

Tunbridge Wells Borough



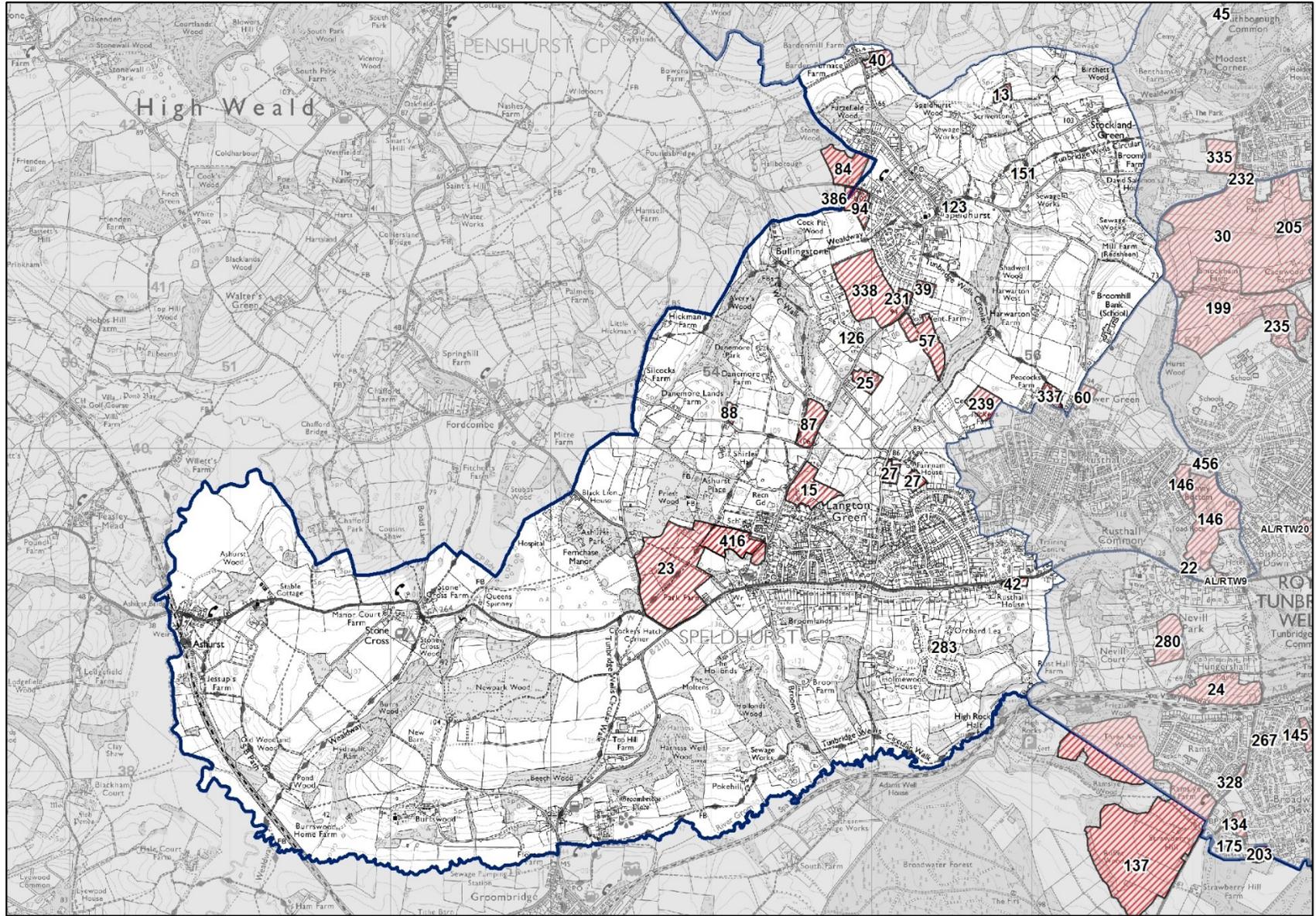
Tunbridge Wells Borough Council

Site Assessment Sheets for Speldhurst Parish

Strategic Housing and Economic Land Availability Assessment –
Regulation 18 Consultation

July 2019

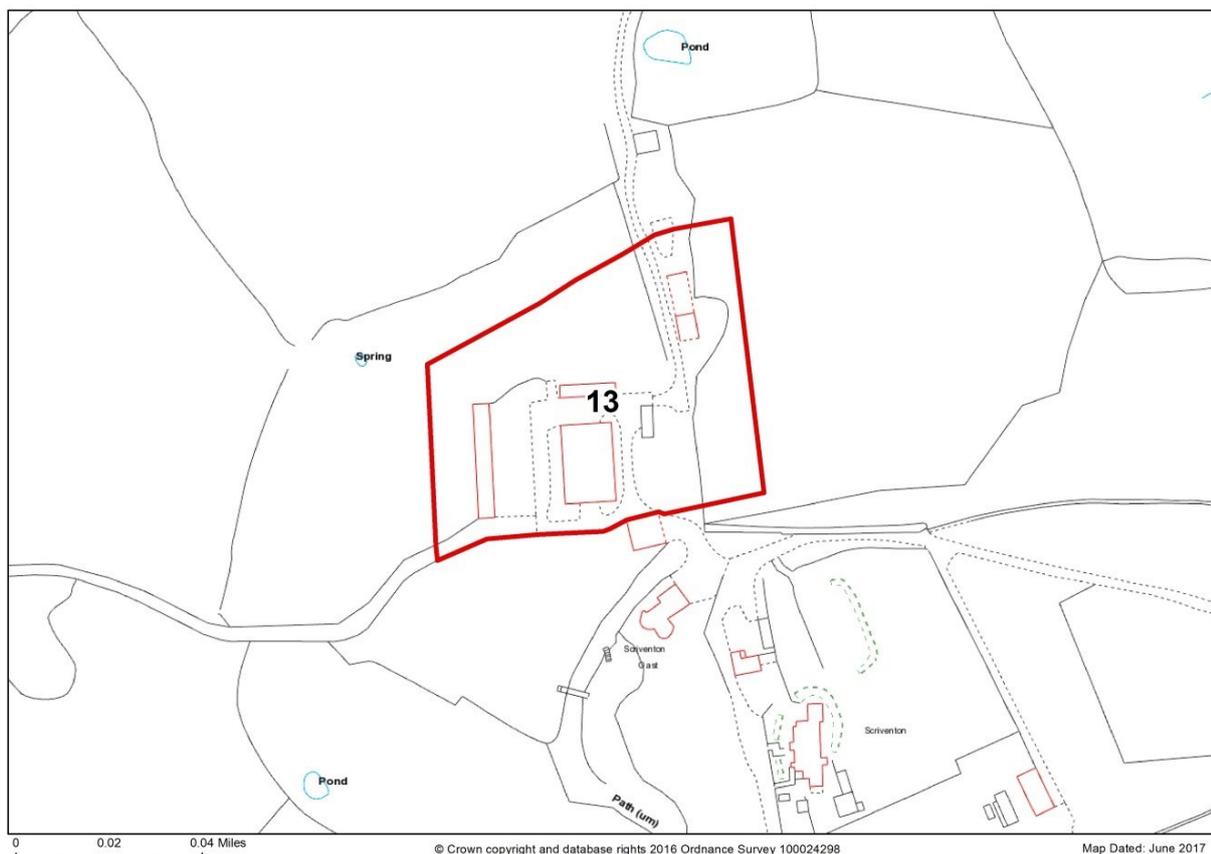




© Crown Copyright and database rights 2019 Ordnance Survey 100024298

Site Reference: 13

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

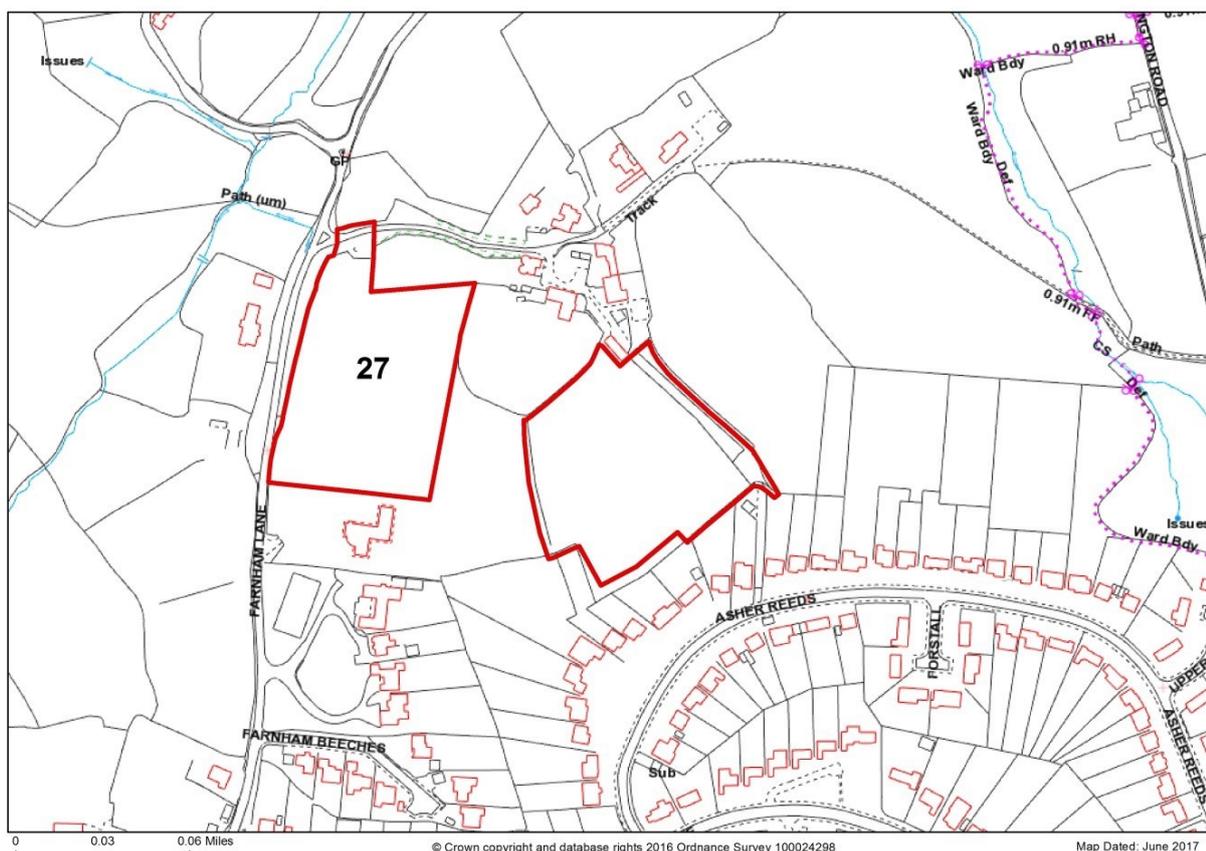


Parish:	Speldhurst
Settlement:	Remote from a settlement centre
Gross area (ha):	0.95
Developable area (ha):	0.95
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	Green Belt considerations; AONB (1 component part); Ecological interest; notable feature/designation; Highway matters (access); Potential land contamination considerations; ALC: Grade 4

Site Description:	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. 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.
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site is below the threshold for Sustainability Assessment purposes.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is in a rural area. 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

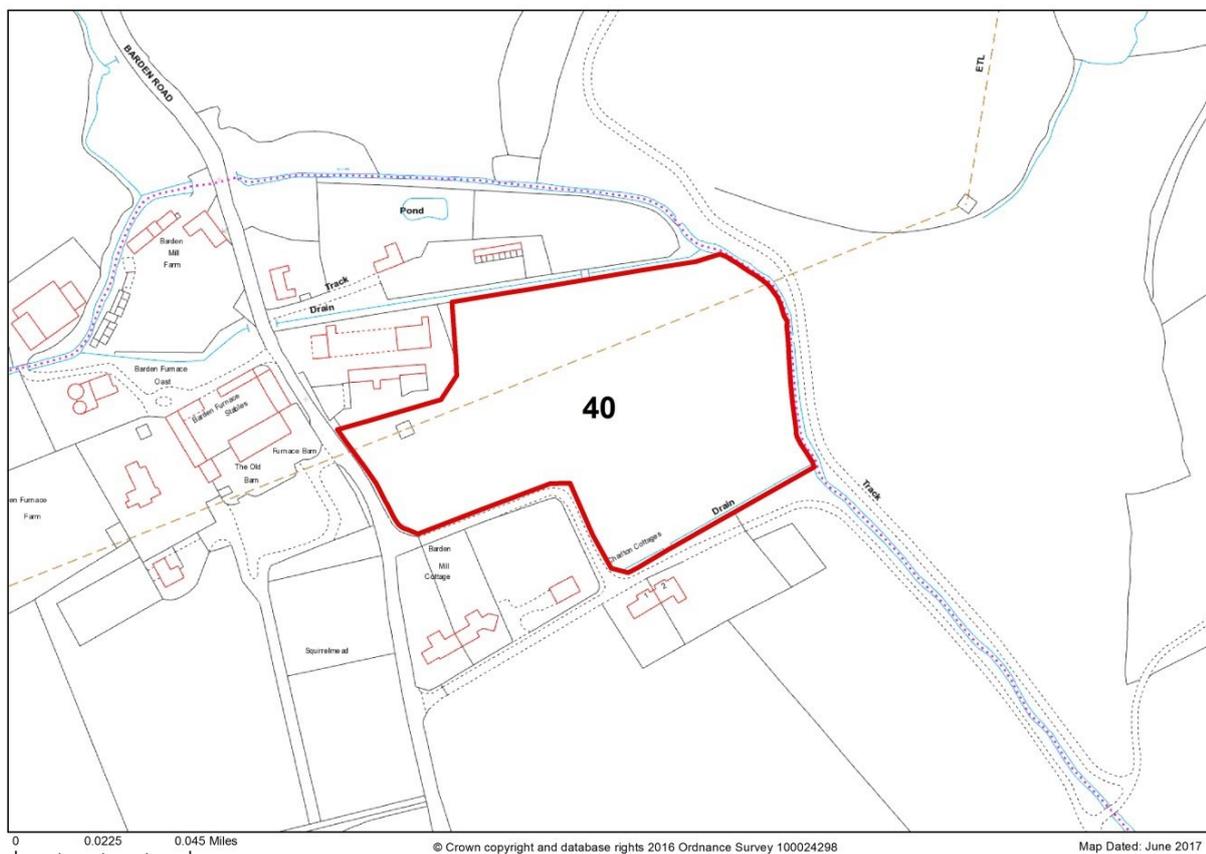


Parish:	Site Plan
Settlement:	Langton Green
Gross area (ha):	2.22
Developable area (ha):	2.22
Site type:	Greenfield site comprising two parcels adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	67
Issues to consider:	Green Belt considerations; AONB (2 component parts); Landscape Sensitivity Study (SP15); Ecological interest; notable feature/designation; Highway matters (access); Adjacent to Limits to Built Development; Topography issues re parcel adjacent to Farnham Lane;

	ALC: Grade 3
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:	Unsuitable: see reason below
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:	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

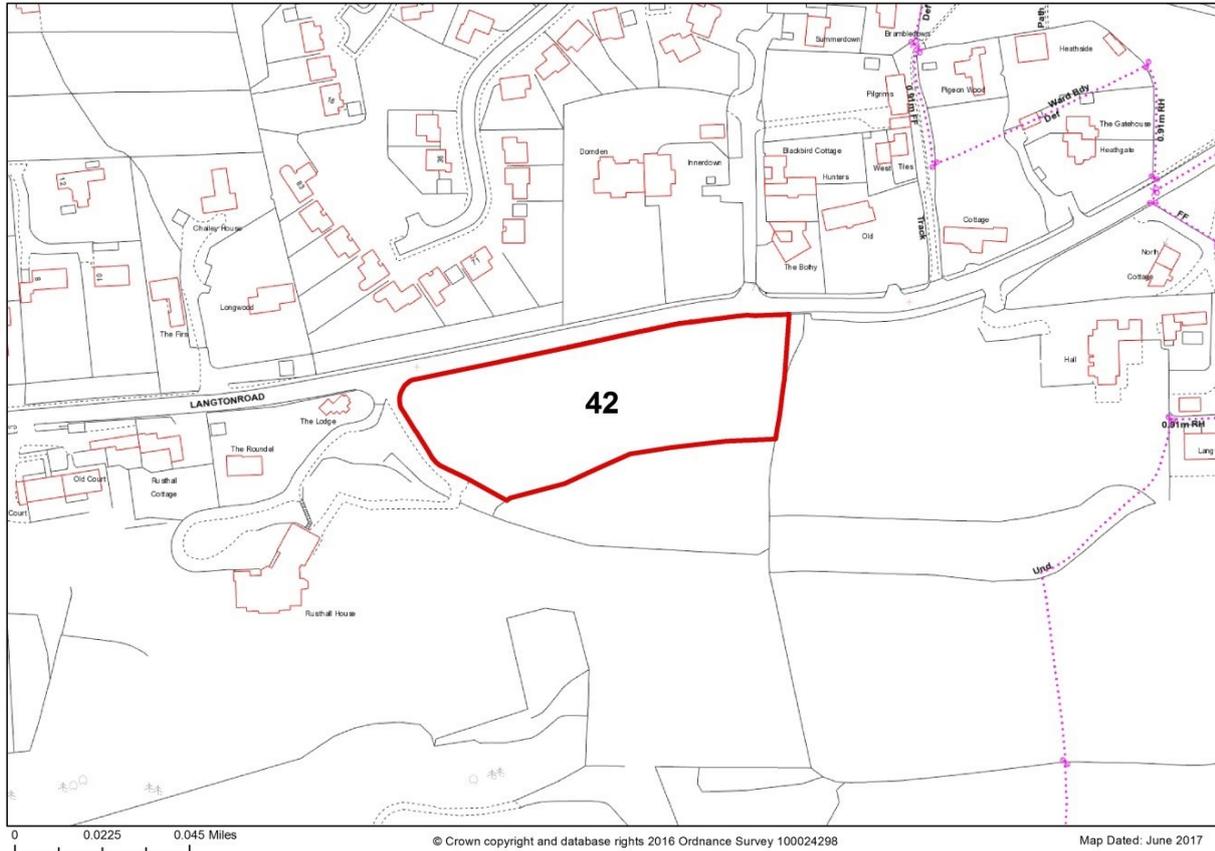


Parish:	Speldhurst
Settlement:	Remote from settlement centre
Gross area (ha):	1.60
Developable area (ha):	1.01
Site type:	Greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	30
Issues to consider:	Green Belt considerations; AONB (2 component parts); Ecological interest; notable feature/designation; Highway matters (access); EA Flood Zones 2 and 3; ALC: Grade 3, Grade 4

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: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is remote from the settlement centre and unlikely to be sustainable in this context. . In addition the site forms part of a larger Green Belt parcel, the release of which would result in very high harm.

Site Reference: 42

Site Address: Land at High View, Langton Road, Langton Green, Tunbridge Wells TN3 0BB

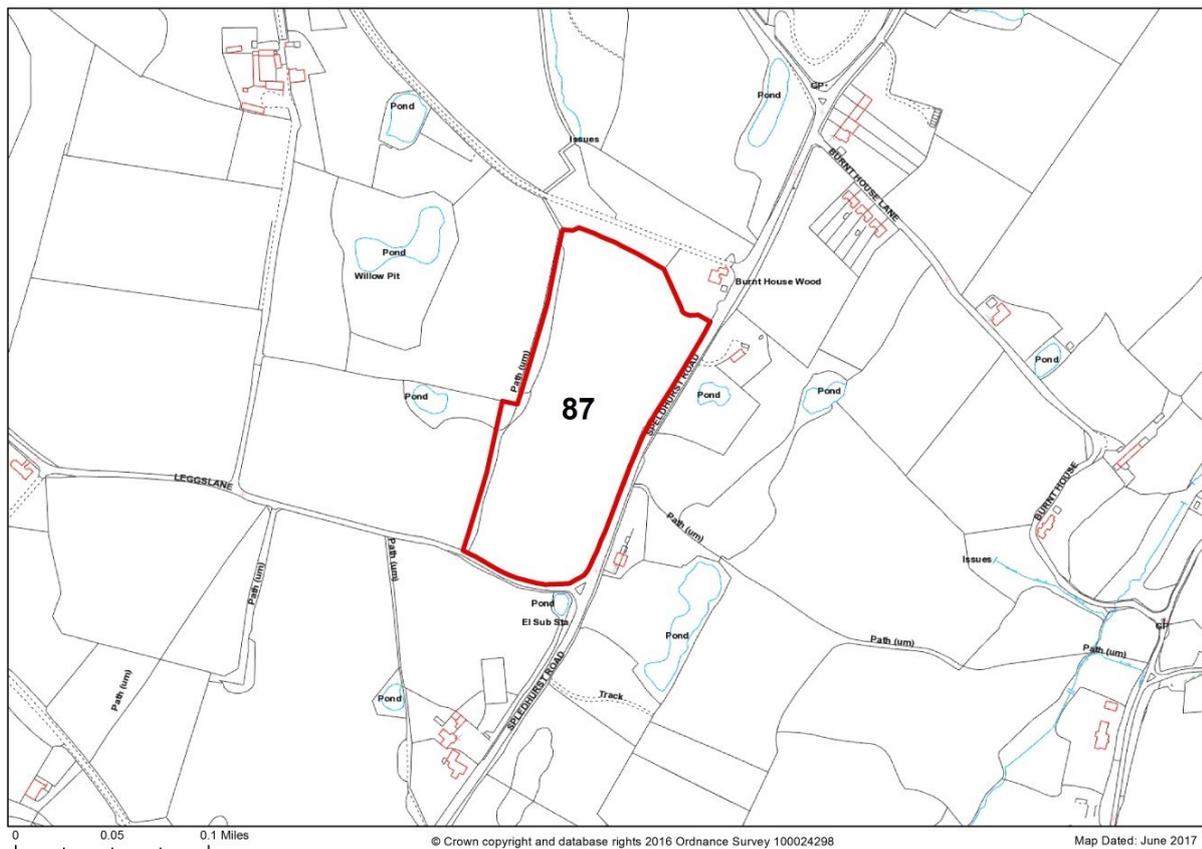


Parish:	Speldhurst
Settlement:	Langton Green
Gross area (ha):	0.78
Developable area (ha):	0.78
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	24
Issues to consider:	Green Belt considerations; AONB (2 component parts); Landscape Sensitivity Study (SP20); Ecological interest; notable feature/designation; Highway issues; Adjacent to existing Limits to Built Development; Tree Preservation Order;

	ALC: Grade 3, Urban
Site Description:	<p>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. 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: see reason below
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 subject to further consideration.
Reason:	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

Site Reference: 87

Site Address: Land at Speldhurst Road, Langton Green

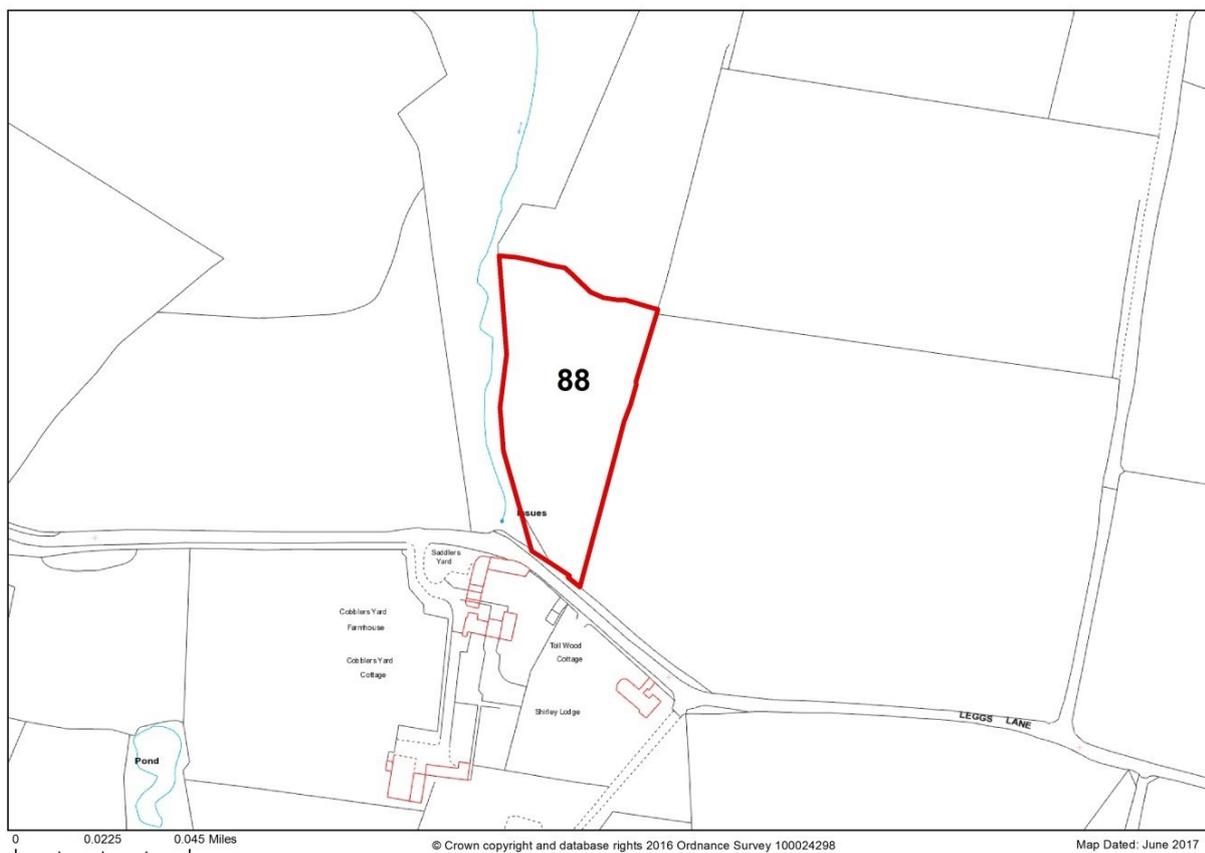


Parish:	Speldhurst
Settlement:	Remote from settlement centre
Gross area (ha):	3.26
Developable area (ha):	3.26
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	98
Issues to consider:	Green Belt designation; AONB (5 component parts); Landscape Sensitivity Study (SP19); Ecological interest; notable feature/designation; Heritage matters (KCC Historic Park and Garden-Danemore Park); ALC: Grade 3
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:	Unsuitable: see reason below
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. In addition the site forms part of a larger Green Belt parcel, the release of which would result in very high harm.

Site Reference: 88

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

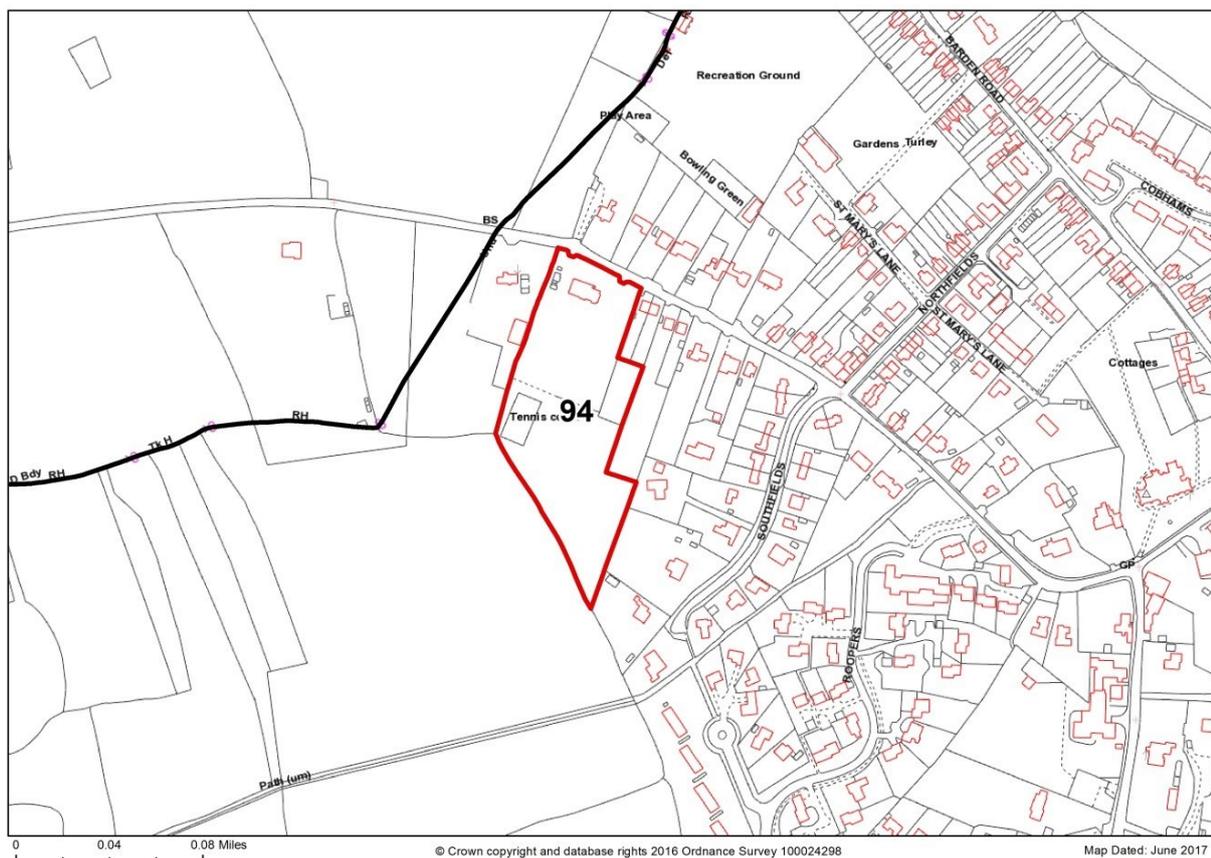


Parish:	Speldhurst
Settlement:	Remote from a settlement centre
Gross area (ha):	0.58
Developable area (ha):	0.24
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	Green Belt designation; AONB (2 component parts); Landscape Sensitivity Study (SP19); Ecological interest; notable feature/designation; Highway matters (access); Heritage matters (KCC Historic Park and Garden – Danemore Park); ALC: Grade 3

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:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is below the threshold for Sustainability Assessment purposes.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from a settlement centre and is unlikely to be sustainable in this context. In addition the site forms part of a larger Green Belt parcel, the release of which would result in very high harm.

Site Reference: 94

Site Address: Land at Milford House, Penshurst Road, Speldhurst, TN3 0PH

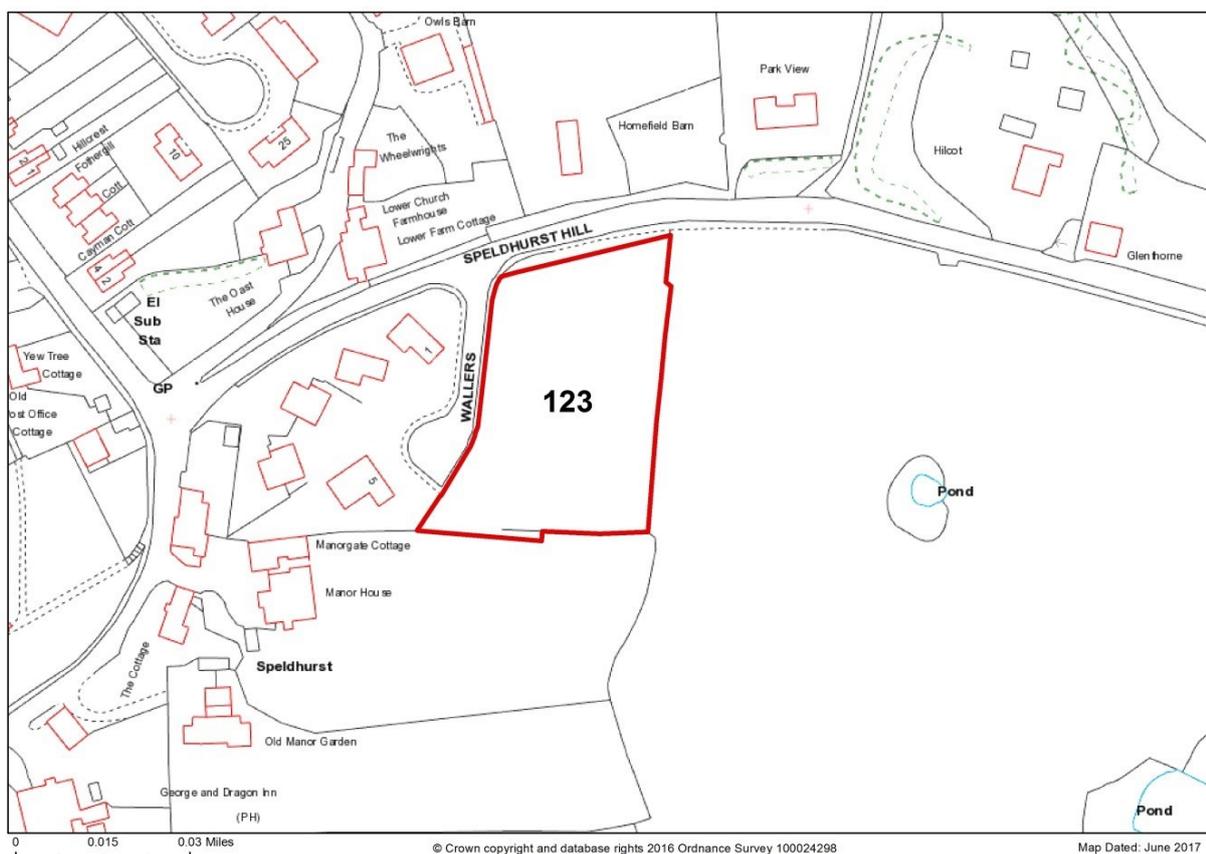


Parish:	Speldhurst
Settlement:	Speldhurst
Gross area (ha):	1.46
Developable area (ha):	1.46
Site type:	Part PDL/mostly greenfield site partly within, mostly adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	44
Issues to consider:	Green Belt designation; AONB (3 component parts); Landscape Sensitivity Study (SP18); Highway matters (access); Part in/part adjacent to Limits to Built Development; Local Plan Landscape policies;

	Tree Preservation Order; ALC: Grade 3
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:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	A reasonable site with several 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 concern about the lack of pavement to the centre of the settlement/likely ability to provide this and therefore access to services and facilities.

Site Reference: 123

Site Address: Land east of Wallers, Speldhurst Hill, Speldhurst, TN3 0NH

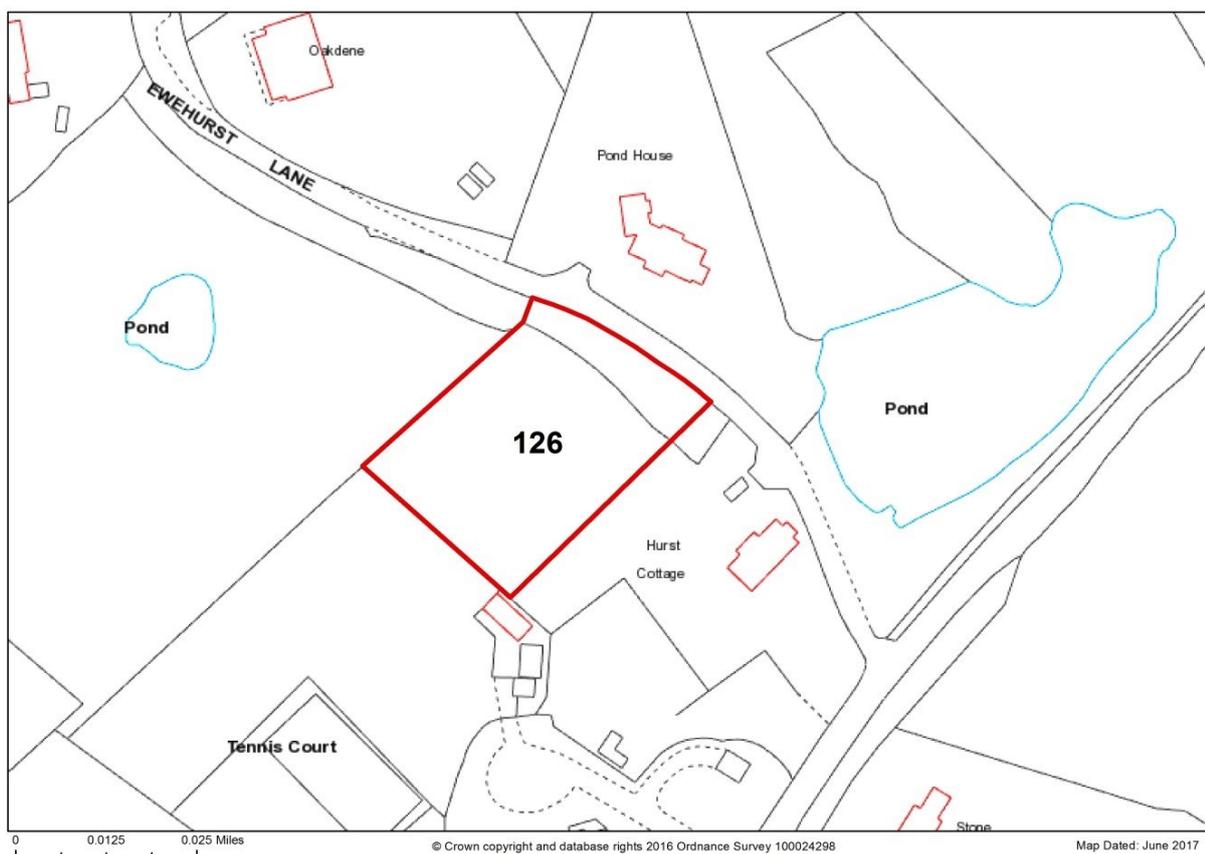


Parish:	Speldhurst
Settlement:	Speldhurst
Gross area (ha):	0.40
Developable area (ha):	0.40
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	12
Issues to consider:	Green Belt designation; AONB (3 component parts); Landscape Sensitivity Study (SP17); Tree Preservation Order; Ecological interest; Adjacent to existing Limits to Built Development; Heritage matters (Conservation Area);

	Local Plan Landscape policy; Highway matters (access); ALC: Grade 4
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:	Unsuitable: see reason below
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 a blanket Tree Preservation Order relating to the whole of the site. In addition the site forms part of a larger Green Belt parcel the release of which would cause very high harm.

Site Reference: 126

Site Address: Hurst Cottage, Ewehurst Lane, Speldhurst, TN3 0JX

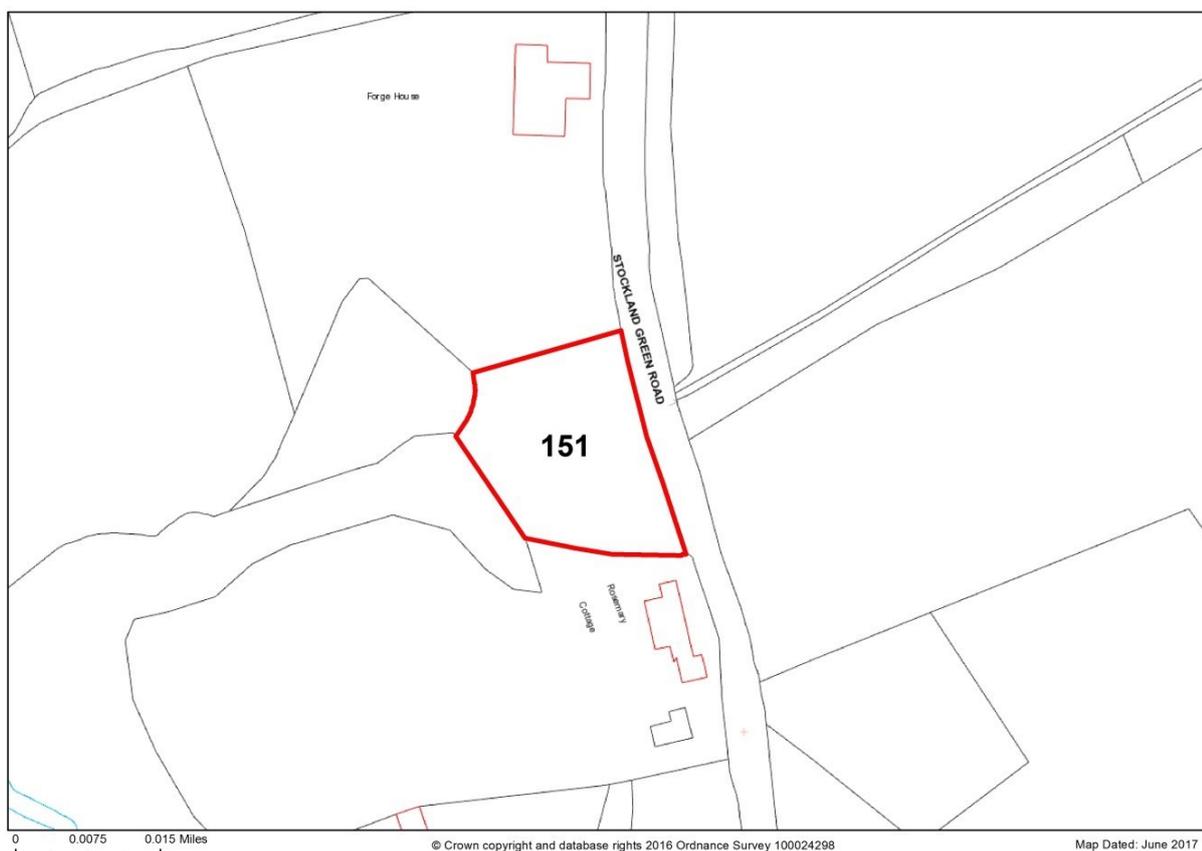


Parish:	Speldhurst
Settlement:	Remote from a settlement centre
Gross area (ha):	0.26
Developable area (ha):	0.26
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	Green Belt designation; AONB (1 component part); Landscape Sensitivity Study (SP18); Ecological interest; notable feature/designation; ALC: Grade 3
Site Description:	The site consists of a tennis court sited within the curtilage of a residential property and some adjacent garden space. There are

	<p>no existing buildings on the site. The property is adjoined by residential properties and 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.</p> <p>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.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site is below the threshold for Sustainability Assessment purposes.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site forms part of a residential curtilage in a rural area. 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.

Site Reference: 151

Site Address: Land between Forge House and Rosemary Cottage, Stockland Green Road, Speldhurst, TN3 0TS

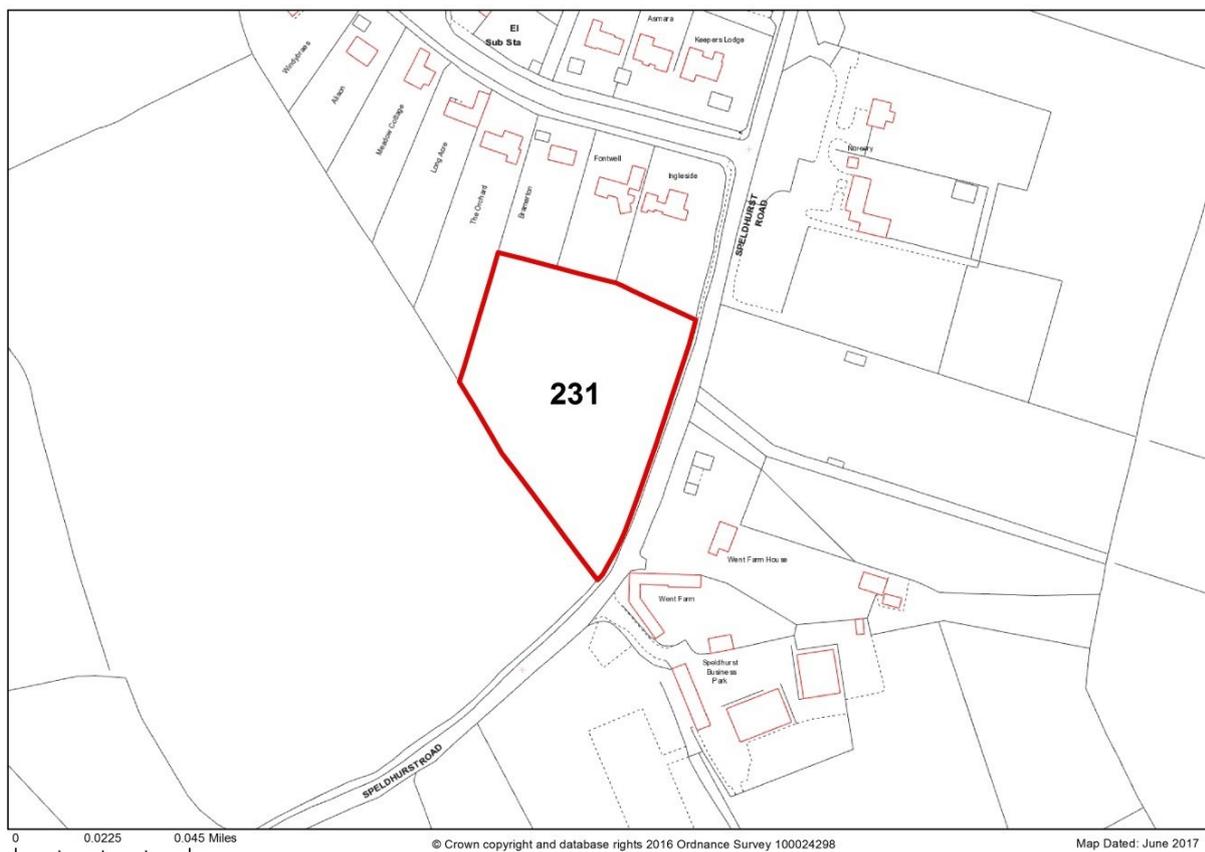


Parish:	Speldhurst
Settlement:	Remote from a settlement centre
Gross area (ha):	0.09
Developable area (ha):	0.09
Site type:	PDL site outside LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	Green Belt designation; AONB (1 component part); Landscape Sensitivity Study (SP11; adjacent to SP10); Ecological interest; notable feature/designation; Highway matters (access); ALC: Grade 4

Site Description:	<p>The site consists of garden land. There are no existing buildings on the site. The site is adjoined by 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:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site is below the threshold for Sustainability Assessment purposes.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is a PDL out in a rural area, sited in the Green Belt and AONB. It is considered that the creation of a means of access to the site is likely to have negative impact on the Green Belt and the AONB.

Site Reference: 231 (Local Plan Allocation AL/SP1)

Site Address: Land to the west of Speldhurst Road and south of Ferbies, Speldhurst, TN3 0NS

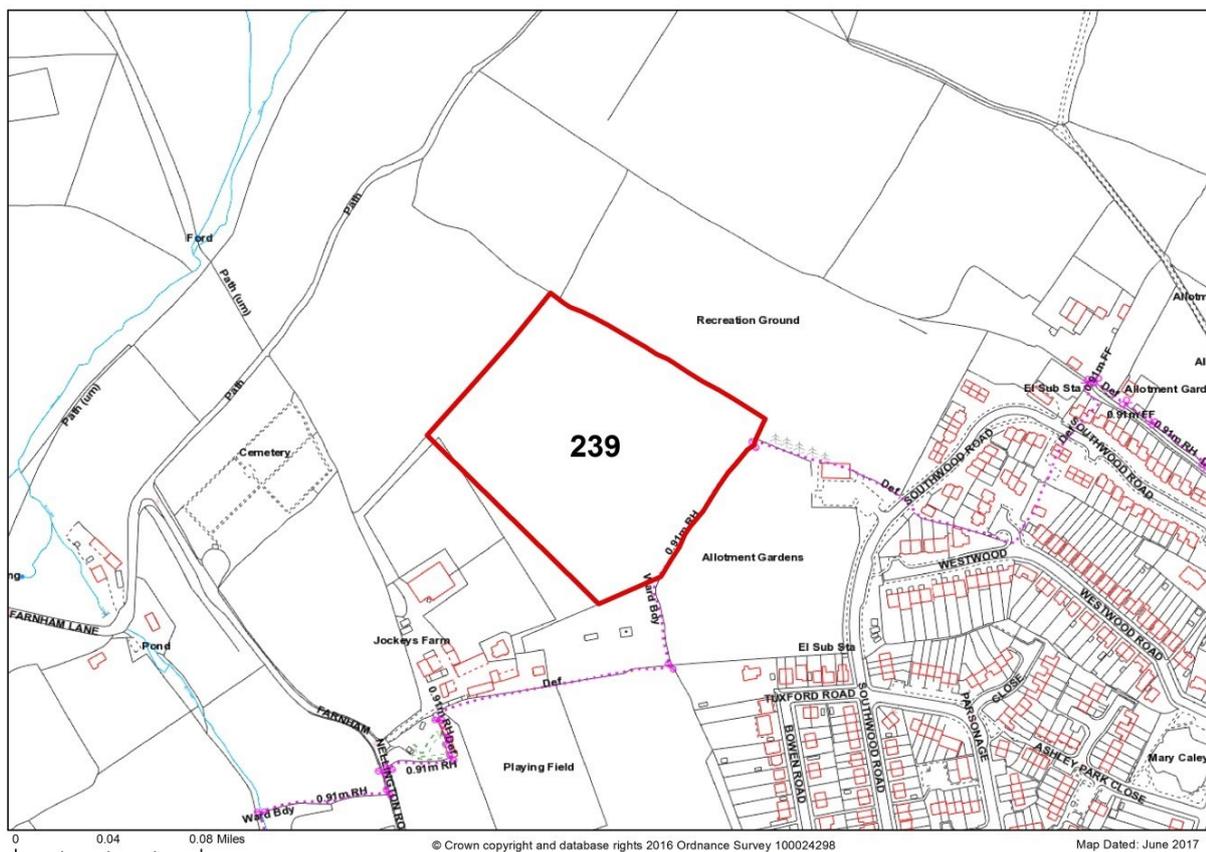


Parish:	Speldhurst
Settlement:	Speldhurst
Gross area (ha):	0.79
Developable area (ha):	0.79
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	15-20
Issues to consider:	Green Belt designation; AONB (3 component parts); Landscape Sensitivity Study (SP18); Ecological interest; Heritage – Conservation Area Adjacent to Limits to Built Development; Highway matters (access);

	ALC: Grade 3
Site Description:	The site consists of a green field. There are no existing buildings on the site. The site is adjoined by residential properties, a business park and a field. The boundaries of the site consist of trees, hedgerow and some fencing. There is a 30 miles per hour speed limit near the site heading north into Speldhurst. There is no direct access into the site from Speldhurst Road. There is no pedestrian access into the site currently. There is a pavement along the western side of Speldhurst 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 Speldhurst Road. More private views exist from the adjacent residential properties.
Suitability:	Suitable: see reason below
Availability:	Available Multiple ownership
Achievability:	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.
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:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is adjacent to the LBD and is in proximity to the centre of Speldhurst. The site is likely to be sustainable in this context. It would form a logical extension to the LBD.

Site Reference: 239 (Local Plan Allocation AL/SP3)

Site Address: Land adjacent to Rusthall recreation ground, Southwood Road, Rusthall



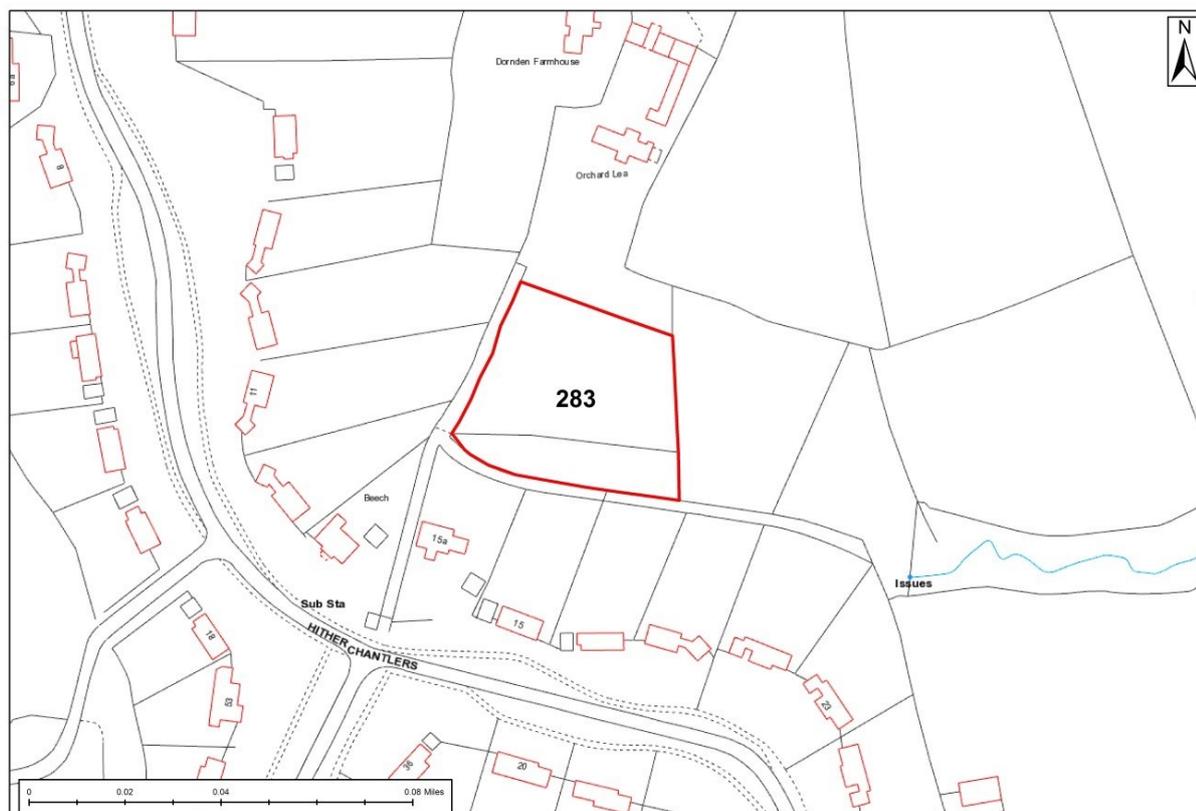
Parish:	Speldhurst
Settlement:	Rusthall
Gross area (ha):	2.75
Developable area (ha):	2.75
Site type:	Greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for recreation use.
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Green Belt designation; AONB (1 component part); Landscape Sensitivity Study (SP15); Highway issues (access); Ecological interest; notable feature/designation; ALC: Grade 3;

	This site currently has planning consent for the change of use of land to expand existing recreational facilities (17/03404/FULL) as of 1st April 2019
Site Description:	<p>The site comprises a green field that is currently used for grazing. There are no existing buildings on the site. The site is adjoined by a recreation ground, playing fields, allotment gardens and Jockeys Farm. There is residential development further south and east.</p> <p>Boundaries comprise mostly hedging and trees and wire fencing in parts. There is a drainage ditch on the eastern side of the site. There is no direct vehicular access onto the site currently. The site is accessed from the adjacent recreation ground. The site is generally flat but there is a level difference between this and the adjacent recreation ground on the eastern side where there is a drainage ditch. There is a public view of the site from adjacent sites. The site is seen clearly from the south and is more screened on other sides.</p>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is considered to be a suitable site. It is available and is in single ownership. It is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	<p>A largely neutral site that scores positively for health and services objectives reflecting the opportunity to expand the existing leisure facilities. Land use scores neutral under the assumption that the site is not converted entirely to hardstanding and potentially valuable soils are lost. This site is near to the border with Rusthall parish and so cross boundary effects have been considered.</p> <p>Landscape impacts score neutral under the proviso that flood lighting would not affect the dark, rural skies in this area.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	The site is Well related to settlement (of Rusthall though in Speldhurst parish) and in proximity of the road network and LBD and recreation facilities.

Site Reference: 283

Site Address: Land South of Orchard Lea, Langton Green, Kent

Call for Sites 2017 Submission



© Crown Copyright and database rights 2012 Ordnance Survey 100024298

Map Dated: June 2017

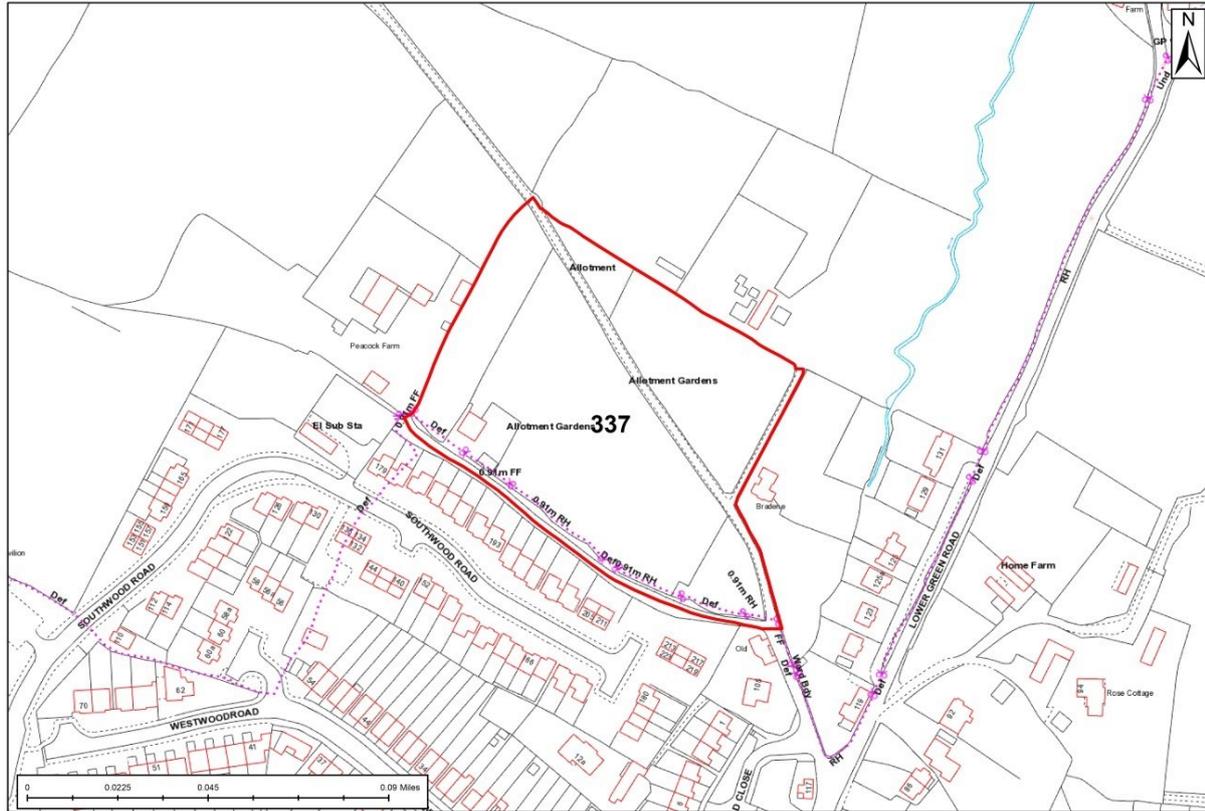
Parish:	Speldhurst
Settlement:	Langton Green
Gross area (ha):	0.39
Developable area (ha):	0.39
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	12
Issues to consider:	Green Belt considerations; AONB (1 component part); Landscape Sensitivity Study (SP20); Ecological interest; notable feature/designation; Tree Preservation Order; Highway matters (means of access); ALC: Grade 3
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

	<p>properties. To the east of the site is a greenfield parcel. The 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:	Unsuitable: see reason below
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:	It is considered that this site is not well related to a settlement and is unlikely to be sustainable in this context. There is also concern about the ability to provide an appropriate means of vehicular access to the site.

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



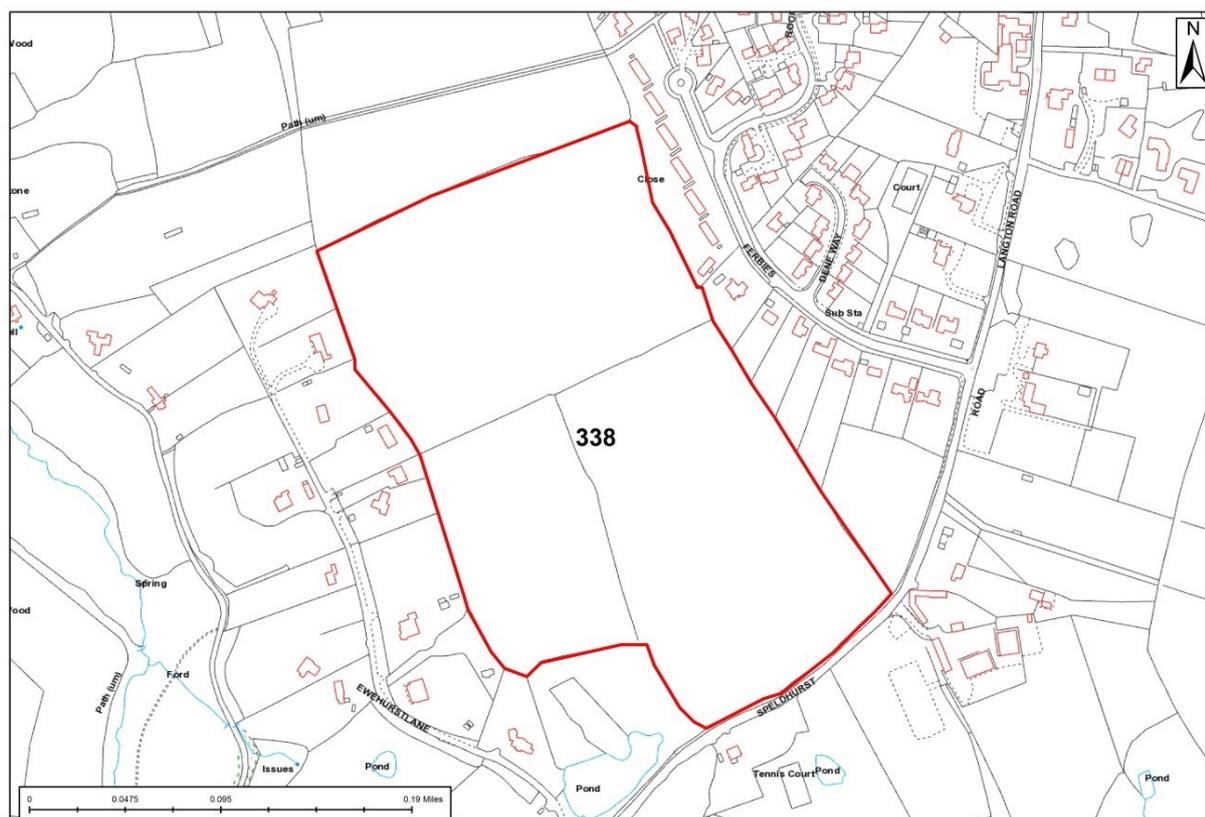
Parish:	Speldhurst
Settlement:	Rusthall
Gross area (ha):	1.54
Developable area (ha):	1.54
Site type:	Part greenfield site and some built development adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	46
Issues to consider:	Green Belt considerations; AONB (2 component parts); Landscape Sensitivity Study (SP15); Ecological interest; notable feature/designation; Highway issues; ALC: Grade 3, Urban

Site Description:	The site includes former allotments, the majority of which is abandoned. Section to north east of Public Right of Way still 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. Residential. There are dense trees and hedging along the site boundaries. 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:	Unsuitable: see reason below
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.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is concern about the ability to provide an appropriate means of vehicular access to the site as well as concerns regarding effect on settlement pattern and impact on the Green Belt. The site forms part of a Green Belt parcel the release of which would cause high harm

Site Reference: 338

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

Call for Sites 2017 Submission



© Crown Copyright and database rights 2012 Ordnance Survey 100024298

Map Dated: June 2017

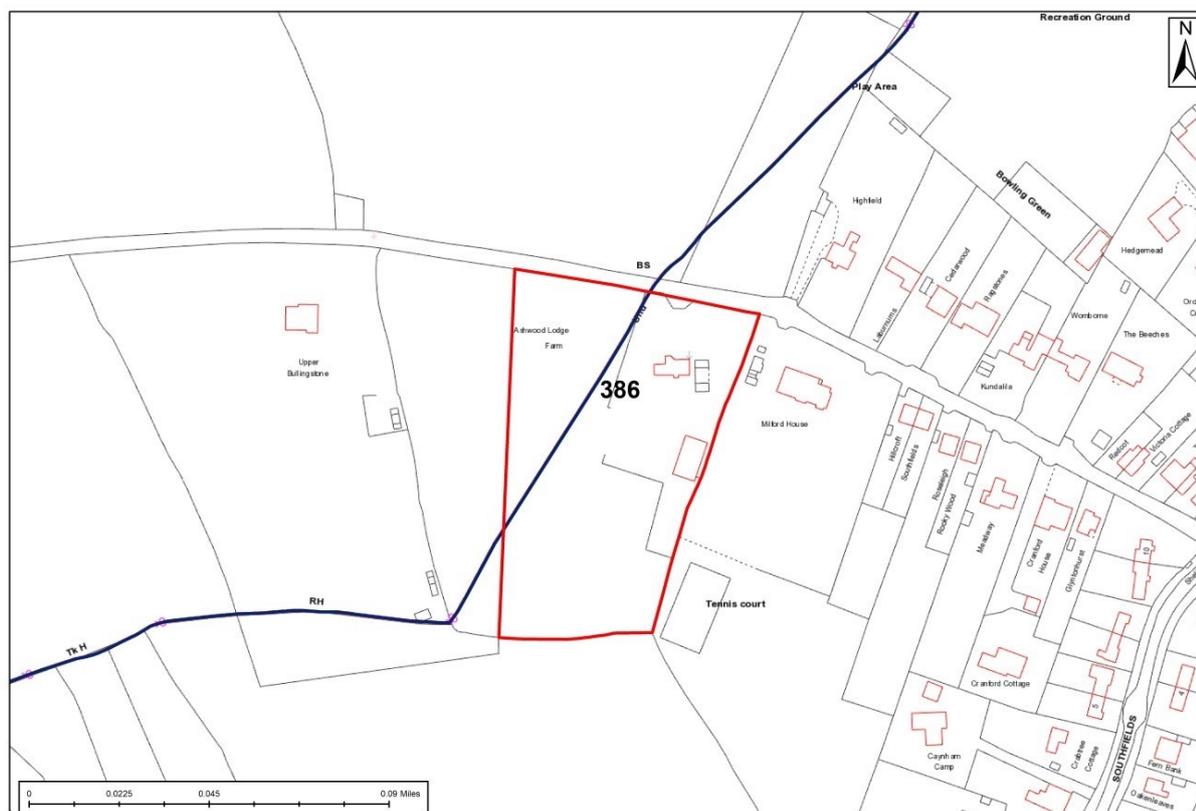
Parish:	Speldhurst
Settlement:	Speldhurst
Gross area (ha):	12.14
Developable area (ha):	11.70
Site type:	Greenfield site part adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	351
Issues to consider:	Green Belt considerations; AONB (5 component parts); Landscape Sensitivity Study (SP18); Ecological interest; notable feature/designation; ALC: Grade 3

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:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
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 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:	This site is considered unsuitable as a potential site allocation.
Reason:	It is considered that allocation of this site would result in encroachment, beyond what would be a logical extension to the LBD. In addition the site forms part of a parcel the release of which would cause high harm if released from the Green Belt.

Site Reference: 386

Site Address: Ashwood Lodge Farm, Penshurst Road, Speldhurst, Tunbridge Wells, Kent

Call for Sites 2017 Submission



© Crown Copyright and database rights 2012 Ordnance Survey 100024295

Map Dated: June 2017

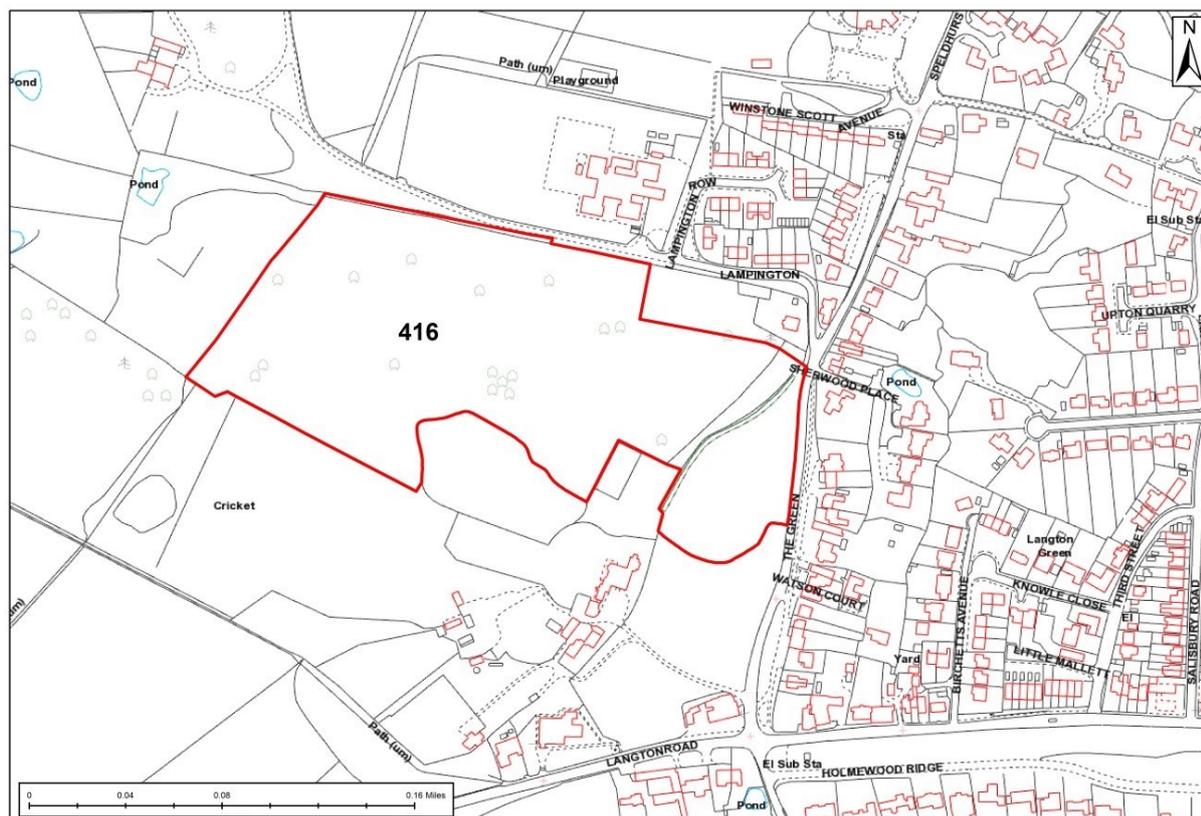
Parish:	Speldhurst
Settlement:	Speldhurst
Gross area (ha):	1.13
Developable area (ha):	1.13
Site type:	Part greenfield site, part PDL part adjacent to LBD, straddles boundary with Sevenoaks District Council
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	34
Issues to consider:	Green Belt considerations; AONB (3 component parts); Landscape Sensitivity Study (SP18); Ecological interest; ALC: Grade 3

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:	Unsuitable: see reason below
Availability:	Available Multiple 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 concern about the lack of pavement to the centre of the settlement/likely ability to provide this and therefore access to services and facilities. This site is part of a parcel that scores high in the Green Belt study for harm if released. It is considered that this site would not form a logical extension to the existing settlement.

Site Reference: 416 (Local Plan Allocation AL/SP2 (part site))

Site Address: Land North of Langton House, Langton Green, Kent

Call for Sites 2017 Submission



© Crown Copyright and database rights 2012 Ordnance Survey 100024298

Map Dated: June 2017

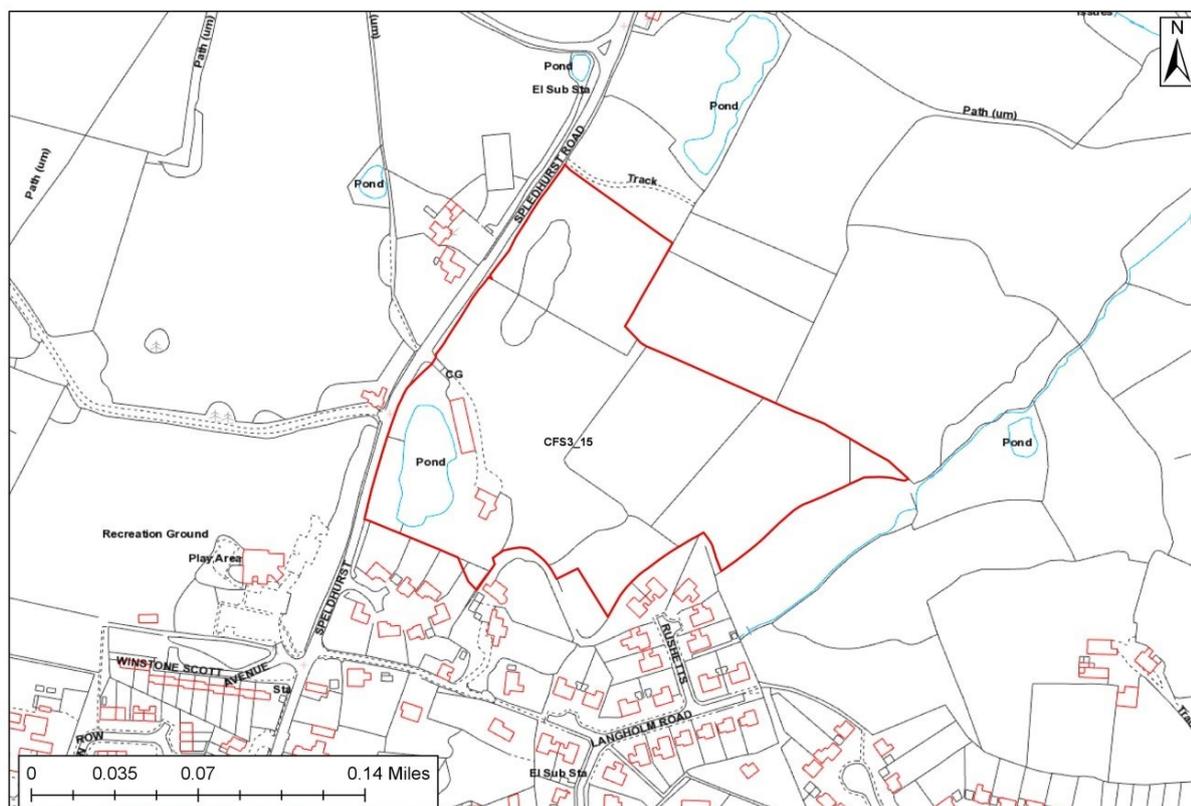
Parish:	Speldhurst
Settlement:	Langton Green
Gross area (ha):	5.40
Developable area (ha):	5.40
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for education and residential uses
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Green Belt Designation; AONB (2 component parts); Landscape Sensitivity Study (AS2); Heritage matters (part Conservation Area /adjacent to listed buildings); Land contamination (Unknown Filled Ground (low risk));

	Ecological interest; notable feature/designation; Adjacent to existing Limits to Built Development; Highway matters (access); ALC: Grade 3, Urban
Site Description:	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. 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.
Suitability:	Suitable in part: see reason below
Availability:	Available Single ownership
Achievability:	This site is suitable in part for education/community use. It is available and it is considered that this could be delivered within the Local Plan period.
Sustainability Assessment:	This site is suitable as safeguarding land for future school expansion and thus scores very positive in the education objective with other objectives given neutral scores as have no relevance.
Conclusion:	Site is suitable in part as a potential Local Plan allocation subject to further consideration.
Reason:	The site would form a logical extension to the LBD and is adjacent to an existing school and in proximity to community uses. It is therefore suitable for education use. Concerns regarding the ability to provide appropriate vehicular access and highway matters mean that the site would not be suitable for residential use. Part of the site fronting The Green is woodland and would not be suitable for allocation

Site Reference: Late site 15

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

Call for Sites 2017 - Additional Submissions



© Crown Copyright and database rights 2012 Ordnance Survey 100024298

Map Dated: January 2016

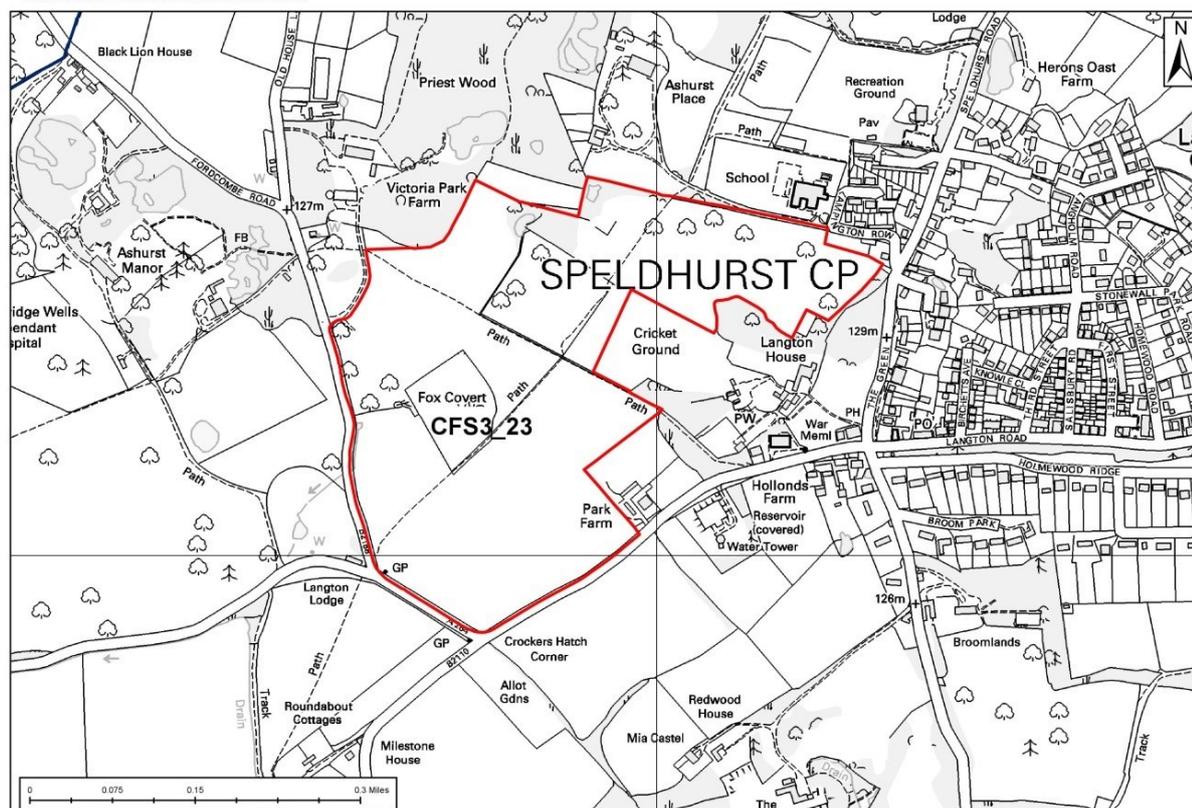
Parish:	Speldhurst
Settlement:	Langton Green
Gross area (ha):	5.04
Developable area (ha):	5.04
Site type:	Mostly greenfield site with some PDL adjacent to existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	151
Issues to consider:	Green Belt considerations AONB (3 component parts); Ecological interest; notable feature/designation; Land contamination (Unknown Filled Ground (low risk)); ALC: Grade 3, Urban
Site Description:	This site is part residential and possibly part agricultural. Existing buildings onsite 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: see reason below
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 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).
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	Allocation of this site would result in the loss of part of a Green Belt parcel of land, the loss of which would cause very high harm. There are also landscape concerns relating to the loss of this site.

Site Reference: Late site 23

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

Call for Sites Additional Sites Submitted



© Crown Copyright and database rights 2012 Ordnance Survey 100024298

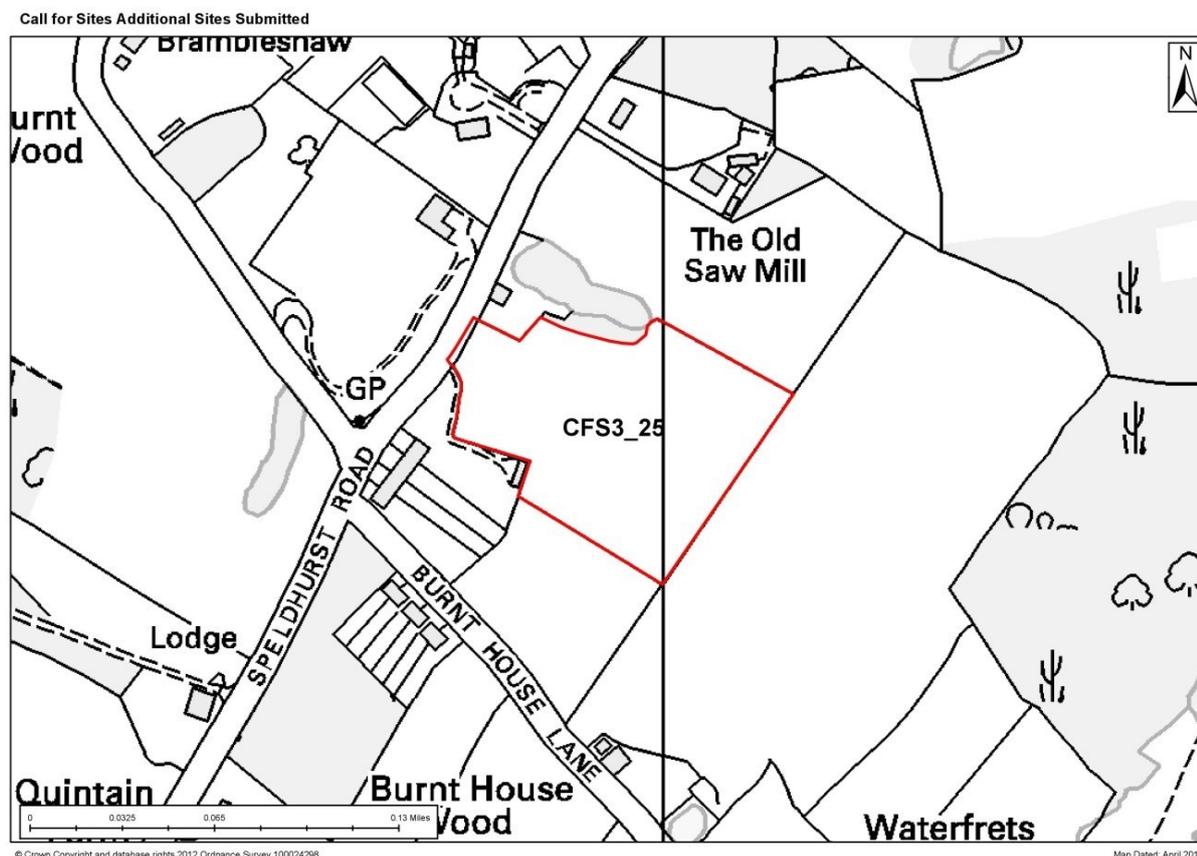
Map Dated: March 2018

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
Potential yield if residential:	395 - 789
Issues to consider:	Green Belt considerations; AONB (5 component parts); Heritage (Conservation Area); Ecological interest; notable feature/designation; ALC: Grade 3, Urban
Site Description:	This site is generally in agricultural use (primarily rapeseed). There are no existing buildings onsite. Adjacent uses include

	residential, green fields, a Primary School, and a 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 frontage with Langton Road and Fordcombe Road, as well as part Ashurst Road. There is a general lack of pavement along the frontage of site. 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: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site sits in a very sensitive landscape and in the Green Belt. It is a Green Belt parcel the release of which would cause high/very high harm. It is of a scale that this would be major development harmful to the AONB and which would be harmful to the settlement pattern

Site Reference: Late site 25

Site Address: Land off Speldhurst Road, Speldhurst, Tunbridge Wells



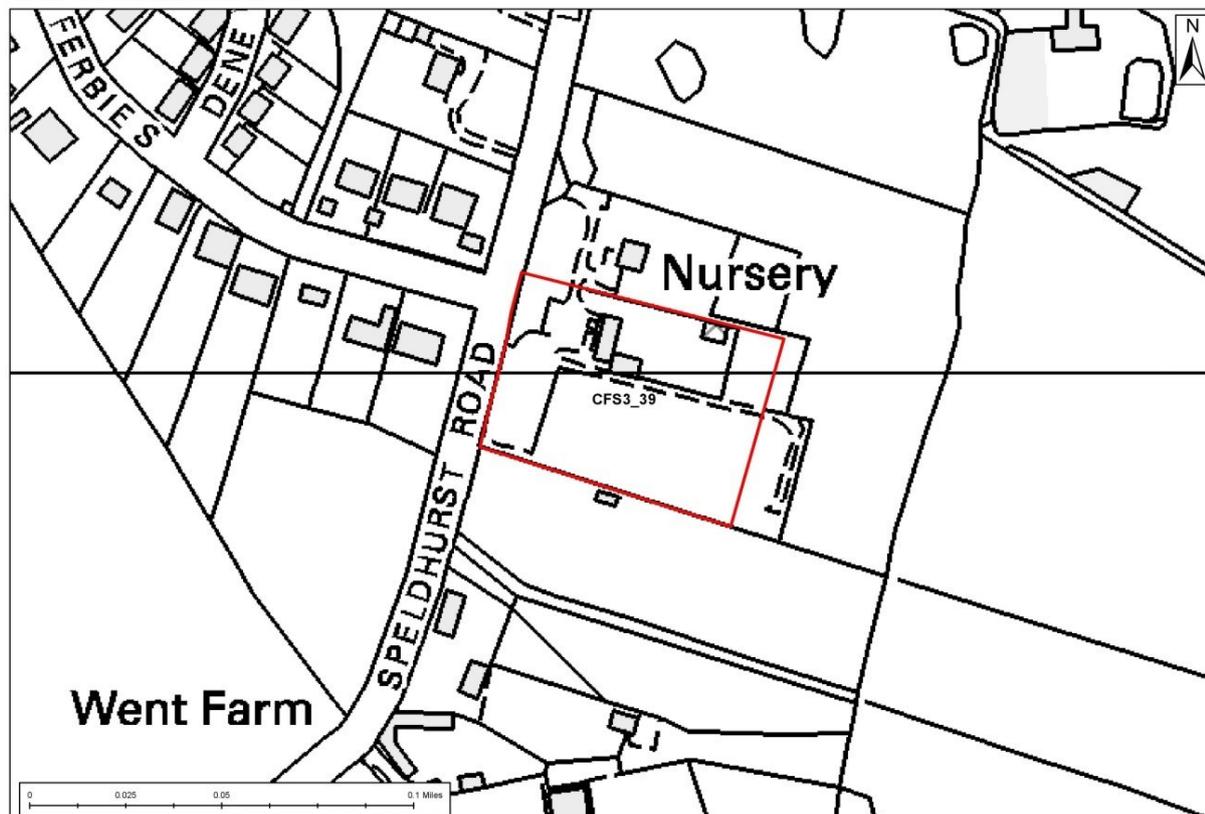
Parish:	Speldhurst
Settlement:	Remote from settlement centre
Gross area (ha):	1.75
Developable area (ha):	1.75
Site type:	Greenfield site remote from existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	53
Issues to consider:	Green Belt considerations; AONB (1 component part); Ecological interest; notable feature/designation; Land contamination (landfill site); ALC: Grade 3

Site Description:	This site is currently a green field with no existing buildings onsite. 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 frontage of the site. This site is generally flat. This site is generally enclosed.
Suitability:	Unsuitable: see reason below
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.

Site Reference: Late site 39

Site Address: Dragonfly Farm, Langton Road, Speldhurst

Call for Sites Additional Sites Submitted



© Crown Copyright and database rights 2012 Ordnance Survey 100024295

Map Dated: August 2018

Parish:	Speldhurst
Settlement:	Speldhurst
Gross area (ha):	0.88
Developable area (ha):	0.88
Site type:	Greenfield site including a garden nursery and built development 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:	Green Belt considerations; AONB (1 component part); Ecological interest; ALC: Grade 3
Site Description:	This site may possibly be associated with the Nursery. There is an existing building and possibly some tunnels onsite. Adjacent uses include fields, residential, and a Nursery or former garden nursery

	business. There is hedging along the frontage with Langton Road. There is a possible access to the north serving the former garden nursery business. There is also a pavement on the western side of Langton Road. This site is enclosed from the Langton Road frontage.
Suitability:	Unsuitable: see reason below
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:	Not a logical extension to the Limits to Built development on this side of the road

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

Planning Policy

Planning Services

Tunbridge Wells Borough Council

Town Hall

Royal Tunbridge Wells

Kent TN1 1RS

Telephone: 01892 5 5 4 0 5 6