

Tunbridge Wells Borough



Tunbridge Wells Borough Council

Site Assessment Sheets for Capel Parish

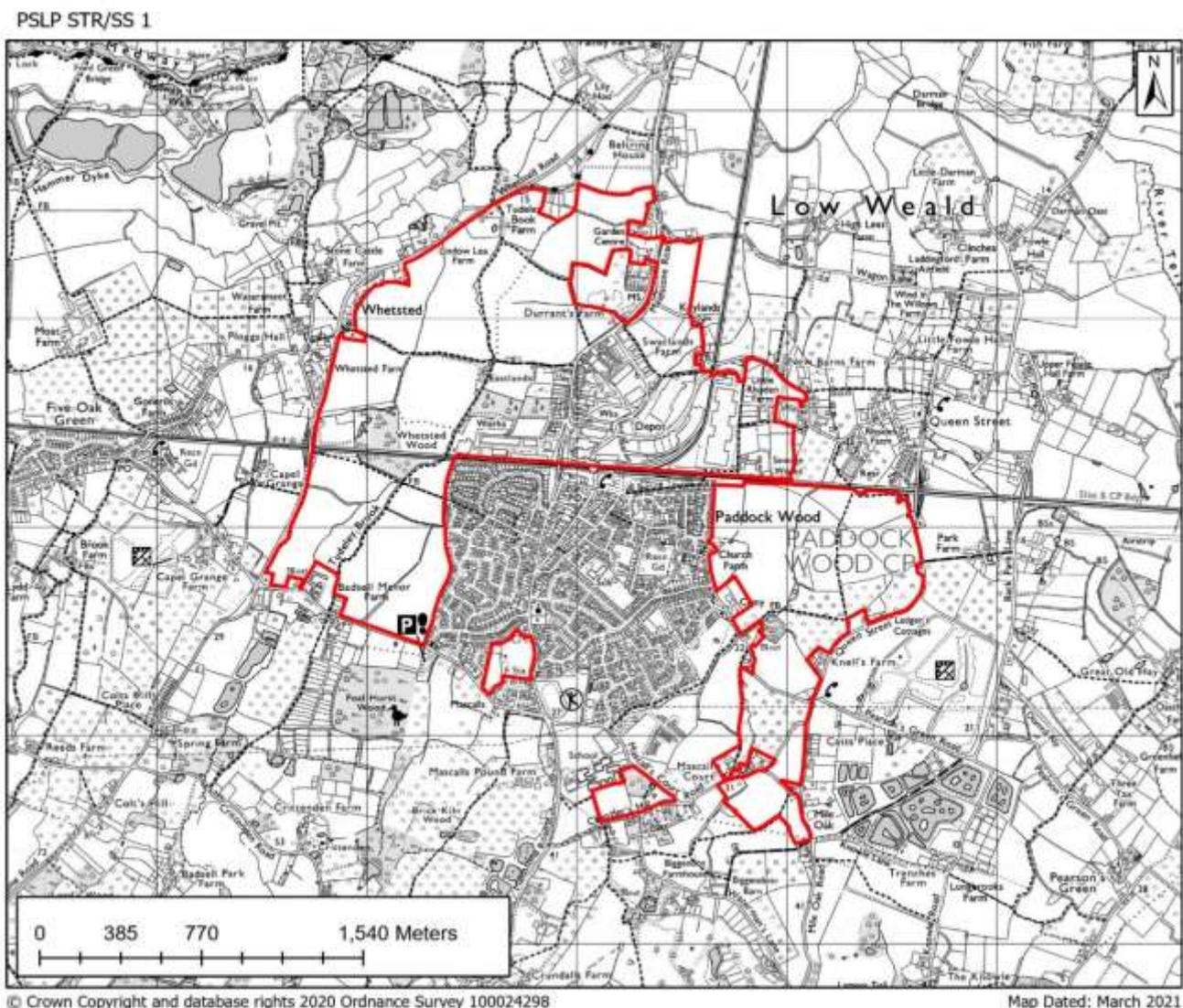
Strategic Housing and Economic Land Availability
Assessment for Pre-Submission Local Plan

January 2021



Site Reference: Local Plan Allocation STR/SS 1 includes sites 20, 47, 51, 79,142, 212, 218, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 340, 342, 344, 347, 371, 374, 376, 402, late site 48, and DPC19 (Sustainability Appraisal: Paddock Wood Reasonable Alternative Option 2)

Site Address: Land at Capel and Paddock Wood



Parish:	Capel/Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	360.58
Developable area (ha):	Subject to masterplanning.

Site type:	Predominantly Greenfield land, with some areas of PDL
Potential site use:	Mixed use (significant extension/expansion of existing settlement) of residential, employment and associated land uses
Potential yield if residential:	Approximately c. 3600. See Strategic Sites Masterplanning and Infrastructure Study 2021. In addition, c. 300 units have been granted planning permission on land at Church Farm.
Issues to consider:	<p>AONB (1 component part); Heritage - Listed Building; Ecological interest; notable feature/designation; Land Contamination (Recycling / Metal Waste, Sewage Treatment Works, Unknown Filled Ground (medium risk), Railway Land, Cemetery (modern), Works Unspecified Use, Depot); SFRA Flood Zone 2, 3a, and 3b; ALC: Grade 2, Grade 3 Cross boundary issues.</p> <p>As at 01 April 2020, site includes extant planning permission 14/504140/HYBRID for 300 dwellings</p>
Site Description:	<p>The site comprises predominantly agricultural land including crop and some top fruit, together with areas of woodland (some ancient woodland) and horse paddocks within the site. The site includes some buildings and areas of PDL. One site (Church Farm) has planning permission for residential development.</p> <p>The site is surrounded on its outer edges by further agricultural or paddock land, plus residences, recreational fishing lakes and solar farms (in some instances with roads forming the immediate boundaries with this land beyond). Within the inner boundaries of the site is predominantly residential, employment and educational uses comprising the existing settlement of Paddock Wood. Site boundaries comprise a mix of trees, hedging and fencing. There are a series of PROWs which run through the site, and in the land surrounding it.</p>
Suitability:	<p>This site is considered suitable for the allocation of land at Paddock Wood and east Capel to provide a strategic urban extension to the existing settlement at Paddock Wood. A strategic development of this size will be comprehensively masterplanned, and whilst it is acknowledged that there are flooding constraints across the site (particularly to the west) these will be considered through the masterplanning. There is potential for the existing town to benefit from the substantial investment that new development would bring, including resolution of existing flooding problems.</p> <p>Land to the west is Green Belt. There is national policy protection for the Green Belt, but the NPPF also recognises that Green Belt boundaries can be altered where there are exceptional circumstances, and these are fully evidenced and justified. The Green Belt Review Study (2020) identifies that the release of the</p>

	<p>land from the Green Belt in this location will cause moderate to high levels of harm. Potential mitigation measures are set out to reduce the potential visual influence of development on the Green Belt land. The masterplanning work can have regard to this. There is also scope for compensatory improvements such as hedgerow planting, enhanced pedestrian routes or conversion of fields from arable to grassland.</p> <p>It is noted there are heritage assets in vicinity of the site, and any development would need to at the very least preserve their settings. The masterplanning approach would enable these assets to be properly considered, and opportunities created to enhance their setting.</p> <p>The site is outside the AONB: the policy constraints of this national designation do not apply</p> <p>Subject to the demonstration that there are exceptional circumstances to release this land from the Green Belt, and that matters such as the provision of appropriate infrastructure (including transport) and mitigation of flooding impacts can be addressed through a masterplanned approach, the site is considered suitable.</p>
Availability:	Available Multiple Ownership..
Achievability:	The site is suitable for allocation and is available. It comprises individual sites that are promoted as one strategic allocation. All those who control the land are part of the Strategic Sites Working Group which has been formed to help deliver this allocation in the event it is allocated. It is considered that the site could come forward during the plan period.
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.</p>

Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.

Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG. A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

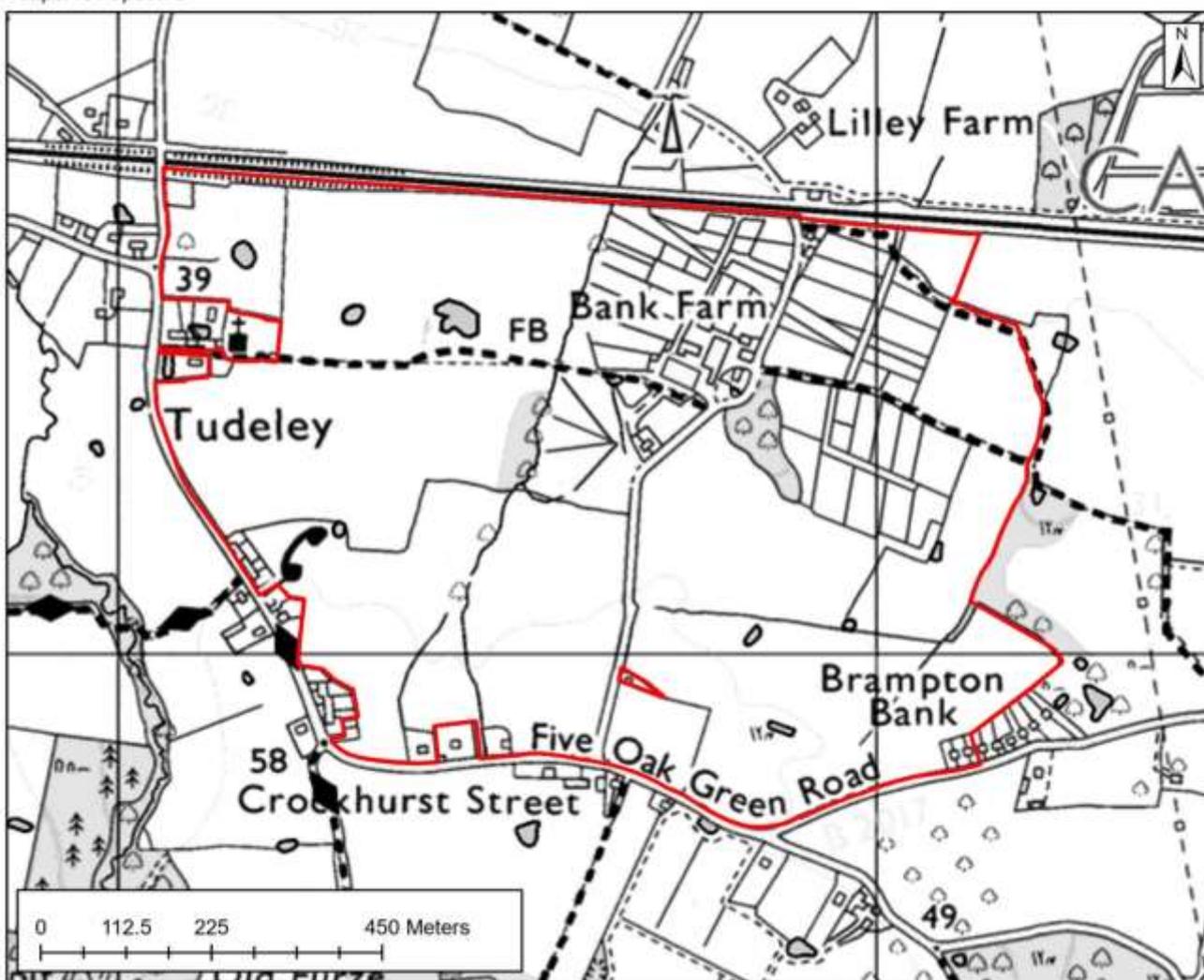
Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High. The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.

	<p>Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	<p>The site has been considered on the basis of mixed use (significant extension/expansion of existing settlement) of residential, employment and associated land uses.</p> <p>Key considerations for planning for new settlements/significant extensions to existing settlements are set out at para 72 of the NPPF.</p> <p>The delivery of this allocation would require comprehensive masterplanning, which is considered to ensure the key constraints including flooding could be properly assessed.</p> <p>If exceptional circumstances can be demonstrated to release this land from the Green Belt, and the appropriate infrastructure provided to support an allocation of this strategic nature, it is considered that this site is a suitable allocation.</p>

Site Reference: Sustainability Appraisal: Capel Reasonable Alternative Option 1

Site Address: Land at Tudeley, Tudeley, Tonbridge including sites 446 and 448

Capel RA Option 1



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Map Dated: March 2021

Parish:	Capel
Settlement:	In proximity to Five Oak Green and Tonbridge
Gross area (ha):	77.48
Developable area (ha):	Subject to Masterplanning
Site type:	Largely Greenfield land with some PDL in largely rural area in proximity to settlements of Five Oak Green and Tonbridge
Potential site use:	Site has been considered for use as a potential new settlement. It would be a residential-led, mixed use scheme.
Potential yield if residential:	c. 1,500 units.

<p>Issues to consider:</p>	<p>Heritage: Listed Buildings on and adjacent to site; Ecology: Ancient Woodland; Transport Infrastructure: PRow; MGB; Flood Zone 2; Flood Zone 3; HLC Period: Early medieval, Early 20th century; APA: WWI Aircraft Crash site; ALC: GRADE 3, GRADE 2; LCA: Forested Plateau, Low Weald Farmland; Land contamination (sewage treatment works, cemetery (Modern), railway land (tracks)); Highway matters; Infrastructure; Cross boundary issues</p>
<p>Site Description:</p>	<p>The site comprises a mix of agricultural land including orchards, farm and pockets of residential uses. There are areas of woodland within the site. The site adjoins the main railway line to as well as paddocks and stables. There are several existing buildings located within the site. The site is adjoined by residential uses, public houses, fields, a reservoir borehole, mews and stud and there is a school adjacent to the site as well. Site boundaries comprise a mix of trees, hedging and fencing.</p> <p>Sherenden Road runs through the site. There are several Public Rights of Way through the site and some roads including parts of Five Oak Green Road which runs along the boundary of the site to the south, includes pavement. The site is flat in areas with localised level changes. There are public views of the site from roads and footpaths and long range views in places</p>
<p>Suitability:</p>	<p>The site is considered suitable for allocation for a new garden settlement.</p> <p>Whilst the site is currently separated from any main settlement with the provision of facilities and services, it is of a scale where a garden settlement can be masterplanned properly to create a sustainable settlement. Key considerations for planning for new settlements/ significant extensions to existing settlements are set out at para 72 of the NPPF. This will provide opportunities to create strong and permeable links within the site and to key nearby settlements.</p> <p>The site is outside but adjacent to the AONB: whilst regard must be had to the AONB setting, the policy constraints of this national designation do not apply.</p> <p>This option provides some impact on Ancient Woodland, but comprehensive masterplanning should help to mitigate this.</p>

	<p>The land is Green Belt, and the Green Belt Study Stage Three Assessment prepared by LUC for the Council (2020) identifies the harm resulting from the removal of this land from the Green Belt is mostly moderate to high, rising to high in the eastern portion of the site. There is national policy protection for the Green Belt, the NPPF recognises that Green Belt boundaries can be altered where there are exceptional circumstances, and these are fully evidenced and justified. In regard to the level of harm arising, mitigation measures are identified in the Green Belt report which could help reduce the potential visual influence of development on Green Belt land. The masterplanning work can have regard to this. There is also scope for compensatory improvements to the Green Belt.</p> <p>Heritage is a key matter which needs addressing, especially regarding All Saints Church which is Grade I listed and lies to the west of the site. However, with a masterplanned approach to development it is considered the effects of the development on this and other heritage assets could be properly explored.</p> <p>Having regard to this, subject to the demonstration that there are exceptional circumstances to release this land from the Green Belt, and that matters such as the provision of appropriate infrastructure (including transport) and the setting of heritage assets can be addressed through a masterplanned approach, the site is considered suitable.</p> <p>However, when considered against the other options for growth when looking at delivering a garden settlement in this location, it is considered that Option 2 provides a better balance between delivering an appropriate range of houses to support a new garden settlement and the associated infrastructure required, and the associated environmental impact.</p>
Availability:	Available Single ownership.
Achievability:	The site is suitable for allocation and is available. It is considered that the site could come forward during the plan period.
Sustainability Assessment:	<p>Option 1 – no specific site boundaries (smaller version of Option 2, south of the railway).</p> <p>Traffic would increase substantially and movement of vehicles into Royal Tunbridge Wells via the A26 (existing AQMA) is likely. Likewise, a worsening of the AQMA on Tonbridge High Street must be considered (cross boundary impacts). Conversely, master planning would ensure the new settlement is designed to discourage private car use with active and shared transport options given priority. This would bring large benefits.</p> <p>Biodiversity constraints such as designated sites are limited. Undesignated habitat such as hedgerows and ponds are likely to</p>

be impacted, although a strong commitment to net gains would lessen impacts in the long term. There is no significant risk to Ashdown Forest and the site is not within an SSSI Impact Risk Zone. Score reflects the constraints in the south (LWS and ancient woodland). Some ancient woodland to the east will be avoided but not all, so, even with a 30 m buffer, score remains negative overall. The score depends heavily on the successful implementation of net gains and would be more negative without this policy.

Business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the score does not reach the maximum.

Climate change score reflects the increase in energy and fuel demands created by the new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.

Deprivation scores positively to reflect the substantial regeneration benefit. A higher score cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

New employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural land. However, Capel is not a key ward for a focus on employment so maximum scores cannot be applied.

Equality scores are positive with access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores well due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 3 out of 5 Accessible Natural Greenspace Standards. It was also felt likely that the proposals would include provision for elderly care services and improvements to accessible greenspace as opposed to existing greenspace which is largely privately owned.

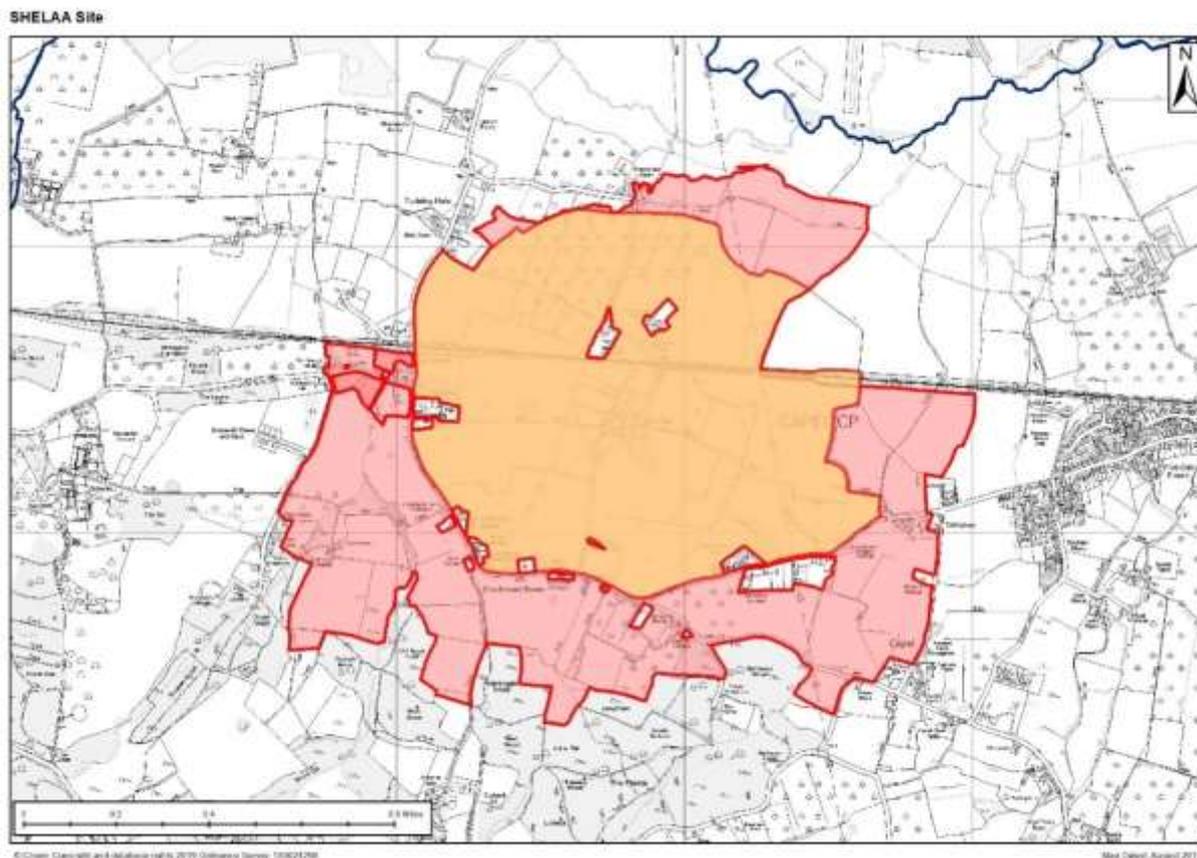
Heritage scores have been updated since Draft Local Plan stage to reflect additional assessment work carried out in 2020 especially regarding All Saints Church. The impact upon the

	<p>setting of both this heritage asset and others south of the railway line (e.g. Grove Cottage farmstead) is predicted to be negative. However, it was felt that the master planning approach could help to ensure a strategy for enhancements was realised.</p> <p>The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings, including affordable and accessible homes.</p> <p>Substantial loss of greenfield and Green Belt land (albeit with compensation elsewhere) with Best and Most Versatile soils causes a negative score for land use. Green Belt release is described as having a harm rating of High.</p> <p>Landscape score follows a similar pattern to heritage reflecting encroachment into the AONB in the south and east whilst also recognising that opportunities for management of Green Infrastructure (GI) exist. Development on high ground next to the B2017 creates particular risk to the AONB setting (predictions reinforced by 2020 AONB setting report).</p> <p>Noise scores reflect the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely.</p> <p>The Services and Facilities objective scores positively reflecting the likely well-thought-out provision in the new settlement as a result of the master planning process. The settlement also benefits from the proximity of enhanced provision at the nearby North Farm retail park, Tonbridge and Royal Tunbridge Wells town centres.</p> <p>The Travel scores are applied with consideration of new bus routes and the relatively easy access to train stations. A mixed/positive water scores is applied to represent the substantial demand for water and wastewater treatment whilst also providing significant benefits to Five Oak Green in the form of reductions in existing flood risk.</p>
Conclusion:	This site is not considered suitable as a potential Local Plan allocation.
Reason:	The site has been considered on the basis of a new garden settlement comprising a mix of residential, employment and associated land uses.

	<p>This site is suitable for allocation; however, in sustainability terms it is not as sustainable as Option 2 which is being taken forward as a Strategic Allocation (STR/ SS3). Option 2 delivers more housing, and provides more opportunity for betterment in flood risk terms; a key consideration in the release of land from the Green Belt.</p>
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Site Reference: Sustainability Appraisal: Site Reference: 446; Sustainability Appraisal: Capel Reasonable Alternative Option 3

Site Address: Land at Tudeley, Tudeley, Tonbridge including sites 178, 183, 308, 418, 440, 446, 448, 452 and 453



Parish:	Capel
Settlement:	In proximity to Five Oak Green and Tonbridge
Gross area (ha):	299.32
Developable area (ha):	Subject to Masterplanning
Site type:	Largely Greenfield land with some PDL in largely rural area in proximity to settlements of Five Oak Green and Tonbridge
Potential site use:	Site has been submitted as a potential new settlement. It would be a mixed use scheme including residential use.
Potential yield if residential:	Approximately 5,000 (8,070 @ 30 dpha, 4,035 @ 15dpha)
Issues to consider:	Heritage: Listed Buildings on and adjacent to site, Historic Parks and Gardens EH; Ecology: Ancient Woodland, LWS; AONB Component Part: Ancient Woodland, Farmstead, Historic

	<p>Routeways PRow, Water Courses, Ponds, Historic Field Boundaries; Transport Infrastructure: PRow; MGB; AONB; Flood Zone 2; Flood Zone 3; HLC Period: Early 21st century, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2, NON AGRICULTURAL; LCA: Forested Plateau, River Valleys; Land contamination (sewage treatment works, cemetery (Modern), railway land (tracks), Works Unspecified Use (medium); Highway matters; Infrastructure;</p> <p>As at 01 April 2020, part of site includes extant planning permission 19/00200/FULL for 6 dwellings</p>
<p>Site Description:</p>	<p>The site comprises a mix of agricultural land including orchards, farm and pockets of residential uses. There are areas of woodland within the site. The site includes the main railway line and bridges. There are some commercial uses on the site as well as paddocks and stables. There are several existing buildings located within the site. The site is adjoined by residential uses, public houses, fields, a reservoir borehole, mews and stud and there is a school adjacent to the site as well. Site boundaries comprise a mix of trees, hedging and fencing.</p> <p>There are roads that run through the site including Five Oak Green Road, Church Lane, Sherenden Road for example. There are several Public Rights of Way through the site and some roads including parts of Five Oak Green Road and include pavement. The site is flat in areas with localised level changes. There are public views of the site from roads and footpaths and long range views in places.</p>
<p>Suitability:</p>	<p>The site is considered unsuitable for allocation for a new garden settlement.</p> <p>Whilst the site is currently separated from any main settlement with the provision of facilities and services, it is of a scale where a garden settlement can be masterplanned properly to create a sustainable settlement. Key considerations for planning for new settlements/ significant extensions to existing settlements are set out at para 72 of the NPPF. This will provide opportunities to create strong and permeable links within the site and to key nearby settlements.</p> <p>The land is Green Belt, and the Green Belt Study Stage Three</p>

	<p>Assessment prepared by LUC for the Council (2020) identifies the harm resulting from the removal of this land from the Green Belt is high. There is national policy protection for the Green Belt, the NPPF recognises that Green Belt boundaries can be altered where there are exceptional circumstances, and these are fully evidenced and justified. In regard to the level of harm arising, mitigation measures are identified in the Green Belt report which could help reduce the potential visual influence of development on Green Belt land. The masterplanning work can have regard to this. There is also scope for compensatory improvements to the Green Belt.</p> <p>Heritage is a key matter which needs addressing, especially regarding All Saints Church which is Grade I listed and lies to the west of the site. However, with a masterplanned approach to development it is considered the effects of the development on this and other heritage assets could be properly explored.</p> <p>The southern part of the site lies within the AONB. National policy regarding major development in the AONB is clear: the tests to be met for major development in this designation are extremely high, and include demonstrating that (housing and employment) needs cannot be met outside the AONB (either in the Borough, or outside, under the Duty to Co-operate). Nationally, development of this scale in the AONB is unprecedented.</p> <p>The level of harm (landscape and scenic beauty) that would arise to the AONB is high. This SHELAA has demonstrated the availability of suitable sites outside the AONB. This site as a whole is therefore not suitable for development.</p>
Availability:	Available Single ownership
Achievability:	This site is available and is in single ownership. It is considered that the site is likely to be deliverable.
Sustainability Assessment:	<p>This site forms SA Reasonable Alternative Option 3 i.e. not intended for allocation.</p> <p>Traffic would increase substantially and movement of vehicles into the AQMAs in Royal Tunbridge Wells and Tonbridge is likely. Conversely, master planning would ensure the new settlement is designed to discourage private car use with active and shared transport options given priority. This would bring large benefits. A mixed score for air quality is applied.</p> <p>Biodiversity constraints such as designated sites exist in the south (ancient woodland and local wildlife sites). Undesignated habitat such as hedgerows and ponds are likely to be impacted, although a strong commitment to net gains would lessen impacts in the long term.</p>

Business scores positively, reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields.

The climate change score reflects the increase in energy and fuel demands created by the new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels. Deprivation scores positively to reflect the substantial regeneration benefit.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

The site would benefit from new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural land.

Equality scores positively with access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores well due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 3 out of the 5 Accessible Natural Greenspace Standards. It was also felt likely that the proposals would include provision for elderly care services and improvements to accessible greenspace (as opposed to the existing greenspace which is largely privately owned).

The heritage score has been updated since Draft Local Plan stage to reflect additional assessment work carried out in 2020 especially regarding All Saints Church. The impact upon the setting of both this heritage asset and others south of the railway line (e.g. Grove Cottage farmstead) is predicted to be negative. However, it was felt that the master planning approach could help to ensure a strategy for enhancements was realised.

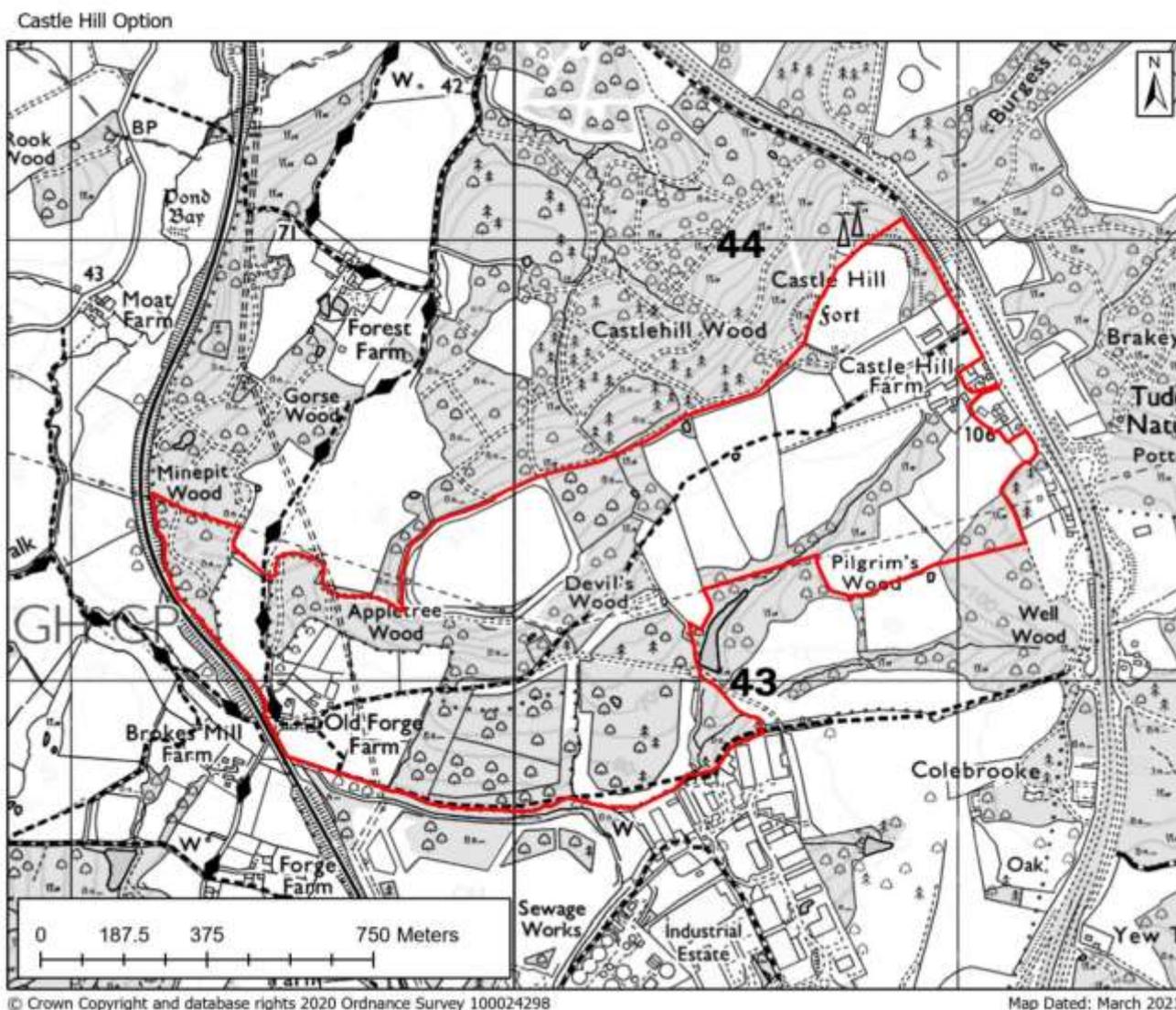
The maximum positive score is applied for the housing objective for provision of substantial numbers of new dwellings, including affordable and accessible homes.

Substantial loss of greenfield and Green Belt land (albeit with compensation elsewhere) with Best and Most Versatile soils causes a highly negative land use score.

	<p>The landscape score follows a similar pattern to heritage with a highly negative score reflecting the encroachment into the AONB in the south and east whilst also recognising that opportunities for management of Green Infrastructure exist.</p> <p>The noise score reflects the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate development and choice of materials would be determined at Development Management stage. The master-planning approach for a large development and the strong sustainability credentials expected make responsible sourcing of materials more likely.</p> <p>The services and facilities objective scores positively reflecting the likely well-thought-out provision in the new settlement as a result of the master planning process. The settlement would also benefit from the proximity of enhanced provision at the nearby North Farm retail park, Tonbridge and Royal Tunbridge Wells town centres.</p> <p>The travel score is applied with consideration of new bus routes and the relatively easy access to train stations.</p> <p>A mixed water score is applied as development would represent a substantial demand for water and wastewater treatment whilst also providing significant benefits to Five Oak Green in the form of reductions in existing flood risk. The presence of the total catchment of a Groundwater Source Protection Zone north of the railway line also creates a risk that must be carefully managed.</p>
Conclusion:	For the reasons set out, the site is considered unsuitable as a potential Local Plan allocation.
Reason:	<p>The site has been submitted as a potential new settlement with the potential for housing, employment, etc. development to be delivered on that basis.</p> <p>Given the strong policy protection given to the AONB (a national designation) in the NPPF, the whole site is considered unsuitable as a potential Local Plan allocation. The extent of this option is considered to have a significant impact in landscape terms which is less sustainable than Option 2.</p>

Site Reference: Castle Hill Garden Settlement Option, including sites 49, 62, and DPC7

Site Address: Land at Castle Hill, Capel



Parish:	Capel
Settlement:	In proximity to Main Urban Area: Royal Tunbridge Wells and Southborough.
Gross area (ha):	109.67
Developable area (ha):	Subject to Masterplanning
Site type:	Largely Greenfield land with some PDL in largely rural area in proximity to settlements of RTW and Southborough
Potential site use:	Site has been submitted as a potential new settlement. It would be a mixed-use scheme including residential use.
Potential yield if residential:	Subject to Masterplanning

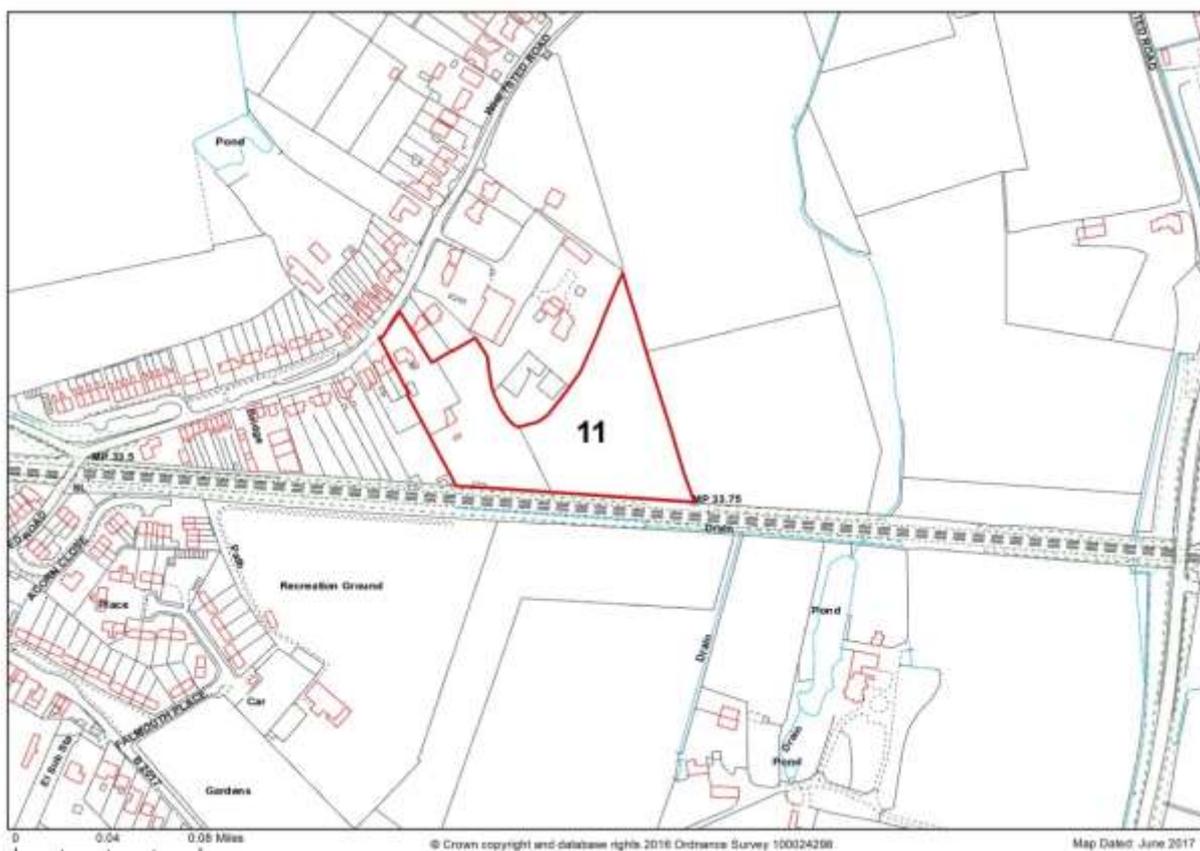
<p>Issues to consider:</p>	<p>Heritage: Listed Buildings; Ecology: Ancient Woodland; AONB Component Part: Ancient Woodland, Farmstead, Historic Routeways PRow, Water Courses, Ponds, Historic Field Boundaries, Historic Routeways Roads; Transport Infrastructure: PRow; MGB; AONB; Flood Zone 2; Flood Zone 3; HPGP 110m Buffer; HPGP; HLC Period: Early medieval, Early 20th century; APA: General background archaeological potential; ALC: GRADE 4, GRADE 3, NON AGRICULTURAL; LCA: Forested Plateau; Land Contamination: Landfill site, Sewage Treatment Works, Railway Land – tracks mainly, Unknown Filled Ground, Works Unspecified Use</p>
<p>Site Description:</p>	<p>This site is located to the west of the A21, and to the north of industrial units at North Farm. Land to the south east of the site has a resolution to grant planning permission for a business park delivering a significant level of employment floorspace (Kingstanding Way).</p> <p>The site is mostly greenfield, with significant areas of Ancient Woodland. There is some built development, namely to the east around the slip road from the A21 which comprises farm building and residential units, and farm buildings to the west. The site is Green Belt and AONB.</p> <p>The railway line runs along the western boundary of the site.</p> <p>Access to the site from the east is from the A21. There is an existing slip road coming off the A21 albeit we understand the capacity of this slip road is limited. Powder Mill Lane, a narrow lane, provides access underneath a railway viaduct to the west of the site.</p> <p>To the south of the site is a landfill site which is venting gas.</p> <p>A high pressure gas pipeline runs through the site, south to north.</p>
<p>Suitability:</p>	<p>The site is considered unsuitable for allocation for a new garden settlement.</p> <p>Whilst it is located to the north of the built up area, the site lies within the AONB. National policy regarding major development in the AONB is clear: the tests to be met for major development in</p>

	<p>this designation are extremely high, and include demonstrating that (housing and employment) needs cannot be met outside the AONB (either in the Borough, or outside, under the Duty to Co-operate). Nationally, development of this scale in the AONB is unprecedented.</p> <p>The level of harm (landscape and scenic beauty) that would arise to the AONB is high. This SHELAA has demonstrated the availability of suitable sites outside the AONB. This site is therefore not suitable for development.</p> <p>There are also concerns regarding the access to the site from the A21 and the high pressure gas pipeline running through the site; this along with the areas of Ancient Woodland would likely result in piecemeal development and reduce the development capacity of the site to deliver a quantum of development capable of providing and supporting a mix of uses expected to support a new settlement.</p>
Availability:	Available Single Owner
Achievability:	The site is available and in single ownership so could be delivered over the plan period. However, the high pressure gas pipeline running through the site raises questions over the quantum of new dwellings which could be provided to deliver a sustainable new settlement, especially in light of the Ancient Woodland which would also limit the layout of the development.
Sustainability Assessment:	<p>Site is not a reasonable alternative.</p> <p>Submitted in the call for sites as site 49 or DPC 7. This site was originally considered as potential development site within Capel Parish and was filtered out at the first stage assessment. This consideration was based on a potential residential yield of 488-976 dwellings.</p> <p>Since this time, the council has been informed of the potential for greater capacity on this site with additional parcels of land (up to 1,600 dwellings) and so the site now warrants consideration amongst the sites in this table as a potential garden settlement.</p> <p>To this end, the site is within the AONB and landscape impacts were considered too severe to warrant further consideration as a reasonable alternative.</p>
Conclusion:	For the reasons set out, the site is considered unsuitable as a potential Local Plan allocation.
Reason:	<p>The site has been submitted as a potential new settlement with the potential for housing, employment, etc. development to be delivered on that basis.</p> <p>Given the strong policy protection given to the AONB (a national</p>

	designation) in the NPPF, and other concerns about the achievability of this site, the site is considered unsuitable as a potential Local Plan allocation.
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Site Reference: 11

Site Address: Land at and to the rear of 50 Whetsted Road, Five Oak Green, TN12 6RT



Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	1.62
Developable area (ha):	1.62
Site type:	Part PDL (footprint of existing dwelling) / part greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	49
Issues to consider:	MGB; HLC Period: Late 20th century; APA: Brickfields visible on Second Ed OS and possible associated cottages; ALC: GRADE 3, GRADE 2; LCA: Low Weald Farmland; Flooding considerations adjacent to the site; Noise from railway line;

	Highway matters (access – railway bridge); Adjacent to existing Limits to Built Development.
Site Description:	<p>The front part of the site comprises a bungalow and its curtilage. To the rear are green fields. There is an existing dwelling on the site, associated garage and outbuildings. The site includes a possible former farm building. The site is adjoined by residential properties. There is a railway line to the south as well as a field and a commercial site. The site has an open boundary along its frontage with Whetsted Road. There are taller trees along the side boundary to the north east towards the front of the site. There is fencing along the side south west boundary towards the front of the site. The rear boundary of the site comprises trees adjacent to the railway embankment which forms the southern boundary of the site.</p> <p>There is existing vehicular access into the site from Whetsted Road. There is a lack of pavement along Whetsted Road. The site is flat in character. From Whetsted Road there is a public view of the bungalow and its front curtilage.</p>
Suitability:	The site is considered unsuitable because of harm that would be caused to the Green Belt, if the site were to be released from it (very high impact). It is also constrained by its location adjacent to the main railway line and its location along Whetsted Road over a narrow bridge. There are likely to be highway concerns about the allocation of this site.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A reasonable site that scores mostly neutrals with some positive scores. The site is let down by a lack of key services, facilities and on its noise score influenced by the location of the site adjacent to the main railway line. Land use also scores negatively influenced by the site's location in the Green Belt parcel BA4 the release of which would have very high impact, recognised that site is a small part of that larger parcel so score adjusted.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	As set out in the suitability box, there are highway and accessibility concerns with the site.

Site Reference: 48

Site Address: Bramley House, Five Oak Green Road, Five Oak Green, Capel, TN12 6TJ



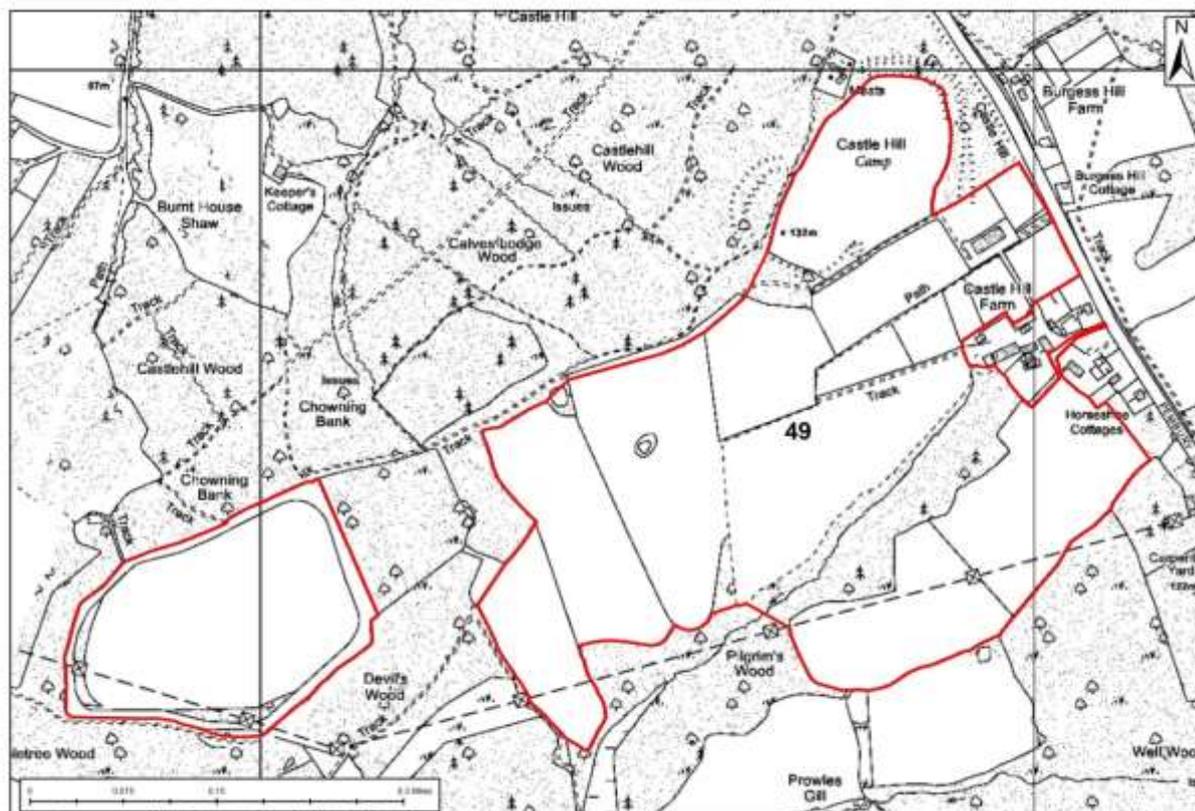
Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	0.75
Developable area (ha):	0.70
Site type:	Part PDL (footprint of existing dwelling) / part greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	21
Issues to consider:	Not within the AONB however has AONB Component Part: Historic Routeways Roads; MGB; Flood Zone 2; Flood Zone 3; HLC Period: Early post-medieval, Late 20th century; APA: General background archaeological potential;

	<p>ALC: GRADE 3, GRADE 2; LCA: Low Weald Farmland; Adjacent to existing Limits to Built Development</p>
Site Description:	<p>There is an existing residential property towards the northern end of the site adjacent to Five Oak Green Road. To the rear of the property, the site comprises one shed/outbuilding and managed green space including mature trees. The site is adjoined by residential properties and managed green space/agricultural fields. The site boundaries comprise a hedge along the frontage with Five Oak Green Road. There are also hedges to the sides towards the front of the site. The rear boundaries comprise mature trees and hedgerow plants.</p> <p>There is an existing vehicular access into the site off Five Oak Green Road. There are pavements along Five Oak Green Road. There is a Public Right of Way to the east and south of the site. The topography to the site is flat. There is a public view of the site from the Five Oak Green Road frontage.</p>
Suitability:	<p>Unsuitable because there are landscape concerns associated with this site. The site is Green Belt and the parcel would cause moderate harm if released. The rear part of the site is an encroachment into the countryside beyond which would be logical. The northern part of the site also has flooding concerns.</p>
Availability:	<p>Available Multiple ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>A reasonable site that scores a mix of neutrals and positives. It is let down on its land use score, being a Green Belt site within a larger parcel that would cause moderate harm if released and comprising some grade 2 BMV land.</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>
Reason:	<p>The site has landscape concerns which would make it unsuitable for allocation.</p>

Site Reference: 49

Site Address: Land at Castle Hill Farm, Castle Hill Farm, Pembury Road, Capel TN11 0QG

Call for Sites 2017 Submission



Parish:	Capel
Settlement:	In proximity to Main Urban Area: Royal Tunbridge Wells and Southborough
Gross area (ha):	47.73
Developable area (ha):	32.52
Site type:	Greenfield site in proximity to Main Urban Area
Potential site use:	Site has been assessed for development potential, notably for residential use or economic
Potential yield if residential:	488 – 976
Issues to consider:	Ecology: Ancient Woodland; AONB Component Part: Ancient Woodland, Historic Routeways PRoW, Water Courses, Ponds, Historic Field Boundaries; Transport Infrastructure: PRoW; MGB; AONB; HPGP 110m Buffer;

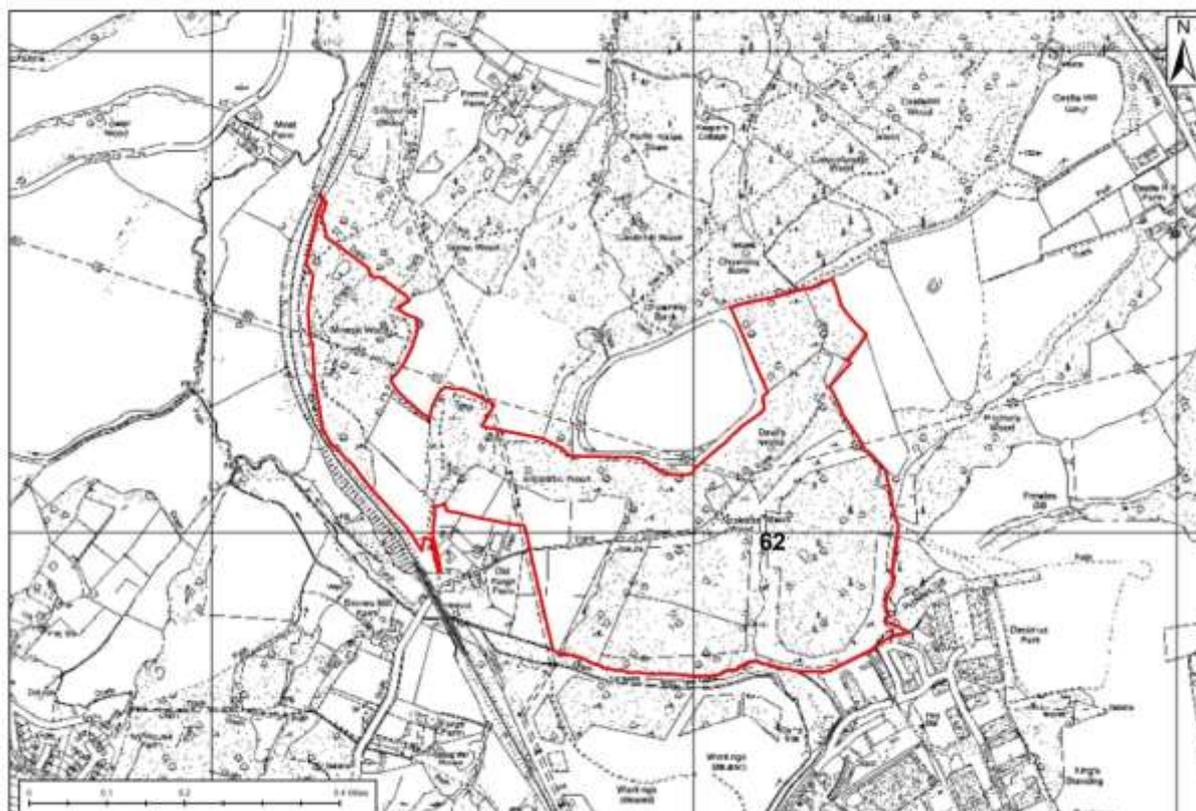
	<p>HPGP; HLC Period: Early medieval, Late 20th century; APA: General background archaeological potential; ALC: GRADE 4, GRADE 3, NON AGRICULTURAL; LCA: Forested Plateau; Highway matters (access); Heritage issues; Land contamination (Unknown Filled Ground (medium))</p>
Site Description:	<p>The site consists of two parcels. One is a green field site and the other is more natural in appearance but possibly a former horse race track with a “gallop track” around the edge of it. There is an existing agricultural building on the site. The site is adjoined mostly by woodland as well as fields/agriculture and sporadic residential properties. The boundaries to the site consist of a mix of trees and hedging. There are trees and hedges within the site.</p> <p>There is an existing vehicular access direct to the larger, eastern parcel from the A21, Castle Hill. There is a further access through Castle Hill Farm to the south. There is a Public Right of Way through part of the site and footpaths in the wider area. There is a lack of pavement along Castle Hill. The larger, green field parcel looks sloping in a north west to south east direction. The smaller parcel has a slope down in a southern direction. It is more complex. There are public views of part of the larger parcel from Castle Hill. The smaller parcel of the site is seen from paths on the site.</p>
Suitability:	The site is not considered suitable for allocation. It is AONB land and there are access issues associated with delivering this number of units from the A21.
Availability:	Available Single ownership
Achievability:	The site is under single ownership and is available so could be delivered over the Plan period.
Sustainability Assessment:	<p>Site is not a Reasonable Alternative.</p> <p>Submitted in the call for sites as site 49 or DPC 7. This site was originally considered as potential development site within Capel Parish and was filtered out at the first stage assessment. This consideration was based on a potential residential yield of 488-976 dwellings.</p> <p>Since this time, the council has been informed of the potential for greater capacity on this site (up to 1,600 dwellings) and so the site now warrants consideration amongst the sites in this table as a potential garden settlement.</p> <p>To this end, the site is within the AONB and landscape impacts were considered too severe to warrant further consideration as a reasonable alternative.</p>
Conclusion:	This site is considered unsuitable as a potential site allocation.

Reason:	This is a constrained site, and has a complex topography. and there is concern that development of this site would result in large scale development in the AONB. Given the strong policy protection given to the AONB (a national designation) in the NPPF, the site is considered unsuitable as a potential Local Plan allocation.
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Site Reference: 62

Site Address: Land to the south of Appletree and Devils Wood (north of North Farm Lane), Tunbridge Wells

Call for Sites 2017 Submission



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Map Date: Feb 2018

Parish:	Capel
Settlement:	In proximity to Main Urban Area: Royal Tunbridge Wells and Southborough
Gross area (ha):	53.95
Developable area (ha):	27.64
Site type:	Greenfield site, part adjacent to LBD, in proximity to main urban area
Potential site use:	Site has been assessed for development potential, notably for residential use or economic use.
Potential yield if residential:	415 – 829
Issues to consider:	Ecology: Ancient Woodland; AONB Component Part: Ancient Woodland, Historic Routeways PRoW, Water Courses, Ponds, Historic Field Boundaries; Transport Infrastructure: PRoW; MGB; AONB;

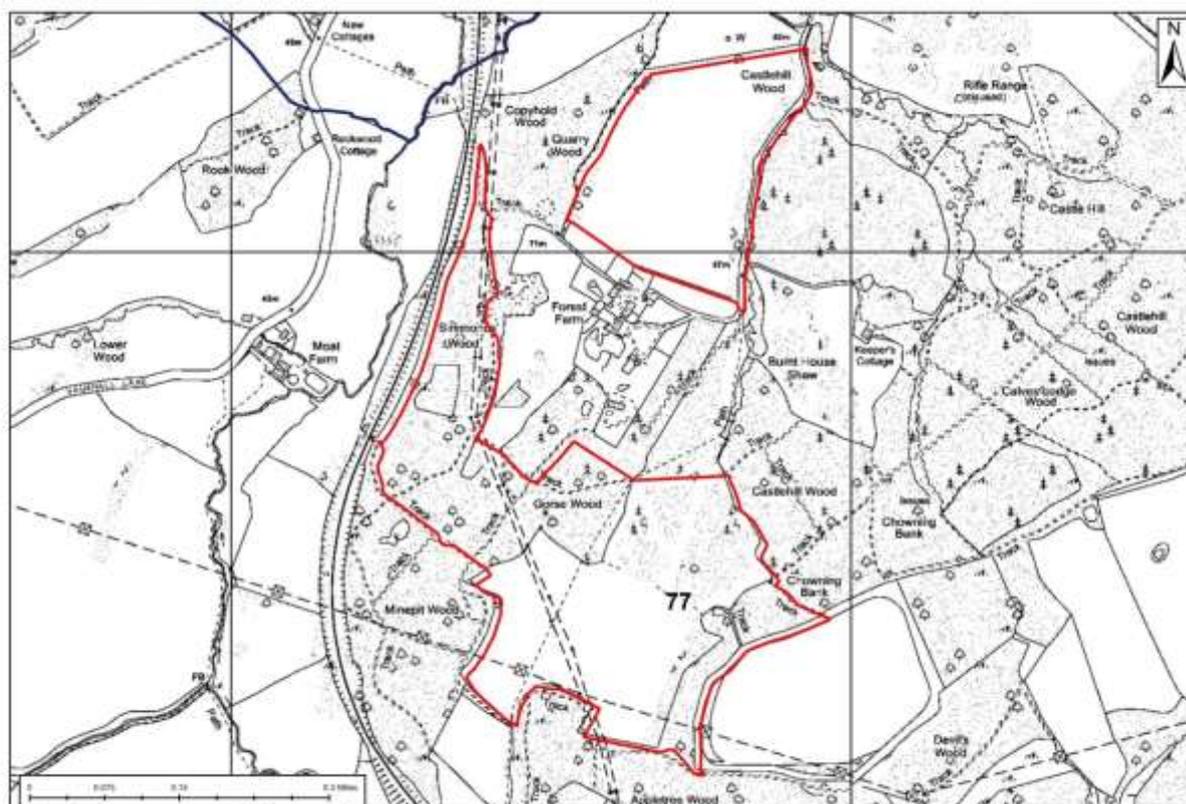
	<p>Flood Zone 2; Flood Zone 3; HPGP 110m Buffer; HPGP; HLC Period: Early medieval, Early 21st century; APA: General background archaeological potential; ALC: GRADE 4, NON AGRICULTURAL, GRADE 3; LCA: Forested Plateau; Highway issues; Adjacent to existing Limits to Built Development; Land contamination (landfill site, sewage treatment works, railway land, works unspecified use)</p>
Site Description:	<p>The site is a parcel of land that is in agricultural and woodland use. There are no existing buildings on the site. The site is adjoined by fields, sporadic residential properties, a farm complex, equestrian use, industrial estate, tip and railway. The boundaries of the site comprise mostly a mix of trees and hedging.</p> <p>Vehicular access to the site is from Powder Mill Lane through adjacent land. There is a lack of pavements in the locality, although there are footpaths in the area. There are two Public Rights of Way through the site, which link with a wider network of Public Rights of Way. There are complex changes in topography. Some parts of the site are more self contained than others. Other parts of the site have longer range views and some parts are open and are clearly seen from the adjacent railway line. There are trees, hedges, ponds and streams within the site.</p>
Suitability:	<p>This site is not considered suitable for development. It represents large scale development in the AONB which is not suitable. There are highway constraints in terms of providing an access Powder Mill Lane which is a narrow land and requires access under a single lane railway viaduct.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>Site is not a reasonable alternative.</p> <p>The proposed Castle Hill garden settlement was originally submitted in the call for sites as site 49 or DPC 7. This site was originally considered as potential development site within Capel Parish and was filtered out at the first stage assessment. This consideration was based on a potential residential yield of 488-976 dwellings.</p> <p>Since this time, the council has been informed of the potential for greater capacity on this site (up to 1,600 dwellings) and so the site now warrants consideration amongst the sites in this table as a potential garden settlement.</p> <p>To this end, the site is within the AONB and landscape impacts</p>

	were considered too severe to warrant further consideration as a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This is a constrained site, has a complex topography and there is concern that development of this site would result in large scale development in the AONB. Given the strong policy protection given to the AONB (a national designation) in the NPPF, the site is considered unsuitable as a potential Local Plan allocation.

Site Reference: 77

Site Address: Land North of Tunbridge Wells, adjacent to Forest Farm

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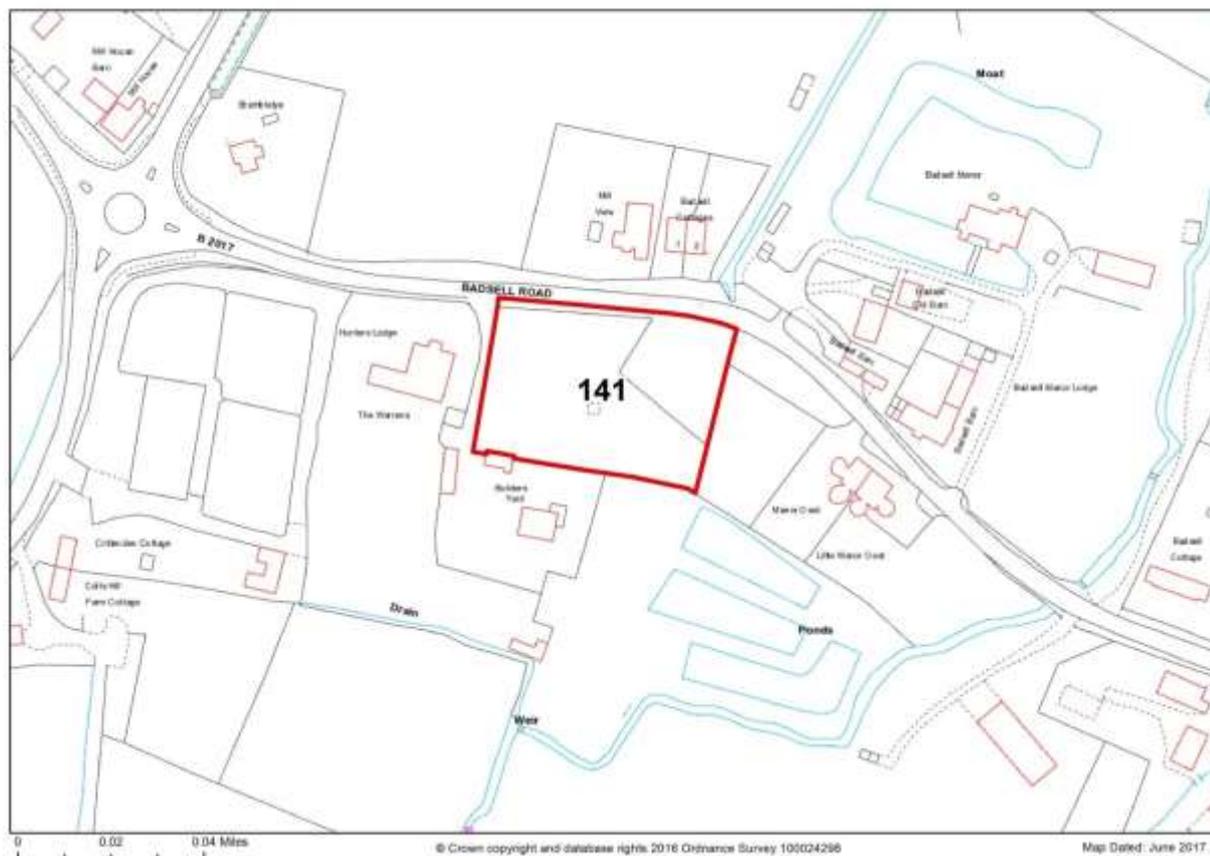
Map Datum: Feb. 2018

Parish:	Capel
Settlement:	Main urban area: Tunbridge Wells/Southborough Tonbridge (outside of Borough)
Gross area (ha):	33.63
Developable area (ha):	16.95
Site type:	Greenfield site in proximity to main urban areas
Potential site use:	Site has been assessed for development potential, notably for residential use or economic use.
Potential yield if residential:	508
Issues to consider:	Ecology: TPO, Ancient Woodland; AONB Component Part: Ancient Woodland, Historic Routeways PRoW, Water Courses, Ponds; Transport Infrastructure: PRoW; MGB; AONB; HPGP 110m Buffer;

	HLC Period: Early post-medieval, Early medieval; APA: General background archaeological potential; ALC: GRADE 4, NON AGRICULTURAL; LCA: Forested Plateau; Highway matters; Land contamination (Unknown Filled Ground (medium)),
Site Description:	<p>The site consists of two separate parcels of land, both fields. There are no existing buildings on the site. The site is adjoined by woodland, fields and a farm. It is also adjacent to the railway line. The boundaries of the site comprise mostly trees and hedging.</p> <p>There appears to currently be a lack of vehicular access to the site. Public Right of Way number WT325 runs through the southern parcel of the site. Other Public Rights of Way adjoin both parcels of land. There is a lack of pavement serving the site. There are complex changes in topography. There are long distance views from the site towards Southborough and Tunbridge Wells.</p>
Suitability:	This site is not considered suitable for development. It represents large scale development in the AONB which is not suitable. Access to the site is also unclear.
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 is a constrained site, has a complex topography and there is concern that development of this site would result in large scale development in the AONB. Given the strong policy protection given to the AONB (a national designation) in the NPPF, the site is considered unsuitable as a potential Local Plan allocation.

Site Reference: 141

Site Address: Site south of Badsell Road, Paddock Wood, TN12 6QR



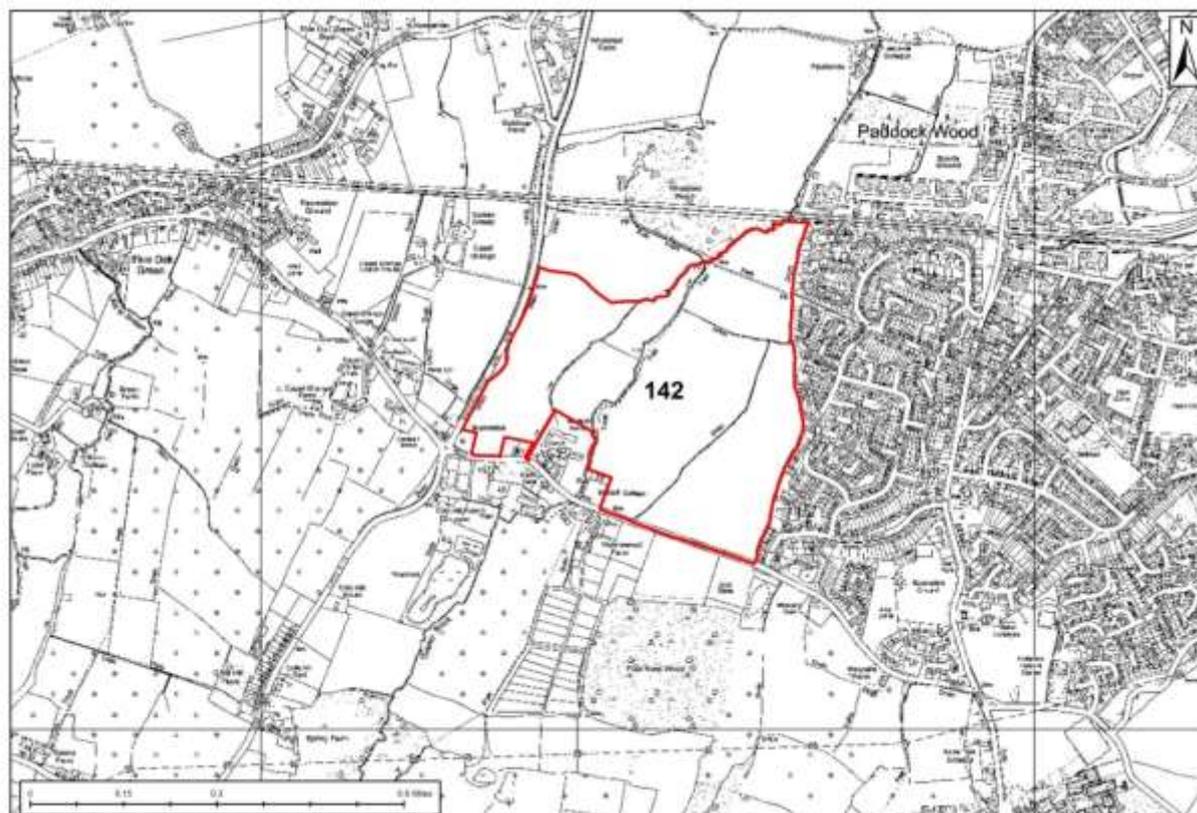
Parish:	Capel
Settlement:	Remote from a settlement centre, in proximity to Paddock Wood
Gross area (ha):	0.46
Developable area (ha):	0.33
Site type:	Greenfield site in proximity to Paddock Wood
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	MGB; Flood Zone 2; Flood Zone 3; HLC Period: Late 20th century; APA: Badsell Corn Mill; ALC: GRADE 3; LCA: Low Weald Farmland; Significant tree cover;

	Land contamination (Unknown Filled Ground (medium))
Site Description:	The site comprises a parcel of land that is mostly wooded. There are no existing buildings on the site. The site is adjoined by residential properties and some commercial use. The boundaries of the site consist mostly of trees. There is no formal boundary along parts of the site to the east. There is currently a lack of vehicular access to the site but the site has a frontage along Badsell Road. There is a lack of pavement along this stretch of Badsell Road. The site is flat. The parcel of woodland is clearly seen from public view along Badsell Road.
Suitability:	Unsuitable because the site is currently remote from a settlement centre. Any yield likely from this site is likely to be of a scale not considered suitable for allocation.
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 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: 142 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Land to the north of Badsell Road, Five Oak Green, TN12 6QR

Call for Sites 2017 Submission



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Map Date: Feb 2018

Parish:	Capel
Settlement:	Paddock Wood
Gross area (ha):	45.33
Developable area (ha):	Subject to Masterplanning.
Site type:	Greenfield site adjacent to LBD
Potential site use:	Mixed including residential and community use.
Potential yield if residential:	c. 3600 in conjunction with other sites forming wider site allocation. See Strategic Sites Masterplanning and Infrastructure Study 2021.
Issues to consider:	Ecology: TPO, Ancient Woodland; Transport Infrastructure: PRow; MGB; Flood Zone 2; Flood Zone 3; HLC Period: Early medieval; APA: General background archaeological potential;

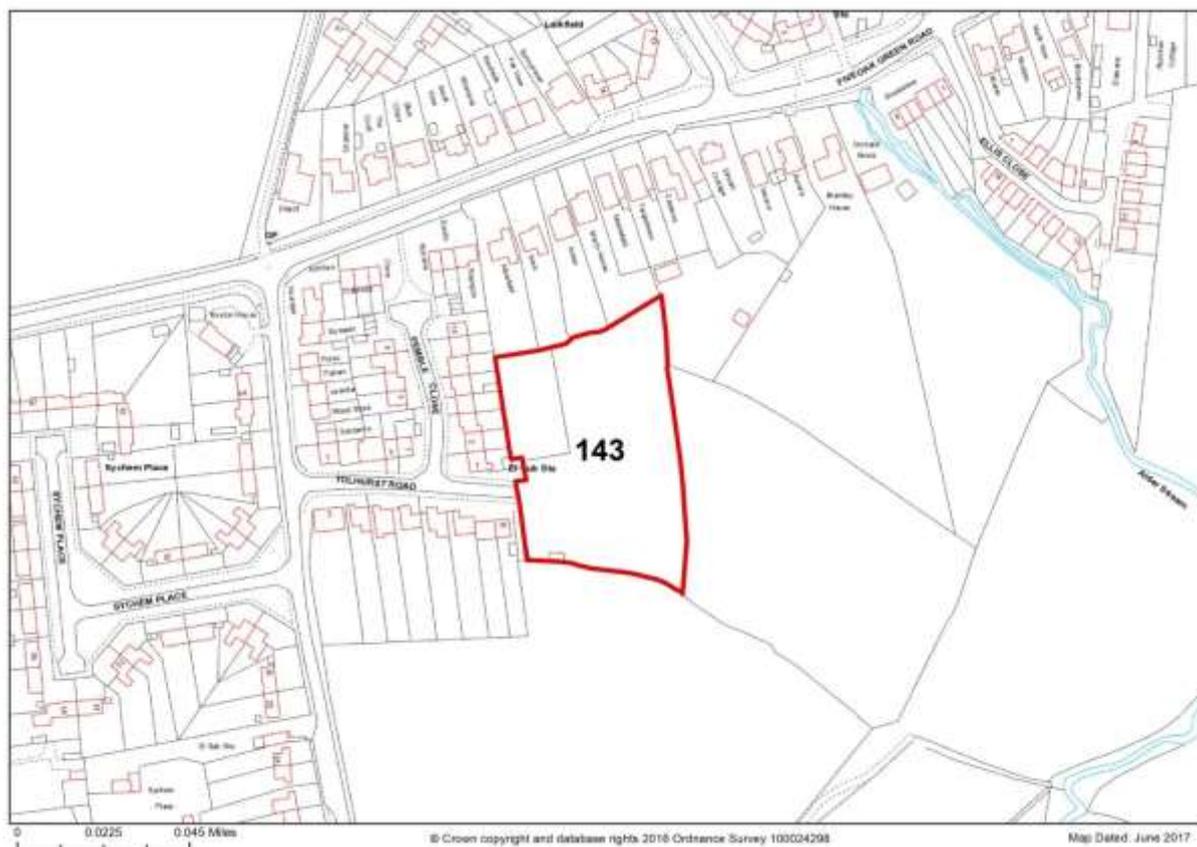
	<p>ALC: GRADE 3; LCA: Low Weald Farmland; Highway matters (access); Noise from the railway line; Heritage: adjacent to Listed Buildings; Adjacent to existing Limits to Built Development; Cross boundary issues</p>
Site Description:	<p>The site comprises a managed green field. There are no existing buildings on the site. The site is adjoined by residential properties and fields. There are industrial uses close by. A main railway line adjoins the site at its top north eastern corner.</p> <p>The site boundaries comprise trees, hedgerow and domestic fencing in places. There is a stream/ river adjacent to the eastern boundary of the site and a ditch. There are trees within the site. There is currently a lack of vehicular access into the site. There is pedestrian access to the site along the two Public Rights of Way that run through the site. There are pavements in the wider locality east of the site. The site is generally flat. There are private views from residential dwellings to the east and public views across the site from the Public Rights of Way.</p>
Suitability:	<p>The site is adjacent to the Limits to Built Development in proximity to Paddock Wood. The site is likely to be sustainable in this context and in conjunction with other sites would provide a sustainable and logical location for the strategic expansion of Paddock Wood, including land in east Capel. This would overcome the lack of access from the site as it stands.</p> <p>It is recognised that the site is Green Belt. There is national policy protection for the Green Belt, but the NPPF also recognises that Green Belt boundaries can be altered where there are exceptional circumstances, and these are fully evidenced and justified. The Green Belt Study Stage Three Assessment (2020) identifies that the release of the land from the Green Belt in this location will cause moderate to high levels of harm. Potential mitigation measures are set out to reduce the potential visual influence of development on the Green Belt land. The masterplanning work can have regard to this. There is also scope for compensatory improvements such as hedgerow planting, enhanced pedestrian routes or conversion of fields from arable to grassland.</p> <p>The site is also constrained by flooding, with portions of the site falling within Flood Zones 2 and 3. The site is considered suitable in conjunction with other sites for the strategic growth around Paddock Wood as the masterplanning associated with this growth will allow flooding to be considered properly, and facilitate new investment in flood infrastructure to provide betterment to the existing town.</p>
Availability:	Available

	Single ownership
Achievability:	This site is considered a suitable site which is available and in single ownership. It is likely that the site could be delivered within the Local Plan period.
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.</p> <p>Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.</p> <p>New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.</p> <p>Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.</p> <p>The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.</p> <p>A negative heritage scores reflects the land take required and</p>

	<p>thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High.</p> <p>The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south.</p> <p>The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate development.</p> <p>Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	<p>The site is sustainable and would form a logical extension of the LBD for Paddock Wood in conjunction with other site submissions.</p> <p>Subject to the demonstration that there are exceptional circumstances to release this land from the Green Belt, and that matters such as the provision of appropriate infrastructure (including transport) and mitigation of flooding impacts can be addressed through a masterplanned approach, the site is considered suitable in conjunction with other sites for the strategic expansion of Paddock Wood.</p>

Site Reference: 143

Site Address: Land at Tolhurst Road, Five Oak Green



Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	0.70
Developable area (ha):	0.70
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:	21
Issues to consider:	MGB; HLC Period: Early post-medieval, Late 20th century; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Low Weald Farmland; Adjacent to existing Limits to Built Development;
Site Description:	The site consists of a managed paddock/field. There are small horse shelters at one end of the site. The site is adjoined by fields to the south and east and by residential properties along other

	<p>boundaries.</p> <p>The site has an open boundary to its frontage on Tolhurst Road, defined by metal fencing. High hedges and trees are along the other boundaries. There is a ditch running along the eastern boundary of the site.</p> <p>There is direct vehicular access into the site from Tolhurst Road. Pedestrian access to the site is by pavements along Tolhurst Road. The site is generally flat. The site is generally enclosed with a more exposed open frontage seen from Tolhurst Road, from which there is a public view of the site.</p>
Suitability:	The site could be suitable for allocation. Whilst there are landscape issues which would need to be addressed, it could form a logical extension to the cul de sac of residential dwellings at Tolhurst Road. Moderate harm would be caused by the removal of land from the Green Belt in this location, but if exceptional circumstances can be demonstrated the site could provide a suitable opportunity for allocation.
Availability:	Available Single ownership
Achievability:	The site is in single ownership and is available and there are reasonable prospects that this could be delivered over the Plan period.
Sustainability Assessment:	A reasonable site that scores a mix of neutrals and positives. It is let down on its land use score, being a Green Belt site within a larger parcel that would cause moderate harm if released.
Conclusion:	This site is considered suitable as a potential site allocation.
Reason:	Whilst there are landscape issues to address the site could offer a suitable and logical extension to the existing residential development to the west of the site. However, it is not included as an allocation given the Development Strategy for the borough in meeting the Local Housing Need which directs significant housing growth to new settlements at Tudeley Village and Paddock Wood.

Site Reference: 156

Site Address: Bracken Dale, Maidstone Road, Colts Hill, Capel, TN2 4AL

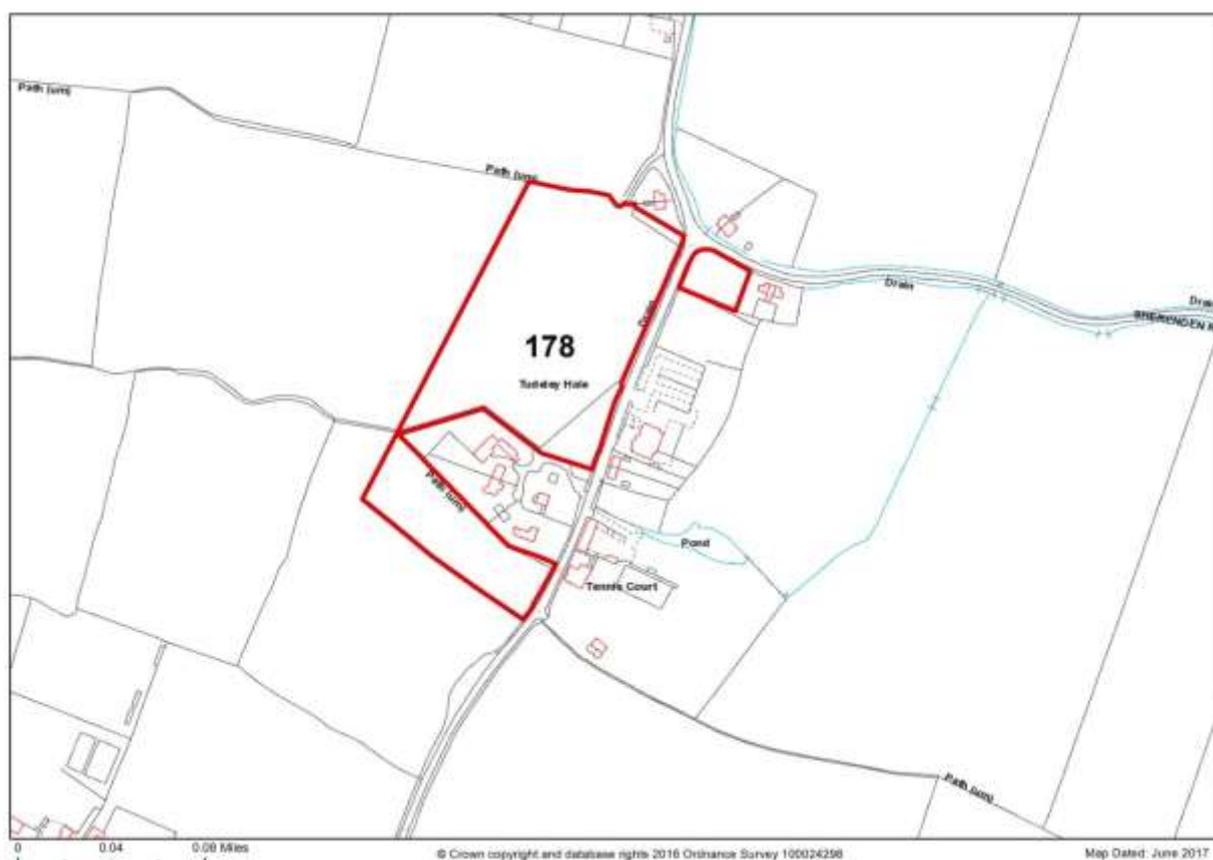


Parish:	Capel
Settlement:	Remote from settlement centre
Gross area (ha):	0.64
Developable area (ha):	0.25
Site type:	Part PDL / part Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	Ecology: Ancient Woodland; AONB Component Part: Ancient Woodland, Historic Routeways Roads; MGB; AONB; HLC Period: Late 20th century, Early medieval; APA: General background archaeological potential; ALC: GRADE 3;

	LCA: Forested Plateau; Highway matters
Site Description:	<p>The site consists of a residential property and its curtilage, outbuildings and a field. There is an existing single storey property on the site along with a detached garage, brick outbuilding and another structure. The site is adjoined by residential properties and woodland. There is a field further south west. There are trees on the site.</p> <p>Site boundaries consist of chain link fencing, trees and a large brick wall along the site frontage with Colts Hill. There is a lack of a defined boundary with the woodland to the south east.</p> <p>There is a speed restriction along Colts Hill of 50 miles per hour. There is an existing vehicular access into the site direct from Colts Hill. There is a lack of pavement along this stretch of Colts Hill. The topography of the site is flat by and around the property. The field has more of a slope towards the south east and north west and forms a slight basin. Public views of the site are restricted from the frontage by the tall brick wall. The site is more exposed to the sides and rear which blend into the woodland.</p>
Suitability:	Unsuitable. The yield is fewer than 10 units which is considered unsuitable for site allocation. Further the site is located away from an existing settlement, with limited access to key services and facilities. It is not considered sustainable in this regard.
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. Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 178

Site Address: Land on the west side of Hartlake Road opposite The Poacher Public House and on the east side of Hartlake Road, Tudeley, Capel



Parish:	Capel
Settlement:	Remote from settlement centre
Gross area (ha):	2.91
Developable area (ha):	2.91
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:	87
Issues to consider:	Transport Infrastructure: PRow; MGB; Flood Zone 2; Flood Zone 3; HLC Period: Late 20th century, Early modern; APA: Historic Settlement - Tudeley Hale;

	<p>ALC: GRADE 2; LCA: Low Weald Farmland, River Valleys; Highway matters; Heritage: adjacent to Listed Buildings</p>
Site Description:	<p>The site comprises two parcels of land. The larger parcel consists of agricultural fields. The smaller parcel of land to the east of Hartlake Road is more domestic in scale. There are no existing buildings on the site.</p> <p>The larger site is adjoined by fields, a public house and residential properties. The smaller parcel is adjoined by fields and some residential uses. The southwest corner of the larger site has no natural boundary. The remaining boundaries of the larger site comprise hedging, trees and fencing. The boundaries of the smaller parcel of land comprise of low hedging along the frontages of Hartlake and Sherenden Road and domestic fencing to the east. The southern boundary is open to the parcel of land found to the south. There are trees and hedging on the site. There are drainage ditches adjacent to the smaller parcel of the site. There is currently a lack of vehicular access into the site from Hartlake Road.</p> <p>The smaller parcel of land fronts both Hartlake Road and Sherenden Road and is adjacent to a residential property. There is a lack of pavement along Hartlake Road and Sherenden Road. Public Rights of Way numbers WT164 and WT165 run through the larger parcel of the site. The larger parcel is generally flat and is set down at a lower level than Hartlake Road. The smaller parcel is generally flat. There are public views of the site from Hartlake Road and the surrounding area. The smaller parcel is also seen from Sherenden Road.</p>
Suitability:	<p>The site is considered unsuitable for allocation. It is remote from a settlement centre and unlikely to be sustainable in this context. The site has not been considered as part of the Tudeley Village allocation (STR/SS3) nor as a reasonable alternative to this Garden Settlement. It is in Flood Zone 3 and not well related to other sites.</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>The site is remote from a settlement centre, and unlikely to be sustainable in this context.</p>

Site Reference: 183

Site Address: Tanners Farm, Church Lane, Capel

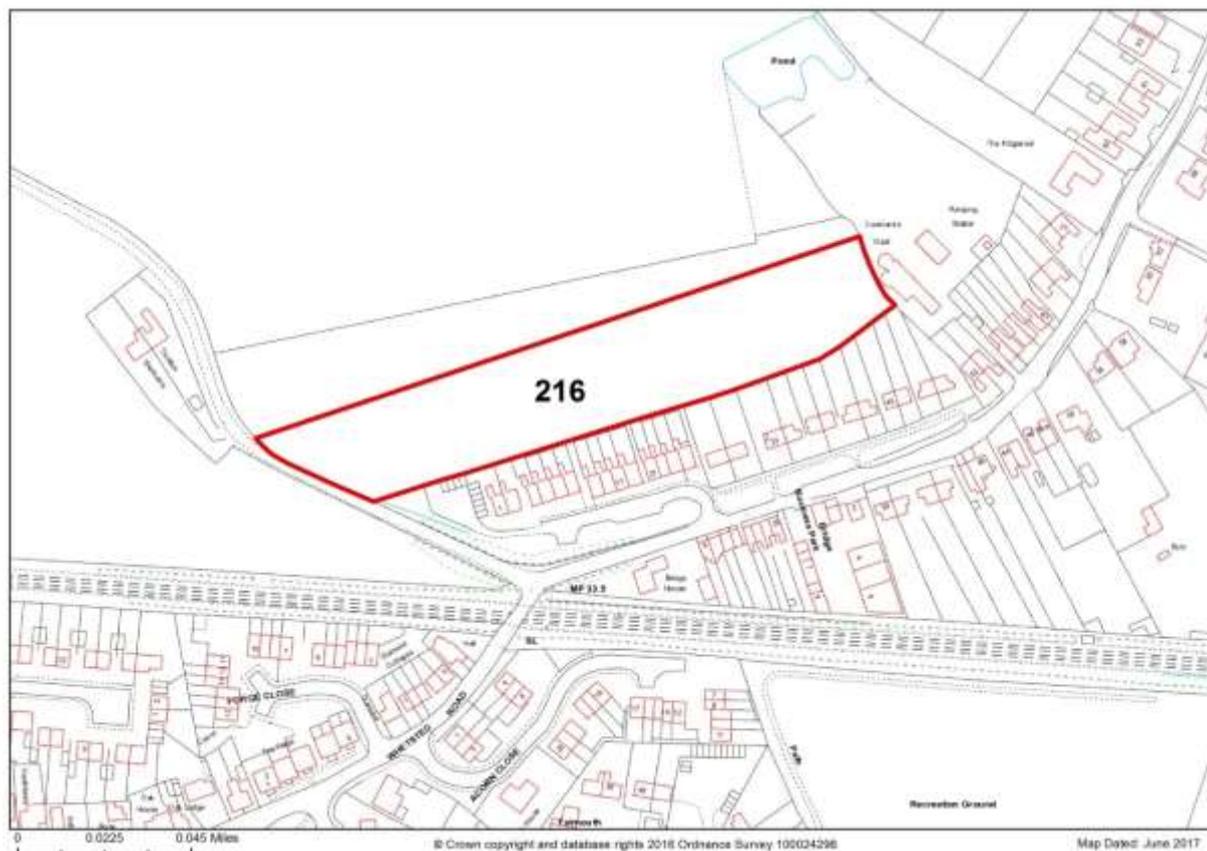


Parish:	Capel
Settlement:	Remote from settlement centre
Gross area (ha):	1.34
Developable area (ha):	1.31
Site type:	Part PDL / part greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Likely less than 10 due to heritage constraints.
Issues to consider:	Heritage: Listed Buildings (onsite and adjacent); MGB; HLC Period: Late 20th century, Early modern; APA: Historic hamlet surrounding Medieval church - Capel; ALC: GRADE 3; LCA: Low Weald Farmland;
Site Description:	The site comprises a farm complex including residential properties and associated land. There are several buildings on the site

	<p>including residential, barn and other structures. The site is adjoined by fields, residential uses and the Church is opposite the site along Church Lane. There is a mix of site boundaries throughout the site including hedgerow, trees, brick walls and structures. There are hedges and trees on the site.</p> <p>There is direct vehicular access into the site from Church Lane. There is a lack of pavements along Church Lane. Pedestrian access to the site is by the main vehicular access. Public Right of Way number WT185 runs adjacent to the site, at its north west corner. The site is mostly flat. The site is visible from Church Lane. There is a view along the site access to the buildings and of the structures abutting Church Lane.</p>
Suitability:	Unsuitable. Whilst there is some PDL on the site, this is remote from the settlement centre. Due to the specific characteristics of this site, with heritage constraints, it is considered that this site is not suitable for allocation. Heritage considerations are likely to define the precise yield that could be achieved.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	The site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from the settlement, and is considered, due to the heritage issues, any likely yield on this site is likely of a scale that is not considered suitable for allocation.

Site Reference: 216

Site Address: Land at Moat Farm, Whetstead Road, Five Oak Green



Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	1.06
Developable area (ha):	1.06
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:	32
Issues to consider:	MGB; HLC Period: Boundary Lost 76-100%, Early 21st century; APA: Brickfields visible on Second Ed OS and possible associated cottages; ALC: GRADE 3, GRADE 2; LCA: Low Weald Farmland; Heritage: adjacent Listed Building at Moat Farm; Highway matters (access);

	Land contamination (Unknown Filled Ground (medium)); Potential railway noise; Adjacent to existing Limits to Built Development
Site Description:	<p>The site consists of a managed parcel of land that is currently in fruit production. There are no existing buildings on the site. The site is adjoined by residential properties and commercial use (part of Moat Farm) and the main railway line. The site has an open boundary along its road frontage and is largely open with the adjacent fruit farm. There are trees, hedges and fencing adjacent to the residential properties. There is a ditch adjacent to the frontage with the access road.</p> <p>The site is accessed from a road off Whested Road into Moat Farm, adjacent to a railway bridge. There is a lack of pavement along Whetsted Road and a lack of access to Moat Farm. There is a Public Right of Way adjacent to the west. The site is generally flat. The site is at a lower level than the access road to the west. Views of the site are private views from adjacent residential properties and the access road to Moat Farm mostly. There are views of the site from the main railway line.</p>
Suitability:	Unsuitable for allocation. There are concerns about the ability to provide an appropriate means of access to the site. There are also heritage and landscape concerns, the site being in proximity to historic farmsteads and forming part of the landscape setting of the settlement; and the release of land from the Green Belt which makes a very high contribution to the Green Belt in this location.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site scores a number of neutrals with some positives, let down by its heritage score in close proximity to three historic farmsteads and on land use and landscape scores, being the loss of a greenfield site part of a broader parcel that makes a very high contribution to the Green Belt.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site access constraints, along with heritage and landscape concerns, which raise concerns over the suitability of this site as an allocation.

Site Reference: 254

Site Address: Land at Sychem Lane, Five Oak Green, Capel



Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	0.56
Developable area (ha):	0.56
Site type:	Part PDL/part greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	MGB; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland; Highway matters (access); Adjacent to existing Limits to Built Development; As at 01 April 2020, site includes extant planning permission 19/01586/OUT for 5 dwellings

Site Description:	<p>The site partly consists of a commercial use (Capel Fencing) and a field. There are structures on the site associated with the current use and several vehicles. The site is adjoined by agricultural fields and residential development. The site boundaries comprise hedging, trees and domestic boundaries. There is a drain along/close to the western boundary of the site.</p> <p>There is direct (narrow) vehicular access into the site from Sychem Lane. There are pavements along Sychem Lane linking with the wider area. The site is generally flat. The western/rear of the site is seen from across the adjoining field from Church Lane. There are public views from Sychem Lane along the access to the site.</p>
Suitability:	The site is part PDL adjacent to the LBD and likely to be sustainable in this context. However, any likely yield on this site is likely to be of a scale that is not considered suitable for allocation (as demonstrated by the existing planning permission).
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 is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 306

Site Address: Land at Colts Hill, Paddock Wood, Kent

Call for Sites 2017 Submission



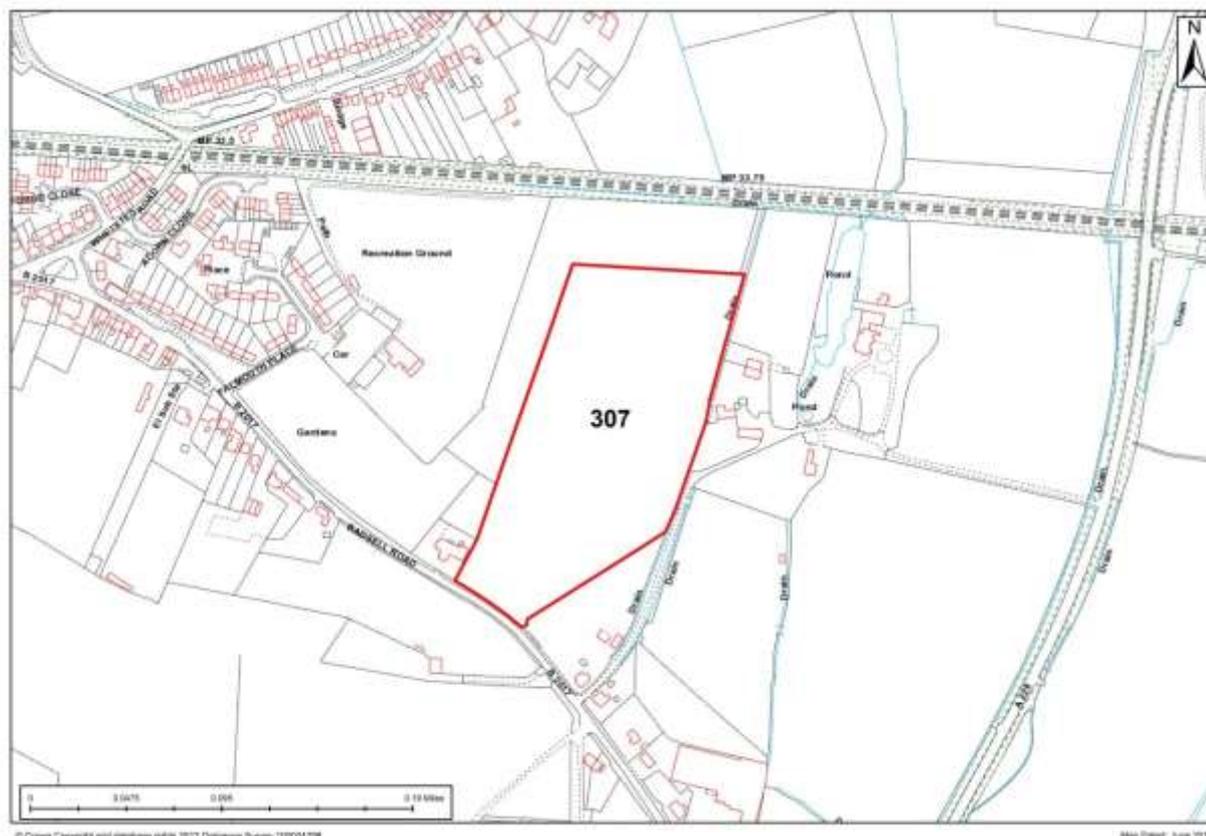
Parish:	Capel
Settlement:	Remote from settlement centre
Gross area (ha):	5.03
Developable area (ha):	5.03
Site type:	Greenfield site in rural area adjacent to Colts Hill (A228)
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	151
Issues to consider:	Flood Zone 2; Flood Zone 3; HLC Period: Boundary Lost 76-100%, Early 21st century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland;
Site Description:	The site is a greenfield site. There are no existing buildings on the site. The site lies adjacent to Colts Hill, a fishery and residential

	properties. There are fields adjacent to the site too. Access to the site is from an access driveway/gate off of Colts Hill. There are no pavements along Colts Hill.
Suitability:	Unsuitable because the site is remote from a settlement centre and unlikely to be sustainable in this context. There is also concern about coalescence between Five Oak Green and Paddock Wood if this land is removed from the Green Belt. Access onto the A228 at Colts Hill is also uncertain.
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 there is concern about coalescence between Five Oak Green and Paddock Wood.

Site Reference: 307

Site Address: Land to the north of Badsell Road, Five Oak Green, Kent

Call for Sites 2017 Submission



Parish:	Capel
Settlement:	In proximity to Five Oak Green
Gross area (ha):	3.79
Developable area (ha):	3.79
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:	114
Issues to consider:	MGB; Flood Zone 2; Flood Zone 3; HLC Period: Early post-medieval, Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland; Noise from railway line

Site Description:	<p>The site is a managed parcel of green field land. There are no existing buildings on the site other than some portaloos. The site is adjoined by a similar parcel of land and a Place of Worship including a nursery. The main railway line is further to the north. Site boundaries comprise hedging, some chain link. The eastern boundary to the adjacent parcel is open as the site access runs through the middle of these parcels. The site is overgrown along its frontage with Badsell Road.</p> <p>There is vehicular access to the site from Badsell Road. There is a pavement along the Badsell Road frontage of the site. There are no Public Rights of Way on the site but a Bridleway is near by and there are PROW in locality. The site is flat. There is a public view of the site from Badsell Road and a clear view from a metal gate at the site access.</p>
Suitability:	<p>Unsuitable because there is a landscape concern that this site would erode the green gap between Five Oak Green and Paddock Wood if this land is removed from the Green Belt. This is a significant chunk of a Green Belt parcel the release of which would cause moderate harm.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>This site receives a mix of scores, several neutrals and some positive ones. Landscape, land use and noise receive negative scores, a reflection of this Green Belt, greenfield site and its position close to the main railway line.</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>
Reason:	<p>There is a landscape concern that this site would erode the green gap between Five Oak Green and Paddock Wood. This is a significant chunk of a Green Belt parcel the release of which would cause moderate harm.</p>

Site Reference: 308

Site Address: Land to the west of Maidstone Road, Five Oak Green, Kent

Call for Sites 2017 Submission



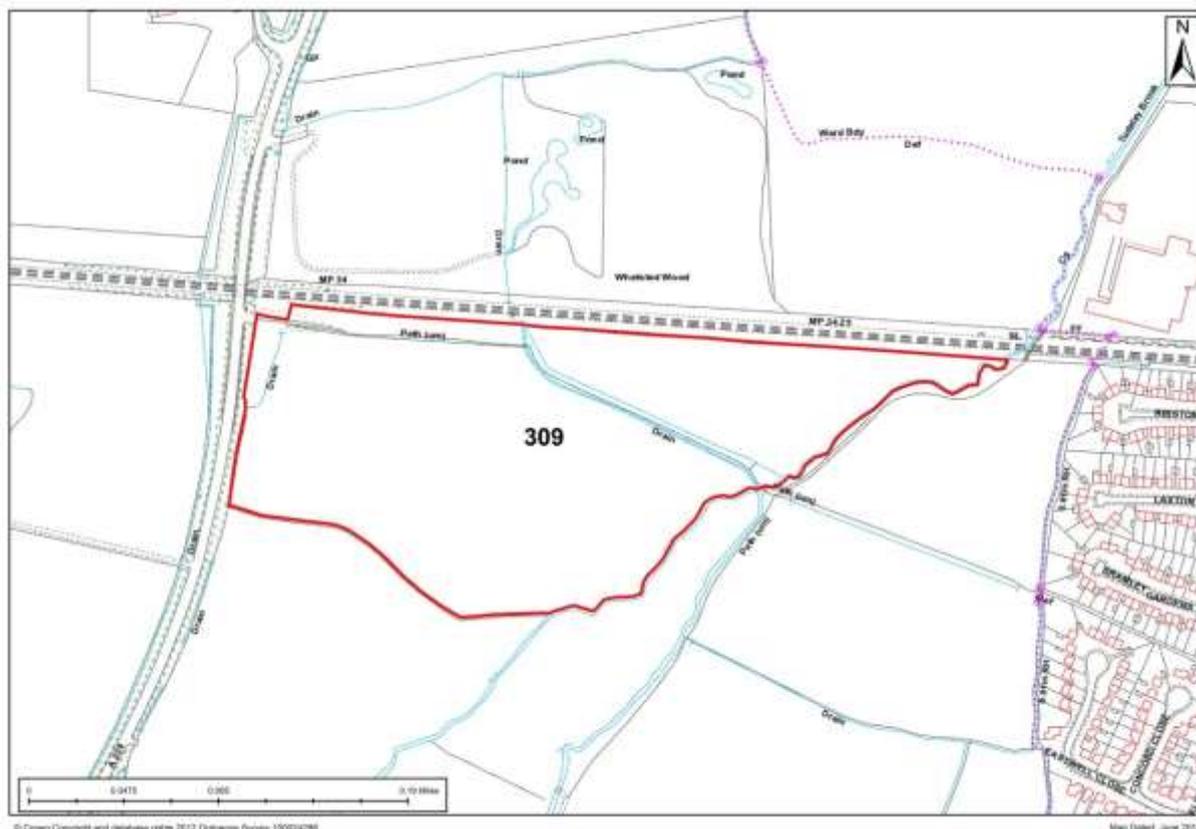
Parish:	Capel
Settlement:	Remote from settlement centre
Gross area (ha):	5.80
Developable area (ha):	5.80
Site type:	Greenfield site adjacent to Maidstone Road (A228)
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	174
Issues to consider:	MGB; Flood Zone 2; Flood Zone 3; HLC Period: Early post-medieval, Late 20th century; APA: Historic Farmstead - Fobles Farm (now Caple Grange); ALC: GRADE 3; LCA: Low Weald Farmland; Land contamination (Works Unspecified Use (medium and low

	risk)).
Site Description:	<p>Large part of site is agricultural field. Smaller part by site access is green with a chicken compound. There are no other buildings on the site. The site is adjoined by green fields, commercial use, Capel Grange residential care home and some residential uses. There are trees along the eastern boundary of the site, some hedging and other trees. There is an open boundary to the south from the access drive to the residential home to the north.</p> <p>The site is served by a metal access gate off a Bridleway, which is tarmac. There is pavement along Badsell Road. There is a Bridleway adjacent to the site and Public Rights of Way in the wider area. The site is flat. Public views of the site are limited.</p>
Suitability:	Unsuitable because there is concern that allocation of this site would result in coalescence concerns between Capel and Paddock Wood; it is also part of a larger Green Belt parcel the release of which would cause very high harm.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is concern that allocation of this site would result in coalescence concerns between Capel and Paddock Wood. It is also part of a larger Green Belt parcel the release of which would cause very high harm.

Site Reference: 309 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Land to the east of Maidstone Road, Five Oak Green, Kent

Call for Sites 2017 Submission



Parish:	Capel
Settlement:	Paddock Wood
Gross area (ha):	9.18
Developable area (ha):	Subject to Masterplanning
Site type:	Greenfield site adjacent to Maidstone Road (A228) and south of railway line
Potential site use:	Mixed including residential
Potential yield if residential:	c. 3600 in conjunction with other sites forming wider site allocation. See Strategic Sites Masterplanning and Infrastructure Study 2021.
Issues to consider:	Ecology: Ancient Woodland; Transport Infrastructure: PRoW; MGB; Flood Zone 2; Flood Zone 3; HLC Period: Early medieval;

	<p>APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland; Highways Issues (access); Cross boundary issues</p>
Site Description:	<p>The site comprises an area of woodland and agricultural field, including an overgrown area. There are no existing buildings on the site but it appears that there were buildings on part of the site once, served possibly by a stone track road from Maidstone Road.</p> <p>Adjoining uses include an agricultural field, the public highway, a residential care home and the main railway line. The site has fairly open boundary that includes trees and overgrown vegetation. There are trees along the boundary of the field.</p> <p>The site is served by a metal gate out onto Maidstone Road to west of site. There are pavements in residential streets further to the east of the site. There is a Public Right of Way through the site. The field is generally flat with the woodland topography a bit more complex. There are public views of the site from the Public Right of Way as well as views from the main railway line and from Maidstone Road.</p>
Suitability:	<p>The site is adjacent to the Limits to Built Development in proximity to Paddock Wood. The site is likely to be sustainable in this context and in conjunction with other sites would provide a sustainable and logical location for the strategic expansion of Paddock Wood, including land in east Capel.</p> <p>It is recognised that the site is Green Belt. There is national policy protection for the Green Belt, but the NPPF also recognises that Green Belt boundaries can be altered where there are exceptional circumstances, and these are fully evidenced and justified. The Green Belt Study Stage Three Assessment (2020) identifies that the release of the land from the Green Belt in this location will cause moderate to high levels of harm. Potential mitigation measures are set out to reduce the potential visual influence of development on the Green Belt land. The masterplanning work can have regard to this. There is also scope for compensatory improvements such as hedgerow planting, enhanced pedestrian routes or conversion of fields from arable to grassland.</p> <p>The site is also constrained by flooding, with portions of the site falling within Flood Zones 2 and 3. The site is considered suitable in conjunction with other sites for the strategic growth around Paddock Wood as the masterplanning associated with this growth will allow flooding to be considered properly, and facilitate new investment in flood infrastructure to provide betterment to the existing town.</p>

Availability:	Available Single ownership
Achievability:	This site is a suitable site, is available and in single ownership. It is considered that it could be delivered within the Local Plan period.
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.</p> <p>Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.</p> <p>New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.</p> <p>Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to</p>

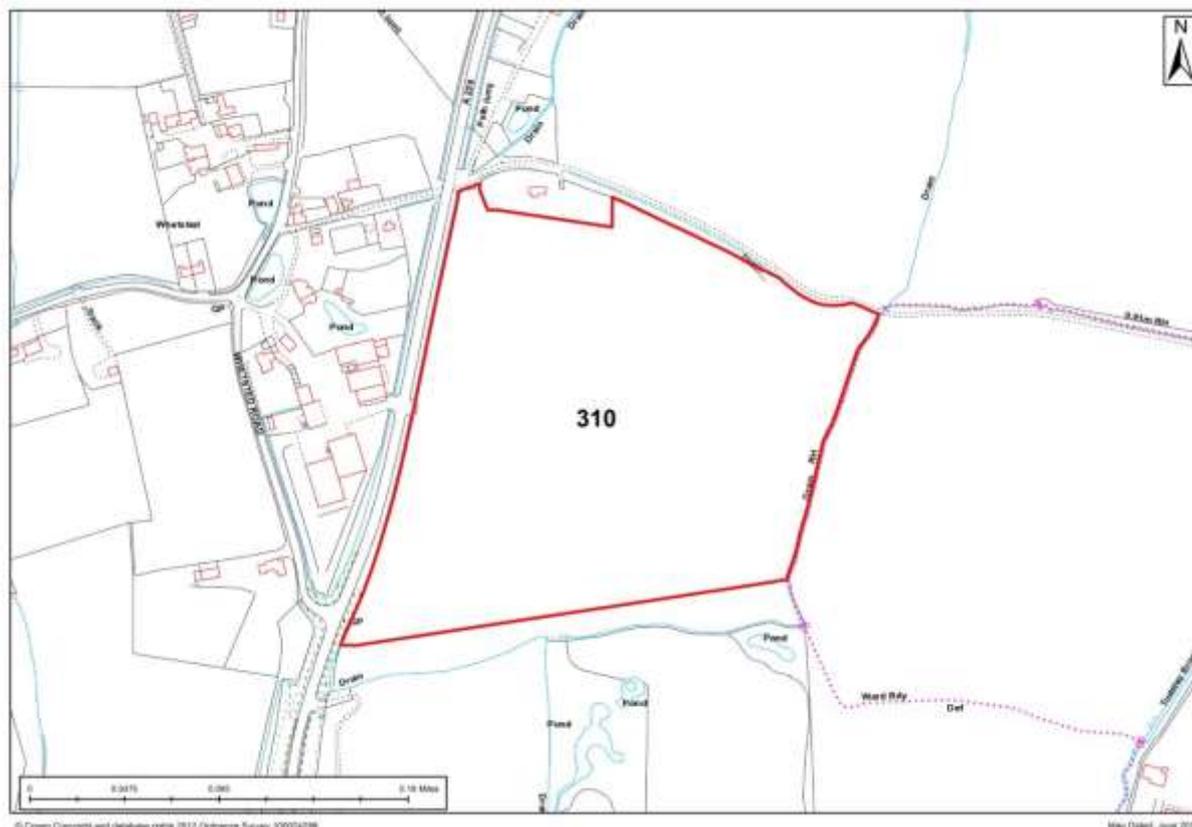
	<p>facilities for those with impairments felt to be possible with a strong master planning approach.</p> <p>The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.</p> <p>A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High.</p> <p>The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	The site is sustainable and would form a logical extension of the

	<p>LBD for Paddock Wood in conjunction with other site submissions.</p> <p>Subject to the demonstration that there are exceptional circumstances to release this land from the Green Belt, and that matters such as the provision of appropriate infrastructure (including transport) and mitigation of flooding impacts can be addressed through a masterplanned approach, the site is considered suitable in conjunction with other sites for the strategic expansion of Paddock Wood</p>
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Site Reference: 310 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Land at Whetsted Farm, Maidstone Road, Five Oak Green, Kent

Call for Sites 2017 Submission



Parish:	Capel
Settlement:	Paddock Wood
Gross area (ha):	10.39
Developable area (ha):	Subject to Masterplanning
Site type:	Greenfield site adjacent to Maidstone Road (A228)
Potential site use:	Mixed including residential
Potential yield if residential:	c. 3,600 conjunction with other sites forming wider site allocation. See Strategic Sites Infrastructure and Masterplanning Study 2021.
Issues to consider:	MGB; Flood Zone 2; Flood Zone 3; HLC Period: Boundary Lost 76-100%, Early modern; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Low Weald Farmland;

	Heritage: Impact on historic farmstead across road; Highways issues; Cross boundary issues
Site Description:	The site is a managed arable greenfield which appears to be in agricultural use. There are no existing buildings on the site. The site is adjoined by fields and Maidstone Road to the west. The site boundaries consist of trees and hedges. To the north east the boundary is more open. There is access from the adjacent access track in the north east corner of the site. There is an access track and public Right of Way alongside the north boundary of the site, however there is no formal pedestrian access to the site. There is a Public Right of Way alongside the northern boundary of the site. The site is flat. There are sporadic public views into the site from Maidstone Road. There are more open views into the site from the adjacent access track.
Suitability:	<p>The site is in proximity to Paddock Wood. The site is likely to be sustainable in this context and in conjunction with other sites would provide a sustainable and logical location for the strategic expansion of Paddock Wood, including land in east Capel. This would overcome the lack of access from the site as it stands.</p> <p>It is recognised that the site is Green Belt. There is national policy protection for the Green Belt, but the NPPF also recognises that Green Belt boundaries can be altered where there are exceptional circumstances, and these are fully evidenced and justified. The Green Belt Study Stage Three Assessment (2020) identifies that the release of the land from the Green Belt in this location will cause moderate to high levels of harm. Potential mitigation measures are set out to reduce the potential visual influence of development on the Green Belt land. The masterplanning work can have regard to this. There is also scope for compensatory improvements such as hedgerow planting, enhanced pedestrian routes or conversion of fields from arable to grassland.</p> <p>The site is also constrained by flooding, with portions of the site falling within Flood Zones 2 and 3. The site is considered suitable in conjunction with other sites for the strategic growth around Paddock Wood as the masterplanning associated with this growth will allow flooding to be considered properly, and facilitate new investment in flood infrastructure to provide betterment to the existing town.</p>
Availability:	Available Single ownership
Achievability:	This site is a suitable site, is available and in single ownership. It is considered that it could be delivered within the Local Plan period.
Sustainability Assessment:	Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being

important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.

Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.

Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.

Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.

Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.

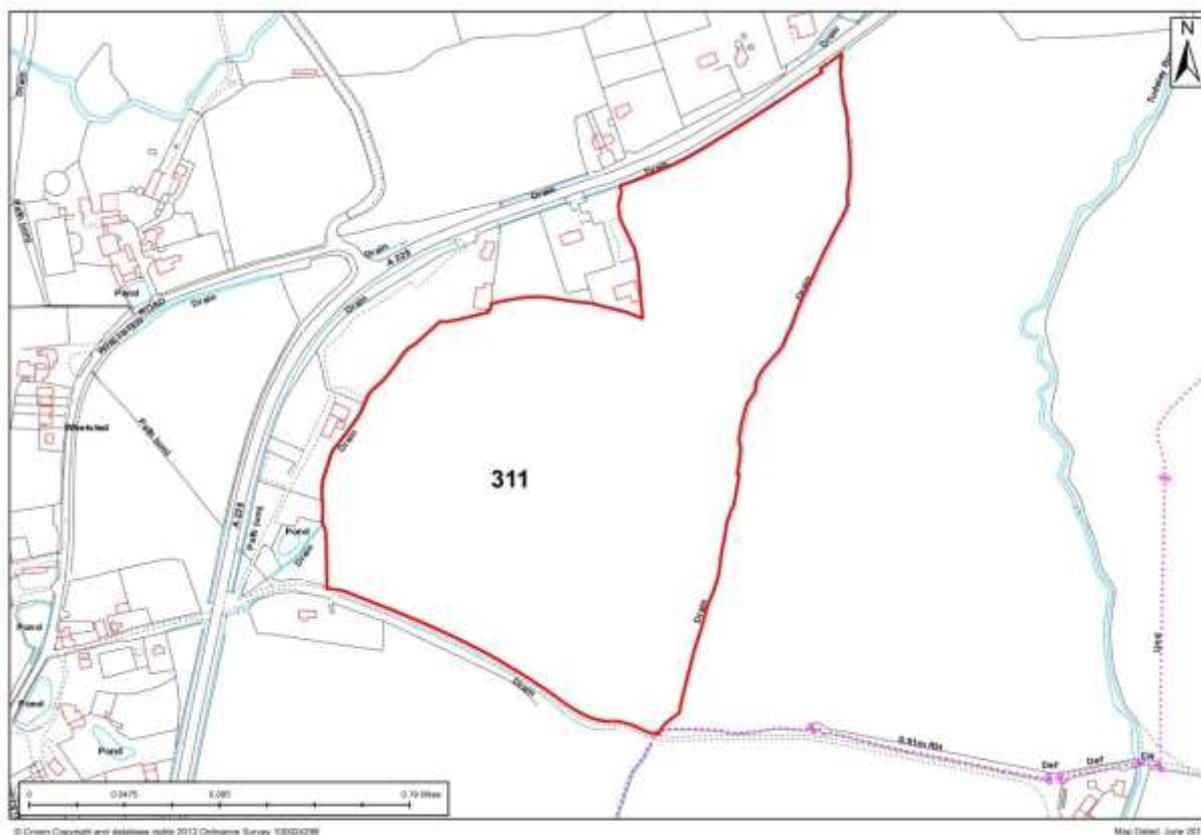
	<p>A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High.</p> <p>The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	<p>The site is sustainable and would form a logical extension of the LBD for Paddock Wood in conjunction with other site submissions.</p> <p>Subject to the demonstration that there are exceptional circumstances to release this land from the Green Belt, and that matters such as the provision of appropriate infrastructure (including transport) and mitigation of flooding impacts can be addressed through a masterplanned approach, the site is considered suitable in conjunction with other sites for the strategic</p>

	expansion of Paddock Wood. .
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Site Reference: 311 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Land at Sebastopol, Whetsted Road, Five Oak Green, Kent

Call for Sites 2017 Submission



Parish:	Capel
Settlement:	Paddock Wood
Gross area (ha):	11.42
Developable area (ha):	Subject to Masterplanning
Site type:	Greenfield site adjacent to Maidstone Road (A228)
Potential site use:	Mixed including residential
Potential yield if residential:	c. 3,600 in conjunction with other sites forming wider site allocation. See Strategic Sites Infrastructure and Masterplanning Study 2021.
Issues to consider:	MGB; Flood Zone 2; Flood Zone 3; HLC Period: Early 20th century, Late 20th century; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2;

	LCA: Low Weald Farmland; Land contamination (Recycling/Metal Waste); Highways issues; Cross boundary issues
Site Description:	<p>The site comprises a managed greenfield site, agricultural in appearance. There are no existing buildings on the site. The site is adjoined by fields and sporadic buildings.</p> <p>Site boundaries comprise hedging and trees. Eastern boundary is not defined. Southern boundary is open adjacent to public path/shared access road. There is an informal access in the south east corner of the site. Whetsted Road adjoins to north of site. There are pavements further east along Maidstone Road and a Bridleway adjacent to the south. The site is generally flat.</p>
Suitability:	<p>The site is in proximity to Paddock Wood. The site is likely to be sustainable in this context and in conjunction with other sites would provide a sustainable and logical location for the strategic expansion of Paddock Wood, including land in east Capel. This would overcome the lack of access from the site as it stands.</p> <p>It is recognised that the site is Green Belt. There is national policy protection for the Green Belt, but the NPPF also recognises that Green Belt boundaries can be altered where there are exceptional circumstances, and these are fully evidenced and justified. The Green Belt Study Stage Three Assessment (2020) identifies that the release of the land from the Green Belt in this location will cause moderate to high levels of harm. Potential mitigation measures are set out to reduce the potential visual influence of development on the Green Belt land. The masterplanning work can have regard to this. There is also scope for compensatory improvements such as hedgerow planting, enhanced pedestrian routes or conversion of fields from arable to grassland.</p> <p>The site is also constrained by flooding, with portions of the site falling within Flood Zones 2 and 3. The site is considered suitable in conjunction with other sites for the strategic growth around Paddock Wood as the masterplanning associated with this growth will allow flooding to be considered properly, and facilitate new investment in flood infrastructure to provide betterment to the existing town.</p>
Availability:	Available Single ownership
Achievability:	This site is a suitable site, is available and in single ownership. It is considered that it could be delivered within the Local Plan period.
Sustainability Assessment:	Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being

important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.

Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.

Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.

Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.

Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

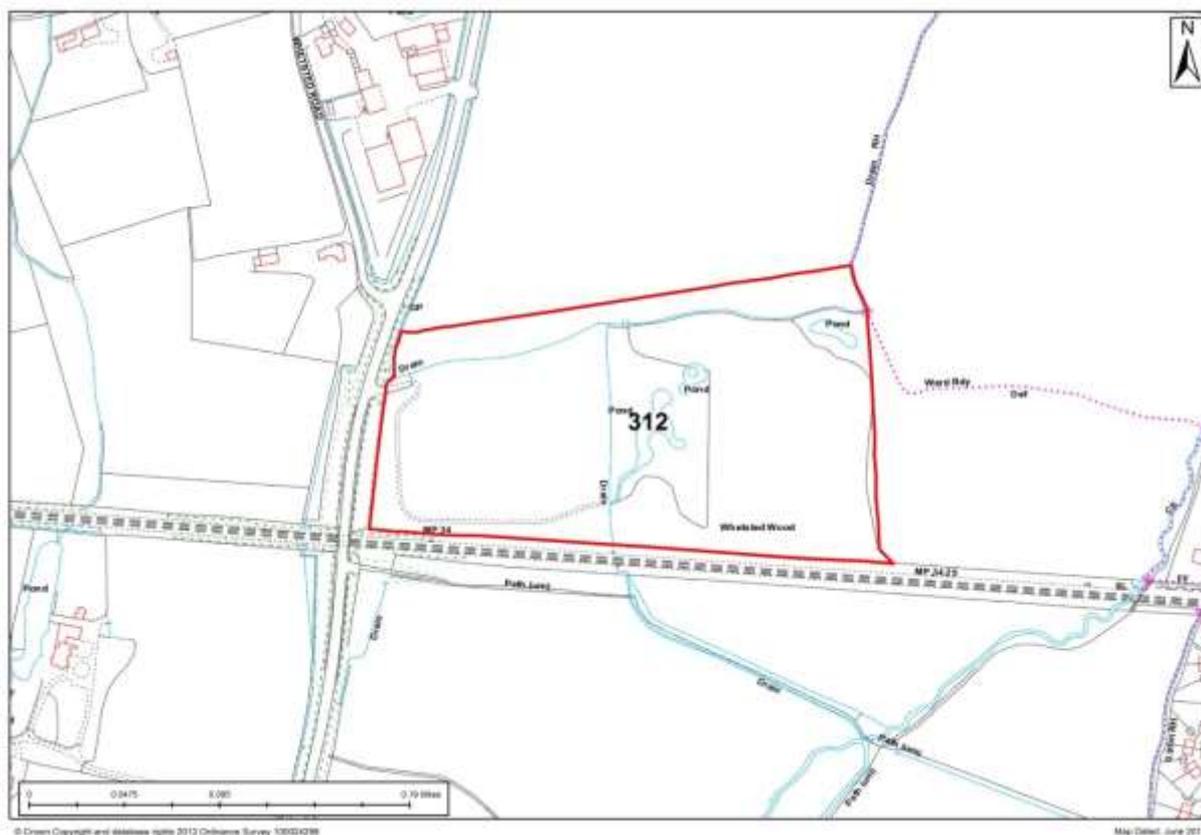
The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG. A negative heritage scores reflects the land take required and

	<p>thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High. The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	<p>The site is sustainable and would form a logical extension of the LBD for Paddock Wood in conjunction with other site submissions.</p> <p>Subject to the demonstration that there are exceptional circumstances to release this land from the Green Belt, and that matters such as the provision of appropriate infrastructure (including transport) and mitigation of flooding impacts can be addressed through a masterplanned approach, the site is considered suitable in conjunction with other sites for the strategic expansion of Paddock Wood</p>

Site Reference: 312 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Land at Whetsted Wood, Maidstone Road, Five Oak Green, Kent

Call for Sites 2017 Submission



Parish:	Capel
Settlement:	Paddock Wood
Gross area (ha):	7.85
Developable area (ha):	Subject to Masterplanning
Site type:	Greenfield site adjacent to Maidstone Road (A228) and north of railway line
Potential site use:	Mixed including residential
Potential yield if residential:	c.3600 in conjunction with other sites forming wider site allocation. See Strategic Sites Masterplanning and Infrastructure Study 2021.
Issues to consider:	Ecology: Ancient Woodland; AONB Component Part: Historic Routeways Roads; MGB; Flood Zone 2; Flood Zone 3;

	<p>HLC Period: Late 20th century, Early medieval; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Low Weald Farmland; Drainage considerations; Land contamination (Railway Land – tracks mainly); Highway issues; Cross boundary issues</p>
Site Description:	<p>Site comprises a field and some woodland. There are no existing buildings on the site. The site is adjoined by the main railway line, public highway, woodland, field and farm. Boundaries to the site include trees.</p> <p>There is vehicular access from Maidstone Road. There is a lack of pavement along this stretch of Maidstone Road. The site is in proximity to built development.</p> <p>Site is generally flat but lies at a lower level than the adjacent Maidstone Road. Public views of the site are restricted. The site can be seen from the bridge area along Maidstone Road and there are views from the railway line.</p>
Suitability:	<p>The site is in proximity to LBD in Paddock Wood. The site is likely to be sustainable in this context and in conjunction with other sites would provide a sustainable and logical location for the strategic expansion of Paddock Wood, including land in east Capel. This would overcome the lack of access from the site as it stands.</p> <p>It is recognised that the site is Green Belt. There is national policy protection for the Green Belt, but the NPPF also recognises that Green Belt boundaries can be altered where there are exceptional circumstances, and these are fully evidenced and justified. The Green Belt Study Stage Three Assessment (2020) identifies that the release of the land from the Green Belt in this location will cause moderate to high levels of harm. Potential mitigation measures are set out to reduce the potential visual influence of development on the Green Belt land. The masterplanning work can have regard to this. There is also scope for compensatory improvements such as hedgerow planting, enhanced pedestrian routes or conversion of fields from arable to grassland.</p> <p>The site is also constrained by flooding, with portions of the site falling within Flood Zones 2 and 3. The site is considered suitable in conjunction with other sites for the strategic growth around Paddock Wood as the masterplanning associated with this growth will allow flooding to be considered properly, and facilitate new investment in flood infrastructure to provide betterment to the existing town.</p>
Availability:	Available

	Single ownership
Achievability:	This site is a suitable site, is available and in single ownership. It is considered that it could be delivered within the Local Plan period.
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.</p> <p>Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.</p> <p>New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.</p> <p>Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a</p>

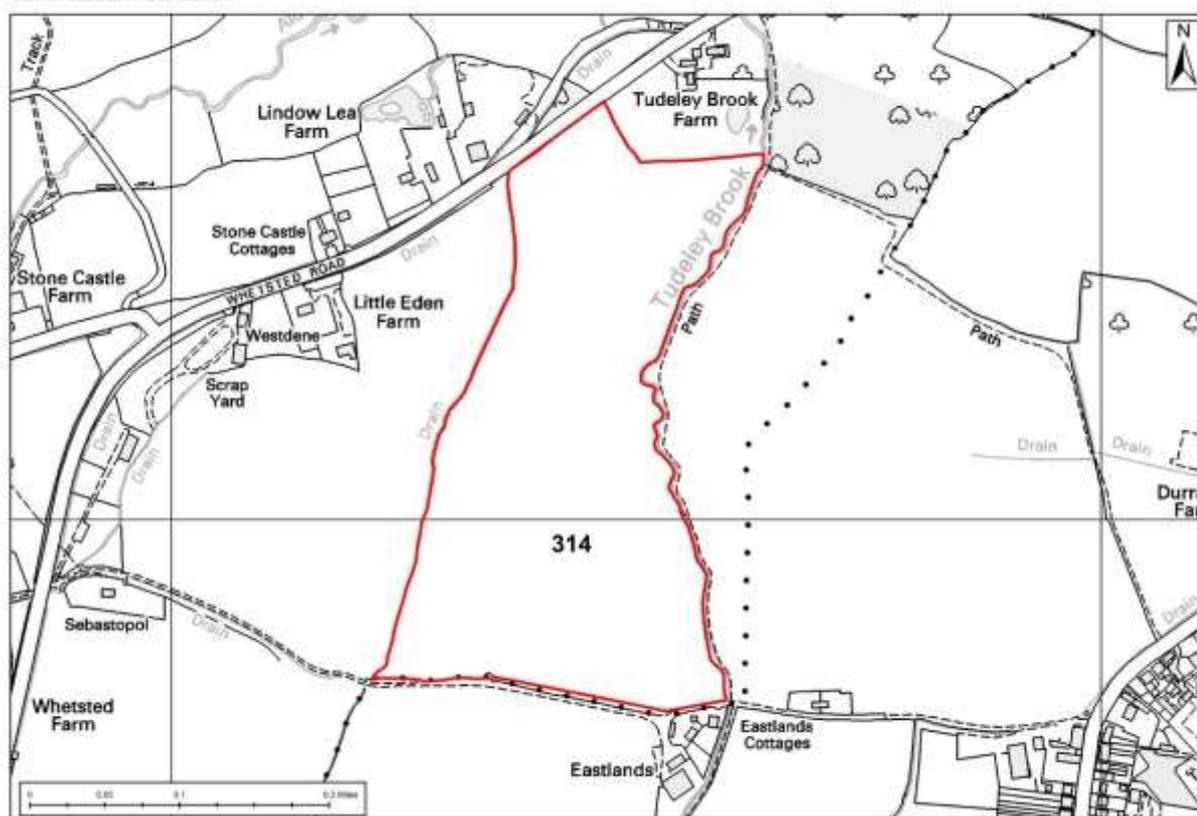
	<p>strong master planning approach.</p> <p>The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.</p> <p>A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High.</p> <p>The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	The site is sustainable and would form a logical extension of the LBD for Paddock Wood in conjunction with other site

	<p>submissions.</p> <p>Subject to the demonstration that there are exceptional circumstances to release this land from the Green Belt, and that matters such as the provision of appropriate infrastructure (including transport) and mitigation of flooding impacts can be addressed through a masterplanned approach, the site is considered suitable in conjunction with other sites for the strategic expansion of Paddock Wood</p>
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Site Reference: 314 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Land south of Whetsted Road, Paddock Wood, Kent

Call for Sites 2017 Submission



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Map dated June 2017

Parish:	Capel
Settlement:	Paddock Wood
Gross area (ha):	15.23
Developable area (ha):	Subject to Masterplanning
Site type:	Greenfield site adjacent to Whetsted Road (A228)
Potential site use:	Mixed including residential
Potential yield if residential:	c. 3600 in conjunction with other sites forming wider site allocation. See Strategic Sites Infrastructure and Masterplanning Study 2021.
Issues to consider:	AONB Component Part: Historic Routeways Roads; MGB; Flood Zone 2; Flood Zone 3; HLC Period: Late 20th century; APA: General background archaeological potential;

	<p>ALC: GRADE 3, GRADE 2; LCA: Low Weald Farmland; Highways issues; Cross boundary issues</p>
Site Description:	<p>Site consists of a managed greenfield site, agricultural in appearance. There are no existing buildings on the site. The site is adjoined mostly by fields as well as limited residential use and possibly an element of commercial use. Site boundaries comprise hedging and trees. The boundary is more open with cable and posts along the boundary with an access road to the south. The western boundary of the site is not defined.</p> <p>Site has frontage with a shared access road to the south. There is an informal access into site in south west corner and currently a lack of pedestrian access and lack of pavement. There is pavement further east along Maidstone Road. There are Public footpaths and a Bridleway adjacent to the site from which there are public views. The site is generally flat.</p>
Suitability:	<p>The site is in proximity to the LBD in Paddock Wood. The site is likely to be sustainable in this context and in conjunction with other sites would provide a sustainable and logical location for the strategic expansion of Paddock Wood, including land in east Capel. This would overcome the lack of access from the site as it stands.</p> <p>It is recognised that the site is Green Belt. There is national policy protection for the Green Belt, but the NPPF also recognises that Green Belt boundaries can be altered where there are exceptional circumstances, and these are fully evidenced and justified. The Green Belt Study Stage Three Assessment (2020) identifies that the release of the land from the Green Belt in this location will cause moderate to high levels of harm. Potential mitigation measures are set out to reduce the potential visual influence of development on the Green Belt land. The masterplanning work can have regard to this. There is also scope for compensatory improvements such as hedgerow planting, enhanced pedestrian routes or conversion of fields from arable to grassland.</p> <p>The site is also constrained by flooding, with portions of the site falling within Flood Zones 2 and 3. The site is considered suitable in conjunction with other sites for the strategic growth around Paddock Wood as the masterplanning associated with this growth will allow flooding to be considered properly, and facilitate new investment in flood infrastructure to provide betterment to the existing town.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>This site is a suitable site, is available and in single ownership. It is considered that it could be delivered within the Local Plan</p>

	period.
<p>Sustainability Assessment:</p>	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p> <p>Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.</p> <p>Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.</p> <p>New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.</p> <p>Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.</p> <p>The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace</p>

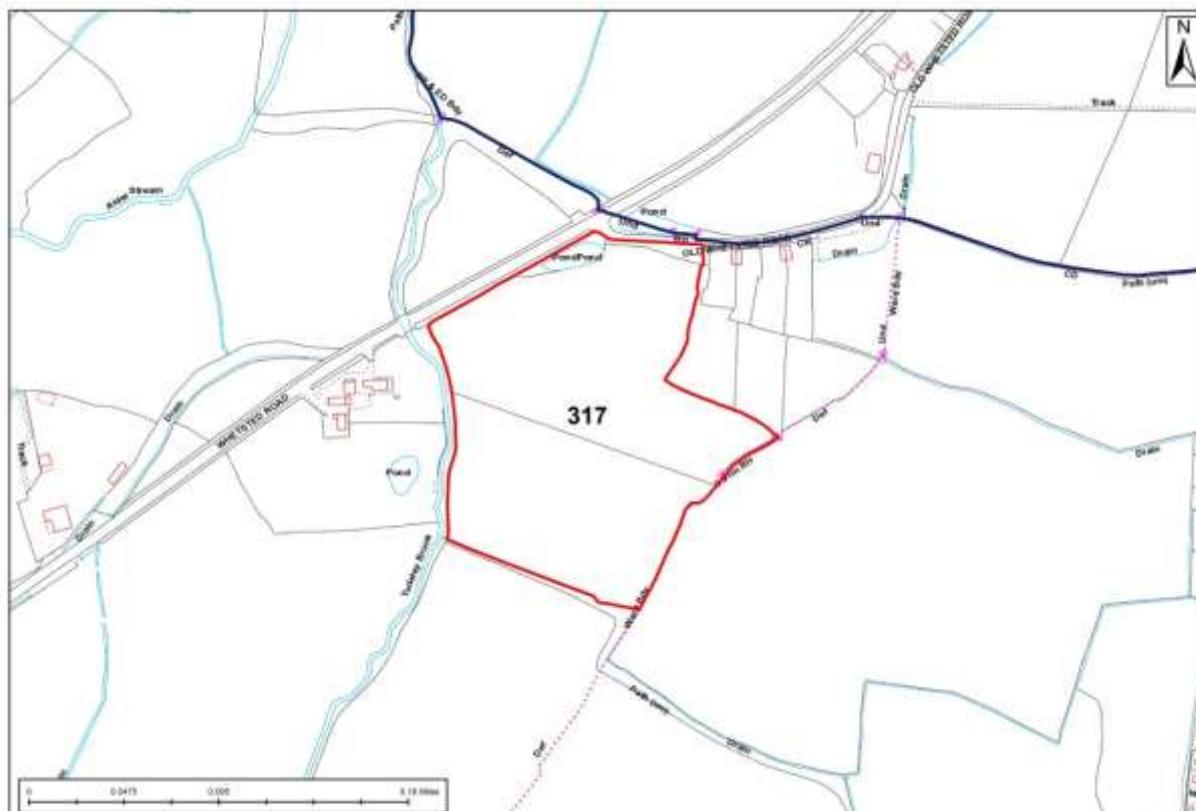
	<p>Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.</p> <p>A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High.</p> <p>The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise scores reflects the scale of development and the location of development adjacent to the railway line. Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	<p>The site is sustainable and would form a logical extension of the LBD for Paddock Wood in conjunction with other site submissions.</p> <p>Subject to the demonstration that there are exceptional circumstances to release this land from the Green Belt, and that matters such as the provision of appropriate infrastructure (including transport) and mitigation of flooding impacts can be</p>

	addressed through a masterplanned approach, the site is considered suitable in conjunction with other sites for the strategic expansion of Paddock Wood
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Site Reference: 317 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Tudeley Brook Farm, Whetsted Road, Paddock Wood, Kent

Call for Sites 2017 Submission



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Map Dated June 2017

Parish:	Capel
Settlement:	Paddock Wood
Gross area (ha):	5.30
Developable area (ha):	Subject to masterplanning
Site type:	Greenfield site adjacent to Whetsted Road (A228)
Potential site use:	Mixed including residential
Potential yield if residential:	c. 3600 in conjunction with other sites forming wider site allocation. See Strategic Sites Infrastructure and Masterplanning Study 2021.
Issues to consider:	Transport Infrastructure: PRoW; MGB; Flood Zone 2; Flood Zone 3; HLC Period: Early post-medieval, Late 20th century; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2;

	LCA: Low Weald Farmland; Highways issues; Cross boundary issues
Site Description:	The site is a greenfield site, part of which appears to be managed arable land. Parts of the site are more overgrown. There are no existing buildings on the site. The site is adjoined by fields, and Whetsted Road to the north. The boundaries consist of trees and hedging. There appears to be no formal vehicular access to the site, however it has a frontage with Whetsted Road. The site is adjoined by a public Right of Way. There is no current pedestrian access to the site. The site is flat. There are limited views into the site from Whetsted Road.
Suitability:	<p>The site is in proximity to the LBD at Paddock Wood. The site is likely to be sustainable in this context and in conjunction with other sites would provide a sustainable and logical location for the strategic expansion of Paddock Wood, including land in east Capel. This would overcome the lack of access from the site as it stands.</p> <p>It is recognised that the site is Green Belt. There is national policy protection for the Green Belt, but the NPPF also recognises that Green Belt boundaries can be altered where there are exceptional circumstances, and these are fully evidenced and justified. The Green Belt Study Stage Three Assessment (2020) identifies that the release of the land from the Green Belt in this location will cause moderate to high levels of harm. Potential mitigation measures are set out to reduce the potential visual influence of development on the Green Belt land. The masterplanning work can have regard to this. There is also scope for compensatory improvements such as hedgerow planting, enhanced pedestrian routes or conversion of fields from arable to grassland.</p> <p>The site is also constrained by flooding, with portions of the site falling within Flood Zones 2 and 3. The site is considered suitable in conjunction with other sites for the strategic growth around Paddock Wood as the masterplanning associated with this growth will allow flooding to be considered properly, and facilitate new investment in flood infrastructure to provide betterment to the existing town.</p>
Availability:	Available Single ownership
Achievability:	This site is a suitable site, is available and in single ownership. It is considered that it could be delivered within the Local Plan period.
Sustainability Assessment:	Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be

seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.

Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.

Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.

Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.

Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG. A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help

	<p>ensure a strategy for enhancements was realised.</p> <p>The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High. The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	<p>The site is sustainable and would form a logical extension of the LBD for Paddock Wood in conjunction with other site submissions.</p> <p>Subject to the demonstration that there are exceptional circumstances to release this land from the Green Belt, and that matters such as the provision of appropriate infrastructure (including transport) and mitigation of flooding impacts can be addressed through a masterplanned approach, the site is considered suitable in conjunction with other sites for the strategic expansion of Paddock Wood</p>

Site Reference: 329

Site Address: School field, Finches Farm, Five Oak Green, Tonbridge, Kent

Call for Sites 2017 Submission



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Map Dated June 2017

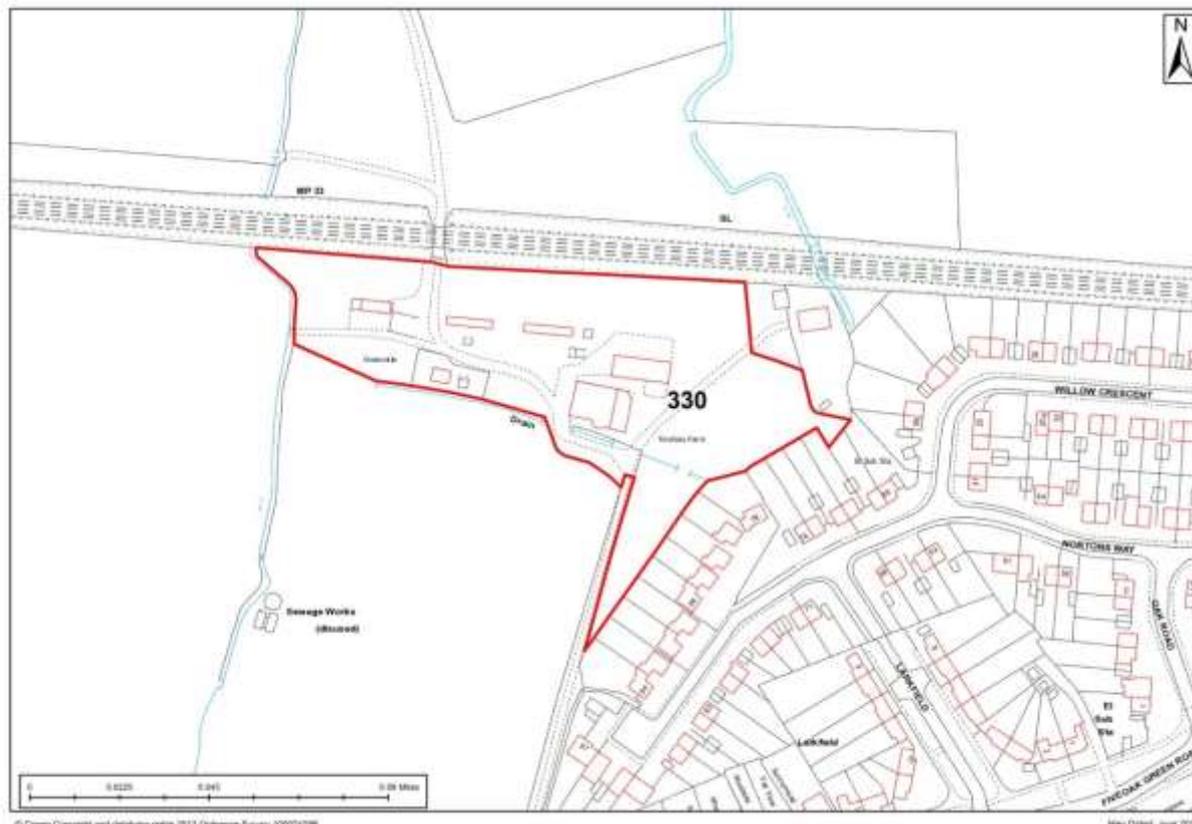
Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	7.33
Developable area (ha):	7.31
Site type:	Greenfield site adjacent to Five Oak Green Road (B2017) and partially adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	219
Issues to consider:	MGB; Flood Zone 2; Flood Zone 3; HLC Period: Boundary Lost 76-100%, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland;

	Heritage: setting of a Listed Building; Land contamination (Railway Land – tracks mainly); Highway issues
Site Description:	<p>The site is an agricultural field on which there are no existing buildings. Site adjoins a Primary school, fields and the main railway line. Boundaries of the site comprise mostly hedgerow and trees.</p> <p>The site has a frontage with Five Oak Green Road. It appears that there is currently a lack of vehicular access direct onto the site. There is pavement along Five Oak Green Road on both sides. There are no Public Rights of Way on the site. The site is flat in character and there is a clear public view of the site from Five Oak Green Road.</p>
Suitability:	The site is considered unsuitable for allocation. There are concerns about the coalescence between Five Oak Green and Tudeley if this land is released from the Green Belt in light of the planned development at Tudeley Village. There are also some heritage and landscape concerns with this site. It lies adjacent to historic farmsteads and forms part of the landscape setting of the settlement
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This site receives a mix of scores including neutrals and some positives. It is let down on its noise score because of its location close to the main railway line. Land use also scores a negative as the site is part of a Green Belt parcel the release of which would cause moderate harm and for heritage and landscape, being adjacent to historic farmsteads.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are heritage and landscape concerns with this site. Removal of this site from the Green Belt would raise concerns over coalescence. It lies adjacent to historic farmsteads and forms part of the landscape setting of the settlement.

Site Reference: 330

Site Address: Finches Farm, Five Oak Green, Tonbridge, Kent

Call for Sites 2017 Submission

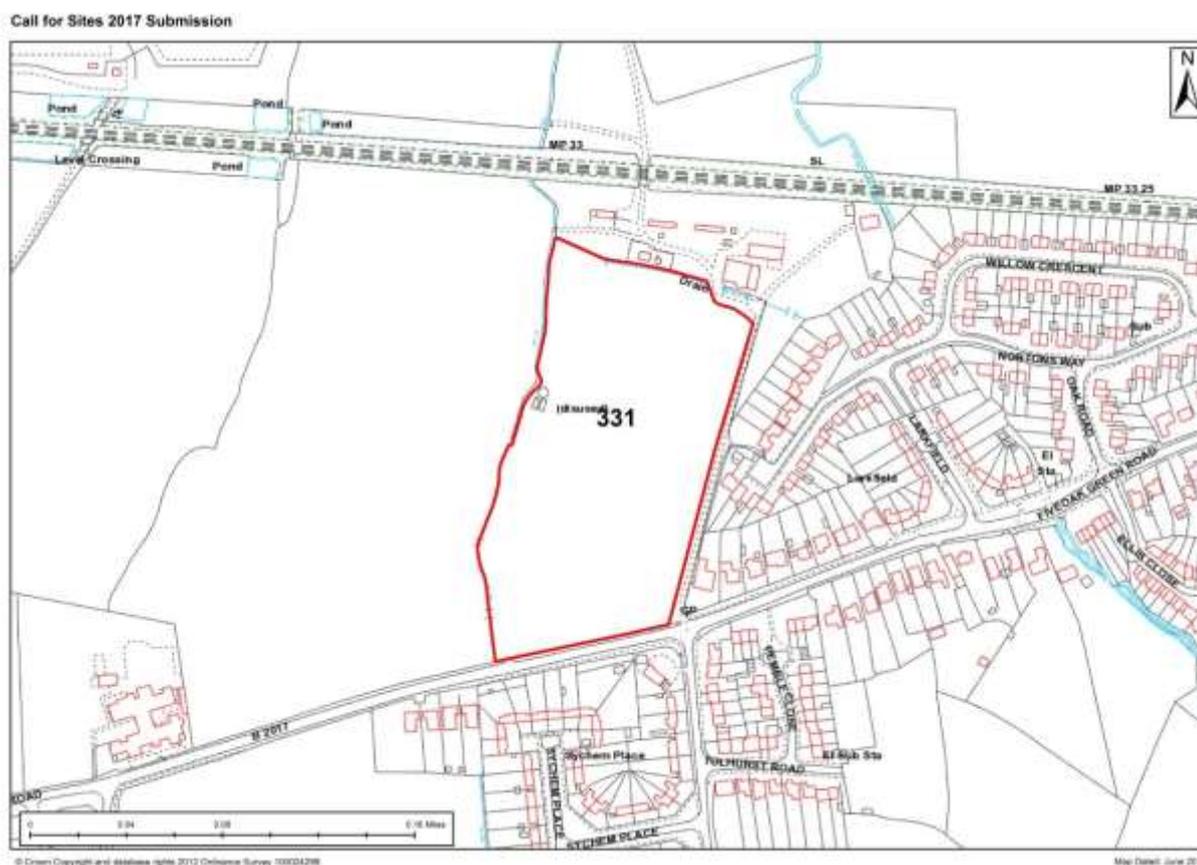


Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	1.38
Developable area (ha):	0.34
Site type:	Developed site including farm buildings adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	10 or less
Issues to consider:	AONB Component Part: Historic Routeways Roads; Transport Infrastructure: PRoW; MGB; Flood Zone 2; Flood Zone 3; HLC Period: Late post-medieval, Late 20th century; APA: Historic Farmstead - Finches Farm; ALC: GRADE 3; LCA: Low Weald Farmland;

	Heritage: Historic farmstead; Land contamination (Railway Land – tracks mainly); Highway issues
Site Description:	<p>The site consists of a mix of farm buildings, hop picker huts and a residential dwelling. The site is adjoined by the main railway line, residential properties and fields. Site boundaries include trees and some hedging in places along with some domestic fencing.</p> <p>There is vehicular access to the site along a vehicular track to the south that links with Five Oak Green Road. This is also a Public Right of Way, which also runs through the site. There are pavements along Five Oak Green Road. The site is flat in character and there are clear public views of the site from the Public Right of Way.</p>
Suitability:	The site is PDL, however, the yield arising from this site would be of a scale that it would be unsuitable as an allocation in the Local Plan.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This site receives a mix of scores including neutrals and some positives. It is let down on its noise score because of its location close to the main railway line. Land use also scores a negative as the site is part of a Green Belt parcel the release of which would cause moderate harm, though it is influenced by existing built development on the site, and for heritage and landscape, being adjacent to historic farmsteads.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This is a developed site including farm buildings adjacent to LBD and is likely to be sustainable in this context. Any likely yield on this site however is likely to be of a small scale that is not considered suitable for allocation.

Site Reference: 331

Site Address: Forstal Field, Finches Farm, Five Oak Green, Tonbridge, Kent



Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	3.39
Developable area (ha):	2.95
Site type:	Greenfield site adjacent to LBD and Five Oak Green Road (B2017)
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	88
Issues to consider:	MGB; Flood Zone 2; Flood Zone 3; HLC Period: Boundary Lost 76-100%, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3;

	LCA: Low Weald Farmland; Highway issues; Land contamination (sewage treatment works)
Site Description:	<p>Site is an agricultural field on which there are no existing buildings. The site is adjoined by residential properties to the east and an agricultural field to the west and built development to the north. It lies in proximity to the main railway line. The site boundaries include trees and hedging, with an open boundary to the north.</p> <p>Site shares a road frontage along Five Oak Green Road from which there is a field gate into the site. An access track and Public Right of Way runs adjacent to the east of the site. There is pavement along south of site along Five Oak Green Road. The site is flat in character on the whole. There are views of the site from Five Oak Green Road.</p>
Suitability:	<p>The site is considered unsuitable for allocation. There are concerns about the coalescence between Five Oak Green and Tudeley if this land is released from the Green Belt in light of the planned development at Tudeley Village.</p> <p>There are heritage and landscape concerns with this site. It lies adjacent to historic farmsteads and forms part of the landscape setting of the settlement. Around two thirds of the site is also located in flood zones 2 and 3.</p>
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This site receives a mix of scores including neutrals and some positives. It is let down on its noise score because of its location close to the main railway line. Land use also scores a negative as the site is part of a Green Belt parcel the release of which would cause moderate harm and for heritage and landscape, being adjacent to historic farmsteads.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are heritage and landscape concerns with this site. The site is Green Belt and its removal raises coalescence concerns. It lies adjacent to historic farmsteads and forms part of the landscape setting of the settlement.

Site Reference: 387

Site Address: Capel Grange Lodge, Badsell Road, Five Oak Green, Kent

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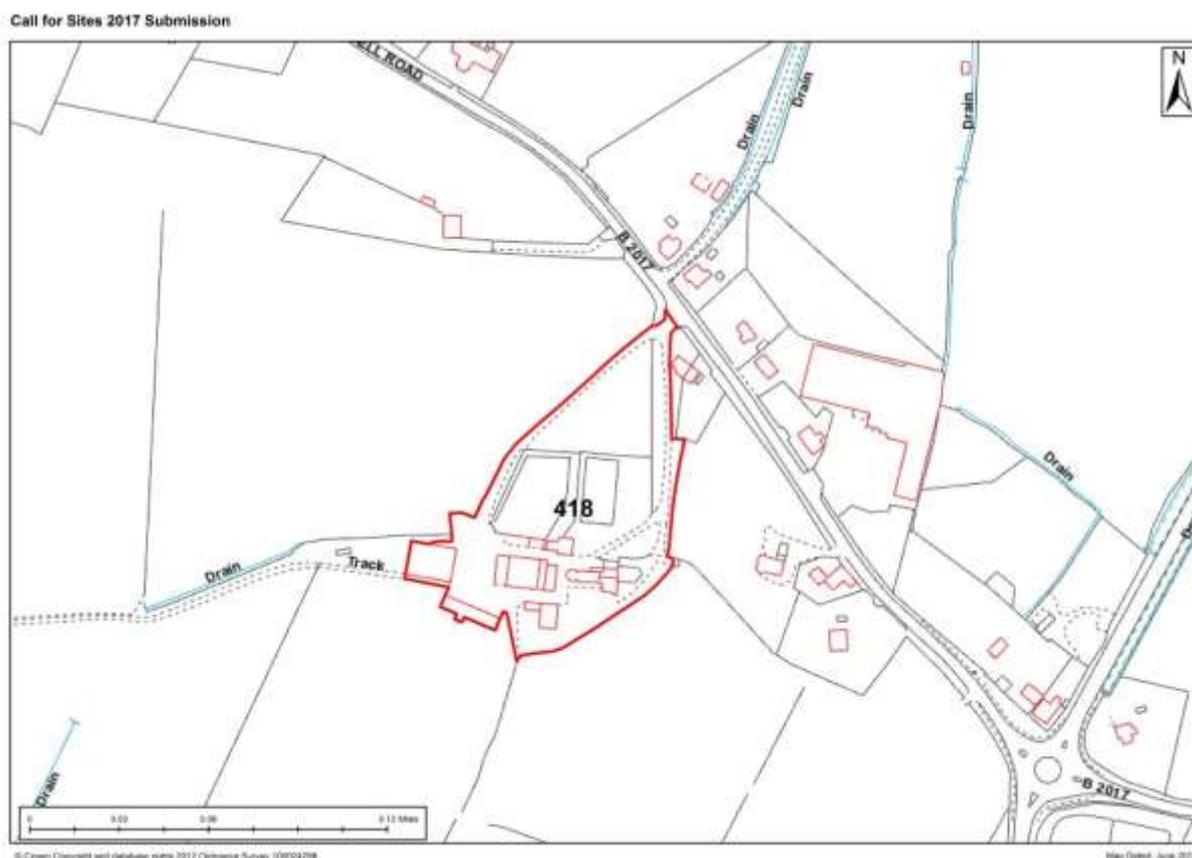
Map Date: June 2017

Parish:	Capel
Settlement:	In proximity to Five Oak Green
Gross area (ha):	0.37
Developable area (ha):	0.37
Site type:	Greenfield site adjacent to Badsell Road (B2017)
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	MGB; Flood Zone 2; Flood Zone 3; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland;

	Highway issues
Site Description:	<p>The site is a greenfield site, with the appearance of being used for car boot sales. The site is adjoined by sporadic residential uses, a place of worship and agricultural land. Boundary to the site is open on the western boundary with adjoining site. There are trees along the eastern and northern boundary and some chain link and domestic style boundaries with adjoining residential properties.</p> <p>There is a gate along the boundary with Badsell Road. There is pavement along Badsell Road. There is a Bridleway nearby to the site. The site is generally flat with public views from Badsell Road.</p>
Suitability:	The yield arising from this site would be of a scale that it would be unsuitable as an allocation in the Local Plan. Also landscape concerns that this site would erode the green gap between Five Oak Green and Paddock Wood
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This site receives a mix of scores, several neutrals and some positive ones. Landscape, land use and noise receive negative scores, a reflection of this Green Belt, greenfield site and its position close to the main railway line.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	Any likely yield is likely to be of a scale that would not be considered suitable for allocation.

Site Reference: 418

Site Address: Capel Grange Farm, Badsell Road, Five Oak Green, Kent



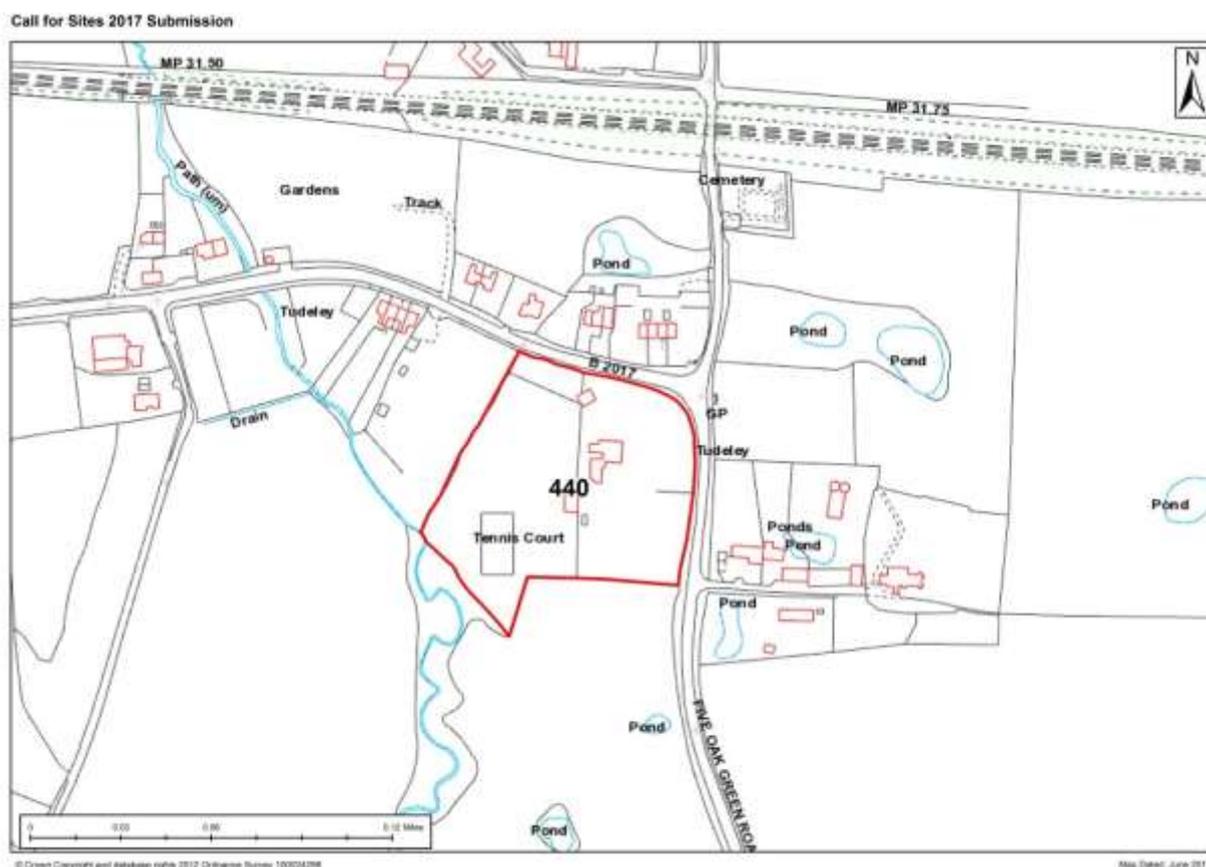
Parish:	Capel
Settlement:	In proximity to Five Oak Green
Gross area (ha):	1.45
Developable area (ha):	1.45
Site type:	Mostly PDL site including Solar Park adjacent to Badsell Road (B2017)
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	44
Issues to consider:	MGB; Flood Zone 2; HLC Period: Early modern, Early 20th century; APA: Historic Farmstead - Caple Grange; ALC: GRADE 2, GRADE 3; LCA: Low Weald Farmland;

	As at 01 April 2020, part of site includes extant planning permission 18/02036/PNQCLA for 1 dwelling
Site Description:	<p>Site includes a mix of uses. It is part solar farm and includes residential and commercial use and some agricultural use. There are several buildings on the site associated with these uses including ancillary structures, barns, storage barns, tennis court, solar farm structures. The site is adjoined by some residential and agricultural uses. Boundaries of the site are mixed including chain link fences at points, mixed hedging/trees and some domestic boundaries with adjacent properties.</p> <p>There is a gated access into the site from Badsell Road and a made driveway. The opposite side of Badsell Road to the north has pavement. The site is generally flat with some embankments found on site. There are views of the site from the gateway along Badsell road.</p>
Suitability:	Part of the site is in use as a solar farm, and is likely to remain in this use over the plan period. The suitability of this use adjoining a residential development is unclear. The site is also separate from the settlement so not sustainable in this regard.
Availability:	Available Single ownership
Achievability:	There is uncertainty about land availability of part of the site (solar farm part of site) during the plan period. Other areas of the site are more likely to be deliverable.
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is some PDL on the site. However, the site is separate to the main settlement and considered unsuitable for allocation.

	<p>ALC: GRADE 2, GRADE 3; LCA: Low Weald Farmland; Safeguarded land for A228 Bypass</p>
Site Description:	<p>Site is an orchard on which there appears to be no existing buildings. Western part of the site is a solar farm. The site is adjoined by Badsell Road, Colts Hill and some residential properties at points as well as fields.</p> <p>Boundaries to the site are fairly open in parts e.g. along Badsell Road but others include hedging and trees. There is a narrow metal gate along Badsell Road frontage and pavement along the Badsell Road frontage on the south side, with more continuous pavement on opposite side of Badsell Road. There are Public Rights of Way adjacent to the site. The site has a flat topography. There are public views across parts of the site from Badsell Road.</p>
Suitability:	<p>This site is considered unsuitable for allocation; there is concern that the development of this site would result in coalescence between Five Oak Green and Paddock Wood. This would be an intrusion into the countryside with significant landscape impact. It is part of a larger Green Belt parcel the release of which would cause very high harm.</p> <p>Part of the site to the east is safeguarded land for the offline A228 works.</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 not considered suitable on landscape and Green Belt matters. The impact on the landscape would be significant, and release of land from Green Belt would cause very high harm. Part of the site is also safeguarded for major infrastructure works.</p>

Site Reference: 440

Site Address: The Old Vicarage, Five Oak Green Road, Tudeley, Tonbridge, Kent



Parish:	Capel
Settlement:	Remote from settlement
Gross area (ha):	1.42
Developable area (ha):	1.24
Site type:	PDL site in rural area adjacent to Five Oak Green Road (B2017)
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	37
Issues to consider:	Ecology: Ancient Woodland; AONB Component Part: Ancient Woodland, Farmstead, Water Courses, Historic Field Boundaries; MGB; AONB; HLC Period: Early modern, Early medieval; APA: General background archaeological potential;

	ALC: GRADE 3; LCA: Forested Plateau
Site Description:	<p>Site comprises a residential property and associated curtilage including tennis courts. The site is adjoined by residential properties and agricultural fields. Site boundaries include domestic boundaries (wooden fencing) along the road frontage and trees.</p> <p>The site has an existing vehicular access off Five Oak Green Road. There is a lack of pavement along this stretch of Five Oak Green Road. There are no Public Rights of Way on the site. Site is flat on the whole. There is a public view of the site from Five Oak Green Road.</p>
Suitability:	Unsuitable: This is remote from a settlement centre and unlikely to be sustainable in this context. As assessed as part of the SA reasonable Alternative Option 3, this site is not considered suitable for allocation.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	<p>This site forms SA Reasonable Alternative Option 3 i.e. not intended for allocation.</p> <p>Traffic would increase substantially and movement of vehicles into the AQMAs in Royal Tunbridge Wells and Tonbridge is likely. Conversely, master planning would ensure the new settlement is designed to discourage private car use with active and shared transport options given priority. This would bring large benefits. A mixed score for air quality is applied.</p> <p>Biodiversity constraints such as designated sites exist in the south (ancient woodland and local wildlife sites). Undesignated habitat such as hedgerows and ponds are likely to be impacted, although a strong commitment to net gains would lessen impacts in the long term.</p> <p>Business scores positively, reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields.</p> <p>The climate change score reflects the increase in energy and fuel demands created by the new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels. Deprivation scores positively to reflect the substantial regeneration benefit.</p>

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

The site would benefit from new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural land.

Equality scores positively with access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores well due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 3 out of the 5 Accessible Natural Greenspace Standards. It was also felt likely that the proposals would include provision for elderly care services and improvements to accessible greenspace (as opposed to the existing greenspace which is largely privately owned).

The heritage score has been updated since Draft Local Plan stage to reflect additional assessment work carried out in 2020 especially regarding All Saints Church. The impact upon the setting of both this heritage asset and others south of the railway line (e.g. Grove Cottage farmstead) is predicted to be negative. However, it was felt that the master planning approach could help to ensure a strategy for enhancements was realised.

The maximum positive score is applied for the housing objective for provision of substantial numbers of new dwellings, including affordable and accessible homes.

Substantial loss of greenfield and Green Belt land (albeit with compensation elsewhere) with Best and Most Versatile soils causes a highly negative land use score.

The landscape score follows a similar pattern to heritage with a highly negative score reflecting the encroachment into the AONB in the south and east whilst also recognising that opportunities for management of Green Infrastructure exist.

The noise score reflects the scale of development and the location of development adjacent to the railway line.

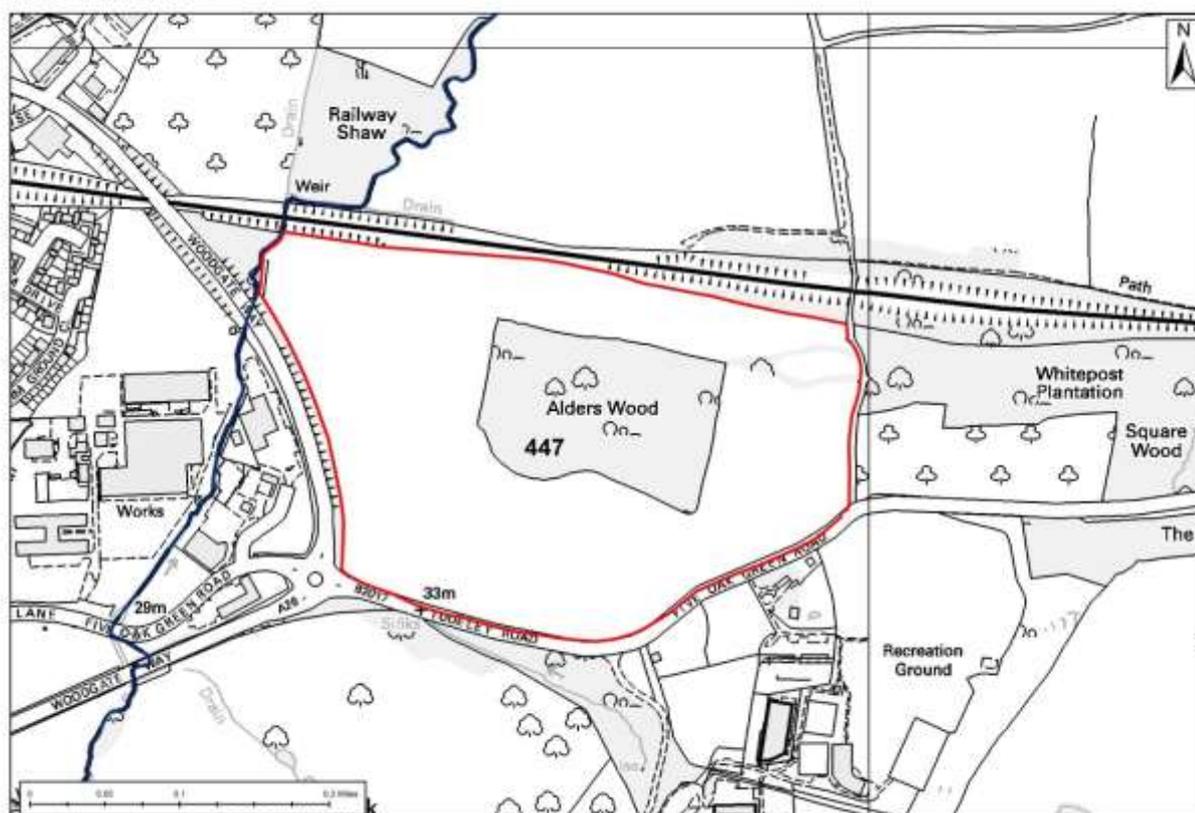
Minimal demolition would be necessary to facilitate development and choice of materials would be determined at Development Management stage. The master-planning approach for a large development and the strong sustainability credentials expected make responsible sourcing of materials more likely.

	<p>The services and facilities objective scores positively reflecting the likely well-thought-out provision in the new settlement as a result of the master planning process. The settlement would also benefit from the proximity of enhanced provision at the nearby North Farm retail park, Tonbridge and Royal Tunbridge Wells town centres.</p> <p>The travel score is applied with consideration of new bus routes and the relatively easy access to train stations.</p> <p>A mixed water score is applied as development would represent a substantial demand for water and wastewater treatment whilst also providing significant benefits to Five Oak Green in the form of reductions in existing flood risk. The presence of the total catchment of a Groundwater Source Protection Zone north of the railway line also creates a risk that must be carefully managed.</p>
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This is remote from a settlement centre and unlikely to be sustainable in this context.

Site Reference: 447

Site Address: Land at the east of A26, Alders Wood, Tudeley, Tonbridge, Kent

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Map Date: June 2017

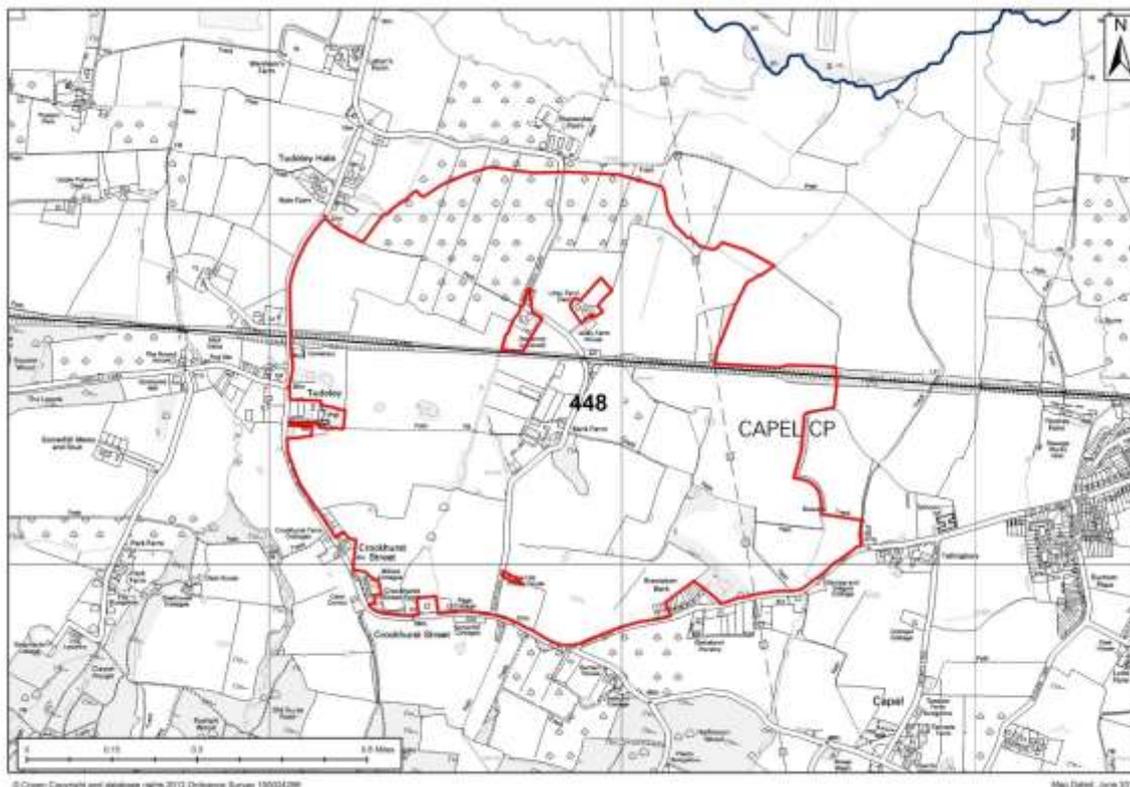
Parish:	Capel
Settlement:	Adjacent to Tonbridge
Gross area (ha):	20.47
Developable area (ha):	11.71
Site type:	Greenfield site adjacent to Woodgate Way adjacent to Tonbridge
Potential site use:	Site has been assessed for development potential, notably for education use.
Potential yield if residential:	
Issues to consider:	Ecology: Ancient Woodland; MGB; Flood Zone 2; Flood Zone 3; HPGP 110m Buffer; HPGP; HLC Period: Late 20th century, Early medieval; APA: General background archaeological potential;

	<p>ALC: GRADE 3, GRADE 2; LCA: Forested Plateau; Land contamination (railway land – tracks mainly); Highway issues; Cross boundary issues</p>
Site Description:	<p>The site is an agricultural field with an area of woodland on which there are no existing buildings. The site is adjoined by agricultural fields, the main railway line and sporadic residential properties.</p> <p>Site boundaries comprise mostly woodland and hedging, trees and embankment along the main railway line. There is vehicular access from field gates along Postern Lane off of Five Oak Green Road and Tudeley Road. There are no pavements along Postern Lane or Five Oak Green Road. There are Footpaths running adjacent to the site and Public rights of Way run adjacent to the site along Postern Lane.</p> <p>The site slopes downwards towards the west the level undulates locally within the site. The site is set in a higher position than the adjacent railway line. Views into the site can be achieved from Five Oak Green Road and Postern Lane otherwise the site is screened by boundary treatments.</p>
Suitability:	<p>This site is unsuitable for development. It was originally considered for educational uses as part of the Reg.18 Local Plan but subsequent discussions with KCC informed further consideration of the site. It is considered the topography of the site is unsuitable to deliver a school, and the location is not appropriate to serve the need. For other uses it does not relate well to the settlement, and would erode the green gap between the proposals at Tudeley Village and Tonbridge.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>A mixed site. Bus travel is likely to be preferred for most to access the school from TGS which represents a slight worsening of noise pollution and air quality compared to the current rural baseline. However, the improvements in bus services create a positive transport score thus this is a rare site where these objectives do not reflect one another. Heritage score affects impact upon the setting of Somerhill House grade 1 listed building.</p>
Conclusion:	<p>This site is unsuitable as a potential Local Plan allocation .</p>
Reason:	<p>The topography of the site would make it difficult to deliver educational uses, and the location of this site is not suited to meeting the needs of the proposed catchment. For other uses it doesn't relate well to the settlement, and there are landscape concerns with developing on this site.</p>

Site Reference: 448; Local Plan Allocation STR/SS 3 (Sustainability Appraisal Option 2)

Site Address: Land at Tudeley, Tudeley, Tonbridge

Call for Sites 2017 Submission



Parish:	Capel
Settlement:	In proximity to Five Oak Green and Tonbridge
Gross area (ha):	170
Developable area (ha):	Subject to masterplanning
Site type:	Largely Greenfield land with some PDL in largely rural area in proximity to settlements of Five Oak Green and Tonbridge
Potential site use:	Site has been submitted as a potential new settlement. It would be a mixed use scheme including residential use.
Potential yield if residential:	C. 2,800 Subject to Masterplanning.
Issues to consider:	Heritage: Listed Buildings on and adjacent to site; Ecology: Ancient Woodland; Transport Infrastructure: PRoW; MGB; Flood Zone 2; Flood Zone 3; HLC Period: Early medieval, Early 20th century; APA: WWI Aircraft Crash site; ALC: GRADE 3, GRADE 2;

	<p>LCA: Forested Plateau, Low Weald Farmland; Land contamination (sewage treatment works, cemetery (Modern), railway land (tracks)); Highway matters; Infrastructure; Cross boundary issues</p>
Site Description:	<p>The site comprises a mix of agricultural land including orchards, farm and pockets of residential uses. There are areas of woodland within the site. The site includes the main railway line and bridges. There are some commercial uses on the site as well as paddocks and stables. There are several existing buildings located within the site. The site is adjoined by residential uses, public houses, fields, a reservoir borehole, mews and stud and there is a school adjacent to the site as well. Site boundaries comprise a mix of trees, hedging and fencing.</p> <p>There are roads that run through the site Sherenden Road. There are several Public Rights of Way through the site and some roads including parts of Five Oak Green Road which runs to the south of the site include pavement. The site is flat in areas with localised level changes. There are public views of the site from roads and footpaths and long range views in places</p>
Suitability:	<p>The site is considered suitable for allocation for a new garden settlement.</p> <p>Whilst the site is currently separated from any main settlement with the provision of facilities and services, it is of a scale where a garden settlement can be masterplanned properly to create a sustainable settlement. Key considerations for planning for new settlements/ significant extensions to existing settlements are set out at para 72 of the NPPF. This will provide opportunities to create strong and permeable links within the site and to key nearby settlements.</p> <p>The site is outside but adjacent to the AONB: whilst regard must be had to the AONB setting, the policy constraints of this national designation do not apply.</p> <p>The land is Green Belt, and the Green Belt Study Stage Three Assessment prepared by LUC for the Council (2020) identifies the harm resulting from the removal of this land from the Green Belt is high (moderate to high in the southwestern part of the site). There is national policy protection for the Green Belt, the NPPF recognises that Green Belt boundaries can be altered where there are exceptional circumstances, and these are fully evidenced and justified. In regard to the level of harm arising, mitigation measures are identified in the Green Belt report which could help reduce the potential visual influence of development on Green Belt land. The masterplanning work can have regard to this.</p>

	<p>These is also scope for compensatory improvements to the Green Belt.</p> <p>Heritage is a key matter which needs addressing, especially regarding All Saints Church which is Grade I listed and lies to the west of the site. However, with a masterplanned approach to development it is considered the effects of the development on this and other heritage assets could be properly explored.</p> <p>Having regard to this, subject to the demonstration that there are exceptional circumstances to release this land from the Green Belt, and that matters such as the provision of appropriate infrastructure (including transport) and the setting of heritage assets can be addressed through a masterplanned approach, the site is considered suitable.</p>
Availability:	<p>Available Single ownership (excluding railway line)</p>
Achievability:	<p>This site is available and is in single ownership. It is considered that the site is likely to be deliverable.</p>
Sustainability Assessment:	<p>This site forms SA Reasonable Alternative Option 2 i.e. the allocated site forming STR/SS3.</p> <p>Traffic would increase substantially and movement of vehicles into the AQMAs in Royal Tunbridge Wells and Tonbridge is likely. Conversely, master planning would ensure the new settlement is designed to discourage private car use with active and shared transport options given priority. This would bring large benefits. A mixed score for air quality is applied.</p> <p>Biodiversity constraints such as designated sites are limited. Undesignated habitat such as hedgerows and ponds are likely to be impacted, although a strong commitment to net gains would lessen impacts in the long term.</p> <p>Business scores positively, reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields.</p> <p>The climate change score reflects the increase in energy and fuel demands created by the new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit.</p> <p>New educational pressures are expected to be met by provision of</p>

new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

The site would benefit from new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural land.

Equality scores positively with access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores well due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 3 out of the 5 Accessible Natural Greenspace Standards. It was also felt likely that the proposals would include provision for elderly care services and improvements to accessible greenspace (as opposed to the existing greenspace which is largely privately owned).

The heritage score has been updated since Draft Local Plan stage to reflect additional assessment work carried out in 2020 especially regarding All Saints Church. The impact upon the setting of both this heritage asset and others south of the railway line (e.g. Grove Cottage farmstead) is predicted to be negative. However, it was felt that the master planning approach could help to ensure a strategy for enhancements was realised.

The maximum positive score is applied for the housing objective for provision of substantial numbers of new dwellings, including affordable and accessible homes.

Substantial loss of greenfield and Green Belt land (albeit with compensation elsewhere) with Best and Most Versatile soils causes a negative land use score.

The landscape score follows a similar pattern to heritage reflecting encroachment into the AONB in the south and east whilst also recognising that opportunities for management of Green Infrastructure exist.

The noise score reflects the scale of development and the location of development adjacent to the railway line. Minimal demolition would be necessary to facilitate development and choice of materials would be determined at Development Management stage. The master-planning approach for a large development and the strong sustainability credentials expected make responsible sourcing of materials more likely.

The services and facilities objective scores positively reflecting the likely well-thought-out provision in the new settlement as a result

	<p>of the master planning process. The settlement would also benefit from the proximity of enhanced provision at the nearby North Farm retail park, Tonbridge and Royal Tunbridge Wells town centres.</p> <p>The travel score is applied with consideration of new bus routes and the relatively easy access to train stations.</p> <p>A mixed/positive water score is applied as development would represent a substantial demand for water and wastewater treatment whilst also providing significant benefits to Five Oak Green in the form of reductions in existing flood risk. The presence of the total catchment of a Groundwater Source Protection Zone north of the railway line also creates a risk that must be carefully managed.</p>
Conclusion:	<p>The site has been submitted as a potential new settlement.</p> <p>For the reasons set out, the site is considered suitable as a potential Local Plan allocation.</p>
Reason:	<p>The site has been considered on the basis of mixed use (significant extension/expansion of existing settlement) of residential, employment and associated land uses.</p> <p>Key considerations for planning for new settlements/significant extensions to existing settlements are set out at para 72 of the NPPF.</p> <p>The delivery of this allocation would require comprehensive masterplanning, which is considered to ensure the appropriate infrastructure to support the development, and key constraints such as landscape and heritage can be properly assessed.</p> <p>If exceptional circumstances can be demonstrated to release this land from the Green Belt, and the appropriate infrastructure provided to support an allocation of this strategic nature, it is considered that this site is a suitable allocation.</p>

Site Reference: 449

Site Address: Land at Potters Wood, Pembury Road, Tonbridge, Kent

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Map Date: June 2017

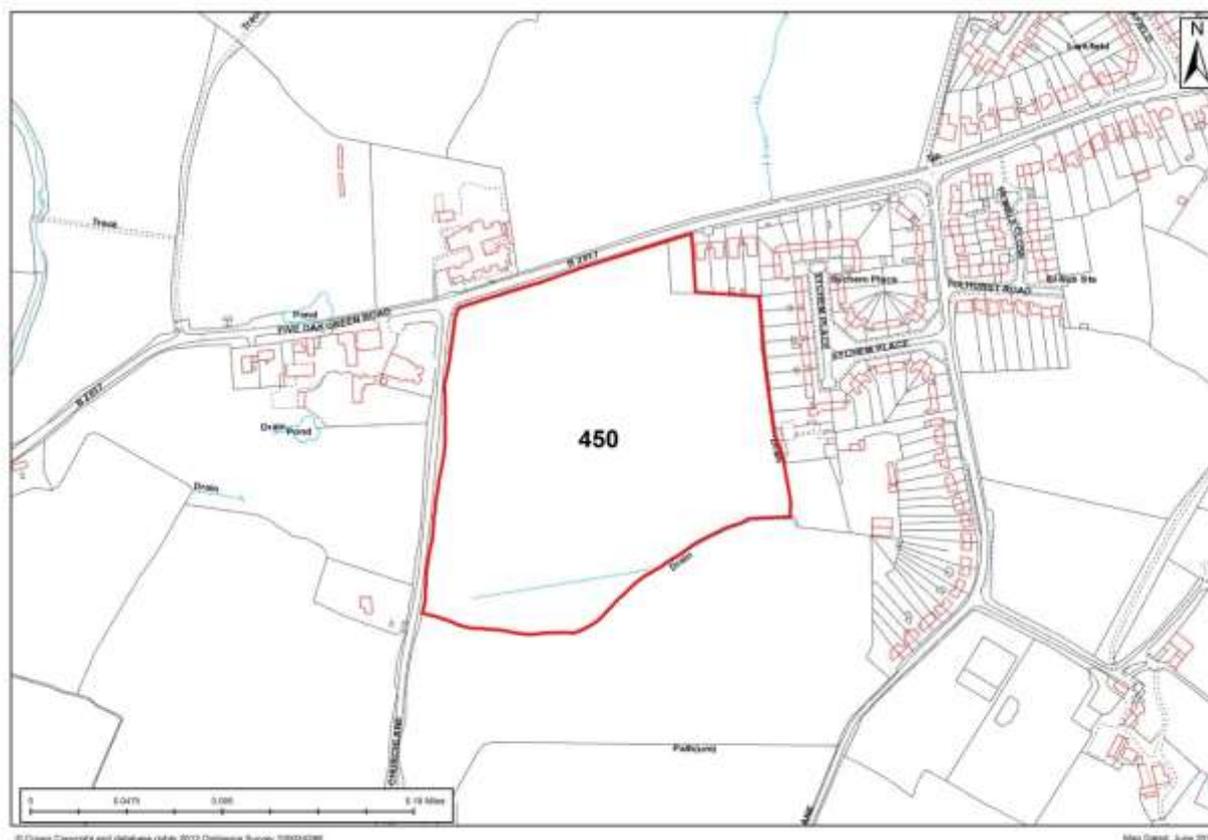
Parish:	Capel
Settlement:	In proximity to Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.82
Developable area (ha):	0.00
Site type:	Greenfield site adjacent to A21
Potential site use:	Site has been assessed for development potential, notably for economic use
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Ecology: Ancient Woodland, LWS; AONB Component Part: Ancient Woodland; MGB; AONB; HLC Period: Late 20th century; APA: Multi Period woodland sites and area of Iron Age potential; ALC: NON AGRICULTURAL; LCA: Forested Plateau;

Site Description:	<p>The site comprises a green parcel of land located in Potter's Wood to the east of the A21 dual carriageway. The site is bordered by fields and areas of woodland to the north and east. To the south there is a paved works area associated with the A21 roadworks. The RSPB Tudeley Woods Nature reserve is located nearby. There are electricity pylons to the north of the site.</p> <p>There is currently no vehicular access to the site, however, the site is located adjacent to a rural trackway and the A21 works. There are Public Rights of Way in the proximity of the site, however, there is currently no formal pedestrian access to the site. The site is comprised entirely of Ancient Woodland.</p>
Suitability:	The site is entirely Ancient Woodland which is not considered appropriate for development.
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 site consists entirely of Ancient Woodland is not suitable as an allocation.

Site Reference: 450

Site Address: Parcel 1 Land west of Five Oak Green and south of Five Oak Green Road, Capel, Tonbridge, Kent

Call for Sites 2017 Submission



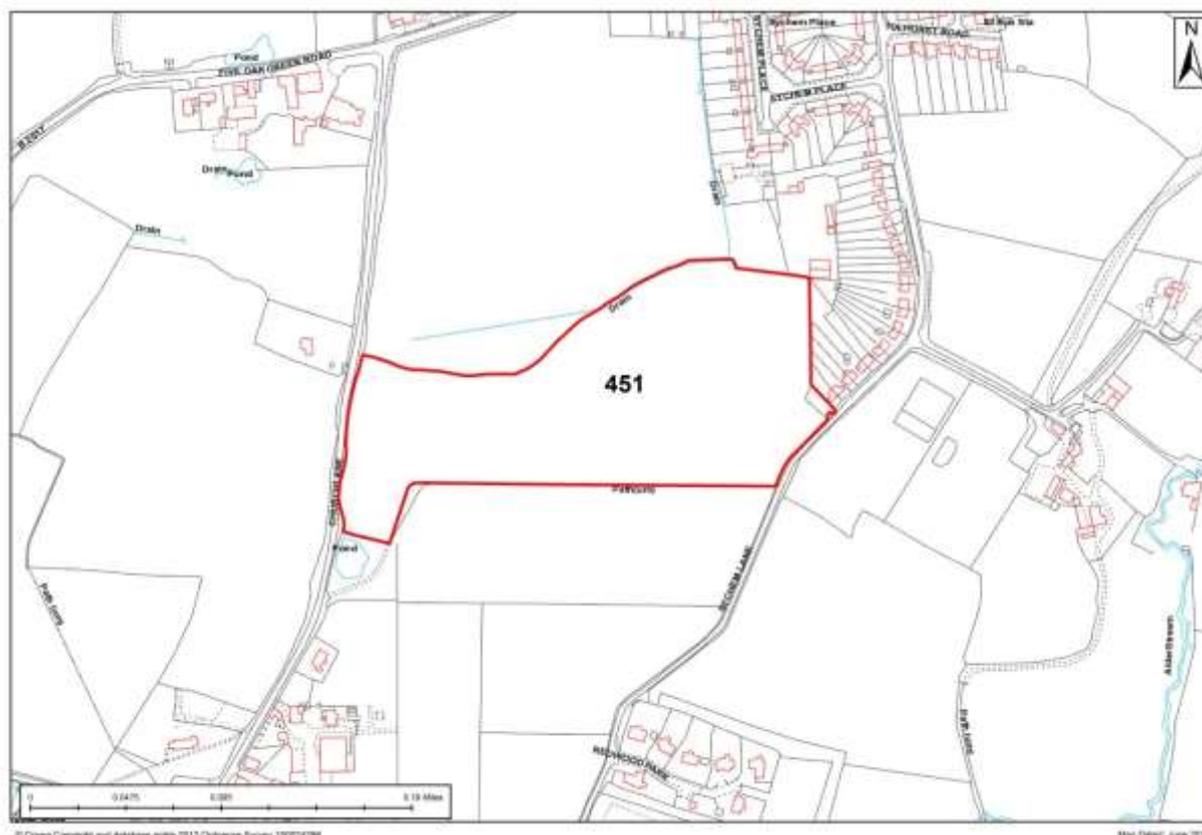
Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	6.67
Developable area (ha):	6.67
Site type:	Greenfield site adjacent to Five Oak Green Road (B2017) and LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	200
Issues to consider:	MGB; HLC Period: Early modern, Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland; Heritage: adjacent Listed Buildings; Highway matters;

	Adjacent to existing Limits to Built Development
Site Description:	<p>The site consists of an agricultural field which has been cropped. There are no existing buildings on the site. The site is adjoined by residential uses, a commercial use, a school and countryside. The boundaries of the site consist mostly of low hedging. There are trees and hedging within the site. There is a ditch located along the boundaries of the site.</p> <p>Field gates providing access into the site can be found on Church Lane and the site has a frontage with Five Oak Green Road. Five Oak Green Road has pavements. There are no pavements along Church Lane. Public Right of Way number WT185 runs along and close to the southern boundary of the site. The site is flat in nature. There are clear public views of the site from Church Lane and Five Oak Green Road.</p>
Suitability:	This site is not considered suitable for allocation. It is a Green Belt parcel the release of which would cause high harm. There are concerns about the coalescence between Five Oak Green and Tudeley if this land is released from the Green Belt in light of the planned development at Tudeley Village. There are also heritage and landscape concerns with this site. It lies adjacent to an historic farmstead and forms part of the landscape setting of the settlement.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This site scores mostly neutrals with some positive scores. It is a greenfield site in the Green Belt and forms a parcel the release of which would cause high harm to the Green Belt. This influences the land use score. The loss of a greenfield site in the historic landscape, adjacent to an historic farmstead which forms part of the setting of Five Oak Green influences the negative landscape score given.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are concerns over the release of land in this location from the Green Belt, along with heritage and landscape concerns.

Site Reference: 451

Site Address: Parcel 2 Land west of Five Oak Green and south of Five Oak Green Road, Capel, Tonbridge, Kent

Call for Sites 2017 Submission



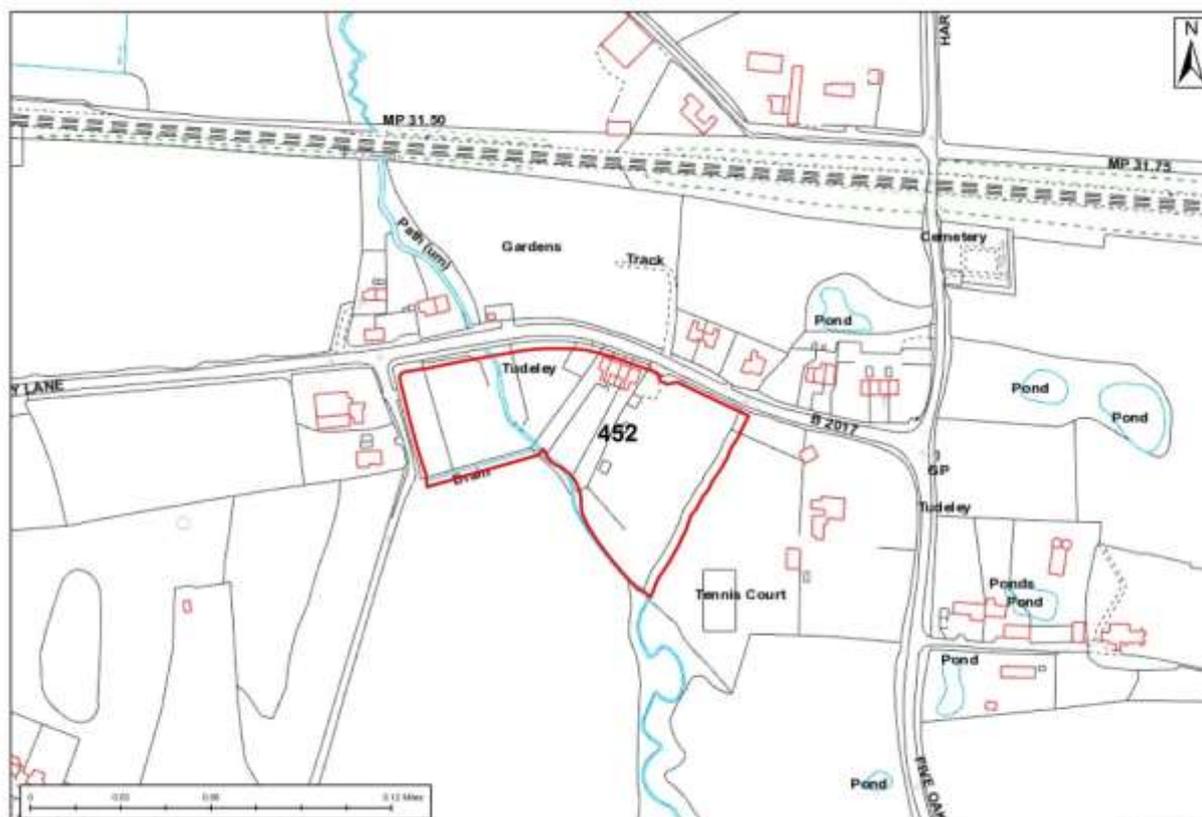
Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	5.09
Developable area (ha):	5.09
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	153
Issues to consider:	Transport Infrastructure: PRoW; MGB; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland;
Site Description:	The site consists of an agricultural field which has been cropped. There are no existing buildings on the site. The site is adjoined by

	residential uses, a commercial use, fields and lies in proximity to the Primary School. The boundaries of the site consist mostly of low hedging. There are trees and hedging within the site. Field gates providing access into the site can be found on Church Lane and Sychem Lane and the site lies in proximity to Five Oak Green Road, which has pavements. There are no pavements along Church Lane. Public Right of Way number WT185 runs along and close to the southern boundary of the site. The site is flat in nature. There are clear public views of the site from Church Lane and Five Oak Green Road.
Suitability:	<p>Unsuitable: This site is not considered suitable for allocation. It is a Green Belt parcel the release of which would cause high harm. There are concerns about the coalescence between Five Oak Green and Tudeley if this land is released from the Green Belt in light of the planned development at Tudeley Village.</p> <p>There are heritage and landscape concerns with this site. It lies adjacent to an historic farmstead and forms part of the landscape setting of the settlement. It is part of a Green Belt parcel the release of which would cause very high harm.</p>
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This sites scores mostly neutrals with some positive scores. It is a greenfield site in the Green Belt and forms part of a larger parcel the release of which would cause very high harm to the Green Belt. The site is a relatively small part of that so the score has been adjusted to reflect this. This influences the land use score. The loss of a greenfield site in the historic landscape, adjacent to an historic farmstead which forms part of the setting of Five Oak Green influences the negative landscape score given.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are heritage and landscape concerns with this site. It lies adjacent to an historic farmstead and forms part of the landscape setting of the settlement. It is part of a Green Belt parcel the release of which would cause very high harm.

Site Reference: 452

Site Address: Land South of Tudeley Road, Tudeley, Tonbridge, Kent

Call for Sites 2017 Submission



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Map Date: June 2017

Parish:	Capel
Settlement:	Remote from a settlement centre
Gross area (ha):	1.28
Developable area (ha):	1.20
Site type:	Predominantly PDL in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	36
Issues to consider:	Ecology: Ancient Woodland; AONB Component Part: Ancient Woodland, Water Courses, Historic Field Boundaries; MGB; AONB; HLC Period: Late 20th century, Early modern; APA: General background archaeological potential;

	<p>ALC: GRADE 3; LCA: Forested Plateau; Potential drainage considerations; Highway Matters; Heritage: adjacent to Listed Building</p>
Site Description:	<p>This site includes a terrace of cottages and associated structures in the middle of the site, as well as grass parcels of land on either side of the dwellings. The parcel is adjoined by Goldsmid Hall, residential properties and other fields. The boundaries of the parcel comprise wire fencing, trees, hedging and domestic boundaries within the site. There are trees within the site. Devils Gill (a stream) runs through part of the site and adjacent to the southern parcel of the site. This is adjacent to the Goldsmid Hall car park and has a frontage with Tudeley Lane. There are Public Rights of Way located north west of this parcel. This parcel of the site is flat. The parcel is quite exposed from the Goldsmid car park and Tudeley Lane and it is enclosed to the south.</p>
Suitability:	<p>The site is remote from the settlement centre and is likely to be unsustainable in this context. It has been considered in the context of the Tudeley new settlement reasonable alternative (Option 3) which is not considered suitable for allocation (See SHELAA Sheet for this Option).</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>This site forms SA Reasonable Alternative Option 3 i.e. not intended for allocation.</p> <p>Traffic would increase substantially and movement of vehicles into the AQMAs in Royal Tunbridge Wells and Tonbridge is likely. Conversely, master planning would ensure the new settlement is designed to discourage private car use with active and shared transport options given priority. This would bring large benefits. A mixed score for air quality is applied.</p> <p>Biodiversity constraints such as designated sites exist in the south (ancient woodland and local wildlife sites). Undesignated habitat such as hedgerows and ponds are likely to be impacted, although a strong commitment to net gains would lessen impacts in the long term.</p> <p>Business scores positively, reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields.</p> <p>The climate change score reflects the increase in energy and fuel demands created by the new development with consideration of</p>

the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels. Deprivation scores positively to reflect the substantial regeneration benefit.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

The site would benefit from new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural land.

Equality scores positively with access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores well due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 3 out of the 5 Accessible Natural Greenspace Standards. It was also felt likely that the proposals would include provision for elderly care services and improvements to accessible greenspace (as opposed to the existing greenspace which is largely privately owned).

The heritage score has been updated since Draft Local Plan stage to reflect additional assessment work carried out in 2020 especially regarding All Saints Church. The impact upon the setting of both this heritage asset and others south of the railway line (e.g. Grove Cottage farmstead) is predicted to be negative. However, it was felt that the master planning approach could help to ensure a strategy for enhancements was realised.

The maximum positive score is applied for the housing objective for provision of substantial numbers of new dwellings, including affordable and accessible homes.

Substantial loss of greenfield and Green Belt land (albeit with compensation elsewhere) with Best and Most Versatile soils causes a highly negative land use score.

The landscape score follows a similar pattern to heritage with a highly negative score reflecting the encroachment into the AONB in the south and east whilst also recognising that opportunities for management of Green Infrastructure exist.

The noise score reflects the scale of development and the location of development adjacent to the railway line.

Minimal demolition would be necessary to facilitate development and choice of materials would be determined at Development

	<p>Management stage. The master-planning approach for a large development and the strong sustainability credentials expected make responsible sourcing of materials more likely.</p> <p>The services and facilities objective scores positively reflecting the likely well-thought-out provision in the new settlement as a result of the master planning process. The settlement would also benefit from the proximity of enhanced provision at the nearby North Farm retail park, Tonbridge and Royal Tunbridge Wells town centres.</p> <p>The travel score is applied with consideration of new bus routes and the relatively easy access to train stations.</p> <p>A mixed water score is applied as development would represent a substantial demand for water and wastewater treatment whilst also providing significant benefits to Five Oak Green in the form of reductions in existing flood risk. The presence of the total catchment of a Groundwater Source Protection Zone north of the railway line also creates a risk that must be carefully managed.</p>
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from the settlement centre and is likely to be unsustainable in this context. The reasonable alternative for including this parcel of land is not considered sustainable.

Site Reference: 453

Site Address: Land off Hartlake Road, Tudeley, Tonbridge, Kent

Call for Sites 2017 Submission



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Map Date: June 2017

Parish:	Capel
Settlement:	Remote from a settlement centre
Gross area (ha):	0.70
Developable area (ha):	0.69
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:	21
Issues to consider:	MGB; HLC Period: Boundary Lost 0-25%, Early post-medieval; APA: Historic Settlement - Tudeley; ALC: GRADE 3; LCA: Forested Plateau; Highway Matters; Potential Drainage Considerations; Heritage: adjacent to Listed Building
Site Description:	Site is a greenfield site. There are no existing buildings. The

	parcel is adjoined by the main railway line, cemetery, allotments and residential properties. It has boundaries comprising trees, hedging and some domestic boundaries. This has a frontage with Hartlake Road. It has a slight slope down southwards towards an adjacent pond. There are views of the northern parcel from the railway bridge area and rear of the adjacent residential properties.
Suitability:	This site is remote from the settlement centre and unlikely to be sustainable in this context. It is therefore unsuitable. It has been considered in the context of the Tudeley Village new settlement reasonable alternative which concludes this option is not sustainable.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	<p>This site forms SA Reasonable Alternative Option 3 i.e. not intended for allocation.</p> <p>Traffic would increase substantially and movement of vehicles into the AQMAs in Royal Tunbridge Wells and Tonbridge is likely. Conversely, master planning would ensure the new settlement is designed to discourage private car use with active and shared transport options given priority. This would bring large benefits. A mixed score for air quality is applied.</p> <p>Biodiversity constraints such as designated sites exist in the south (ancient woodland and local wildlife sites). Undesignated habitat such as hedgerows and ponds are likely to be impacted, although a strong commitment to net gains would lessen impacts in the long term.</p> <p>Business scores positively, reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields.</p> <p>The climate change score reflects the increase in energy and fuel demands created by the new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels. Deprivation scores positively to reflect the substantial regeneration benefit.</p> <p>New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.</p> <p>The site would benefit from new employment space and job creation, which would offset the loss of agricultural jobs from</p>

development on agricultural land.

Equality scores positively with access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores well due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 3 out of the 5 Accessible Natural Greenspace Standards. It was also felt likely that the proposals would include provision for elderly care services and improvements to accessible greenspace (as opposed to the existing greenspace which is largely privately owned).

The heritage score has been updated since Draft Local Plan stage to reflect additional assessment work carried out in 2020 especially regarding All Saints Church. The impact upon the setting of both this heritage asset and others south of the railway line (e.g. Grove Cottage farmstead) is predicted to be negative. However, it was felt that the master planning approach could help to ensure a strategy for enhancements was realised.

The maximum positive score is applied for the housing objective for provision of substantial numbers of new dwellings, including affordable and accessible homes.

Substantial loss of greenfield and Green Belt land (albeit with compensation elsewhere) with Best and Most Versatile soils causes a highly negative land use score.

The landscape score follows a similar pattern to heritage with a highly negative score reflecting the encroachment into the AONB in the south and east whilst also recognising that opportunities for management of Green Infrastructure exist.

The noise score reflects the scale of development and the location of development adjacent to the railway line.

Minimal demolition would be necessary to facilitate development and choice of materials would be determined at Development Management stage. The master-planning approach for a large development and the strong sustainability credentials expected make responsible sourcing of materials more likely.

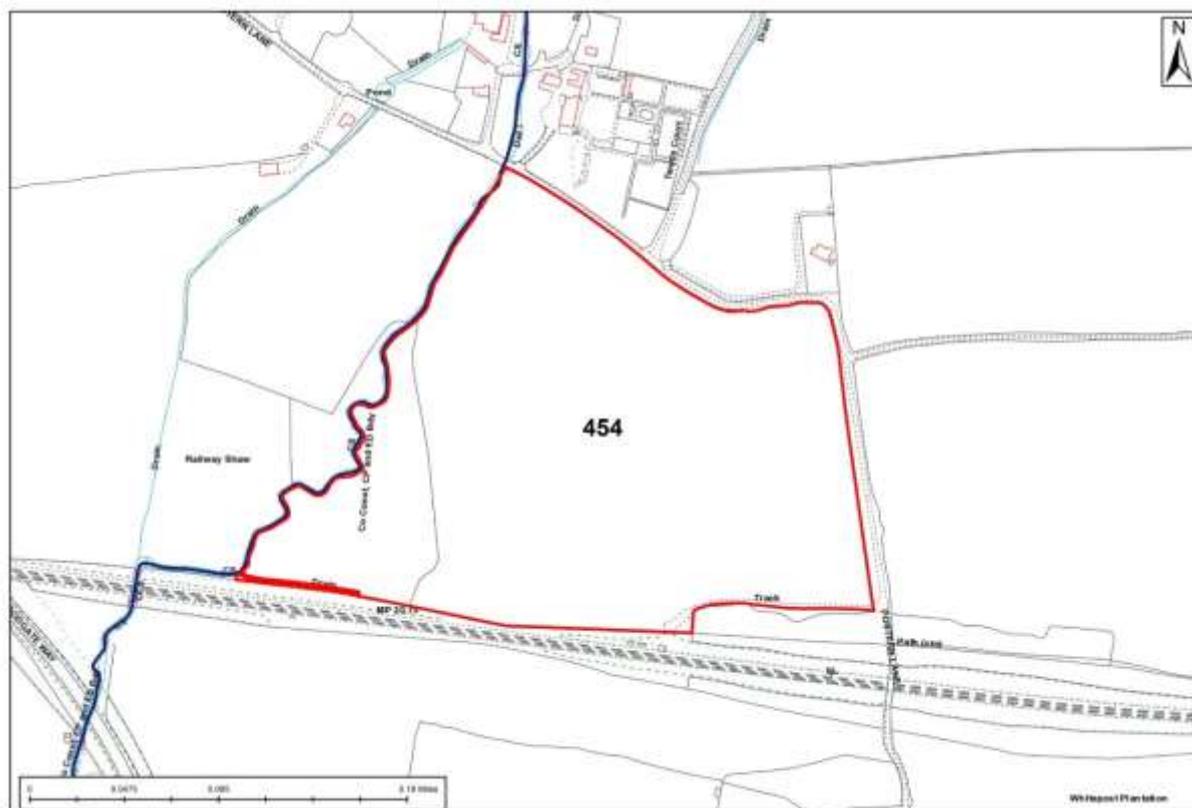
The services and facilities objective scores positively reflecting the likely well-thought-out provision in the new settlement as a result of the master planning process. The settlement would also benefit from the proximity of enhanced provision at the nearby North Farm retail park, Tonbridge and Royal Tunbridge Wells town centres.

	<p>The travel score is applied with consideration of new bus routes and the relatively easy access to train stations.</p> <p>A mixed water score is applied as development would represent a substantial demand for water and wastewater treatment whilst also providing significant benefits to Five Oak Green in the form of reductions in existing flood risk. The presence of the total catchment of a Groundwater Source Protection Zone north of the railway line also creates a risk that must be carefully managed.</p>
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from the settlement centre and is likely to be unsustainable in this context. The reasonable alternative for including this parcel of land is not considered sustainable.

Site Reference: 454

Site Address: Land at the east of A26, Postern, Tudeley, Tonbridge, Kent

Call for Sites 2017 Submission



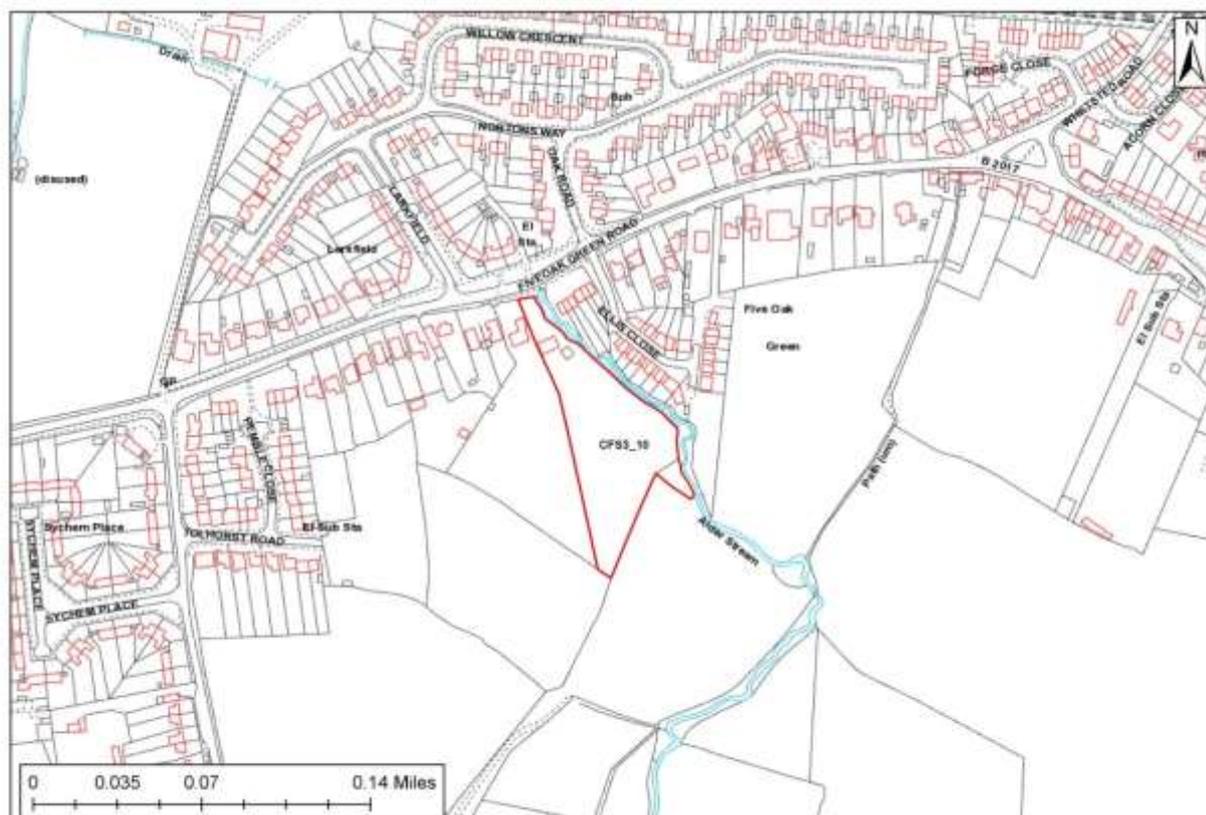
Parish:	Capel
Settlement:	Adjacent to Tonbridge
Gross area (ha):	11.85
Developable area (ha):	6.70
Site type:	Greenfield site in rural area adjacent to Tonbridge
Potential site use:	Site has been assessed for development potential, notably for education use
Potential yield if residential:	
Issues to consider:	MGB; Flood Zone 2; Flood Zone 3; HPGP 110m Buffer; HPGP; HLC Period: Early modern; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2;

	LCA: Low Weald Farmland; Land contamination (railway land – tracks mainly); Highways issues; Cross boundary issues
Site Description:	Site is an agricultural field on which there are no existing buildings. The site is adjoined by the main railway line, fields, residential uses. Site boundaries include hedging and trees including some trees within the site. The site is served by a long vehicular access, Postern Lane serving site and others from Five Oak Green Road. There is a lack of pavement along Postern Lane. There is a Public Right of Way adjacent to east of the site. The site is generally flat in nature. There are public views from Postern Lane.
Suitability:	This site is unsuitable for development. It was originally considered for educational uses as part of the Reg.18 Local Plan but subsequent discussions with KCC informed further consideration of the site. It is considered the topography of the site is unsuitable to deliver a school, and the location is not appropriate to serve the need. For other uses it does not relate well to the settlement, and would erode the green gap between the proposals at Tudeley Village and Tonbridge.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A mixed site. Bus travel is likely to be preferred for most to access the school from TGS which represents a slight worsening of noise pollution and air quality compared to the current rural baseline. However, the improvements in bus services create a positive transport score thus this is a rare site where these objectives do not reflect one another. Heritage score affects impact upon the setting of Somerhill House grade 1 listed building.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	The topography of the site makes it unsuitable to deliver educational use; and the location is away from the catchment it is needed to serve. For other uses it does not relate well to the settlement, and there are landscape concerns with developing on this site.

Site Reference: Late site 10

Site Address: Orchard Brook, Five Oak Green Road, Five Oak Green

Call for Sites 2017 - Additional Submissions



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Map Date: January 2016

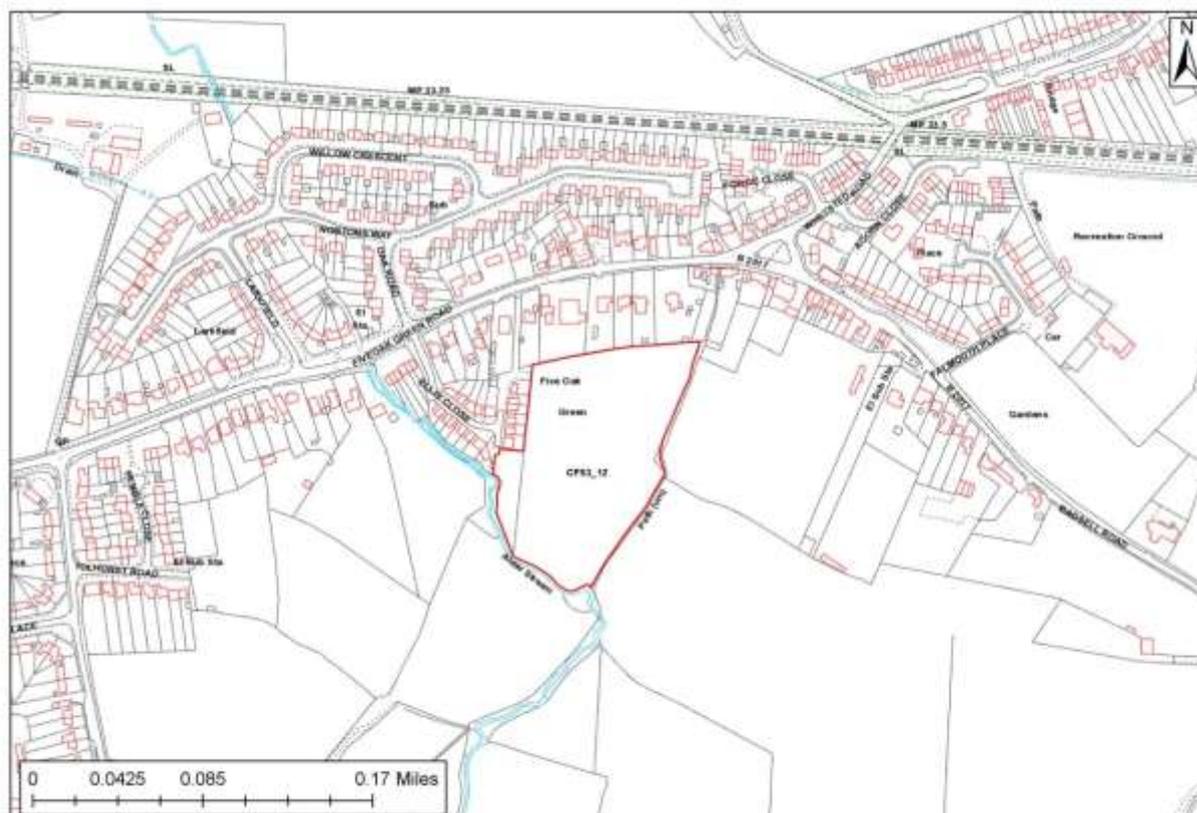
Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	0.77
Developable area (ha):	0.67
Site type:	Mostly greenfield site that includes a dwelling part within / part adjacent to existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	20
Issues to consider:	Transport Infrastructure: PRoW; MGB; Flood Zone 2; Flood Zone 3; HLC Period: Late 20th century, Early medieval; APA: General background archaeological potential;

	ALC: GRADE 3, GRADE 2; LCA: Low Weald Farmland; Land contamination (Works Unspecified Use (Medium))
Site Description:	<p>The site consists of Orchard Brook Capel Gym / residential property and its curtilage. The property is sited towards the frontage of the site. The site is adjoined by residential properties and fields. There are trees to the rear of the site and the Allders Stream adjacent to the site to the east. Site boundaries include a mix of hedging, wall and vegetation along the frontage with Five Oak Green Road. Rear boundary comprises mostly trees and wire fencing.</p> <p>There is an existing vehicular access onto Five Oak Green Road along which there is pavement. A Public Right of Way runs through the western edge of the site and there are others in the locality. The site is generally flat in character.</p>
Suitability:	The site is considered unsuitable for development. There are landscape concerns associated with this site. The rear part of the site is an encroachment into the countryside beyond which would be logical.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A site that scores several neutrals and some positives. It is let down on its land use and landscape score reflecting the loss of a greenfield site located within the Green Belt being part of parcel FG3 which scores moderately in the Green Belt Study. A large part of the site is also agricultural Grade 2 which influences this score. This site would have a negative impact on the landscape setting of the settlement.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are landscape concerns associated with this site. The rear part of the site is an encroachment into the countryside beyond which would be logical.

Site Reference: Late site 12

Site Address: Land on the south side of Five Oak Green Road, Five Oak Green, Tonbridge

Call for Sites 2017 - Additional Submissions



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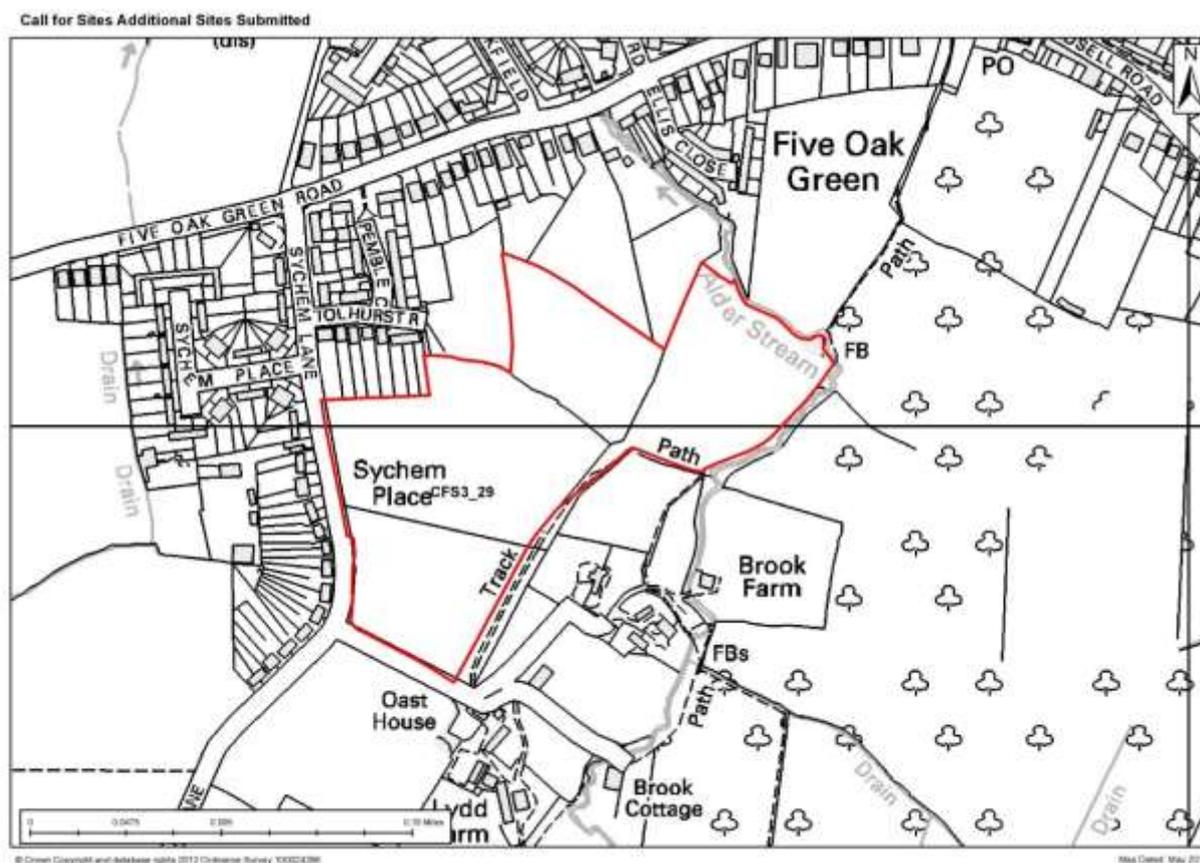
Map Date: January 2019

Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	2.10
Developable area (ha):	1.99
Site type:	Greenfield site 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:	60
Issues to consider:	MGB; Flood Zone 2; Flood Zone 3; HLC Period: Early medieval, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Low Weald Farmland; Land contamination (Works Unspecified Use (medium))

Site Description:	<p>The site is a greenfield site, possibly once an orchard. There are no existing buildings on the site. The site is adjoined by residential, commercial, orchards and field. Site boundaries include fencing, trees and a ditch with a stream running through it. There is currently no obvious means of vehicular access to the site. There are pavements along Five Oak Green Road.</p> <p>The site is generally flat in character.</p>
Suitability:	<p>Unsuitable: The site would be an encroachment into the countryside beyond which would be logical. There are also concerns about the ability to achieve an appropriate means of access to the site and concerns that this site is part of a larger Green Belt parcel the release of which would result in very high harm.</p>
Availability:	<p>Available Multiple ownership</p>
Achievability:	N/A
Sustainability Assessment:	<p>A site that scores several neutrals and some positives. It is let down on its land use and landscape score reflecting the loss of a greenfield site located within the Green Belt being part of a larger broad parcel (score adjusted to reflect this) that would have very high harm if released from the Green Belt. A large part of the site is also agricultural Grade 2 which influences this score. This site would have a negative impact on the landscape setting of the settlement.</p>
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	Concerns over highways and landscape matters in allocating this site for development.

Site Reference: Late site 29

Site Address: Land at Sychem Lane, Five Oak Green



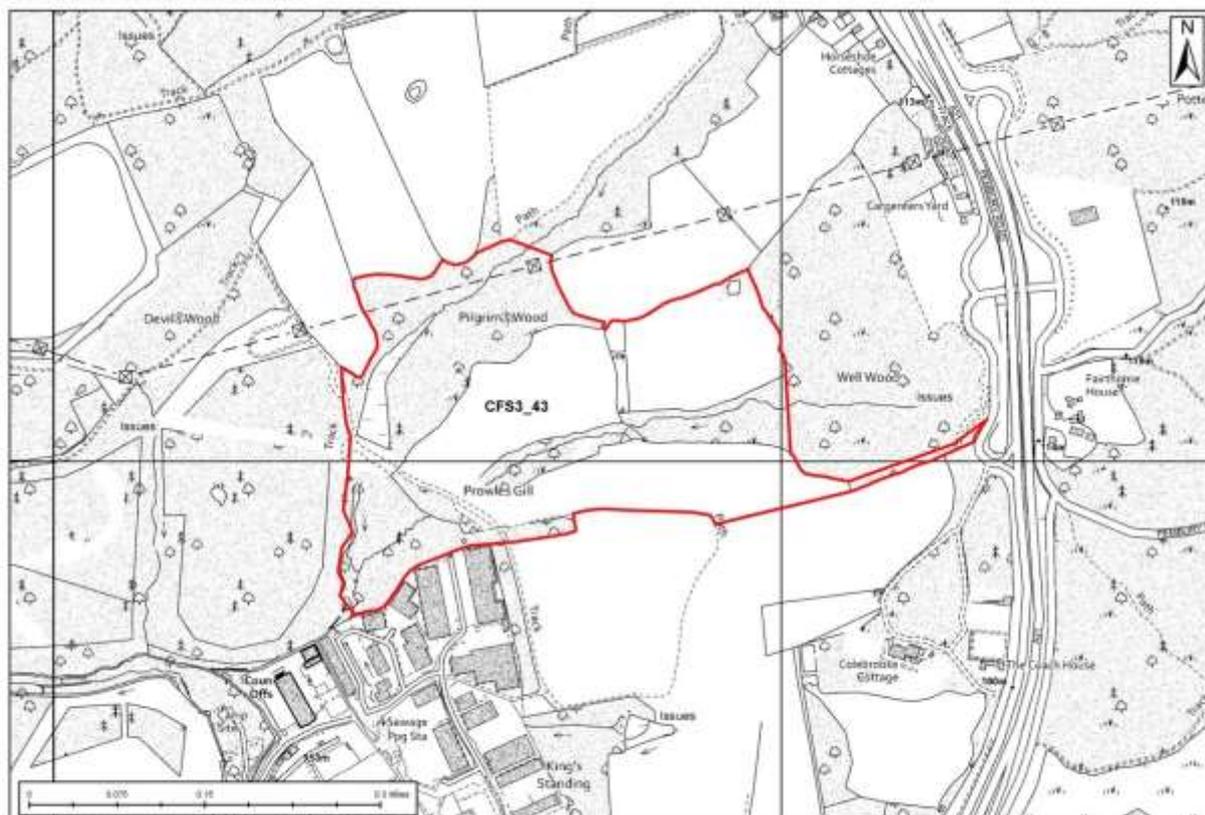
Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	6.23
Developable area (ha):	6.02
Site type:	Greenfield site part adjacent to existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	181
Issues to consider:	Transport Infrastructure: PRoW; MGB; Flood Zone 2; Flood Zone 3; HLC Period: Early modern, Early medieval; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Low Weald Farmland

<p>Site Description:</p>	<p>The site is an agricultural field on which there are no existing buildings. The site is adjoined by residential properties and other greenfield land. Site boundaries include trees.</p> <p>There is access off a track road located towards south east corner of the site and the site has a boundary frontage with Sychem Lane. There is a lack of pavement along this stretch of frontage but pavements in wider locality including Sychem Lane and Five Oak Green Road.</p> <p>There is a slight slope to the site. There are public views of the site from Sychem Lane and the entrance gate.</p>
<p>Suitability:</p>	<p>Unsuitable: There are landscape concerns associated with this site, which forms part of the landscape setting of the settlement. Some parts of the site are also not well related to the settlement centre. The site straddles the boundaries of two Green Belt parcels the release of which would cause moderate (larger chunk of site) and very high harm.</p>
<p>Availability:</p>	<p>Available Ownership unconfirmed</p>
<p>Achievability:</p>	<p>N/A</p>
<p>Sustainability Assessment:</p>	<p>A site that scores several neutrals and some positives. It is currently constrained by the lack of suitable pedestrian access to the settlement but it is likely this could be overcome. It is let down on its land use and landscape score reflecting the loss of a greenfield site located within the Green Belt being the significant extent of parcel FG3 which scores moderately in the Green Belt Study. A large part of the site is also agricultural Grade 2 which influences this score. This site would have a negative impact on the landscape setting of the settlement and whilst some parts of the site are closer to the services and facilities of the settlement, some parts are less accessible.</p>
<p>Conclusion:</p>	<p>This site is considered unsuitable as a potential site allocation.</p>
<p>Reason:</p>	<p>There are landscape concerns associated with this site, which forms part of the landscape setting of the settlement. Some parts of the site are also not well related to the settlement centre.</p>

Site Reference: Late site 43 (Local Plan Allocation AL/RTW 17 in part; small part of site allocated only in conjunction with site 57)

Site Address: Land NE of North Farm Industrial Estate, Capel

Call for Sites Additional Sites Submitted



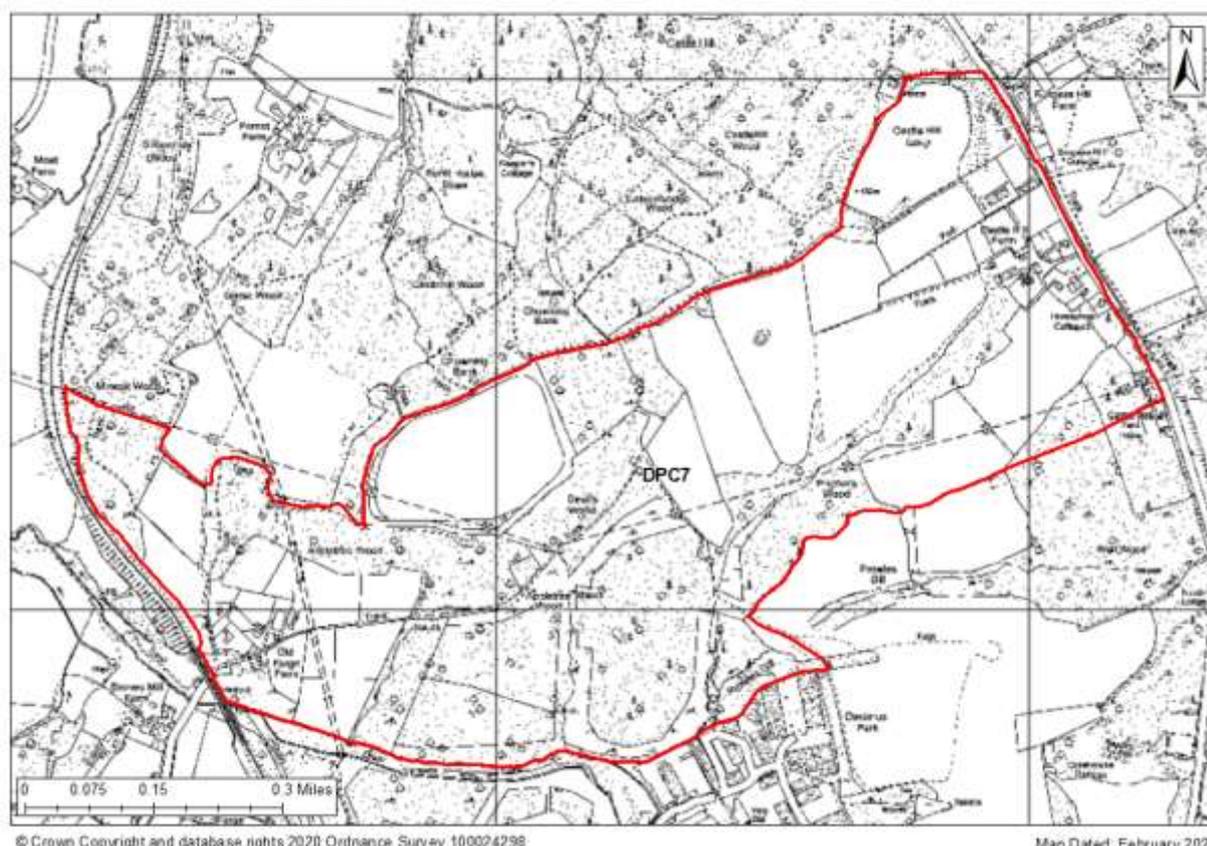
Parish:	Capel
Settlement:	In proximity to Main Urban Area: Royal Tunbridge Wells and Southborough
Gross area (ha):	21.48
Developable area (ha):	7.16
Site type:	Greenfield site part adjacent to existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for economic use.
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Ecology: Ancient Woodland; AONB Component Part: Ancient Woodland, Historic Routeways PRow, Water Courses, Ponds, Historic Field Boundaries; Transport Infrastructure: PRow;

	<p>MGB; AONB; HPGP 110m Buffer; HLC Period: Late post-medieval, Early medieval; APA: General background archaeological potential; ALC: GRADE 4, GRADE 3, NON AGRICULTURAL; LCA: Forested Plateau</p>
Site Description:	<p>This is an undeveloped site that includes extensive areas of woodland and a pond. There are no existing buildings on the site. It lies in close proximity of the A21, which is to the east, with a thin strip of the site adjacent to this. The site is in close proximity of the Longfield Road Key Employment Area, which adjoins the site towards its south west corner. Part of the southern portion of the site overlaps with site submission 57.</p> <p>Most boundaries comprise trees with the southern boundary of the site being more open with the adjacent field to the south. A Public Right of Way runs along the southern boundary of the site. The topography of the site rises in a north east direction.</p>
Suitability:	<p>The site is considered to be in the main part unsuitable due to the constraints on the site. It is within the Green Belt, the AONB and includes extensive areas of woodland. However the southern section of the site forms part of a suitable site for economic development and provides for appropriate mitigation.– see also Site 57 (Part Local Plan Allocation AL/RTW17, site allocated in conjunction with Late Site 43) and Local Plan Allocation AL/RTW17, including Site 57 and Late Site 43)</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 suitable in part as part of Site 57 and AL/RTW17 as above for the provision of appropriate mitigation, It is not considered suitable for built development.</p>
Reason:	<p>This is a constrained site, which includes extensive areas of Ancient Woodland. The combination of Green Belt, topography, landscape and views means that the site is considered unsuitable for allocation. An area in the southern part of the site (the overlap with site 57) is better related to existing development and is considered to be suitable for consideration for mitigation in conjunction with the remainder of site 57 as part of AL/RTW17</p>

Site Reference: DPC7 (includes CfS Site 49, 57, 62, 77, and Late Site 43, and a very small part of site forms site allocation AL/RTW 17)

Site Address: Land north of Longfield Road Employment Area

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



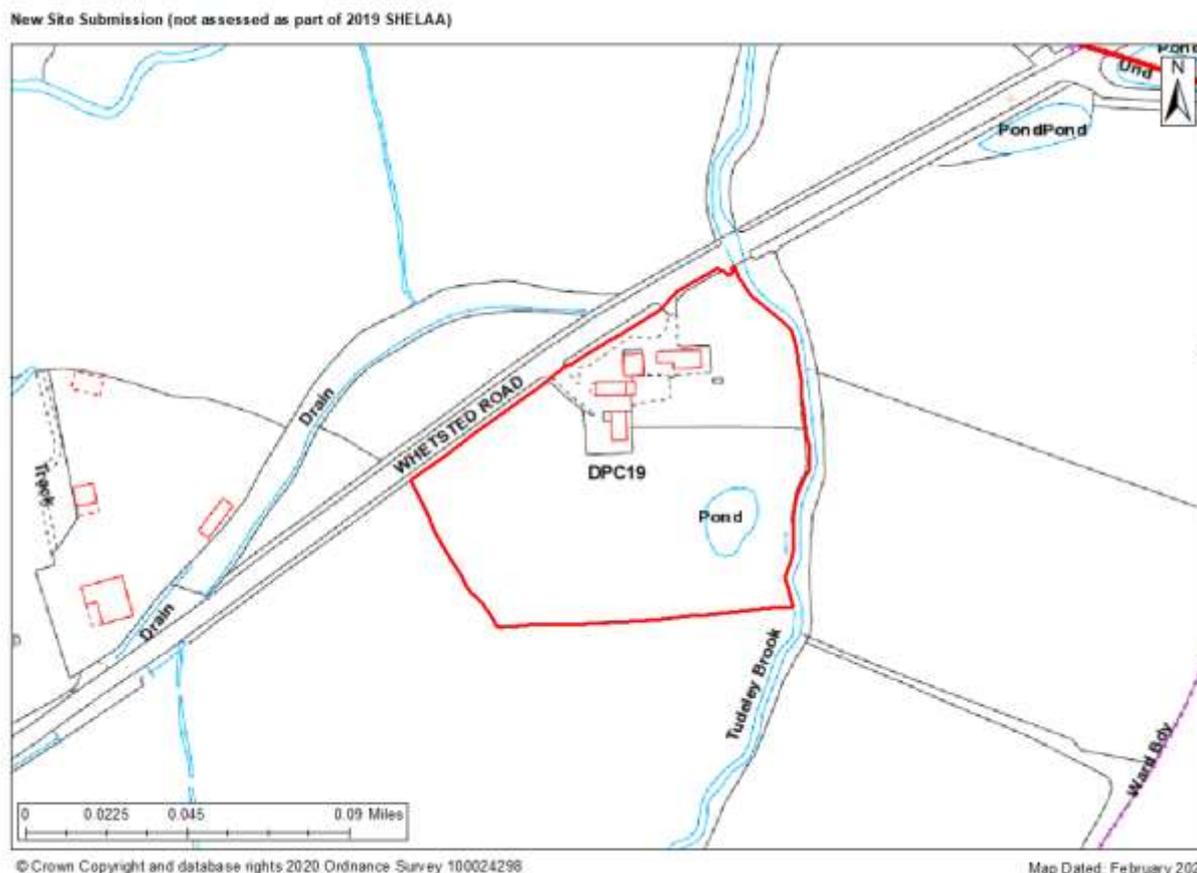
Parish:	Capel
Settlement:	Royal Tunbridge Wells
Gross area (ha):	117.82
Developable area (ha):	68.60
Site type:	Largely Greenfield land with some PDL in largely rural area in proximity to settlements of RTW and Southborough
Potential site use:	Site has been submitted as a potential new settlement. It would be a mixed-use scheme including residential use.
Potential yield if residential:	Subject to Masterplanning
Issues to consider:	Heritage: Listed Buildings; Ecology: Ancient Woodland; AONB Component Part: Ancient Woodland, Farmstead, Historic Routeways PRoW, Water Courses, Ponds, Historic Field Boundaries, Historic Routeways Roads;

	<p>Transport Infrastructure: PRow; MGB; AONB; Flood Zone 2; Flood Zone 3; HPGP 110m Buffer; HPGP; HLC Period: Early medieval, Early 20th century; APA: General background archaeological potential; ALC: GRADE 4, GRADE 3, NON AGRICULTURAL; LCA: Forested Plateau; Land Contamination: Landfill site, Sewage Treatment Works, Railway Land – tracks mainly, Unknown Filled Ground, Works Unspecified Use</p>
<p>Site Description:</p>	<p>This site is located to the west of the A21, and to the north of industrial units at North Farm. Land to the south east of the site has a resolution to grant planning permission for a business park delivering a significant level of employment floorspace (Kingstanding Way).</p> <p>The site is mostly greenfield, with significant areas of Ancient Woodland. There is some built development, namely to the east around the slip road from the A21 which comprises farm building and residential units, and farm buildings to the west. The site is Green Belt and AONB.</p> <p>The railway line runs along the western boundary of the site.</p> <p>Access to the site from the east is from the A21. There is an existing slip road coming off the A21 albeit we understand the capacity of this slip road is limited. Powder Mill Lane, a narrow lane, provides access underneath a railway viaduct to the west of the site.</p> <p>To the south of the site is a landfill site which is venting gas.</p> <p>A high pressure gas pipeline runs through the site, south to north.</p>
<p>Suitability:</p>	<p>This site is located to the west of the A21, and to the north of industrial units at North Farm. Land to the south east of the site has a resolution to grant planning permission for a business park delivering a significant level of employment floorspace (Kingstanding Way).</p> <p>The site is considered unsuitable for allocation for a new garden settlement.</p> <p>Whilst it is located to the north of the built up area, the site lies within the AONB. National policy regarding major development in</p>

	<p>the AONB is clear: the tests to be met for major development in this designation are extremely high, and include demonstrating that (housing and employment) needs cannot be met outside the AONB (either in the Borough, or outside, under the Duty to Co-operate). Nationally, development of this scale in the AONB is unprecedented.</p> <p>The level of harm (landscape and scenic beauty) that would arise to the AONB is high. This SHELAA has demonstrated the availability of suitable sites outside the AONB. This site is therefore not suitable for development.</p> <p>There are also concerns regarding the access to the site from the A21 and the high pressure gas pipeline running through the site; this along with the areas of Ancient Woodland would likely result in piecemeal development and reduce the development capacity of the site to deliver a quantum of development capable of providing and supporting a mix of uses expected to support a new settlement.</p>
Availability:	Available Single Owner
Achievability:	The site is in single ownership and is available so there are reasonable prospects of delivering this site over the plan period.
Sustainability Assessment:	<p>Site is not a Reasonable Alternative.</p> <p>Submitted in the call for sites as site 49 or DPC 7. This site was originally considered as potential development site within Capel Parish and was filtered out at the first stage assessment. This consideration was based on a potential residential yield of 488-976 dwellings.</p> <p>Since this time, the council has been informed of the potential for greater capacity on this site (up to 1,600 dwellings) and so the site now warrants consideration amongst the sites in this table as a potential garden settlement.</p> <p>To this end, the site is within the AONB and landscape impacts were considered too severe to warrant further consideration as a reasonable alternative.</p>
Conclusion:	For the reasons set out, the site is considered unsuitable as a potential Local Plan allocation.
Reason:	<p>The site has been submitted as a potential new settlement with the potential for housing, employment, etc. development to be delivered on that basis.</p> <p>Given the strong policy protection given to the AONB (a national designation) in the NPPF, the site is considered unsuitable as a potential Local Plan allocation.</p>

Site Reference: DPC19 (Local Plan Allocation STR/SS 1 (site is part of larger allocation))

Site Address: Tudeley Brook Farm, Whetsted Road, Paddock Wood



Parish:	Capel
Settlement:	Paddock Wood
Gross area (ha):	1.95
Developable area (ha):	Subject to Masterplanning
Site type:	Part PDL/ Part Greenfield in Green Belt.
Potential site use:	Mixed use including residential and community use.
Potential yield if residential:	c. 3,600 in conjunction with other sites forming wider site allocation. See Strategic Sites Masterplanning and Infrastructure Study.
Issues to consider:	MGB; Flood Zone 2; Flood Zone 3; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland;

Site Description:	This site comprises a residential dwelling and gardens, and stables. It is accessed directly from the A228 and adjacent to a PROW. There are no pavements in the locality of the site. The site boundaries are a mix of hedgerows, fencing, trees and walls. Open countryside surrounds the site.
Suitability:	<p>The site is in proximity to the LBD at Paddock Wood. The site is likely to be sustainable in this context and in conjunction with other sites would provide a sustainable and logical location for the strategic expansion of Paddock Wood, including land in east Capel. This would overcome the lack of access from the site as it stands.</p> <p>It is recognised that the site is Green Belt. There is national policy protection for the Green Belt, but the NPPF also recognises that Green Belt boundaries can be altered where there are exceptional circumstances, and these are fully evidenced and justified. The Green Belt Study Stage Three Assessment (2020) identifies that the release of the land from the Green Belt in this location will cause moderate to high levels of harm. Potential mitigation measures are set out to reduce the potential visual influence of development on the Green Belt land. The masterplanning work can have regard to this. There is also scope for compensatory improvements such as hedgerow planting, enhanced pedestrian routes or conversion of fields from arable to grassland.</p> <p>The site is also constrained by flooding, with portions of the site falling within Flood Zones 2 and 3. The site is considered suitable in conjunction with other sites for the strategic growth around Paddock Wood as the masterplanning associated with this growth will allow flooding to be considered properly, and facilitate new investment in flood infrastructure to provide betterment to the existing town.</p>
Availability:	Available Single ownership
Achievability:	This site is considered suitable. It is available and in single ownership. It is likely that the site could be delivered within the Local Plan period.
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality, with traffic increasing substantially and improvements to the road network at Colts Hill being important. Conversely, active and shared transport options would be given large investments and significant betterment could be seen. However, the improvements would always be working within the confines of Paddock Wood town so can never be given the maximum scores. Travel scores are applied following a similar logic.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and there are 5km SSSI risk zones to the south and north east of the town.</p>

Business score is positive reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, positive scores do not reach the maximum.

Climate change scores reflect the increase in energy and fuel demands created by the scale of new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.

Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, the maximum score cannot be applied as the development is unlikely to address existing problems of fuel poverty.

New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would continue to meet this demand.

Paddock Wood does not currently have low employment levels so is not a key ward for a focus on employment. However, the development would provide the benefit of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

Equality score is positive with significant regeneration expected to benefit the existing areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.

A negative heritage scores reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

The maximum positive scores is applied to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.

Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The score also reflects the release of Green Belt land with overall harm rating of High.

	<p>The landscape score follows a similar logic to heritage reflecting encroachment into the High Weald Character Area in the south. The negative noise scores reflects the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate development. Choice of materials would be determined at Development Management stage. Master-planning approach for a large development and strong sustainability credentials expected as part of policy wording makes responsible sourcing of materials more likely. Impact on Superficial Sub-Alluvial River Terrace deposits would require investigation.</p> <p>Services and Facilities scores positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>A mixed water scores is applied as the development would represent a substantial demand for water and wastewater treatment, and would provide significant benefits to Paddock Wood and Capel in the form of reductions in existing flood risk. An improvement to flooding issues for existing residents is one of the key justifications for the proposed release of this Green Belt land on the west side of the settlement.</p>
Conclusion:	The site is suitable as a potential Local Plan allocation.
Reason:	<p>The site is sustainable and would form a logical extension of the LBD for Paddock Wood in conjunction with other site submissions.</p> <p>Subject to the demonstration that there are exceptional circumstances to release this land from the Green Belt, and that matters such as the provision of appropriate infrastructure (including transport) and mitigation of flooding impacts can be addressed through a masterplanned approach, the site is considered suitable in conjunction with other sites for the strategic expansion of Paddock Wood.</p>

Site Reference: FS6

Site Address: Orchard Cottage, Church Lane

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



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Map Dated: February 2020

Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	0.30
Developable area (ha):	0.30
Site type:	Residential detached dwelling, with private garden in rural setting.
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10 units.
Issues to consider:	Heritage: Listed Buildings; MGB; HLC Period: Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland;
Site Description:	The site comprises a detached dwelling, with gardens surrounding the building on all sides. There is an area of hardstanding to the south east of the property providing a drive and car port. The

	<p>dwelling is listed, and has been sensitively extended and restored by its current owner.</p> <p>Entrance to the property is via Church Lane, a narrow, single track road. There is no dedicated pavement for pedestrian access. No public rights of way run across the site.</p> <p>The topography of the site is fairly flat, with some gentle incline to the west of the site. There are trees on the site, but no significant tree belts.</p> <p>The site is adjoined by orchards to the west and south, and arable fields to the north. Church Lane adjoins the site to the east, with fields beyond.</p>
Suitability:	Rural site, away from the defined settlement. It is a small site and the likely yield is less than 10 units which is unsuitable for allocation.
Availability:	Available Single ownership:
Achievability:	N/A
Sustainability Assessment:	<p>This site forms SA Reasonable Alternative Option 3 i.e. not intended for allocation.</p> <p>Traffic would increase substantially and movement of vehicles into the AQMAs in Royal Tunbridge Wells and Tonbridge is likely. Conversely, master planning would ensure the new settlement is designed to discourage private car use with active and shared transport options given priority. This would bring large benefits. A mixed score for air quality is applied.</p> <p>Biodiversity constraints such as designated sites exist in the south (ancient woodland and local wildlife sites). Undesignated habitat such as hedgerows and ponds are likely to be impacted, although a strong commitment to net gains would lessen impacts in the long term.</p> <p>Business scores positively, reflecting the number of new customers that could support existing businesses and the likely significant provision of new business space. However, this is offset by losses to the rural economy from developing upon agricultural fields.</p> <p>The climate change score reflects the increase in energy and fuel demands created by the new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels. Deprivation scores positively to reflect the substantial regeneration benefit.</p> <p>New educational pressures are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells would</p>

continue to meet this demand.

The site would benefit from new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural land.

Equality scores positively with access to facilities for those with impairments felt to be possible with a strong master planning approach.

The health objective scores well due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 3 out of the 5 Accessible Natural Greenspace Standards. It was also felt likely that the proposals would include provision for elderly care services and improvements to accessible greenspace (as opposed to the existing greenspace which is largely privately owned).

The heritage score has been updated since Draft Local Plan stage to reflect additional assessment work carried out in 2020 especially regarding All Saints Church. The impact upon the setting of both this heritage asset and others south of the railway line (e.g. Grove Cottage farmstead) is predicted to be negative. However, it was felt that the master planning approach could help to ensure a strategy for enhancements was realised.

The maximum positive score is applied for the housing objective for provision of substantial numbers of new dwellings, including affordable and accessible homes.

Substantial loss of greenfield and Green Belt land (albeit with compensation elsewhere) with Best and Most Versatile soils causes a highly negative land use score.

The landscape score follows a similar pattern to heritage with a highly negative score reflecting the encroachment into the AONB in the south and east whilst also recognising that opportunities for management of Green Infrastructure exist.

The noise score reflects the scale of development and the location of development adjacent to the railway line.

Minimal demolition would be necessary to facilitate development and choice of materials would be determined at Development Management stage. The master-planning approach for a large development and the strong sustainability credentials expected make responsible sourcing of materials more likely.

The services and facilities objective scores positively reflecting the likely well-thought-out provision in the new settlement as a result of the master planning process. The settlement would also benefit from the proximity of enhanced provision at the nearby North Farm retail park, Tonbridge and Royal Tunbridge Wells town centres.

The travel score is applied with consideration of new bus routes and the relatively easy access to train stations.

A mixed water score is applied as development would represent a substantial demand for water and wastewater treatment whilst also providing significant benefits to Five Oak Green in the form of reductions in existing flood risk. The presence of the total catchment of a Groundwater Source Protection Zone north of the

	railway line also creates a risk that must be carefully managed.
Conclusion:	This site is considered unsuitable as a potential site allocation
Reason:	The site is not well related to the existing Limits to Built Development. It is unlikely to be sustainable in this context. Any likely yield is considered to be of a scale that is not considered suitable for allocation.

Site Reference: FS9 (includes CfS Late Site 12)

Site Address: Land south of B2017 including Nutley Orchard

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



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Map Dated: February 2020

Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	2.02
Developable area (ha):	1.97
Site type:	Small parcel to the north PDL within the Limits to Built Development. The majority of the site, to the south, is greenfield adjacent to Limits to Built Development.
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	59
Issues to consider:	MGB; Flood Zone 2; Flood Zone 3; HLC Period: Early 20th century; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Low Weald Farmland; Within or adjacent to LBD

Site Description:	<p>Small parcel to the north is a single detached dwelling, with associated hardstanding to the front (north) and garden to the rear (south), within the Limits to Built Development.</p> <p>The majority of the site, to the south, is greenfield adjacent to Limits to Built Development. The site was possibly once an orchard. There are no existing buildings on the site. The site is adjoined by orchards and fields to the south and east. To the north is Five Oak Green Road beyond which are residential and commercial properties.</p> <p>Site boundaries include fencing, trees and a ditch with a stream running through it.</p> <p>Access to the site if from Five Oak Green Road. There are pavements along Five Oak Green Road.</p> <p>The site is generally flat in character.</p>
Suitability:	<p>Unsuitable: The site would be an encroachment into the countryside beyond which would be logical. There is also concerns that this site is part of a larger Green Belt parcel which if released would result in very high harm. The site is also located in flood zone 2 and some areas flood zone 3.</p>
Availability:	<p>Available. Multiple ownerships</p>
Achievability:	N/A
Sustainability Assessment:	<p>A site that scores several neutrals and some positives. It is let down on its land use and landscape score reflecting the loss of a greenfield site located within the Green Belt being part of a larger broad parcel (score adjusted to reflect this) that would have very high harm if released from the Green Belt. A large part of the site is also agricultural Grade 2 which influences this score. This site would have a negative impact on the landscape setting of the settlement.</p>
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	Site is not considered suitable for allocation on landscape, flooding and Green Belt terms.

**If you require this document in another format,
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