

Tunbridge Wells Borough



Tunbridge Wells Borough Council

Site Assessment Sheets for Lamberhurst Parish

Strategic Housing and Economic Land Availability
Assessment for Pre-Submission Local Plan

January 2021



Site Reference: 1

Site Address: Car park for former Slaughterhouse, adjacent to Brewer Street/Hopgarden Close, Lamberhurst

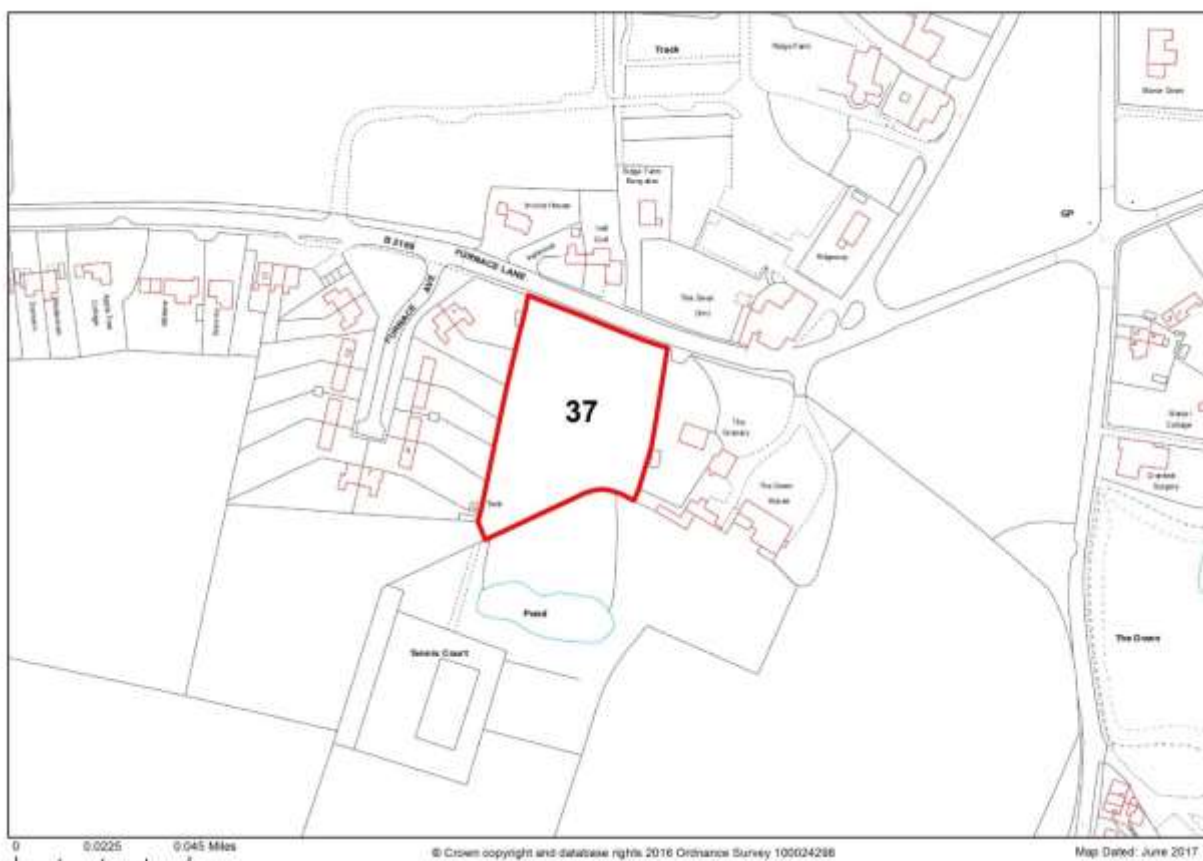


Parish:	Lamberhurst
Settlement:	Lamberhurst
Gross area (ha):	0.83
Developable area (ha):	0.83
Site type:	Part PDL adjacent to built development and in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	25
Issues to consider:	AONB Component Part: Historic Settlements, Historic Field Boundaries; AONB; HLC Period: Late 20th century, Early 20th century; Contaminated Land (abattoirs and animal slaughter); APA: General background archaeological potential; ALC: GRADE 3;

	LCA: Wooded Farmland; Highway issues (access)
Site Description:	The site comprises an overgrown parcel of land that includes a former car park. The site is divided into two parts by a hedgerow. There are no existing buildings on the site. The site is adjoined by residential properties, allotment gardens and fields. The boundaries of the site comprise hedgerows. There is a gate adjoining Brewer Street on the south of the site. A track serving the allotments runs up to the southern boundary of the site. There is no pedestrian access currently available into the site except via the track serving the allotments. There are pavements in the vicinity along Brewer Street and Hoptarden Close. The site is at a raised level relative to Hoptarden Close. The site itself is generally flat. The site is visible from Hoptarden Close.
Suitability:	Unsuitable: The site is in an elevated position compared with the surrounding area. There is concern about the impact of development in this location on the surrounding landscape, located within the AONB. It is unclear how a suitable vehicular and pedestrian access could be provided to serve the site.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Similar to many sites in the parish, this site scores several neutrals with some positive scores. It is let down by a lack of key services and options for public transport. Land use score is slightly better than other sites in the parish to reflect it being partially PDL.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is a landscape concern about the allocation of this site and concern about deliverability

Site Reference: 37

Site Address: The Granary Field, off Furnace Lane, Lamberhurst TN3 8ET

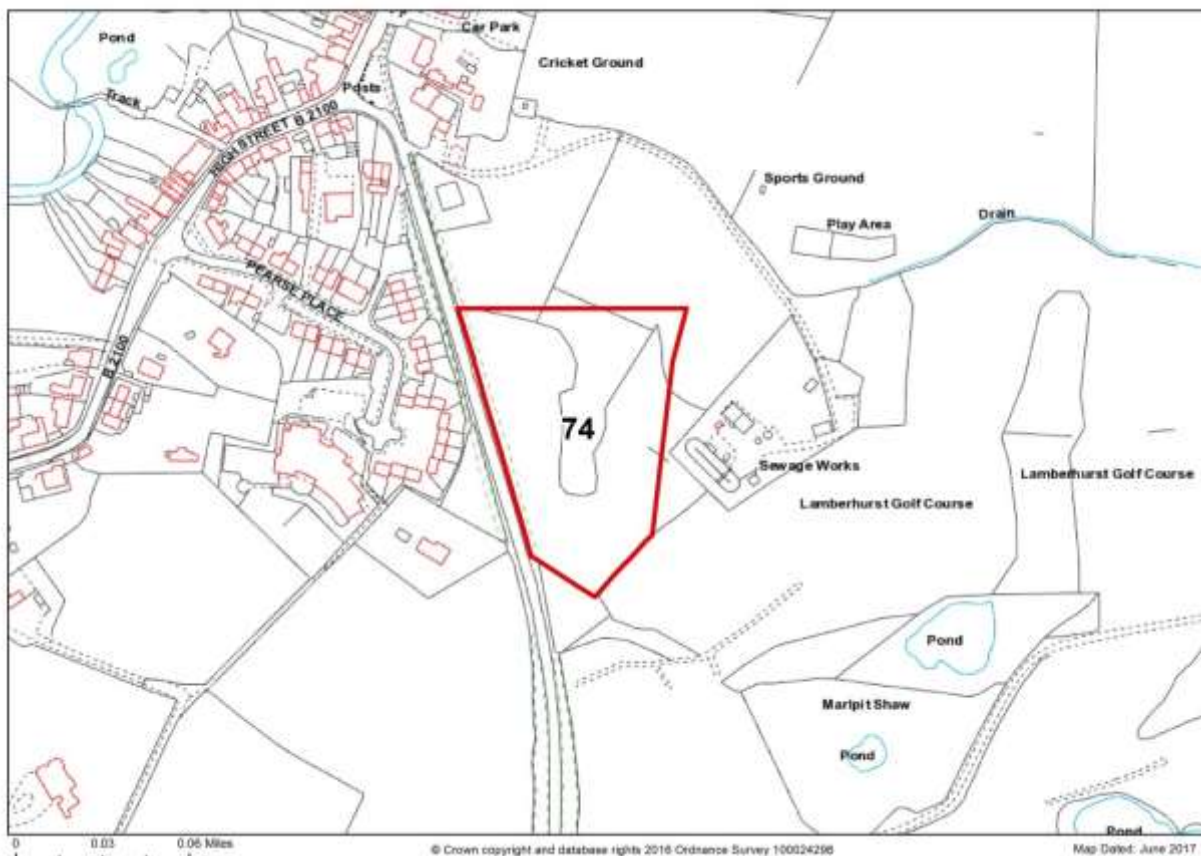


Parish:	Lamberhurst
Settlement:	Lamberhurst Down, Lamberhurst
Gross area (ha):	0.50
Developable area (ha):	0.50
Site type:	Greenfield site detached from LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	Less than 10
Issues to consider:	Heritage: Conservation Area and adjacent to listed buildings; AONB Component Part : Historic Settlements, Historic Field Boundaries; AONB; HLC Period: Early modern; APA: Down House - Historic Farmstead and brewhouse; ALC: GRADE 3; LCA: Wooded Farmland

Site Description:	The site is a parcel of grassland. There are no existing buildings on the site. There are residential properties adjacent to the site and a Public House. The site boundaries comprise mature hedges and a wire fence adjacent to the public highway, Furnace Lane. There are trees on the site including a large mature tree and mature hedges. There is currently a lack of vehicular access onto Furnace Lane and pedestrian access. There is a farm gate along the Furnace Lane frontage. There is a pavement along Furnace Lane to the frontage of the site. The site is flat. There are public views of the site from Furnace Lane. The site is well screened from other sites.
Suitability:	Unsuitable: There is concern regarding landscape sensitivity and heritage should this site be allocated, located within the AONB. In addition, any likely yield on this site is likely to be of a scale that is not considered suitable 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:	Any likely yield on this site that could overcome landscape and heritage constraints is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 74

Site Address: Land east of Spray Hill, Pearse Place, Lamberhurst, TN3 8EJ

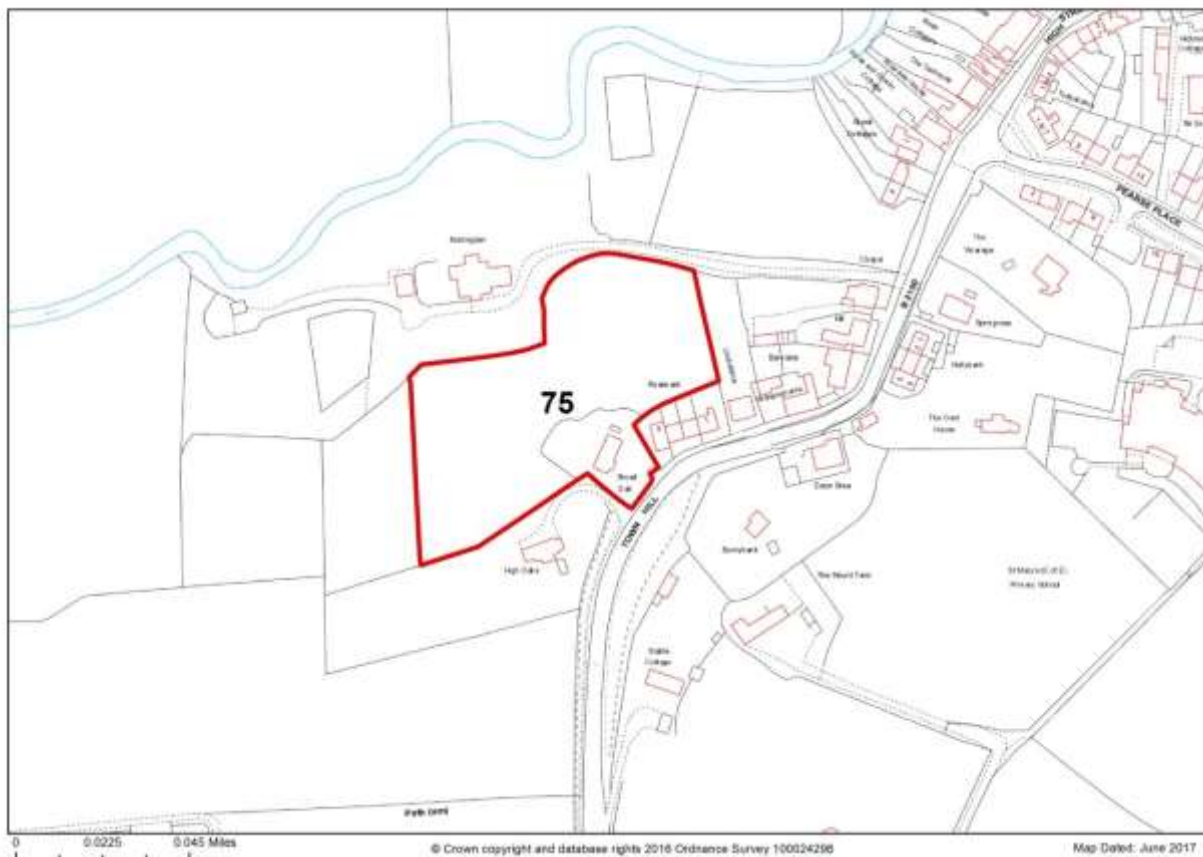


Parish:	Lamberhurst
Settlement:	Lamberhurst
Gross area (ha):	1.37
Developable area (ha):	1.37
Site type:	Greenfield site part adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	41
Issues to consider:	AONB; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland; Highway matters (access); Potential land contamination (sewage works); Site is located close to Flood Zone 3;

	Part adjacent to existing Limits to Built Development
Site Description:	The site consists of a large green mound. There are no existing buildings on the site. There are playing fields and residential uses close to / adjacent to the site. There is much vegetation covering the site and the site lacks defined boundaries. There are some large and mature trees on the site. There is no direct vehicular access into the site. Pedestrian access is provided by made footpaths through the adjacent site, which connect along the vehicle access to Spray Hill and through the recreation ground and public car park near by. There are informal paths within the site. The large mound forms the majority of the site and is a significant feature. The site is visible from the recreation ground.
Suitability:	Unsuitable: There is concern regarding landscape sensitivity should this site be allocated, located within the AONB. In addition, there is concern about the complex topography and form of the site, and its ability to deliver development.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A site that scores several neutral scores and positive scores. This site is let down on the scores for land use and landscape being the loss of a greenfield site in the AONB adjacent to an historic settlement and it scores negatively in terms of services and facilities as well as travel, influenced by a lack of key services and facilities in the settlement and lack of public transport. The contribution of new development to the noise levels in the adjacent Important Area for Road Noise causes the noise objective to score negatively.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is concern regarding landscape sensitivity should this site be allocated.

Site Reference: 75

Site Address: Broad Oak, Town Hill, Lamberhurst, TN3 8EP

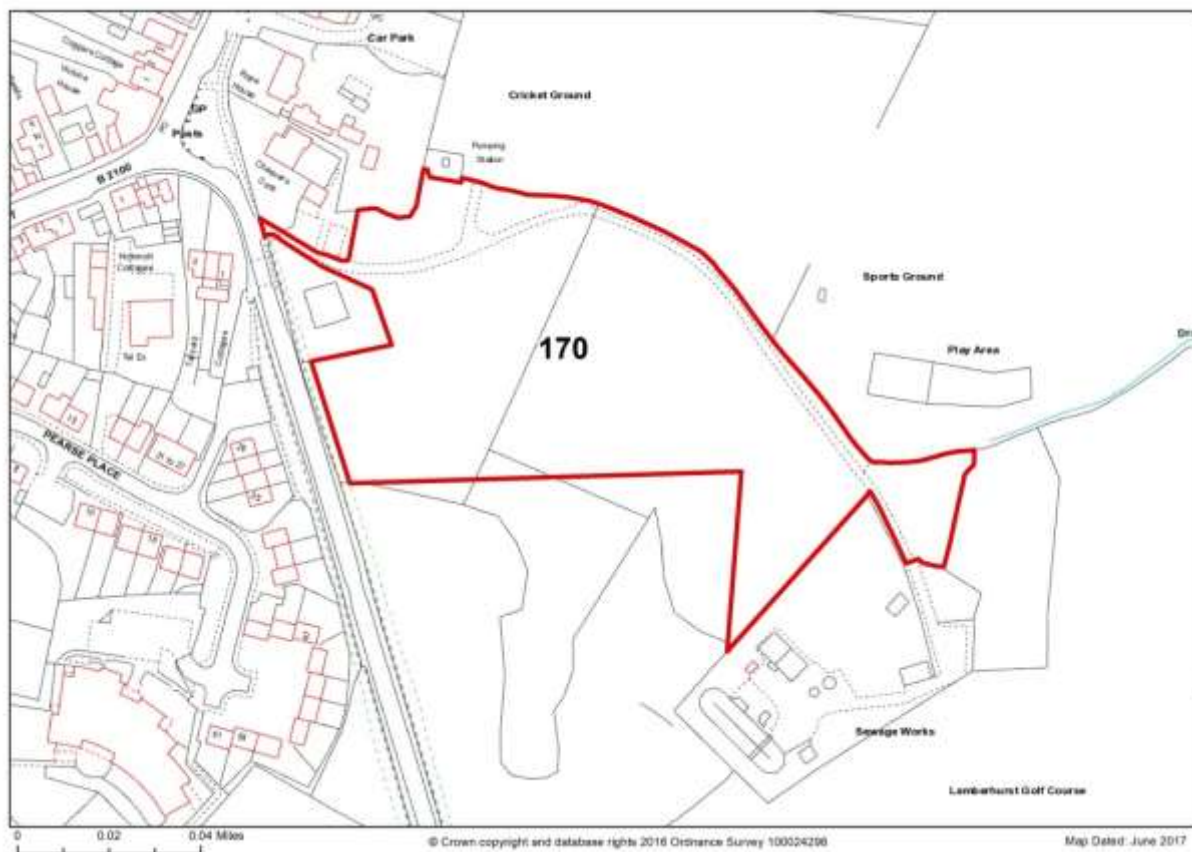


Parish:	Lamberhurst
Settlement:	Lamberhurst
Gross area (ha):	0.97
Developable area (ha):	0.97
Site type:	Part PDL/mostly greenfield site part within/mostly adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	29
Issues to consider:	Heritage: Conservation Area; AONB Component Part : Historic Settlements; AONB; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: River Valleys, Wooded Farmland; Mostly Adjacent to the existing Limits to Built Development with the frontage property being within the Limits to Built Development

Site Description:	<p>The site comprises land which is currently part residential curtilage and part woodland. There is an existing residential property on the site along with associated buildings. The site is adjoined by residential properties. The boundaries of the site consist of wooded boundaries to the north along the driveway into the neighbouring property. Other boundaries comprise a mixture of hedgerows and mature trees. There is vehicular access into the site from the existing residential property. There appears to be pedestrian access into the site from the existing residential property. There is a pavement into the centre of Lamberhurst. There is a Public Right of Way on the opposite side of Town Hill to the south east of the site. The site is located along Town Hill with land rising southwards.</p> <p>Front part of site adjacent to Town Hill has planning consent for one replacement dwelling, 20/2572, and construction has commenced.</p>
Suitability:	Unsuitable: It is considered that allocation of this site would result in significant landscape and heritage impact, located within the AONB.
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:	It is considered that allocation of this site would result in significant landscape and heritage impact

Site Reference: 170

Site Address: Land at Spray Hill, Lamberhurst



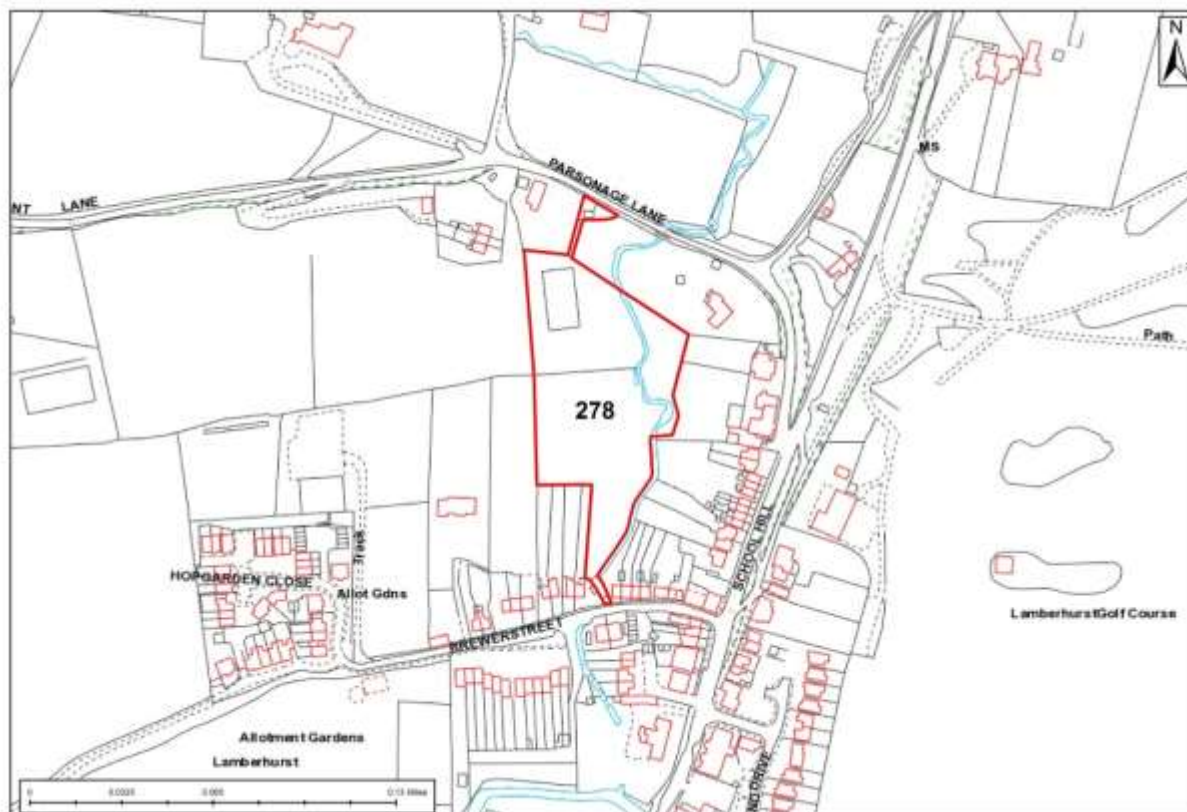
Parish:	Lamberhurst
Settlement:	Lamberhurst
Gross area (ha):	1.71
Developable area (ha):	1.13
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential
Potential yield if residential:	34
Issues to consider:	Heritage: Conservation Area; AONB Component Part : Historic Settlements; Transport Infrastructure: PRoW; AONB; Flood Zone 2; Flood Zone 3; HLC Period: Medieval, Late 20th century; Contaminated Land (sewage treatment works); APA: General background archaeological potential;

	<p>ALC: GRADE 3; LCA: River Valleys, Wooded Farmland; Highway matters (access); Heritage issues (adjacent to Conservation Area); Adjacent to existing Limits to Built Development; Minerals and waste</p>
Site Description:	<p>The site has the appearance of informal green space. It includes mounds for bikes and there are tarmac paths through the site. There are no existing buildings on the site. There are playing fields and residential uses adjacent to the site. The boundaries of the site vary, but these comprise mostly trees/ hedging. There are trees on the site too. There is a steep gradient to the access for the first part immediately adjacent to the public highway along Spray Hill. There is access from a gate to the playing fields to the public highway along Spray Hill. Pedestrian access is provided by made footpaths through the site. These connect along the vehicle access to Spray Hill and through the recreation ground and public car park near by. Public Right of Way number WT379 runs through the site. The topography of the site varies but it is mostly flat. There are views of the site from the recreation ground.</p>
Suitability:	<p>Unsuitable: There is significant landscape concern about the allocation of this site, and concern about the impact of development upon the settlement pattern, located within the AONB.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>A site that scores several neutral scores and positive scores. This site is let down on the scores for land use and landscape being the loss of a greenfield site in the AONB adjacent to an historic settlement and it scores negatively in terms of services and facilities as well as travel, influenced by a lack of key services and facilities in the settlement and lack of public transport. The area of flood zone 3 and 2 on site causes the water score to be negative. The contribution of new development to the noise levels in the adjacent Important Area for Road Noise causes the noise objective to score negatively.</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>
Reason:	<p>There is significant landscape concern about the allocation of this site</p>

Site Reference: 278

Site Address: Land Between Brewer Street and Parsonage Lane, Lamberhurst, Kent

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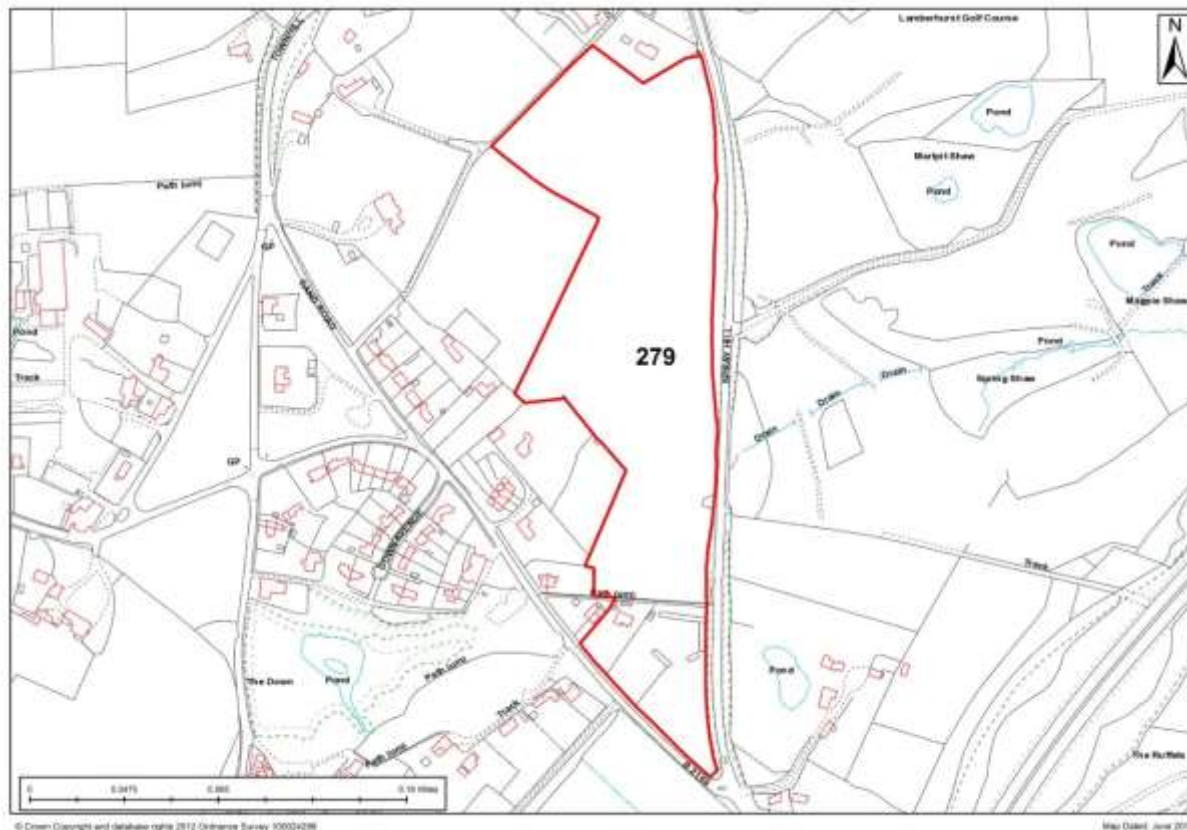
Parish:	Lamberhurst
Settlement:	Lamberhurst
Gross area (ha):	1.06
Developable area (ha):	1.06
Site type:	Greenfield site with a structure, mostly in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	32
Issues to consider:	Heritage: Conservation Area; AONB Component Part : Historic Settlements, Water Courses; AONB; Flood Zone 2; HLC Period: Medieval, Early modern; APA: Historic core of Lamberhurst; ALC: GRADE 3; LCA: Wooded Farmland

Site Description:	<p>Site is currently a green managed field, with some power points within it. Parts of site may be associated with nearby dwellings. The northern parcel contains a garage structure adjacent to Parsonage Lane. A tennis court is present in the northern parcel. Adjoining uses include residential and green fields. Boundaries mainly include hedgerows.</p> <p>There is gated access off of Brewer Street and a drive/garage located off of Parsonage Lane. There are pavements along Brewer Street which provide access into Lamberhurst. A Public Right of Way runs along the southern boundary of the site (Brewer Street). The site is mainly flat.</p>
Suitability:	Unsuitable: There are significant concerns about allocation of this site due to topography and landscape sensitivity. There is also a concern regarding heritage and impact upon the settlement character, located within the AONB.
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 allocation of this site due to topography and landscape sensitivity. There is also a concern regarding heritage.

Site Reference: 279 (part of site new Local Plan Allocation AL/LA1)

Site Address: Land to the West of Spray Hill, Lamberhurst

Call for Sites 2017 Submission



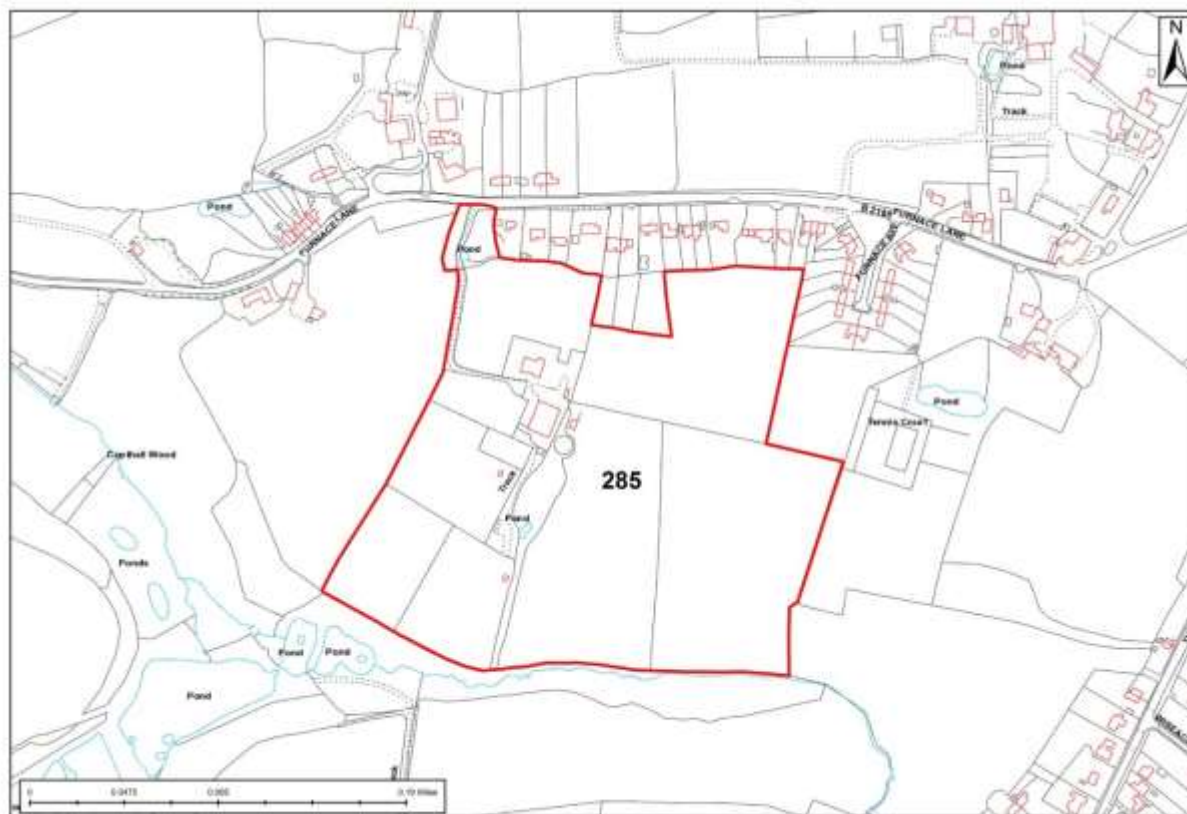
Parish:	Lamberhurst
Settlement:	Detached from LBD
Gross area (ha):	6.04
Developable area (ha):	6.04
Site type:	Mostly greenfield site with some PDL detached from LBD
Potential site use:	Site has been assessed for development potential, notably for residential use and education use
Potential yield if residential:	25-30
Issues to consider:	AONB Component Part : Historic Routeways PRoW, Historic Settlements; Transport Infrastructure: PRoW; AONB; HLC Period: Early 20th century, Late 20th century; APA: Historic Farmstead, Down Farm; ALC: GRADE 3; LCA: Wooded Farmland;

	Heritage matters (adjacent to Conservation Area and listed buildings); Highway matters
Site Description:	Site is an overgrown parcel of land with one residential dwelling found on the southern part of the site and buildings associated with a commercial cattery. Adjoining uses are mainly residential and fields, but includes a school and associated buildings. There are embankments along Spray Hill with trees forming the boundaries. The boundary along the north-western edge includes overgrown shrubbery. Footpaths run along southern and northern boundaries, with paved access to southern footpath located in Pearsons Road. The site slopes upwards to the south.
Suitability:	Suitable in part: This site is well related to some other existing built development at Lamberhurst Down and is part adjacent to Lamberhurst Primary School. The southern part of this site is considered suitable for development. Whilst parts of the site are sensitive in landscape terms, it is considered that this can be appropriately managed through an appropriate scheme design.
Availability:	Available Single ownership
Achievability:	This site is suitable. It is available and in single ownership. It is considered that the site could be delivered within the Local Plan period.
Sustainability Assessment:	Some positive criteria identified including improved access to heritage asset. However, site is not well located for easy access to services and travel options are limited. The services and facilities score is influenced by the slight improvement for tourism possible with this development (links to Scotney Castle).
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	Whilst parts of the site are sensitive in landscape terms, it is considered that this can be appropriately managed through an appropriate scheme design, delivering development in a sustainable location

Site Reference: 285

Site Address: Misty Meadow, Furnace Lane, Lamberhurst, Kent

Call for Sites 2017 Submission



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Map dated June 2017

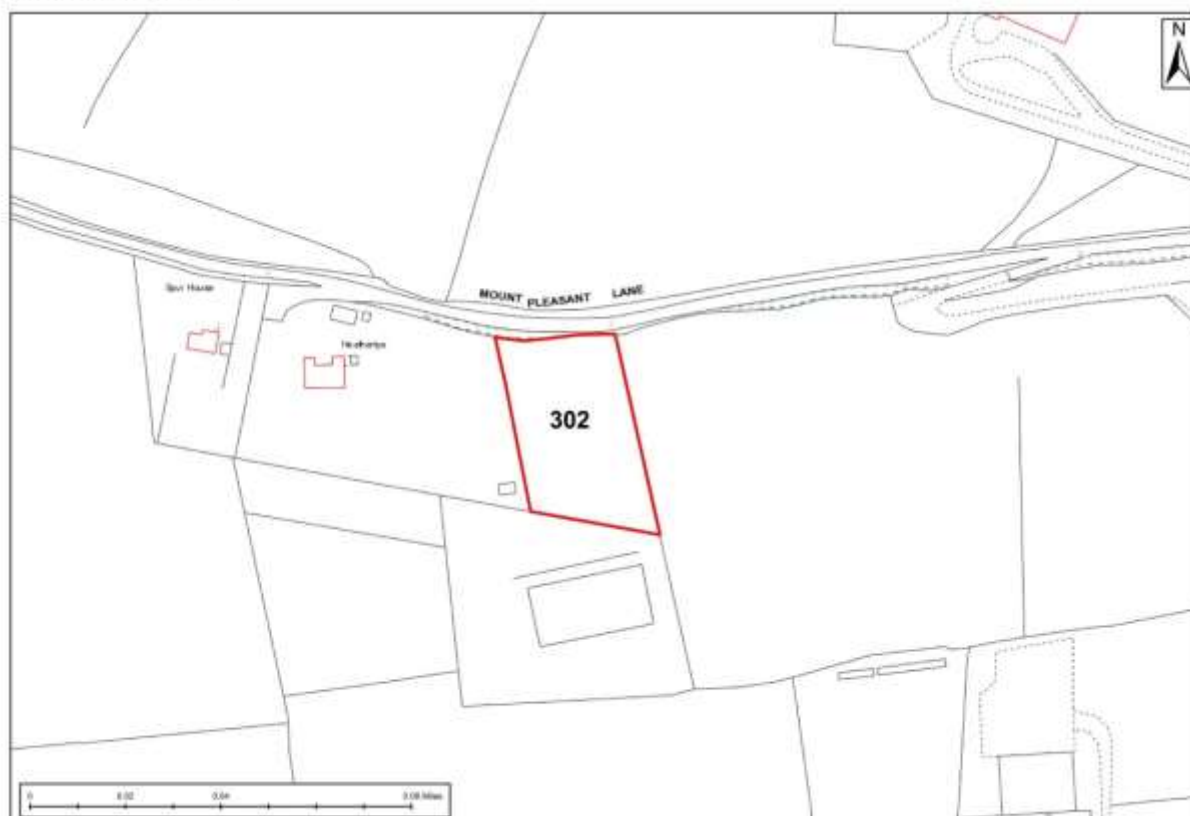
Parish:	Lamberhurst
Settlement:	Detached from LBD
Gross area (ha):	10.38
Developable area (ha):	9.40
Site type:	Primarily greenfield site with some PDL
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	25-30
Issues to consider:	Ecology: Ancient Woodland; AONB Component Part : Ancient Woodland, Historic Routeways PRoW, Historic Settlements, Ponds, Historic Field Boundaries; Transport Infrastructure: PRoW; AONB; HLC Period: Early modern, Early medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland;

	Heritage – rural setting of village, particularly The Down; Highway matters
Site Description:	Existing uses on site include paddocks, a sand school, and residential. Existing buildings currently include a dwelling, a stable, a big barn and another smaller barn possibly in residential use. Adjacent uses include fields and residential. Boundaries mainly comprise trees, hedging, and post and rail fencing. There is a vehicular access into the site from Furnace Lane. There is pavement along Furnace Lane which ends just east of the site. There is a Public Right of Way adjacent to the western boundary. This site slopes towards the south. This site is generally exposed.
Suitability:	Unsuitable: Landscape assessment work has concluded that built development of the scale being proposed at this location within the AONB would have an adverse impact upon the settlement pattern and character of the village
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Similar to many sites in the parish, this site with many largely neutral scores with some slight negative scores mostly reflect dependency on private car use. Landscaping work undertaken in 2020 has confirmed that impacts upon the character of the village and settlement pattern would be adverse. Scores for heritage and landscape objectives reflect this. Groundwater source protection zone also requires consideration.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	Built development of the scale being proposed at this location would have an adverse impact upon the settlement pattern and character of the village.

Site Reference: 302

Site Address: Stables and Paddock at Heathertye, Mount Pleasant Lane, Lamberhurst, Kent

Call for Sites 2017 Submission



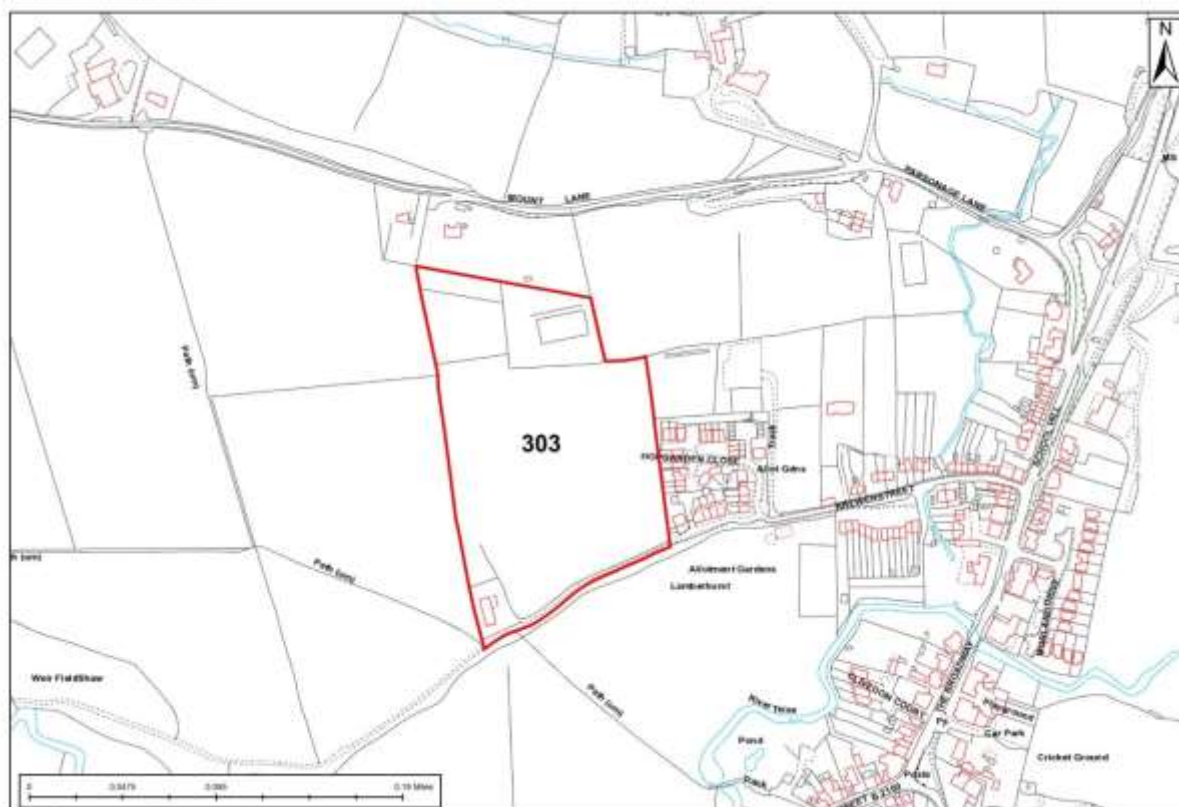
Parish:	Lamberhurst
Settlement:	Remote from settlement
Gross area (ha):	0.26
Developable area (ha):	0.26
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	Less than 10
Issues to consider:	AONB; HLC Period: Late 20th century; APA: Area of multi period Prehistoric potential (Mesolithic to Bronze Age); ALC: GRADE 3; LCA: Wooded Farmland; Highway matters (means of access)
Site Description:	The site comprises a small managed parcel of land to the south of

	<p>Mount Pleasant Lane. The southern portion of the site contains a stable block potentially associated with the nearby dwelling house. The site appears to be within the domestic curtilage of the property located to the west. The site boundaries consist of hedging and mature trees to the north, east and south. The boundary to the west consists of fencing adjacent to the garden of the nearby residential property.</p> <p>There appears to currently be no access from Mount Pleasant Lane; the site is raised from Mount Pleasant Lane reducing the potential for direct vehicular access. There is no pedestrian access to the site and there are no pavements located along Mount Pleasant Lane.</p>
Suitability:	<p>Unsuitable: This site is remote from the settlement centre in a semi-rural location. It would not be possible to provide a suitable and safe pedestrian access from the site to the 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 into the site. The junction of Mount Pleasant Lane with the B2162 is difficult. There is significant landscape concern about the impact of development upon the landscape character and settlement pattern, located within the AONB.</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>This site is remote from the settlement centre and unlikely to be sustainable in this context. There is concern about the ability to provide an appropriate means of vehicular access to the site, and the impact of development upon the landscape character, located within the AONB.</p>

Site Reference: 303

Site Address: Land south of Heathertye, Mount Pleasant Lane, Lamberhurst, Kent

Call for Sites 2017 Submission



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Map Date: June 2017

Parish:	Lamberhurst
Settlement:	Remote from settlement
Gross area (ha):	4.21
Developable area (ha):	4.21
Site type:	Greenfield site in rural area with some built development
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	126
Issues to consider:	AONB Component Part : Historic Routeways PRoW, Historic Settlements; Transport Infrastructure: PRoW; AONB; HLC Period: Early 21st century, Late 20th century; Contaminated Land (abattoirs and animal slaughter); APA: Area of multi period Prehistoric potential (Mesolithic to Bronze Age);

	ALC: GRADE 3; LCA: Wooded Farmland, River Valleys; Highway matters (means of access)
Site Description:	This site is currently an open field including an agricultural barn and a sand school. There are residential properties and fields adjacent to the site. The boundaries are mainly trees and hedging. There is no evidence vehicle access on site but there is a metal gate to the barn area off the adjacent Public Right of Way to the south. There is a lack of pavement to site frontage. A Public Right of Way runs adjacent/along the southern boundary of the site. There are pavements in Brewers Street. The site rises to the north; the barn area has a flat area around it. This site is largely enclosed.
Suitability:	Unsuitable: The site is detached from the LBD. Whilst in proximity to built development, it is a relatively remote, isolated, site and there are concerns regarding sustainability. It is not clear how an appropriate means of access could be provided. There is also concern about the impact of built development upon the landscape character and settlement pattern located within the AONB.
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:	This is a relatively remote, isolated, site and there are concerns regarding sustainability. There is concern about the impact of development on the landscape and settlement pattern.

Site Reference: 352

Site Address: Court Lodge, Church Road, Lamberhurst, Kent

Call for Sites 2017 Submission



Parish:	Lamberhurst
Settlement:	Remote from settlement centre
Gross area (ha):	0.17
Developable area (ha):	0.17
Site type:	Greenfield site remote from a settlement centre, adjacent to some built development.
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: Listed Buildings; AONB Component Part : Historic Field Boundaries; AONB; HLC Period: Early modern; APA: Medieval and post medieval complex Court Lodge; ALC: GRADE 3; LCA: Wooded Farmland
Site Description:	This site is a green parcel with some fruit trees. There are no

	existing buildings onsite. Adjoining uses include residential. Part of the southern boundary is a tall wall; rest of boundaries include trees, hedging and some domestic fencing. There is a timber gate to the site off Church Road for potential vehicle access. There is a lack of pavement along Church Road and the top end of School Hill. The site is generally flat. This site is also generally exposed.
Suitability:	Unsuitable: It is considered that allocation of this site would be harmful to the setting of listed buildings. In addition if the site were to be developed, any yield is likely to be of such a small scale that is not considered suitable for allocation.
Availability:	Availability is uncertain (site previously for sale) 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:	If constraints could be overcome and the site were to be developed, any yield is likely to be of such a small scale that is not considered suitable for allocation.

Site Reference: 363

Site Address: Land at 36 Brewer Street, Lamberhurst, Kent

Call for Sites 2017 Submission



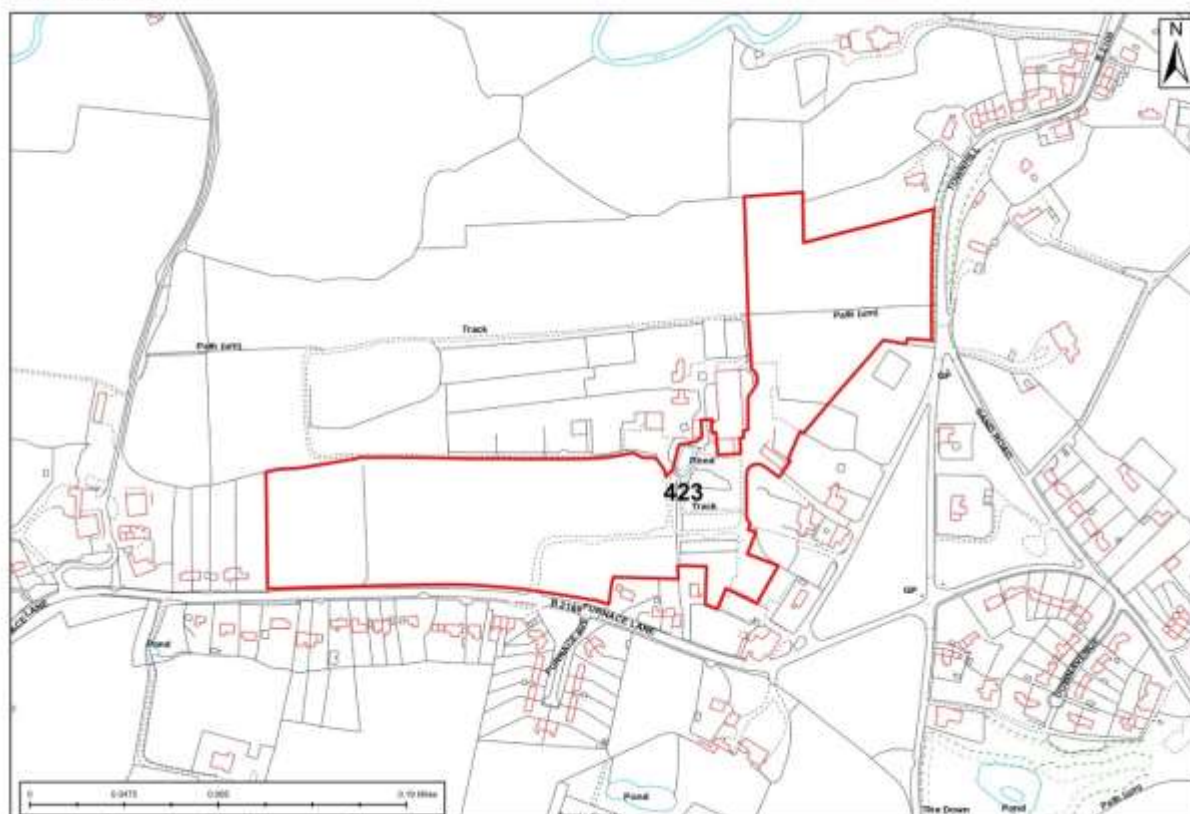
Parish:	Lamberhurst
Settlement:	Lamberhurst
Gross area (ha):	0.39
Developable area (ha):	0.39
Site type:	Site includes PDL adjacent to the LBD.
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	12
Issues to consider:	Heritage: Conservation Area; AONB Component Part : Historic Settlements; AONB; HLC Period: Late 20th century, Early 20th century; Contaminated Land (abattoirs and animal slaughter); APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland, River Valleys
Site Description:	There is a residential property and curtilage including a car port

	currently on site. There is also a swimming pool. Adjoining uses include residential properties, a small car park type area, allotments, and a field. Boundaries are mainly hedging and trees. There is a long vehicle access drive from Brewers Street. There is some pavement along Brewers Street. The drive rises up from Brewer Street and then flattens out. This site is generally enclosed.
Suitability:	Unsuitable: Development of this area would have an adverse impact upon the surrounding landscape and settlement pattern, located within the AONB.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	A site that scores many neutrals with some positive scores. It is let down by a lack of key services and facilities and public travel options. Land use score is slightly better than other sites in the parish to reflect it being partially PDL.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	Allocation of this site would result in unacceptable back land development.

Site Reference: 423

Site Address: Lamberhurst Winery, Lamberhurst Down, Lamberhurst, Kent

Call for Sites 2017 Submission



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Map Date: June 2017

Parish:	Lamberhurst
Settlement:	Detached from LBD
Gross area (ha):	6.35
Developable area (ha):	6.35
Site type:	Part greenfield/ part PDL site in mostly proximity to LBD, part adjacent to LBD.
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	190
Issues to consider:	Heritage: Conservation Area, adjacent to listed buildings; AONB Component Part: Historic Settlements, Ponds; Transport Infrastructure: PRoW; AONB; HLC Period: Medieval, Late 20th century; APA: General background archaeological potential; ALC: GRADE 3;

	LCA: Wooded Farmland
Site Description:	This site currently includes a vineyard and associated development including car park. There is one barn structure also included onsite. This site is adjoined by some mixed commercial uses and The Vineyard Public House. There is also sporadic residential adjoining the site. The boundaries of the site are mostly hedging and trees, with some domestic boundary treatment. There is vehicular access into the site from Furnace Lane. However, there is a lack of pavement along Furnace Lane for pedestrian access. Along the street of Town Hill there is a pavement. There is a Public Right of Way running through the northern area of the site. The site has a rising topography to the east. This site is mostly exposed.
Suitability:	Unsuitable: There is concern about the scale of this site, being major development in the AONB landscape. Also, concern about impact on the landscape character and heritage setting of the settlement. These concerns would also relate to proposals for a lower amount of development within part of the site.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A site that scores mostly neutral scores with some positive ones. It is let down by a lack of key services and facilities and public travel options and concerns regarding impact on heritage and landscape informed by location adjacent to Lamberhurst historic settlement and a loss some greenfield land in the AONB. In 2020, consideration was given to whether the site could deliver development in the south eastern section. It was felt that a smaller scale development would not address the issues identified by many of the scores above. Groundwater source protection zone also requires consideration.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is concern about the scale of this site, being major development in the AONB landscape. Also, concern about impact on the landscape and heritage setting of the settlement, located in the AONB.

Site Reference: Late site 36

Site Address: Land at Whisketts Farm, Lamberhurst, TN3 8JG

Call for Sites Additional Sites Submitted



Parish:	Lamberhurst
Settlement:	Remote from settlement centre
Gross area (ha):	5.09
Developable area (ha):	5.05
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:	151
Issues to consider:	Heritage: Conservation Area; AONB Component Part : Historic Routeways PRow, Water Courses, Historic Field Boundaries; Transport Infrastructure: PRow; AONB; HLC Period: Early modern, Late 20th century; APA: Scotney Castle RPG; ALC: GRADE 3; LCA: Wooded Farmland

Site Description:	<p>This site is an undeveloped field that has a strong tree belt along its frontage with the adjacent B2169 and to the rear. It lies in proximity to the A21, which lies further east of the site.</p> <p>The site is adjoined by woodland, residential properties and Whisketts Farm complex adjoins to the south. There is an access off the B2169 that runs adjacent to the eastern boundary of the site serving the existing farm. The topography has a rise to the north.</p>
Suitability:	Unsuitable: The site is located in a rural location and would be unable to deliver a safe and suitable pedestrian access to local services.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This site scores some neutrals and some positive scores. It also scores a number of negatives, which reflect the loss of an historic field in the AONB adjacent to an historic settlement. It's relatively high potential yield potential causes poor air quality, climate change and services/facilities scores which are also influenced by the location of the site relative to the settlement centre and the lack of public transport available.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is not well related to the settlement and is considered likely to be unsustainable in this context.

Site Reference: FS3

Site Address: Heathertye, Mount Pleasant Lane, Lamberhurst

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



Parish:	Lamberhurst
Settlement:	Lamberhurst
Gross area (ha):	0.52
Developable area (ha):	0.52
Site type:	House and garden
Potential site use:	Site has been assessed for development potential; notably for residential use
Potential yield if residential:	10 - 15
Issues to consider:	AONB; HLC Period: Late 20th century; APA: Area of multi period Prehistoric potential (Mesolithic to Bronze Age); ALC: GRADE 3; LCA: Wooded Farmland
Site Description:	Site comprises a residential dwelling and associated garden area.

	Adjoining uses include one dwelling and open fields. Site boundaries comprise mature trees and hedges on a low bank as well as a close boarded fence (road boundaries). Vehicular and pedestrian access is from the from road (slight slope upwards). Mount Pleasant Lane is a narrow, winding rural lane without any footways or lighting. The site is in a slightly elevated position in relation to the road.
Suitability:	Unsuitable: This site is remote from the settlement centre in a semi-rural location. It would not be possible to provide a suitable and safe pedestrian access from the site to the 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 into the site. The junction of Mount Pleasant Lane with the B2162 is difficult. There is significant landscape concern about allocation of this site and about impact on settlement pattern, located within the AONB.
Availability:	Available. Single ownership
Achievability:	N/A
Sustainability Assessment:	This site is relatively large and thus prompts a relatively high score for the housing objective. However, development in this location would be out of keeping with the rest of the settlement and thus landscape and heritage objectives score negatively. The contribution of new development to the noise levels in the adjacent Important Area for Road Noise causes the noise objective to score negatively.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is considered to be located in an unsustainable location being remote from the settlement centre. There is significant landscape concern about allocation of this site and about impact on settlement pattern

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

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