

Tunbridge Wells Borough



Tunbridge Wells Borough Council

# Site Assessment Sheets for Bidborough Parish

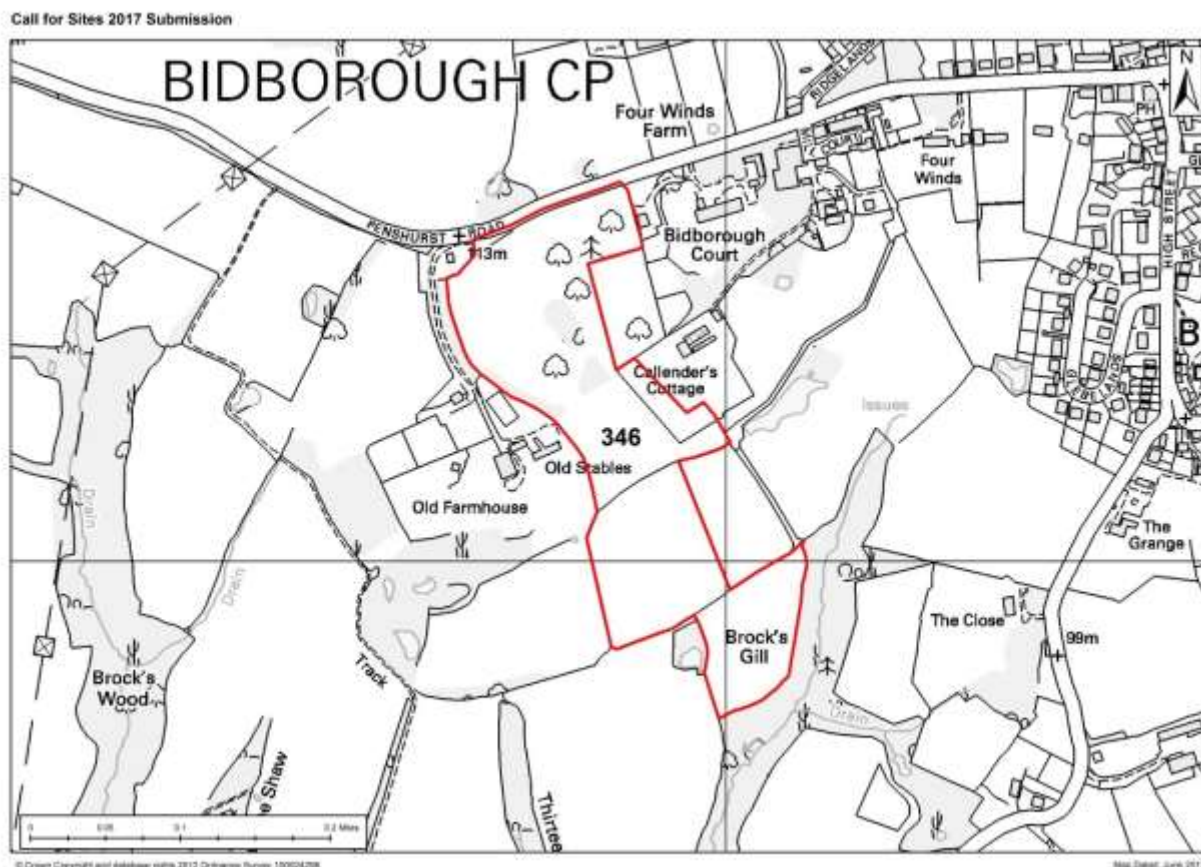
Strategic Housing and Economic Land Availability  
Assessment for Pre-Submission Local Plan

January 2021



# Site Reference: 346

## Site Address: Land Fronting Penshurst Road, Bidborough



<b>Parish:</b>	Bidborough
<b>Settlement:</b>	Remote from a settlement centre
<b>Gross area (ha):</b>	7.97
<b>Developable area (ha):</b>	7.45
<b>Site type:</b>	Greenfield site in rural area
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use.
<b>Potential yield if residential:</b>	223
<b>Issues to consider:</b>	Ecology: LWS; AONB Component Part : Historic Field Boundaries; MGB; AONB; HLC Period: Late 20th century, Early 20th century; APA: Historic Farmstead - Old Farm; ALC: GRADE 4, GRADE 3; LCA: Wooded Farmland
<b>Site Description:</b>	The site comprises agricultural fields. There are no existing

	buildings on the site. The site is adjoined by fields, some residential uses and woodland. Site boundaries consist of hedging, trees and some wire fencing. The site has a frontage with Penshurst Road to the north. The site is served by a metal field gate along Penshurst Road. There is a lack of pavement along Penshurst Road. There are no Public Rights of Way on the site. The site has a complex topography, which undulates and drops to the south. There is a public view of part of the site from Penshurst Road, with far reaching views. There are private views from residential uses.
<b>Suitability:</b>	Unsuitable because the site is not well related to the existing settlement and is unlikely to be sustainable in that context. In addition the site is a sensitive site in AONB landscape and Green Belt terms and is part of a Green Belt parcel the release of which would cause very high harm.
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is not a reasonable alternative.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	The site is considered to be unsustainably located and there are significant landscape concerns relating to impact on the AONB and in Green Belt terms, the release of which would result in very high harm.

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

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