

Tunbridge Wells Borough



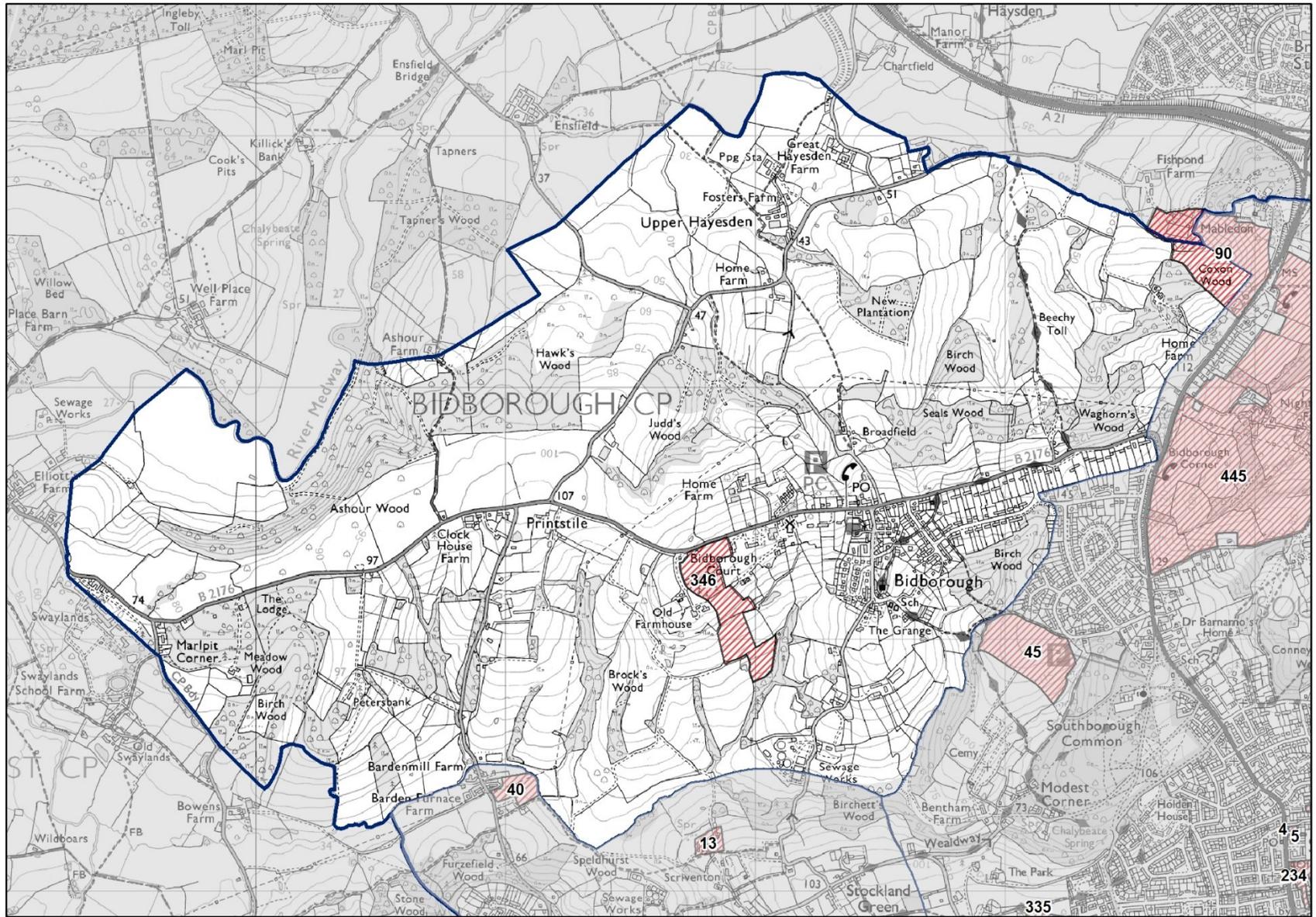
Tunbridge Wells Borough Council

Site Assessment Sheets for Bidborough Parish

Strategic Housing and Economic Land Availability
Assessment – Regulation 18 Consultation

July 2019



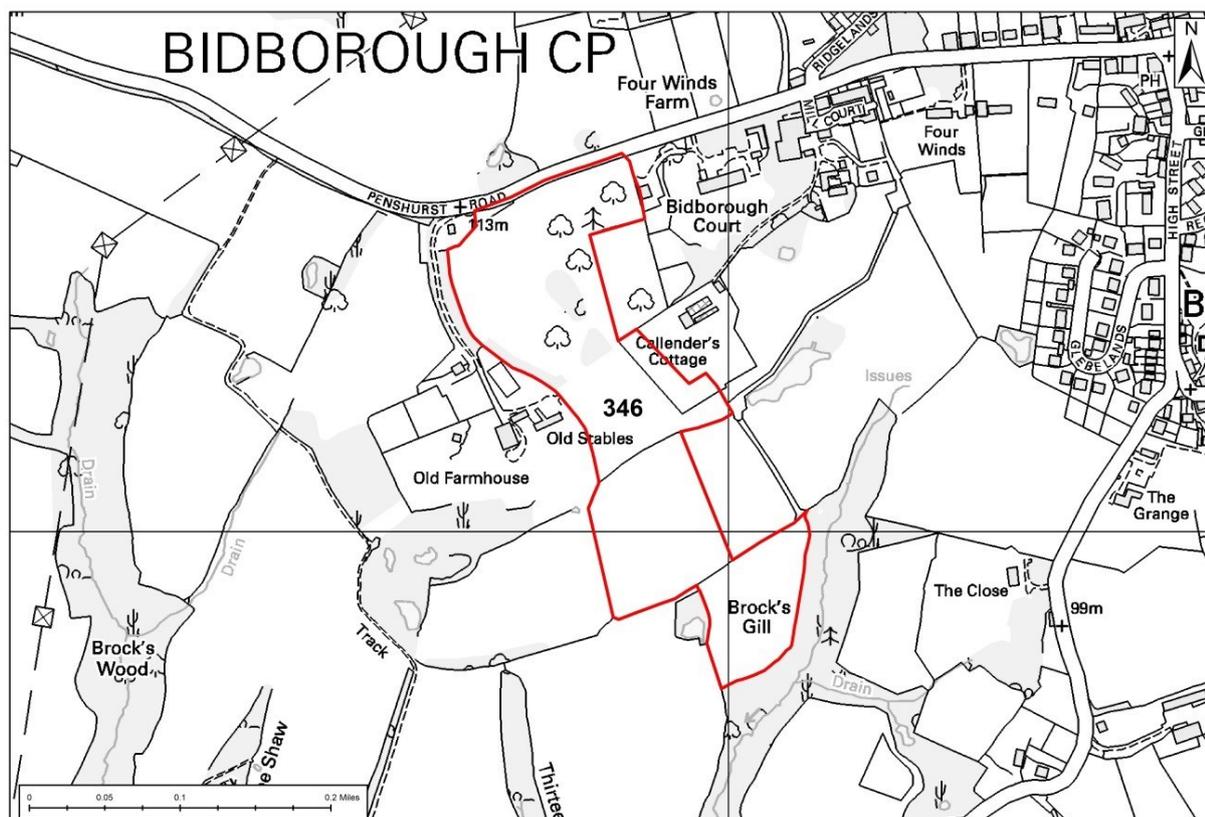


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Site Reference: 346

Site Address: Land Fronting Penshurst Road, Bidborough, Kent

Call for Sites 2017 Submission



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Map Dated: June 2017

Parish:	Bidborough
Settlement:	Remote from a settlement centre
Gross area (ha):	7.97
Developable area (ha):	7.45
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:	223
Issues to consider:	AONB (2 component parts); Heritage matter (adjacent to listed building); Ecological interest; notable feature/designation; Green Belt considerations; Landscape Sensitivity Study (SP3); Highway matters (access); ALC: Grade 3, Grade 4

Site Description:	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.
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 is a greenfield site, which is not well related to the existing Limits to Built Development. It is unlikely to be sustainable in this context. In addition the site is a sensitive site in landscape and Green Belt terms and is part of a Green Belt parcel the release of which would cause very high harm.

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

Planning Policy

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