</p>
Site Description:	<p>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.</p>
Suitability:	<p>Unsuitable because allocation of this site would result in the loss of part of a Green Belt parcel of land, the release of which would cause very high harm. 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.</p>
Availability:	<p>Available</p> <p>Single ownership</p>
Achievability:	N/A
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 in a broader parcel of Green Belt the release of which would have very high impact. 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).</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>
Reason:	<p>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 very high harm, and impact on the AONB landscape.</p>

Site Reference: Late site 23 (includes site 416)

Site Address: Land to the north of Langton and Ashurst Road, Langton Green

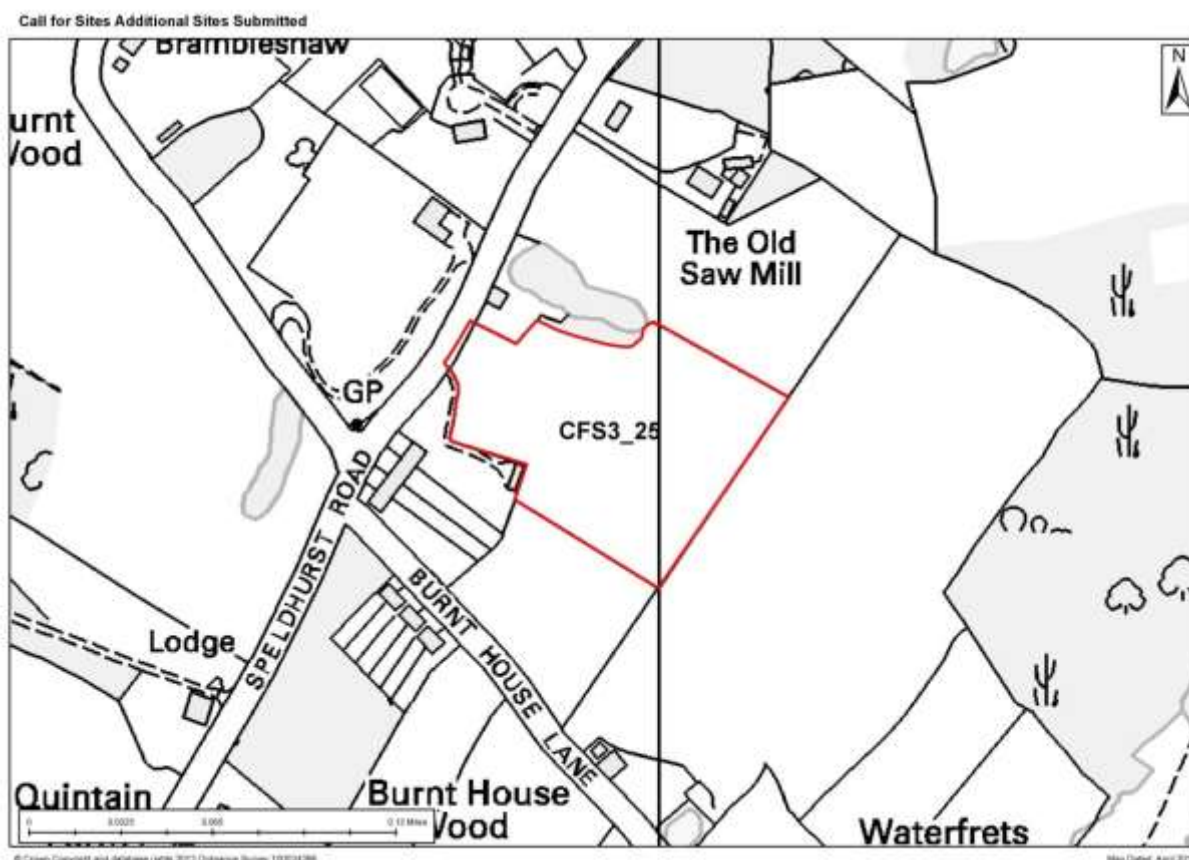


Parish:	Speldhurst
Settlement:	Langton Green
Gross area (ha):	26.90
Developable area (ha):	26.31
Site type:	Greenfield site part adjacent to existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use. See assessment sheet for site 416 for other uses considered for a smaller, northern parcel of the site.
Potential yield if residential:	395 - 789
Issues to consider:	Heritage: Conservation Area; adjacent to Historic Farmstead and listed buildings; Ecology: TPO, LWS; AONB Component Part: Ancient Woodland, Historic Routeways PRoW, Ponds, Historic Field Boundaries, Historic Routeways Roads; Transport Infrastructure: PRoW;

	MGB; AONB; Partly within/adjacent to Natural England's Ashdown Forest 7km buffer; HLC Period: Late 20th century, Early modern; APA: Prehistoric potential based on lithic findspots; ALC: URBAN, GRADE 3; LCA: Wooded Farmland, Urban; Part adjacent to Limits to Built Development
Site Description:	This site is generally in agricultural use (primarily rapeseed). There are no existing buildings on site. Adjacent uses include residential, green fields, a Primary School, 'Chilstone' and a former care home. The boundaries are comprised of trees, hedges, wire fencing, and a ditch in part. The boundary is also partly raised in most parts. The site has frontages with Langton Road and Fordcombe Road, as well as part Ashurst Road. There is existing There is a general lack of pavement along the frontage of site, with vehicular access serving 'Chilstone' from Fordcombe Road. There is a Public Rights of Way across the site. The site is generally flat but in some parts there are level changes. The site is generally exposed.
Suitability:	Unsuitable because the site sits in a very sensitive landscape - it is a Green Belt parcel the release of which would cause high/very high harm and is of a scale that would be significantly harmful to the AONB landscape and the settlement pattern of Langton Green.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are significant concerns about Green Belt release, which would result in high/very high harm as well as on the AONB landscape and settlement pattern.

Site Reference: Late site 25

Site Address: Land off Speldhurst Road, Speldhurst

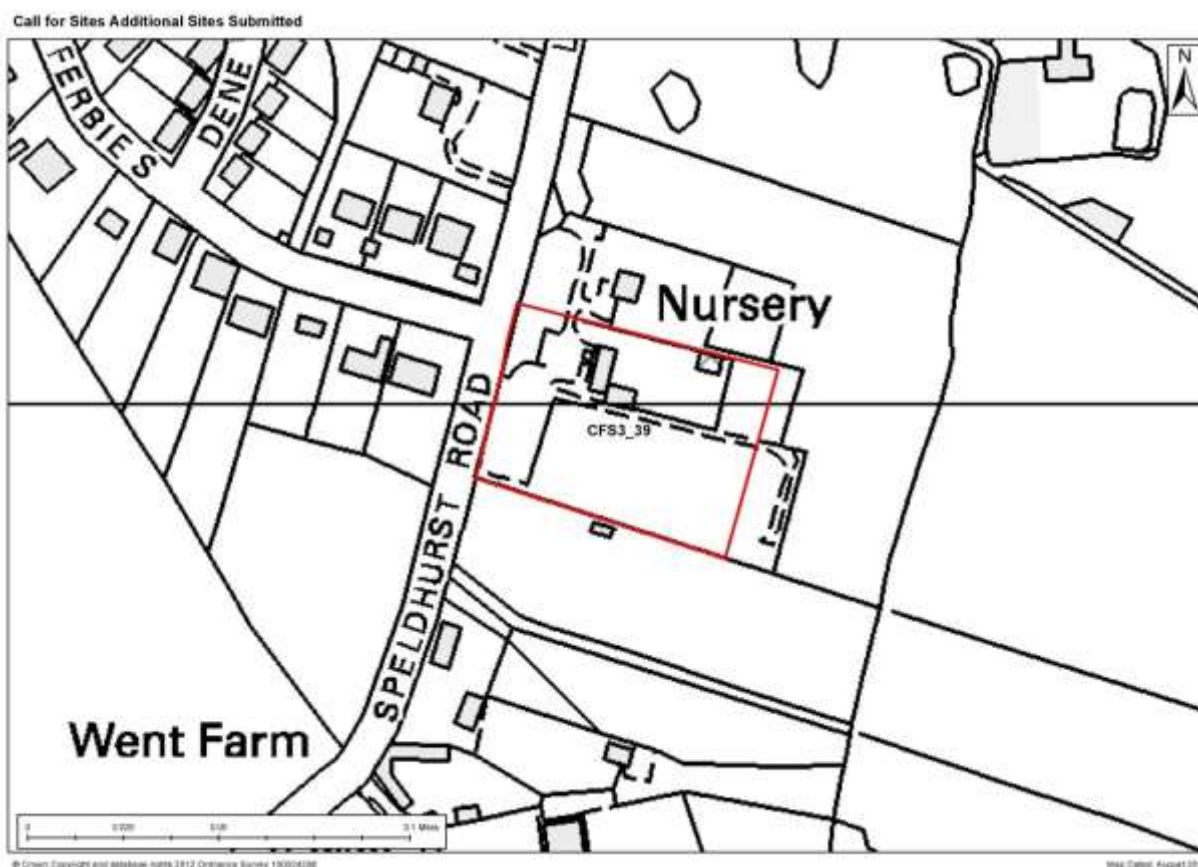


Parish:	Speldhurst
Settlement:	Remote from settlement centre
Gross area (ha):	1.75
Developable area (ha):	1.75
Site type:	Greenfield site remote from existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	53
Issues to consider:	<p>AONB Component Part : Ponds; MGB; AONB; Heritage: adjacent to Historic Farmstead and listed buildings; HLC Period: Boundary Lost 76-100%, Early 20th century; Contaminated Land (landfill site); APA: Historic buildings associated with Denemere Park; ALC: GRADE 3; LCA: Wooded Farmland</p>

Site Description:	This site is currently a green field with no existing buildings on site. Adjacent uses include residential, fields, and a pond north of the site. The boundaries are primarily comprised of fencing, trees and hedges. There is no vehicle access but the site has part frontage with Langton Road and is adjacent to an existing driveway. There is some pavement along Langton Road along one side including the frontage of the site. This site is generally flat and is generally enclosed.
Suitability:	The location of the site is not well related to any settlement, being sited between the settlements of Langton Green and Speldhurst. As such it is not considered to be sustainably located and is therefore unsuitable. The site is also part of a much broader area, the release of which would cause very high harm to the Green Belt.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from a settlement centre and is unlikely to be sustainable in this context. There are also concerns about the release of the site from the Green Belt.

Site Reference: Late site 39

Site Address: Dragonfly Farm, Langton Road, Speldhurst



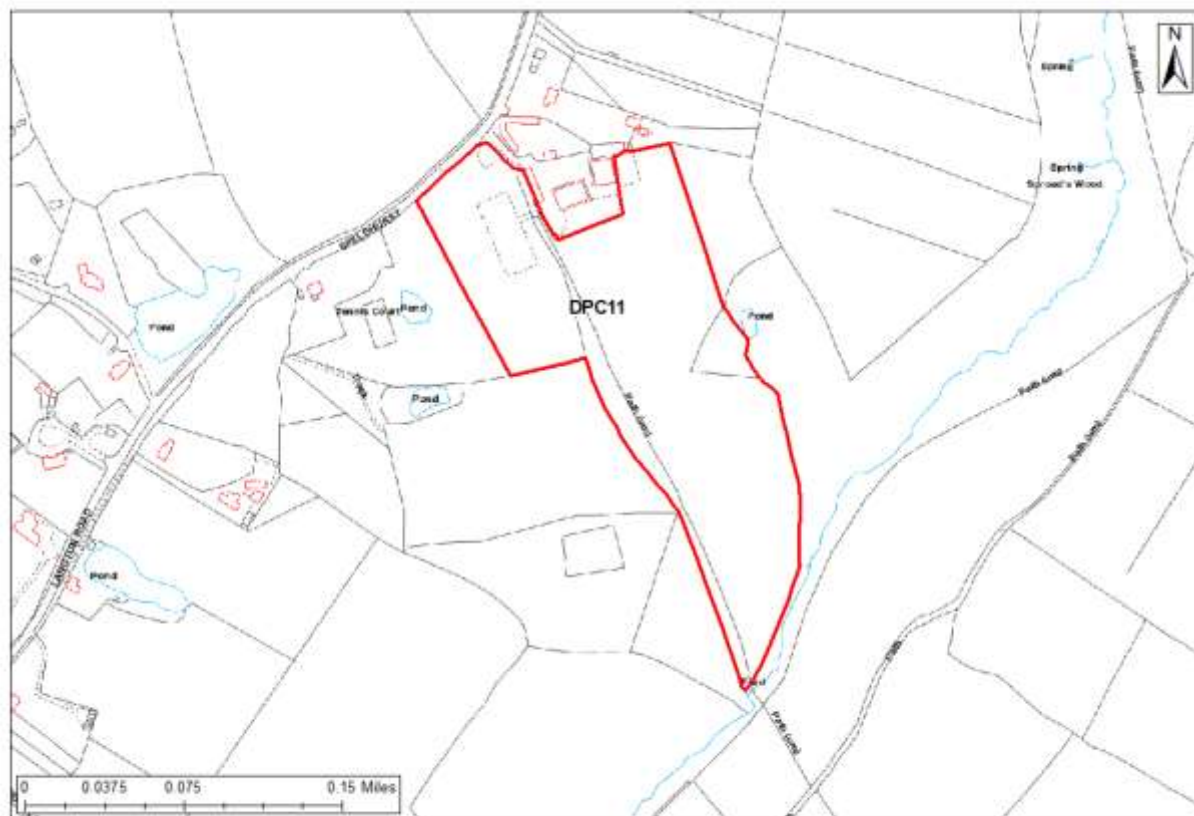
Parish:	Speldhurst
Settlement:	Speldhurst
Gross area (ha):	0.88
Developable area (ha):	0.88
Site type:	Site including a farm shop adjacent to existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	26
Issues to consider:	MGB; AONB; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland Heritage: in proximity of Conservation Area; Adjacent to Limits to Built Development

Site Description:	This site comprises a former nursery, now a farm shop and associated curtilage. There is an existing building and possibly some poly tunnels onsite. Adjacent uses include fields and residential uses. The site is accessed from an existing vehicular access from Langton Road, the boundary of which comprises hedging. There is hedging along other boundaries. There is pavement on the western side of Langton Road.
Suitability:	Whilst the site lies adjacent to the existing settlement edge to the west of the site, the site would not form a logical extension to Speldhurst Village and there are AONB landscape and settlement pattern concerns associated with development of the site. There would be moderate harm to the Green Belt if the site were to be released from the Green Belt.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	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 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.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site would not form a logical extension to the Limits to Built development and there are landscape and settlement pattern concerns associated with this site.

Site Reference: DPC11 (includes Site FS4)

Site Address: Went Farm, west of Speldhurst Road, Speldhurst

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



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Map Dated: February 2020

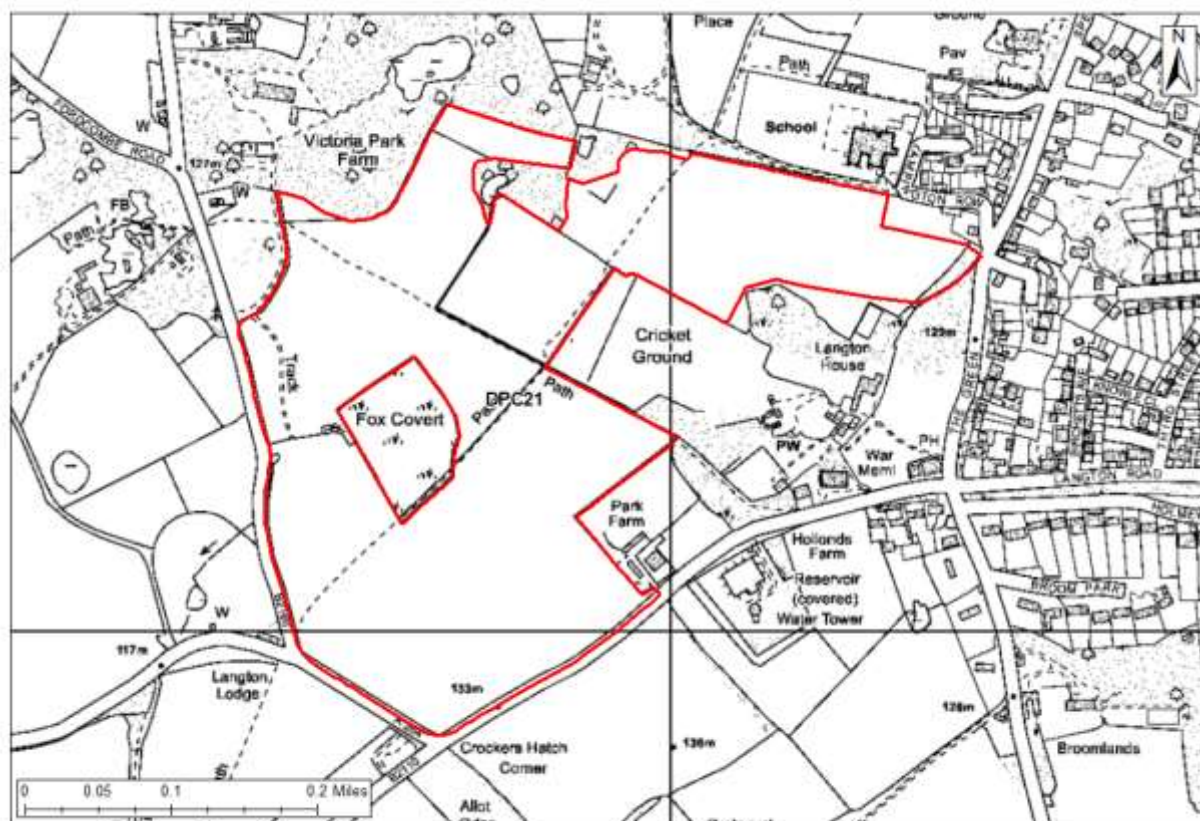
Parish:	Speldhurst
Settlement:	Speldhurst
Gross area (ha):	4.82
Developable area (ha):	4.51
Site type:	Greenfield site detached from Limits to Built Development.
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	135
Issues to consider:	AONB Component Part: Ancient Woodland, Water Courses, Ponds, Historic Field Boundaries; Transport Infrastructure: PRoW; MGB; AONB; HLC Period: Late 20th century, Early modern;

	<p>APA: General background archaeological potential; ALC: GRADE 4, GRADE 3; LCA: Wooded Farmland; Heritage: Adjacent to Historic Farmstead and in proximity of Conservation Area; Highway matters: access</p>
Site Description:	<p>The site is a greenfield site comprising agricultural land, paddocks and a sandschool. It lies adjacent to Went Farm Business Park and a residential property. To the south the site is adjoined by an area of woodland, with fields adjoining to the east and west.</p> <p>There are no existing buildings on the site. There is an existing vehicular access from Speldhurst Road into Went Farm Business Park, adjacent to the site. There is a field gate off this access into the paddock/sandschool part of the site and a Public Right of Way running alongside the paddock area and the agricultural parcel of the site. Site boundaries comprise mainly of trees and hedging. A strip of hedgerow divides the site into two distinct parcels (sandschool/paddock and agricultural).</p> <p>The sandschool/paddock area is generally flat in character, while much of the remaining site has a complex topography, which drops south towards the woodland.</p>
Suitability:	<p>The site is detached from the existing settlement edge and would not therefore form a logical extension to the settlement. This is a sensitive site, with complex topography. Development of the site would harm the setting of the adjacent Historic Farmstead and Speldhurst Conservation Area, in addition, the rural setting of the settlement. The release of the site from the Green Belt would result in moderate harm, which combined with the above results in the site being unsuitable.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>Site is not a reasonable alternative.</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>
Reason:	<p>There are significant AONB landscape and heritage concerns associated with potential development of the site as well as concerns over topography and the release of the site from the Green Belt.</p>

Site Reference: DPC21 (includes CfS Site 416, and Late Site 23)

Site Address: Land Adjacent to Langton House, Langton Green

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



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Map Dated: February 2020

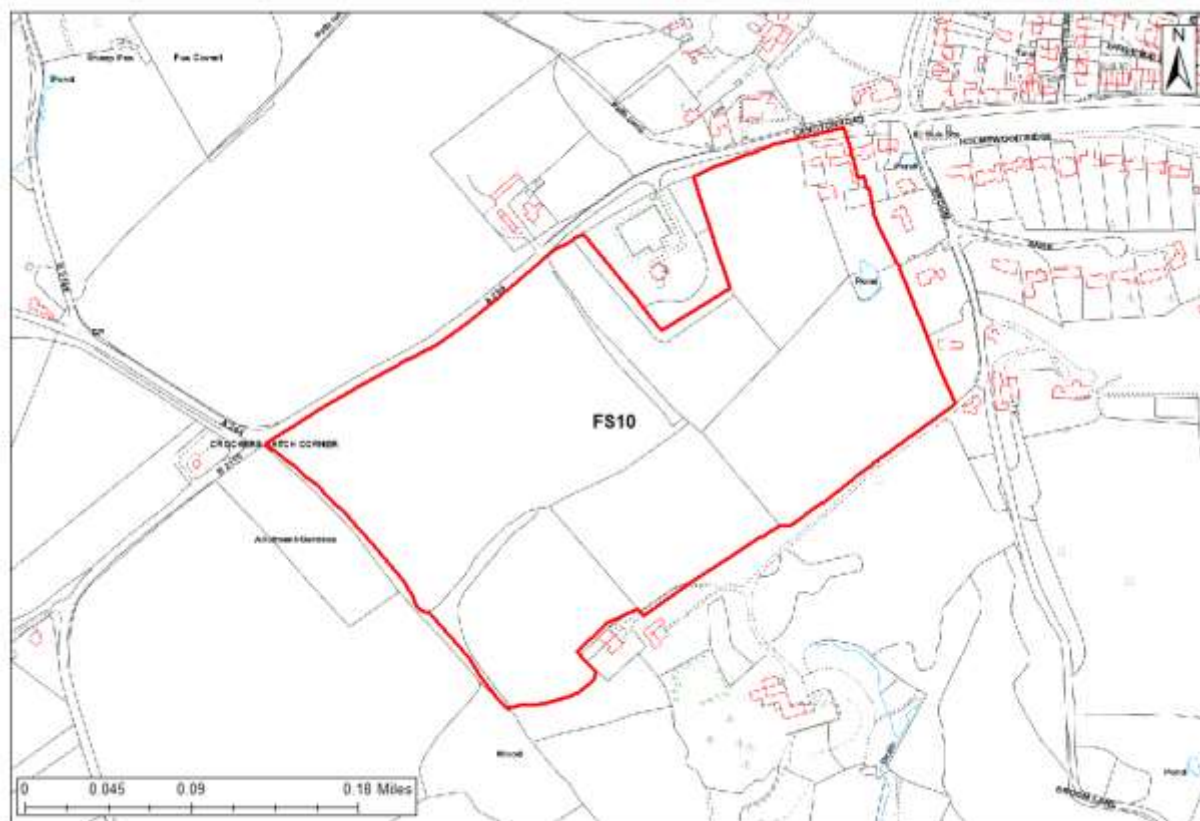
Parish:	Speldhurst
Settlement:	Langton Green
Gross area (ha):	24.31
Developable area (ha):	23.29
Site type:	Greenfield site located part adjacent to LBD, mostly detached from LBD.
Potential site use:	Site has been assessed for development potential, notably for residential use. See assessment sheet for site 416 for other uses considered for a smaller, northern parcel of the site, and sheet Late Site 23.
Potential yield if residential:	350 - 699
Issues to consider:	Heritage: Adjacent to Conservation Area, Historic Farmstead and listed buildings; Ecology: LWS; AONB Component Part : Ancient Woodland, Historic Routeways PRoW, Ponds, Historic Field Boundaries;

	<p>Transport Infrastructure: PRoW; MGB; AONB; Partly within/adjacent to Natural England's Ashdown Forest 7km buffer; HLC Period: Early modern; Contaminated Land (Unknown filled ground (low risk); APA: Prehistoric potential based on lithic findspots; ALC: URBAN, GRADE 3; LCA: Urban, Wooded Farmland</p>
Site Description:	<p>This site is generally in agricultural use (primarily rapeseed). There are no existing buildings on site. Adjacent uses include residential, green fields, a Primary School, 'Chilstone' and a former care home. The boundaries are comprised of trees, hedges, wire fencing, and a ditch in part. The boundary is also partly raised in most parts. The site has frontages with Langton Road and Fordcombe Road, as well as part Ashurst Road. There is existing There is a general lack of pavement along the frontage of site, with vehicular access serving 'Chilstone' from Fordcombe Road. There is a Public Rights of Way across the site. The site is generally flat but in some parts there are level changes. The site is generally exposed.</p>
Suitability:	<p>Unsuitable because the site sits in a very sensitive landscape - it is a Green Belt parcel the release of which would cause high/very high harm and is of a scale that would be significantly harmful to the AONB landscape and the settlement pattern of Langton Green.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>Site is not a reasonable alternative.</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>
Reason:	<p>There are significant concerns about Green Belt release, which would result in high/very high harm as well as on the AONB landscape and settlement pattern.</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

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

	<p>buffer;</p> <p>HLC Period: Late 20th century, Early modern;</p> <p>APA: Historic Core of Langton Green - Conservation Area;</p> <p>ALC: URBAN, GRADE 3;</p> <p>LCA: Urban, Wooded Farmland;</p> <p>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. The site is part of a Green Belt parcel, the release of which would result in very high harm.</p>
Availability:	<p>Available</p> <p>Single ownership</p>
Achievability:	N/A
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:	This site is considered unsuitable as a potential site allocation.
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 harm.</p>

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

Planning Policy

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