

Tunbridge Wells Borough



Tunbridge Wells Borough Council

Site Assessment Sheets for Royal Tunbridge Wells

Strategic Housing and Economic Land Availability
Assessment – Regulation 19 Consultation

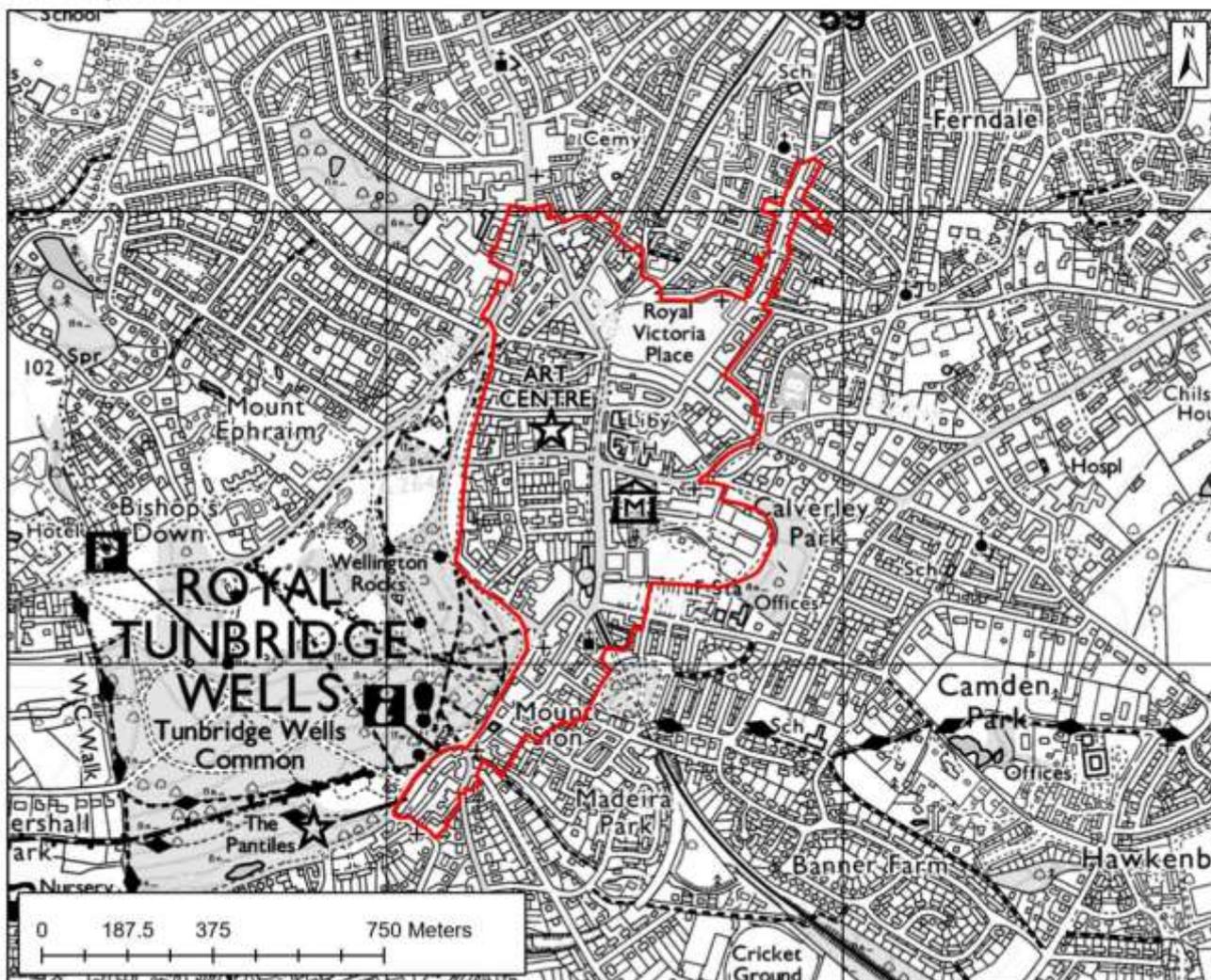
January 2021



Site Reference: Local Plan Allocation STR/RTW 2

Site Address: Royal Tunbridge Wells Town Centre

PSLP STR/RTW 2



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Map Dated: March 2021

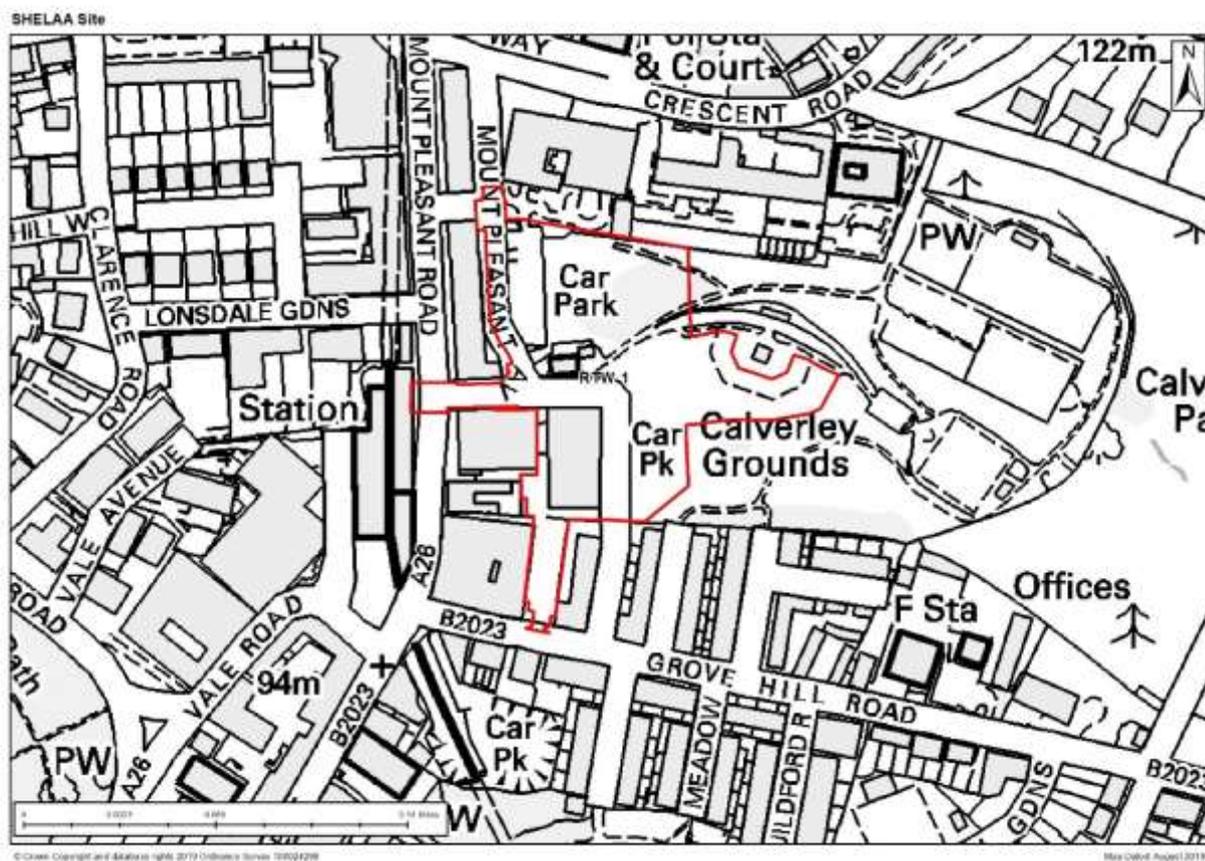
Location:	Royal Tunbridge Wells
Settlement:	Royal Tunbridge Wells
Gross area (ha):	55.80
Developable area (ha):	55.80
Site type:	Mostly PDL inside the LBD
Potential site use:	Site has been assessed for development potential, notably for mixed commercial and leisure uses, retail, offices and residential
Potential yield if residential:	150 – 200
Issues to consider:	A large site covering the defined town centre and so a range of issues/constraints to take into account including;

	<p>Heritage (within Conservation Area and Arcadian Area/listed buildings/historic park and garden Local Plan landscape designation Ecological interest; notable features/designation Tree Preservation Orders Highway matters Loss of parking provision ALC: Urban Potential land contamination</p> <p>There are a number of planning permissions as at 1 April 2020, which have been permitted within the defined town centre area for a range of uses, both commercial and residential. As at 01 April 2020, site includes a number of extant planning permissions for a total of 370 (367 net) dwellings. Notably, site includes extant planning permission 19/01869/FULL for 108 dwellings, 18/02408/PNOCLA for 77 dwellings, 17/01399/FULL for 31 dwellings, 19/01040/PNOCLA for 25 dwellings, 19/01515/FULL for 19 dwellings, 18/00052/FULL for 18 dwellings, and 17/03739/PNOCLA for 15 dwellings. All other extant planning permissions are on sites under 10 dwellings. There was also a number of completions during 01 April 2019 - 31 March 2020, totalling 50 dwellings. Notably, this includes 17/03280/PNOCLA for 31 dwellings, and 17/00987/FULL for 12 dwellings. Site also includes other major non-residential developments, such as 17/03640/FULL for a new Cultural Hub.</p>
Site Description:	<p>This site covers the defined town centre of Royal Tunbridge Wells which extends to the A26/St Johns Road and Camden Road to the north, bounded by the A26 to the west as it travels south, extending to Crescent Road and Calverley Road to the east and the historic Pantiles to the south. This is a varied area that includes a mix of commercial uses, including retail shops, café's, pubs and restaurants, offices and professional services, leisure, cultural and community facilities as well as a mix of residential types and styles. It also includes green spaces including Calverley Grounds. Although it is largely a PDL area inside the LBD, it is subject to a range of constraints, particularly in relation to the historic environment and important townscape and there are also protected greenspaces. It also suffers from highways constraints and congestion in parts of the town.</p>
Suitability:	<p>This is considered to be a suitable site for a mix of commercial, leisure and complementary uses including residential as part of the mix. The site is defined as the core town centre area of RTW and is considered appropriate for a mix of uses.</p>
Availability:	<p>Available in parts Multiple ownerships</p>
Achievability:	<p>This site area is in a number of different ownerships and uses and parts already have existing planning permissions for a range of uses. It is considered likely that other sites and uses will come forward within the wider site and can be delivered within the Local Plan period. The Council is also planning to bring forward a Town</p>

	Centre Area Plan for RTW which will take this area forward and plan and deliver the proposed uses and aspirations for the town centre.
Sustainability Assessment:	<p>The Town Centre Policy is largely sustainable with mostly positive or neutral scores across all three pillars of sustainable development.</p> <p>The three exceptions to this are the heritage objective which scores slightly negatively to reflect the potential risk to sensitive assets, and the noise and air objectives which are given mixed scores because focussed development in the town centre could bring about more traffic (particularly increased commercial, employment and cultural development), but the policy plans for reduced private car dependency. These later two scores were prevented from being more negative by the emphasis on active travel infrastructure in the policy and low traffic neighbourhoods.</p> <p>The climate change and resources objectives score as 'mixed' to reflect that demolition and rebuild is likely to be necessary, but redevelopment could provide more energy efficient buildings in a town where private car use is not essential</p>
Conclusion:	This site is identified as a suitable site/area for allocation within the Local Plan for a mix of commercial, leisure and residential uses. It is largely PDL within the existing LBD and forms the defined town centre boundary of RTW.
Reason:	This is a suitable and sustainable site/area as confirmed through the SA. The site/area is however subject to a number of constraints as identified above, which will need to be considered within the Local Plan policy and will need to be taken into account in future proposals coming forward for development within the defined town centre. The mix and quantum of uses appropriate for the defined town centre area and its relationship with surrounding uses will be assessed further through the Town Centre Area Plan.

Site Reference: Local Plan Allocation STR/RTW 2 (part site) comprising sites 262 and 263, and SALP AL/RTW21

Site Address: Mount Pleasant car park, surgery in The Lodge, public toilets, Mount Pleasant Road, Calverley Grounds, Great Hall car park and Hoopers' car park/service yard



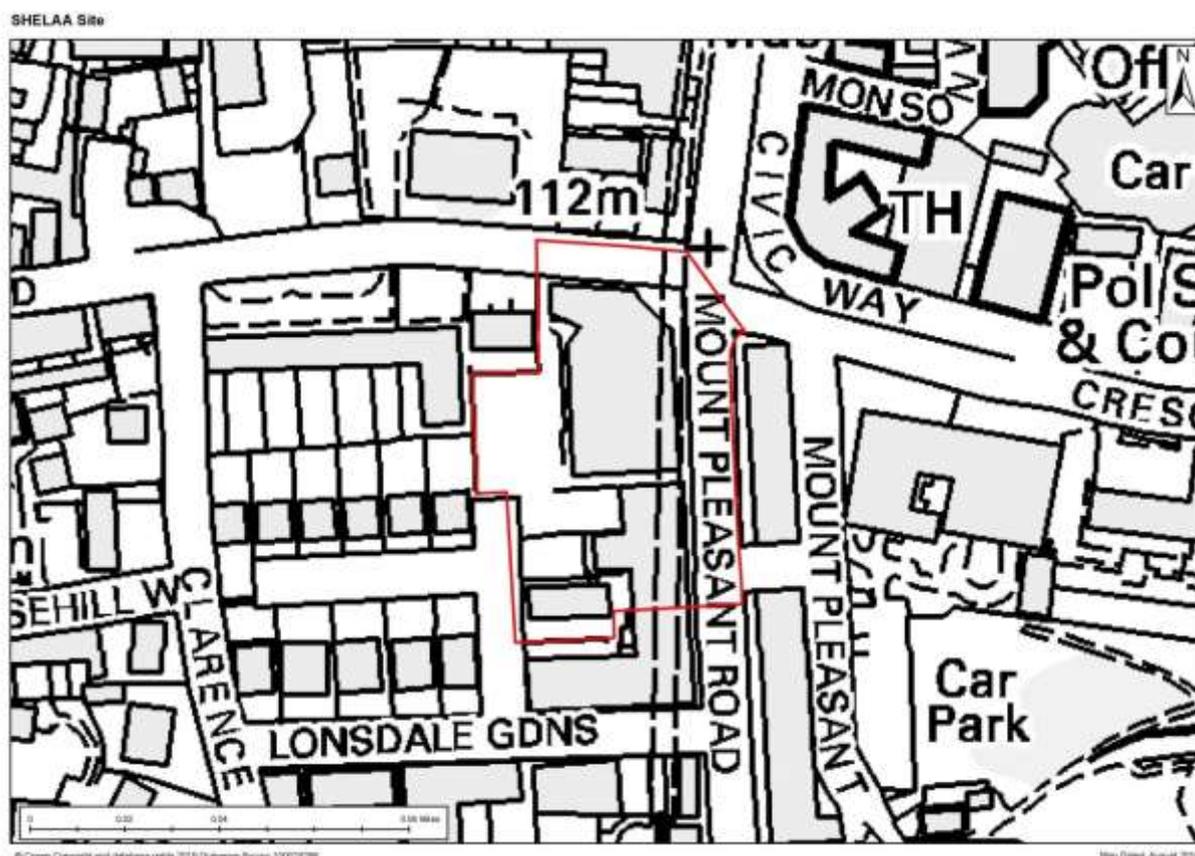
Location:	Royal Tunbridge Wells
Settlement:	Royal Tunbridge Wells
Gross area (ha):	2.00
Developable area (ha):	2.00
Site type:	Mostly PDL inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for mixed use including new offices, including Council offices, theatre, underground parking.
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Heritage: Conservation Area, part within/adjacent to Historic Parks and Gardens EH, adjacent to Listed Buildings; Ecology: TPO, Arcadian Areas;

	<p>2016 Landscape Designation; HLC Period: Early modern; APA: Calverley Park and Grounds RPG Tunbridge Wells; ALC: URBAN; LCA: Urban; The Mount Pleasant Avenue Car Park is allocated in the Site Allocations Local Plan 2016 (AL/RTW21); Loss of parking provision; Potential land contamination; Highway matters; As at 01 April 2020, there is existing planning permission for redevelopment of the site to provide new offices, including Council offices, theatre, underground parking, and associated landscaping and infrastructure works (18/00076/ FULL): - Tunbridge Wells Borough Council was the applicant for this permission, and owns the majority of the land within the site. Despite granting consent, the Council has now confirmed that it will not be implementing the consent as agreed by Full Council in October 2019.</p>
Site Description:	<p>The site comprises part of Calverley Grounds, a registered Historic Park and Garden, car parks, a dental surgery, public conveniences, public highway, and the car park/service yard to Hoopers' department store. There is a Tree Preservation Order relating to trees along the northern-most boundary of the site.</p> <p>There are existing means of vehicular access from Mount Pleasant Road and Mount Pleasant Avenue.</p>
Suitability:	<p>Site is considered to be a sustainable site- it is mostly PDL within the LDB. It is within a central part of the defined RTW town centre and is within the core commercial and leisure area of the town. It should be considered further through the Town Centre Area Plan proposed for Royal Tunbridge Wells Town Centre for a mix of both commercial and residential uses subject to relevant constraints in relation to heritage and ecology and would need to respect the setting of Calverley Grounds Historic Park and Garden. See also Site 262 and Site 263.</p>
Availability:	<p>Available in part Multiple ownership</p>
Achievability:	<p>This site is a sustainable site although due to the mixed ownership and differing aspirations, there is uncertainty with regards to future uses and timescales for delivery. The Council is planning to bring forward a Town Centre Area Plan for RTW which will include this site.</p>
Sustainability Assessment:	<p>This site has a mixed range of scores. Air quality score is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. Loss of greenspace with connectivity to a SLNCV has caused the biodiversity objective to be scored negatively. Likewise, the land use objective is scored slightly negatively due to the loss of greenfield land. Positive score for services reflects the benefits the proposals would bring to tourism</p>

	<p>and leisure. Health scores slightly positively due to the wellbeing benefits of providing a more inviting entrance to Calvary Grounds (a Historic Park and Garden) and attracting more visitors. Conversely, the loss of some of the existing heritage asset, causes the heritage objective to score negatively. The Landscape/Townscape objective scores as slightly negative due to the loss of green open space in Calvary Grounds and alteration to the park setting.</p>
Conclusion:	<p>Site is identified as a sustainable site subject to the relevant constraints identified. However its future role and use should be considered further through the production of a Town Centre Area Plan setting out a comprehensive strategy for the town centre of Royal Tunbridge Wells.</p>
Reason:	<p>This is a largely PDL site that has an existing planning permission, located in a sustainable location within the centre of Royal Tunbridge Wells and within the defined town centre. However, it has been confirmed that the Council as landowner for parts of the site will not be taking forward the consented scheme and there is uncertainty about the future use and deliverability of the site.</p> <p>Therefore it is proposed that it be identified within Policy STR/RTW 2 – Royal Tunbridge Wells Town Centre and will form part of the consideration and strategy for the town centre developed through the Town Centre Area Plan which will consider the range and quantum's appropriate for the site and its relationship with surrounding uses as part of the overall strategy for the town centre.</p>

Site Reference: SALP AL/RTW2B (Local Plan Allocation AL/RTW 1)

Site Address: Former cinema site, Mount Pleasant Road, Tunbridge Wells

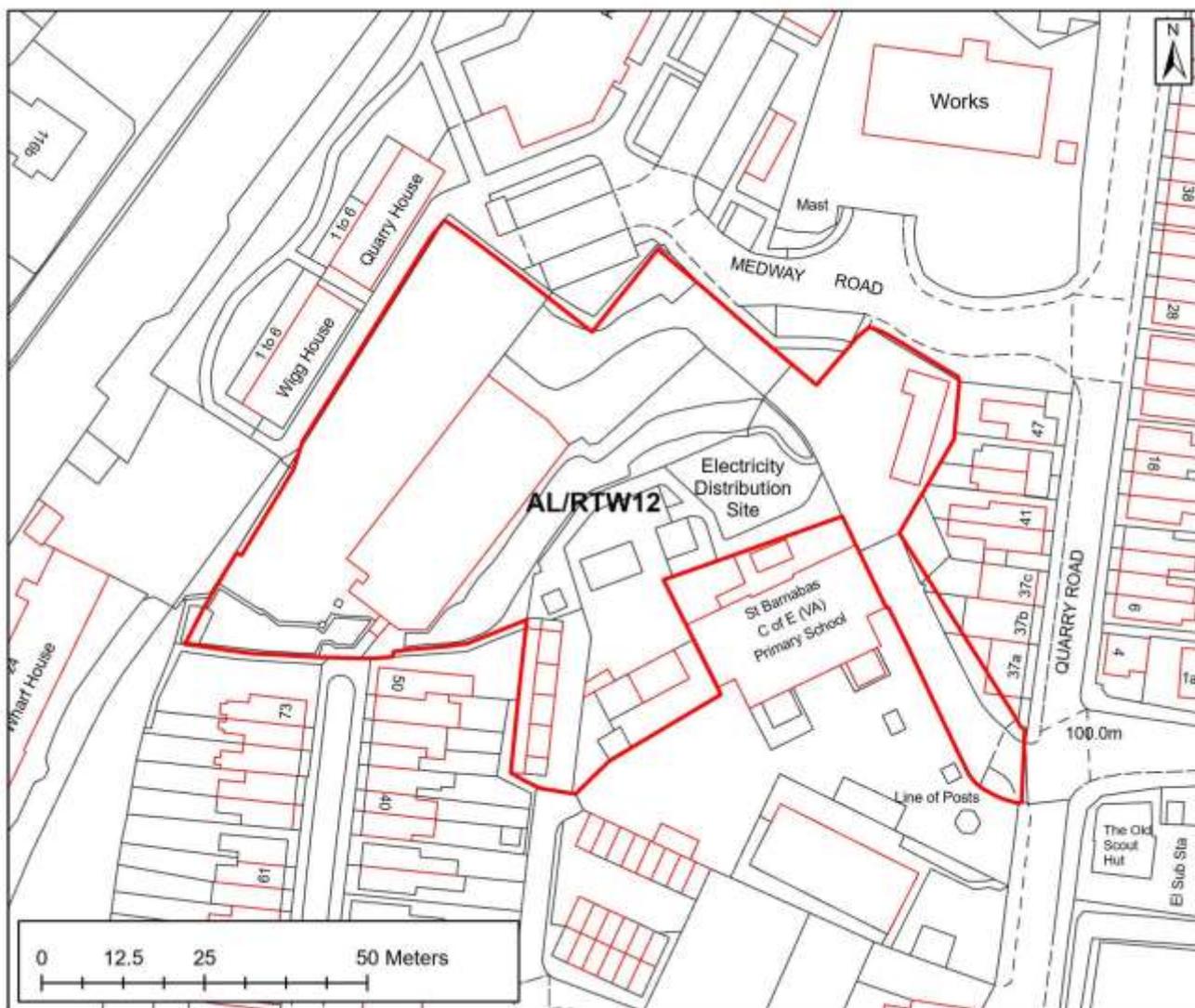


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.97
Developable area (ha):	0.97
Site type:	PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for a mix of uses including residential, a cinema, retail and other uses
Potential yield if residential:	100
Issues to consider:	Heritage: Conservation Area, Listed Buildings; Ecology: TPO; Transport Infrastructure: PRoW, cycle route adjacent to site; APA: General background archaeological potential; ALC: URBAN; LCA: Urban; Existing Allocation AL/RTW2B in the Site Allocations Local Plan;

	Land contamination (Unspecified Use (medium risk)); As at 01 April 2020, site includes extant planning permission 19/01869/FULL for 108 dwellings
Site Description:	Site is now a cleared site. It previously consisted of a cinema and retail units, which have now been demolished and the major part of the site cleared. The site occupies a prominent position at a key node in the road network and the townscape, in the Primary Shopping Area and the heart of the town centre and the Conservation Area. It lies in an area in which there is a mix of uses including the civic complex to the north east of the site. There are residential uses in the area too.
Suitability:	This PDL site is considered to be suitable as it forms a central and prominent location within the defined RTW town centre inside the LBD of RTW and would be appropriate for a mix of town centre uses.
Availability:	Available Ownership Confirmed
Achievability:	This site is a suitable site that is an existing allocation and which has an existing planning permission. Additionally, the Council is planning to bring forward a Town Centre Area Plan for Royal Tunbridge Wells which will include this site. It is considered likely that the site could be delivered within the Local Plan period.
Sustainability Assessment:	A mostly sustainable site. Air quality score is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. The proposal for the site would represent a form of regeneration in an area of medium income deprivation and thus scores slightly positively for deprivation. There is an existing high demand for school places locally and thus the education objective score negatively. Travel and Services objectives score particularly well because the central location means new residents have access to a wide range of services and would not necessarily require a private car. The Landscape/Townscape objective scores as partially positive due to the improvement in the townscape likely to occur as a result of development in an area ¹ thought of as an eye sore.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	The site is a PDL site inside the LBD of Tunbridge Wells and is a sustainable site in this context. The site currently has planning permission. It is an existing allocation that it is considered could be carried forward within the Local Plan. It is also proposed that it be identified within Policy STR/RTW2 – Royal Tunbridge Wells Town Centre as it is a key site within the town centre and forms an important central site, both visually and in land use terms and its relationship with other sites will be considered through the Town Centre Area Plan.

Site Reference: SALP AL/RTW12

Site Address: Land at Quarry Road



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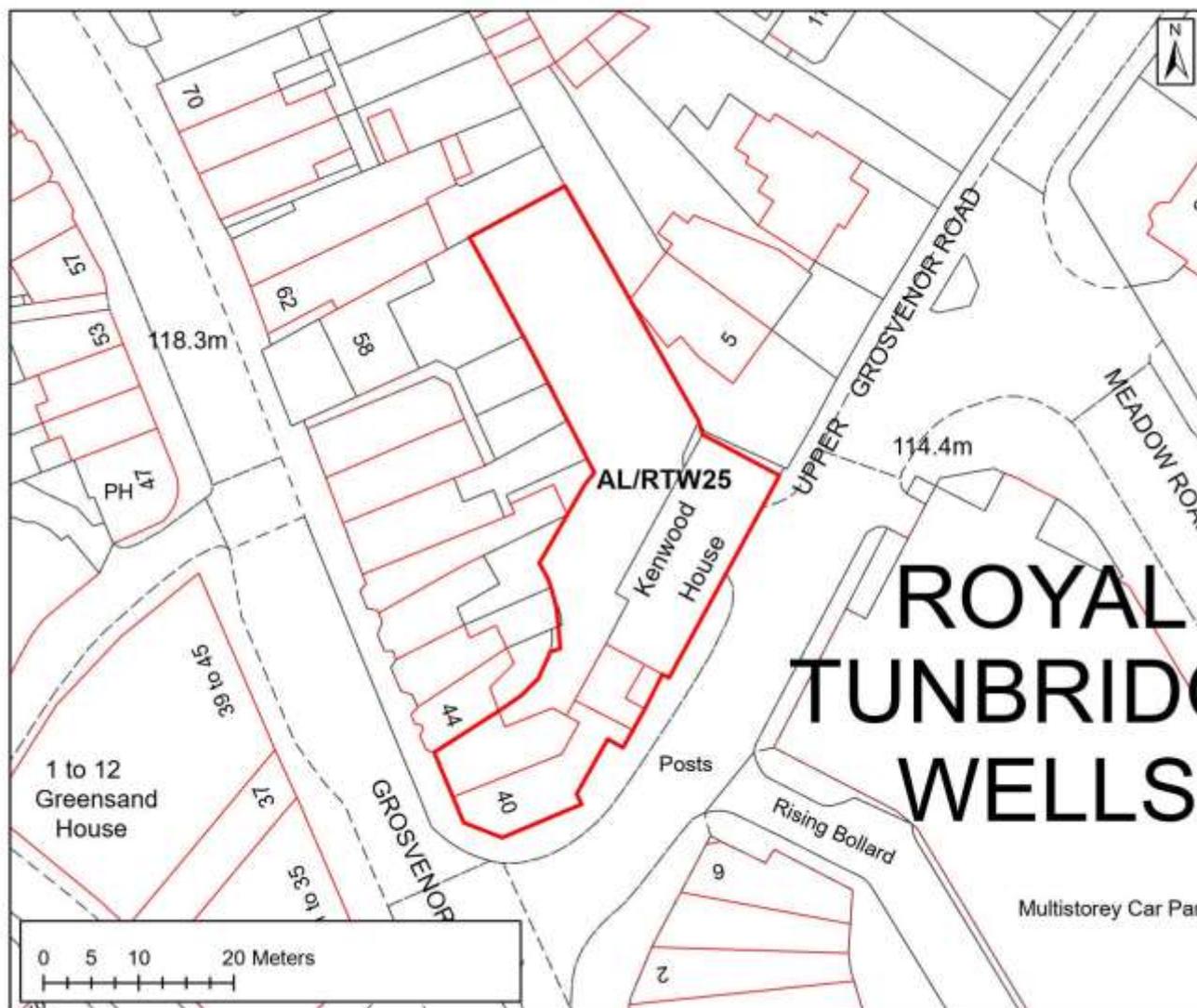
Map Dated: March 2021

Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.56
Developable area (ha):	0.56
Site type:	PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	27
Issues to consider:	Contaminated Land; APA: General background archaeological potential; ALC: URBAN; LCA: Urban

Site Description:	This site consists of a vacant Victorian warehouse which was a former electricity generating station, hardstanding and scrubland. There is an existing electricity main sub station still within the site. It is surrounded by residential uses to the north and south, with the train line beyond. There is new residential development currently under construction at Medway Road to the north east and St Barnabas C of E Primary School and Hall to the south east.
Suitability:	This is not considered to be a suitable site at the present time due to the fact that it is operational land i.e. the location of a main substation and the owners have confirmed that it is not suitable or available for redevelopment at the present time.
Availability:	Not available Single Ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This PDL site inside the LBD is not considered suitable as a Local Plan allocation.
Reason:	The site owners have confirmed that the site is the location of a main substation and is therefore not considered suitable for allocation within the Local Plan.

Site Reference: SALP AL/RTW25

Site Address: Kenwood House, Upper Grosvenor Road



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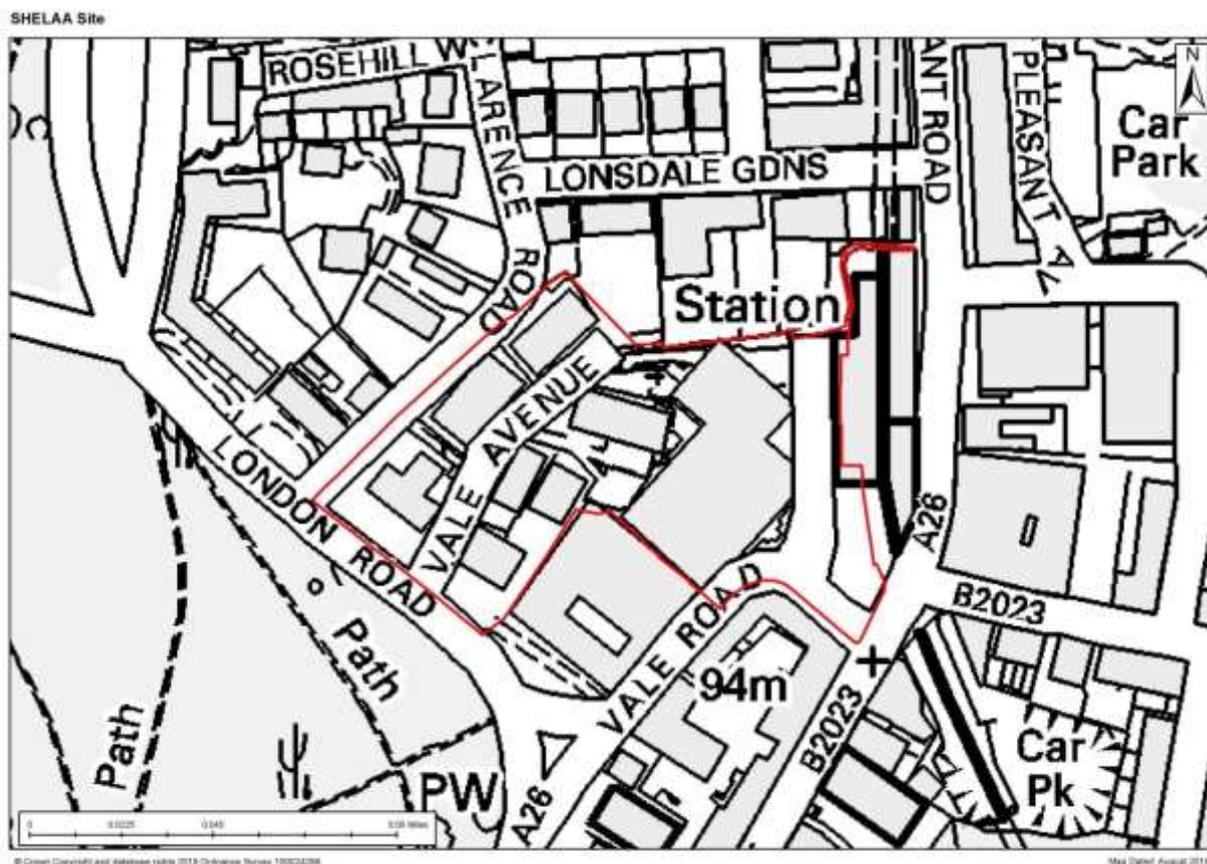
Map Dated: March 2021

Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.10
Developable area (ha):	0.10
Site type:	PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for mixed commercial use and an element of residential
Potential yield if residential:	Less than 10
Issues to consider:	Heritage: Conservation Area; APA: General background archaeological potential; ALC: URBAN; LCA: Urban

	This site was granted Prior Approval for a proposed Change of Use of first and second floors of building from office use (Class B1a) to dwelling houses (Class C3) to create 14 no. studio flats with no external alterations to building elevations under 17/00842/PNOCLA. This has now lapsed.
Site Description:	This is a purpose built mixed use building with retail on the ground floor and built office uses above on the 1 st and 2 nd floor. It is located within the town centre on the corner of Grosvenor Road and Upper Grosvenor Road. It is centrally located and is adjacent to commercial premises, mostly retail and office and other town centre uses.
Suitability:	This is not considered to be a suitable site as although it is PDL and inside the LBD it is currently used for mixed use commercial uses – notably retail and office use. The offices have been refurbished to provide high quality commercial space and so continued allocation is no longer appropriate. It is well located for continuing in commercial use due to its location within the town centre of RTW.
Availability:	Not available Ownership unconfirmed
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This PDL site is in existing commercial use and is not considered suitable for re-allocation for alternative uses.
Reason:	This PDL site inside the LBD of RTW is not considered to be a suitable site for allocation due to it continuing in its current commercial use which is considered appropriate within the town centre of RTW.

SALP AL/RTW3; Part of Local Plan Allocation STR/RTW 2; includes sites 200 and 268

Site Address: Vale Avenue Area of Change, Tunbridge Wells



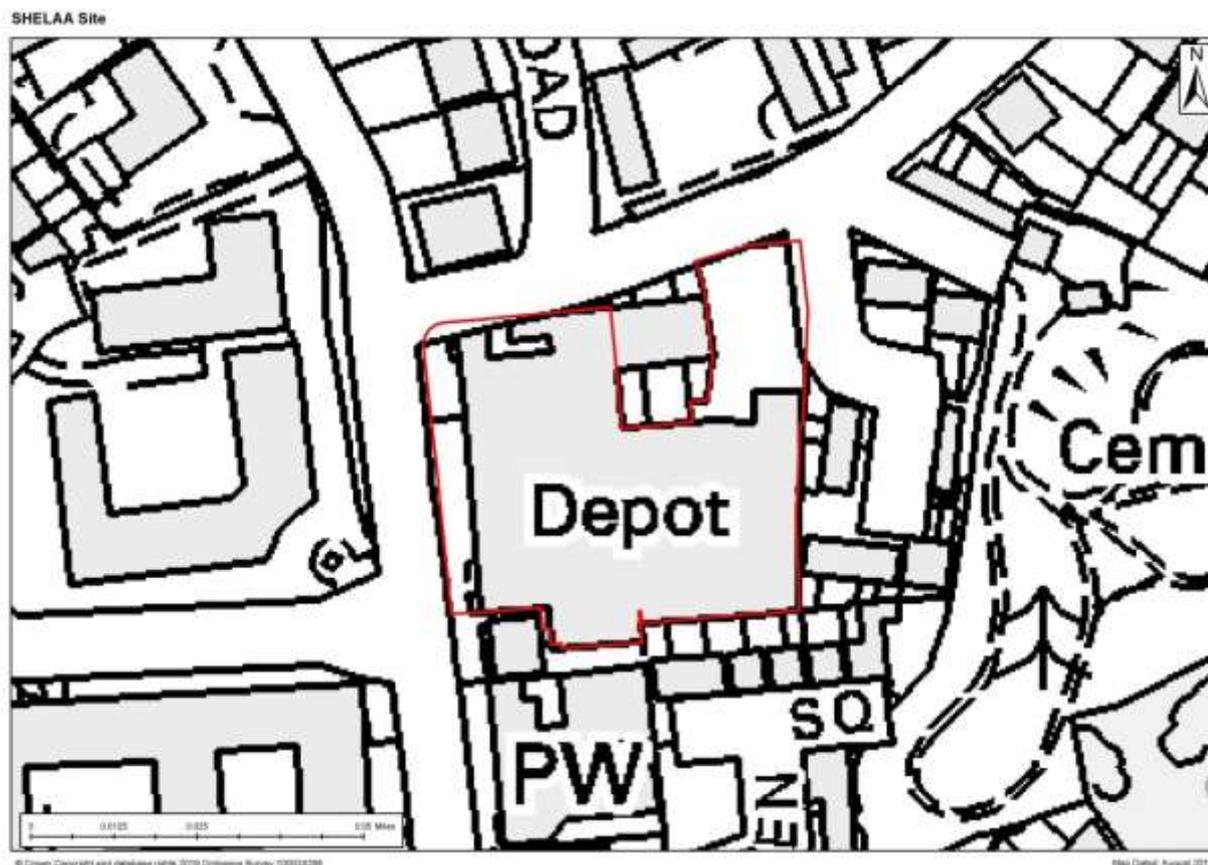
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.88
Developable area (ha):	1.88
Site type:	PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for a mix of uses including residential, office and hotel/conference use
Potential yield if residential:	100
Issues to consider:	Heritage: Conservation Area, Listed Buildings; Ecology: TPO; Common Land (partly with/adjacent to south of site); APA: General background archaeological potential; ALC: URBAN; LCA: Urban, Wooded Farmland; Existing Allocation AL/RTW3 in the Site Allocations Local Plan; Land contamination (Railway Land – tracks mainly);

	Transport Infrastructure: In Proximity to Cycle Route 18; As at 01 April 2020, site includes recent completed scheme 17/03280/PNOCLA for 31 dwellings
Site Description:	The site includes office, retail, leisure and residential uses on the Vale Avenue, Vale Road and London Road frontages, and a four-level public car park above a large retail unit. It occupies a prominent location in the town centre, between the railway station and Royal Tunbridge Wells Common within the defined RTW town centre.
Suitability:	Site is considered to be a sustainable site within the defined town centre of Royal Tunbridge Wells. It is a PDL site within the existing LBD. It is within a central part of the defined RTW Town Centre and is within the core commercial and leisure area of the town. It should be considered further through the Town Centre Area Plan proposed for Royal Tunbridge Wells town centre for a mix of both commercial and residential uses subject to relevant constraints identified in relation to heritage and townscape. See also Site 120, Site 200, Site 268 and STR/RTW2.
Availability:	Available Multiple ownership
Achievability:	Ownership issues would need to be resolved before redevelopment of the site could proceed. It is considered that the site could be delivered in the Local Plan period. The Council is planning to bring forward a Town Centre Area Plan for Royal Tunbridge Wells which will take this area forward and plan and deliver the proposed uses and aspirations for the town centre.
Sustainability Assessment:	Air quality is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. There is an existing high demand for school places locally and thus the education objective score negatively. Travel and Services objectives score particularly well because the central location means new residents have access to a wide range of services and would not necessarily require a private car. The Landscape/Townscape objective scores as partially unknown due to the difficulty of assessing impacts without a design.
Conclusion:	Site is identified as a sustainable site subject to the relevant constraints identified. However its future role and use should be considered further through the production of a Town Centre Area Plan setting out a comprehensive strategy for the town centre of Royal Tunbridge Wells.
Reason:	This is identified as a sustainable site which is a PDL site and falls inside the LBD of Royal Tunbridge Wells. Therefore it is proposed that it be identified within Policy STR/RTW 2 – Royal Tunbridge Wells Town Centre and will form part of the consideration and strategy for the town centre developed through the Town Centre Area Plan which will consider the range and quantum's appropriate for the site and its relationship with surrounding uses as part of the overall strategy for the town

	centre.
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Site Reference: SALP AL/RTW5 (Local Plan Allocation AL/RTW 4 in part)

Site Address: 36-46 St John's Road (Arriva Bus Depot),
Tunbridge Wells

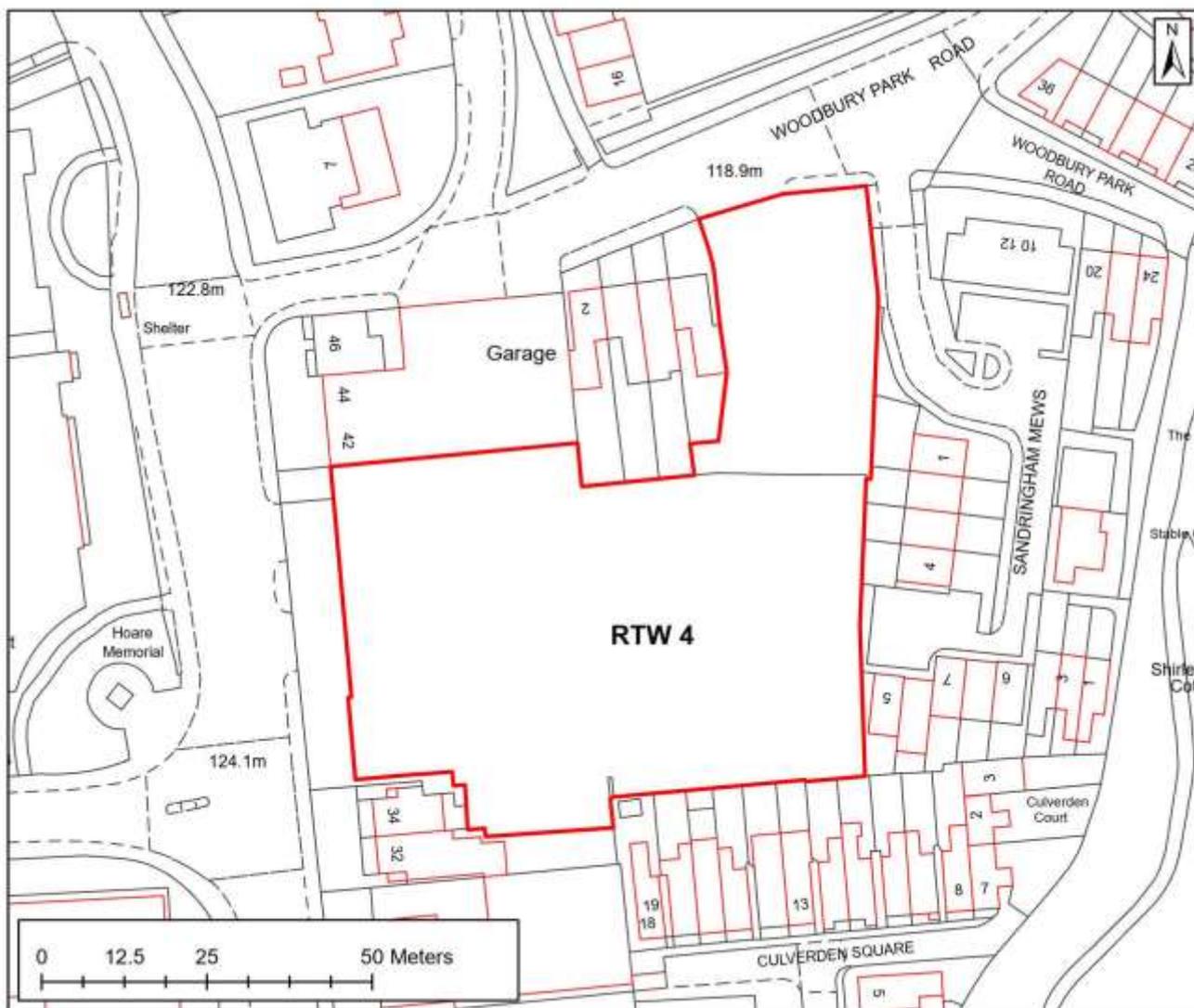


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.64
Developable area (ha):	0.64
Site type:	PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	65-90
Issues to consider:	APA: General background archaeological potential; ALC: URBAN; LCA: Urban; Existing Allocation AL/RTW5 in the Site Allocations Local Plan; Land contamination (Depot / Dispensing of Automotive Vehicles); As at 01 April 2020, site includes extant planning permission 17/00731/FULL for 89 dwellings.

Site Description:	The site fronts onto St Johns Road (the A26), but also has vehicular access from Woodbury Park Road. The site includes an Arriva bus depot, motor spares centre and dental surgery. It has an open frontage onto the A26 and is located in a part of the town centre in which there is a mix of uses including residential.
Suitability:	This is considered to be a suitable site as it is a PDL site within the existing LBD and is well related to existing shops and services.
Availability:	Available in part Multiple ownership
Achievability:	This is a suitable site in part that has an existing planning permission on part of the site. It is available in part and is considered likely to be delivered in the Local Plan period.
Sustainability Assessment:	Air quality is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. Loss of business space in favour of residential housing causes the business objective to be scored negatively. The requirement for demolition means the Resources objective to score negatively. The Landscape/Townscape objective scores as partially unknown due to the difficulty of assessing impacts without a design. Likewise, housing and Education objectives are partially unknown because it is not known if the housing would be specifically for older persons or not.
Conclusion:	Site is identified as a suitable site in part and its appropriateness is confirmed within the SA. It is considered appropriate as a potential Local Plan allocation.
Reason:	The site is a PDL site inside the LBD of Tunbridge Wells and is a sustainable site in this context. It is an existing allocation. Part of the site currently has planning permission, this part is available. There is uncertainty about availability of the remainder of the existing allocation and as such this would not be suitable for further consideration.

Site Reference: Local Plan Allocation AL/RTW 4, including most of SALP AL/RTW5

Site Address: Land at 36-46 St John's Road



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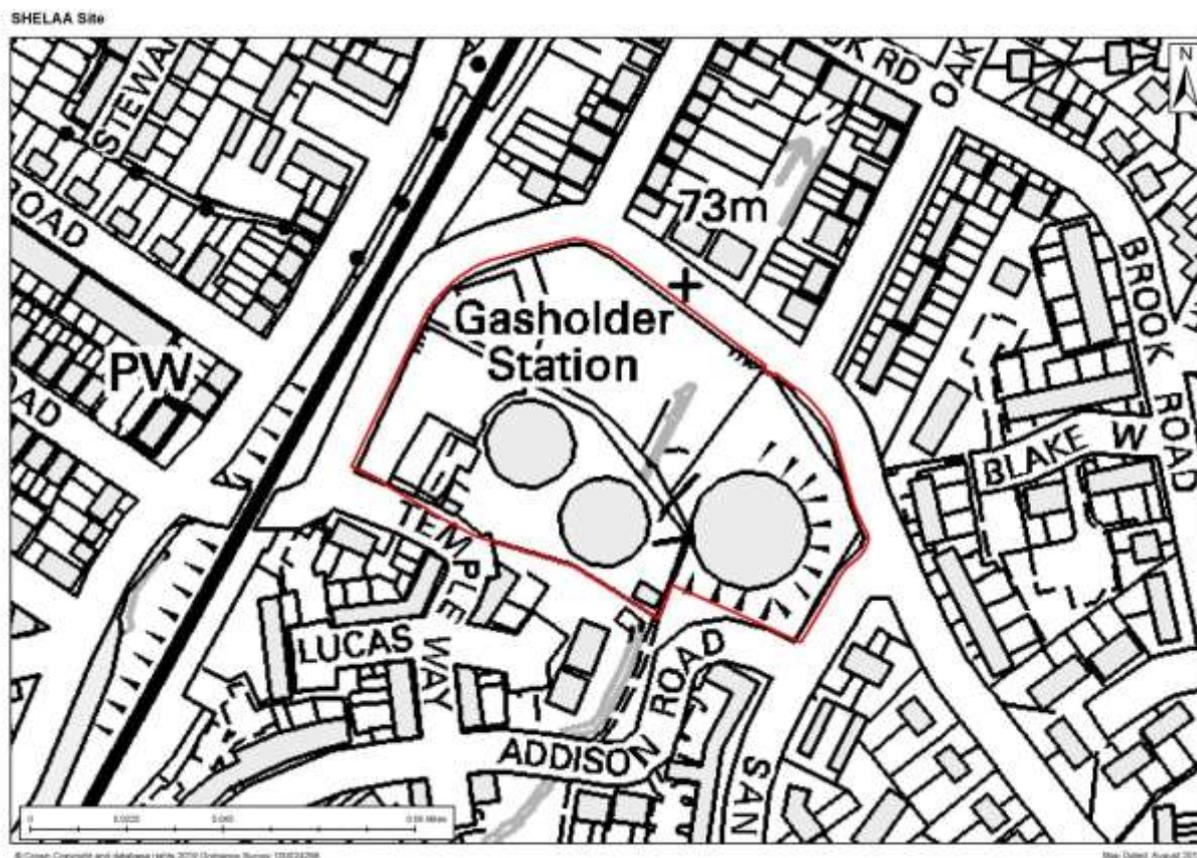
Map Dated: March 2021

Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.50
Developable area (ha):	0.50
Site type:	PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	65-90
Issues to consider:	APA: General background archaeological potential ALC: URBAN; LCA: Urban;

	Existing Allocation AL/RTW5 in the Site Allocations Local Plan; Land contamination (Depot / Dispensing of Automotive Vehicles); As at 01 April 2020, site includes extant planning permission 17/00731/FULL for 89 dwellings
Site Description:	The site fronts onto St Johns Road (the A26), but also has vehicular access from Woodbury Park Road. The site includes an Arriva bus depot, motor spares centre and dental surgery. It has an open frontage onto the A26 and is located in a part of the town centre in which there is a mix of uses including residential.
Suitability:	This is considered to be a suitable site as it is a PDL site within the existing LBD and is well related to existing shops and services.
Availability:	Available in part Multiple ownership
Achievability:	This is a suitable site that has an existing planning permission. It is available and is considered likely to be delivered in the Local Plan period.
Sustainability Assessment:	Air quality is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. Loss of business space in favour of residential housing causes the business objective to be scored negatively. The requirement for demolition means the Resources objective to score negatively. The Landscape/Townscape objective scores as partially unknown due to the difficulty of assessing impacts without a design. Likewise, housing and Education objectives are partially unknown because it is not known if the housing would be specifically for older persons or not.
Conclusion:	Site is identified as a suitable site and its appropriateness is confirmed within the SA. It is considered appropriate as a potential Local Plan allocation.
Reason:	The site is a PDL site inside the LBD of Tunbridge Wells and is a sustainable site in this context. It is an existing allocation which already has planning permission.

Site Reference: SALP AL/RTW10 (Local Plan Allocation AL/RTW 7)

Site Address: Former Gasworks, Sandhurst Road



Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.78
Developable area (ha):	1.78
Site type:	PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	170-200
Issues to consider:	Transport Infrastructure: PRow; APA: General background archaeological potential; ALC: URBAN; LCA: Urban; Existing Allocation AL/RTW10 in the Site Allocations Local Plan; Land contamination (Gas Works & Coke Works)
Site Description:	The site is a large and relatively flat site, within a predominantly residential area and close to High Brooms railway station. It is

	bounded by Sandhurst Road to three boundaries and new housing to the south. The site comprises gas works land and contained a number of gas holders that have now been removed.
Suitability:	This is considered to be a suitable site, it is PDL and inside the LBD. It is well related to existing services and facilities within the built up area of RTW.
Availability:	Available Ownership confirmed
Achievability:	This is a suitable site that has previously been allocated. It is available and it is considered that this site will come forward during the Local Plan period.
Sustainability Assessment:	This site scores largely neutral or positive. The scale of development influences many scores. Air score reflects relatively large contributions for improving active travel links and location of site near mainline train station meaning private car use is not essential. Proximity and connectivity to Hilbert Woods LNR cause the biodiversity objective to score slightly negatively. The Water objective is scored as mixed overall to reflect the conflict between the site improving flooding for new and existing residents but also increasing demand on existing water supplies with a large number of new dwellings. Deprivation scores positively due to the regeneration in an Area of Income Deprivation.
Conclusion:	Site is identified as a suitable PDL site inside the LBD and scores as largely neutral or positive through the SA, confirming its appropriateness as a potential Local Plan allocation.
Reason:	The site is a PDL site inside the LBD of Royal Tunbridge Wells and is a sustainable site in this context. It is an existing site allocation which it is considered could be carried forward as an allocation in the Local Plan.

Site Reference: SALP AL/RTW14

Site Address: Land at Medway Road, Tunbridge Wells



Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.25
Developable area (ha):	0.25
Site type:	PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	35
Issues to consider:	<p>APA: General background archaeological potential;</p> <p>ALC: URBAN;</p> <p>LCA: Urban;</p> <p>Existing Allocation AL/RTW14 in the Site Allocations Local Plan;</p> <p>Land contamination (Depot / Dispensing of Automotive Vehicles);</p> <p>Highway issues;</p> <p>As at 01 April 2020, site includes extant planning permission 19/00365/FULL for 35 dwellings</p>
Site Description:	The site contains industrial units but is in a predominantly residential area, much of which has been recently developed. It is

	close to both recreation open space and the town centre. It lies to the south of Grosvenor Bridge on the west side of Medway Road.
Suitability:	This is a sustainable PDL site inside the LBD of RTW. It is well related to local services and facilities within the built up area of RTW and has planning permission.
Availability:	Available Multiple ownership
Achievability:	This is a sustainable site that has existing planning permission and is an existing Local Plan allocation. It is available and it is considered that the site will be delivered within the Local Plan period.
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This is a sustainable PDL site within the LBD which has planning permission. Development is currently under construction on this site.
Reason:	The site is a PDL site inside the LBD of Royal Tunbridge Wells and is a sustainable site in this context. The site currently has planning permission and development is under construction on site and therefore it is not considered necessary to allocate it within the Local Plan.

Site Reference: SALP AL/RTW15

Site Address: 123-129 Silverdale Road, Tunbridge Wells

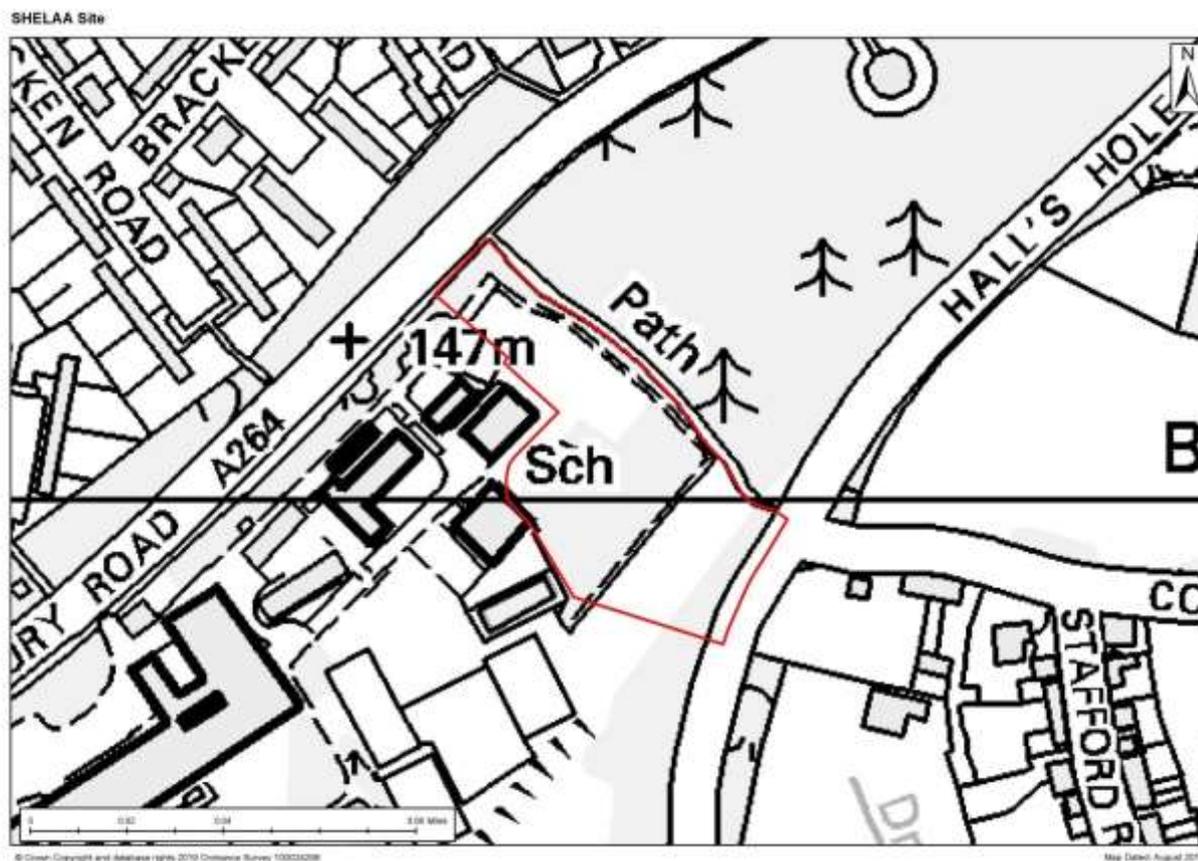


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.27
Developable area (ha):	0.27
Site type:	PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	13
Issues to consider:	APA: General background archaeological potential; ALC: URBAN; LCA: Urban; Existing Allocation AL/RTW15 in the Site Allocations Local Plan; Land contamination (Coal Related Activities); As at 01 April 2020, site includes extant planning permission 18/01876/FULL for 13 dwellings
Site Description:	The site lies north of Silverdale Road and consists of three currently vacant residential properties, a former coal yard and a number of vacant commercial buildings. It is located in a

	predominantly residential neighbourhood, close to local shops and services, and within walking distance of High Brooms railway station.
Suitability:	Site is considered to be a sustainable site as it is a PDL site inside the LBD and is well related to local services and facilities. It has planning permission.
Availability:	Available Single ownership
Achievability:	This site has an existing planning permission and is an existing Local Plan allocation. It is a sustainable site which is available. It is considered that the site will be delivered in the Local Plan period.
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is unsuitable for allocation within the Local Plan.
Reason:	The site is a PDL site inside the LBD of Royal Tunbridge Wells and is a sustainable site in this context. The site currently has planning permission.

Site Reference: SALP AL/RTW16 (Local Plan Allocation AL/RTW 9)

Site Address: Land at Beechwood Sacred Heart School, Pembury Road

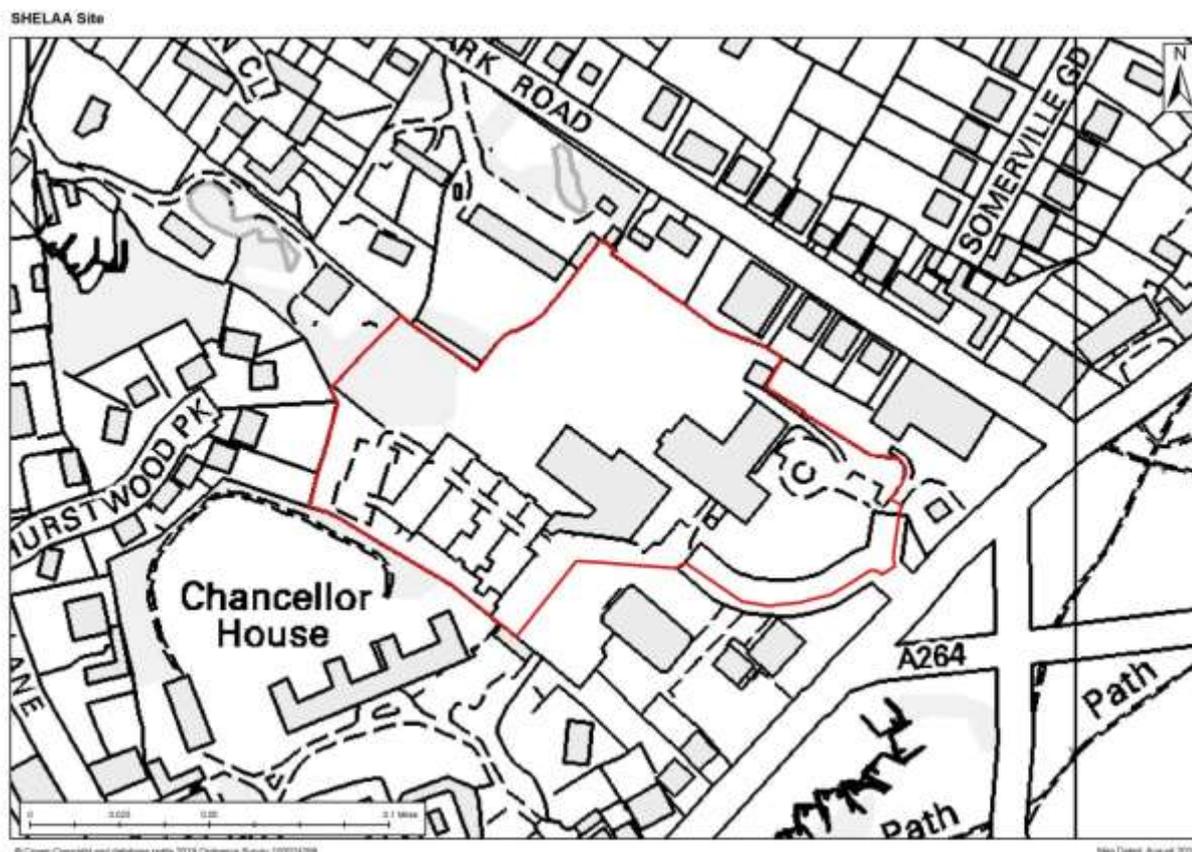


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.67
Developable area (ha):	0.67
Site type:	Greenfield site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use (C2/ retirement housing)
Potential yield if residential:	69 (C2)
Issues to consider:	Heritage: Conservation Area; Ecology: TPO; MGB; 2016 Landscape Designation; HPGP 110m Buffer; HPGP; HLC Period: Late 20th century;

	<p>APA: General background archaeological potential; ALC: URBAN, GRADE 3; LCA: Open Farmland, Urban; Existing Allocation AL/RTW16 in the Site Allocations Local Plan; Transport Infrastructure: Cycle Route Adjacent; As at 01 April 2020, site includes extant planning permission 16/07697/FULL for 69 C2 (Use Class) dwellings</p>
Site Description:	<p>This site is a greenfield plot of land that forms part of the curtilage of Beechwood Sacred Heart School. It lies east of the main school complex and has a frontage with Pembury Road from which the school complex has direct vehicular and pedestrian access.</p> <p>Hall's Hole Road adjoins the site to the rear. The site includes an area of woodland adjacent to Hall's Hole Road. There is further woodland to the north east of the site and built development, mostly residential on the opposite side of Pembury Road.</p>
Suitability:	<p>This site is considered to be suitable due to it being a part PDL site inside the LBD of RTW and is in a sustainable location well related to existing local shops and services.</p>
Availability:	<p>Available Ownership unconfirmed</p>
Achievability:	<p>This is a suitable site which is available, is a current Local Plan allocation and has existing planning consent. It is considered likely that the site will be delivered during the Local Plan period.</p>
Sustainability Assessment:	<p>The location of this site on the Pembury Road causes a few objectives to score slightly negatively. For example, air is slightly negative due to the potential for bringing sensitive receptors in contact with high levels of pollutants. However, the health objective scores positively due to proposal that this site meets needs for residential care in the borough.</p>
Conclusion:	<p>This site is identified as a suitable Local Plan allocation and its appropriateness is confirmed through the SA.</p>
Reason:	<p>The site is a part PDL site inside the LBD of Royal Tunbridge Wells and is a sustainable site in this context. The site currently has planning permission.</p>

Site Reference: SALP AL/RTW20

Site Address: 77 Mount Ephraim, Tunbridge Wells

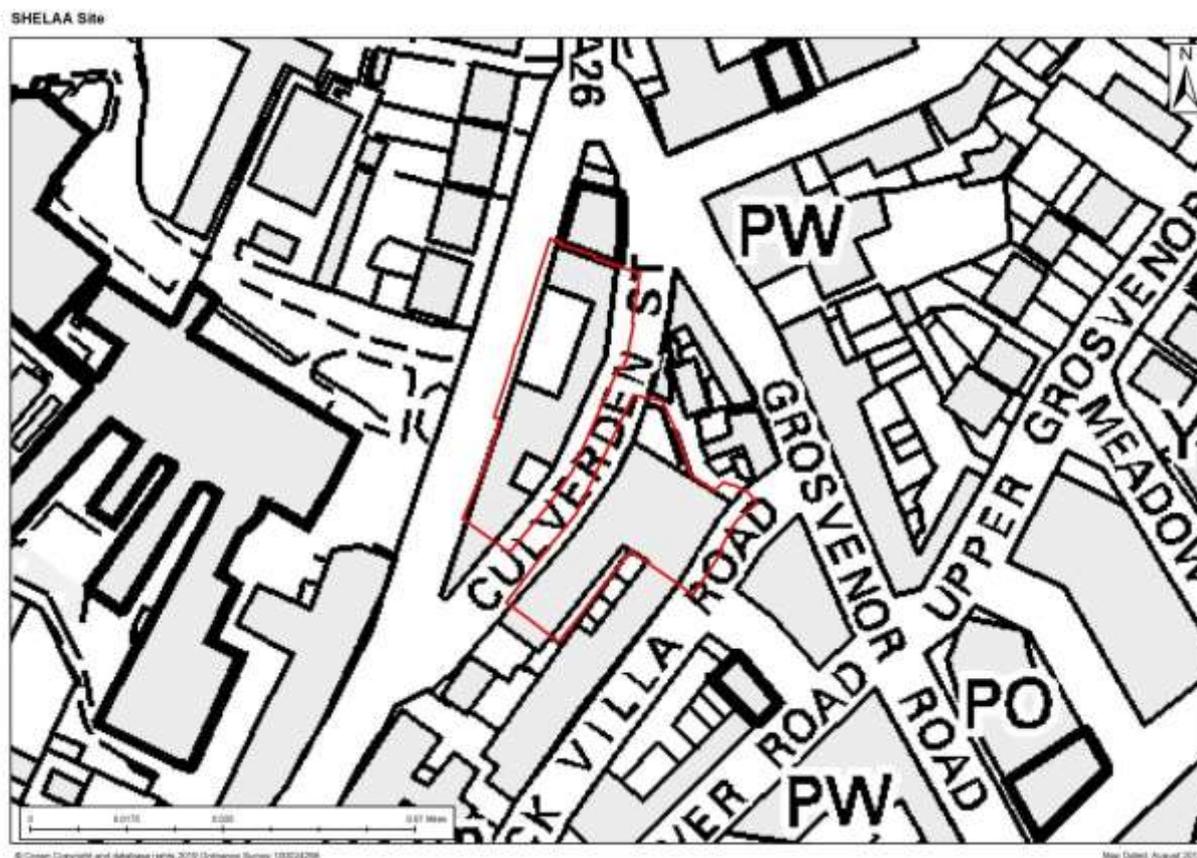


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	2.72
Developable area (ha):	2.72
Site type:	PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for mixed use including office use, and financial and professional services and other uses.
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Heritage: Conservation Area; Ecology: TPO; 2016 Landscape Designation; APA: Tunbridge Wells Historic core including UAZ 2 and 3; ALC: URBAN; LCA: Urban; Existing Allocation in the Site Allocations Local Plan; Land contamination (Unknown Filled Ground (low risk)); Transport Infrastructure: Cycle Route Adjacent

Site Description:	This site comprises two office buildings with a substantial area of car parking and a landscaped area. The site has been occupied for B1 office uses within an area in which these uses are predominant, although there is also some residential and other commercial including hotel uses located nearby. The site has a frontage with Mount Ephraim from which there is direct vehicular and pedestrian access.
Suitability:	Site is a PDL site in existing commercial use within the LBD of RTW. It is protected via an Article 4 direction and other policies within the Local Plan and is therefore unsuitable for allocation.
Availability:	Available Ownership unconfirmed
Achievability:	This is a suitable site that is an existing allocation. It is available and it is considered that the site could be delivered within the period of the Local Plan.
Sustainability Assessment:	Air quality is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. Likewise, noise levels on the A26 which is already a sensitive location. Travel and Services objectives score particularly well because the central location means employees do not necessarily require a private car.
Conclusion:	Site is a PDL site in existing commercial use within the LBD of RTW. It is protected via an Article 4 direction and other policies within the Local Plan and is therefore unsuitable for allocation.
Reason:	The site is a PDL site inside the LBD of Royal Tunbridge Wells and is protected for commercial use through the Article 4 direction and other policies within the plan as referred to above.

Site Reference: SALP AL/RTW22 (Local Plan Allocation AL/RTW 3)

Site Address: Lifestyle Ford, Mount Ephraim, Tunbridge Wells

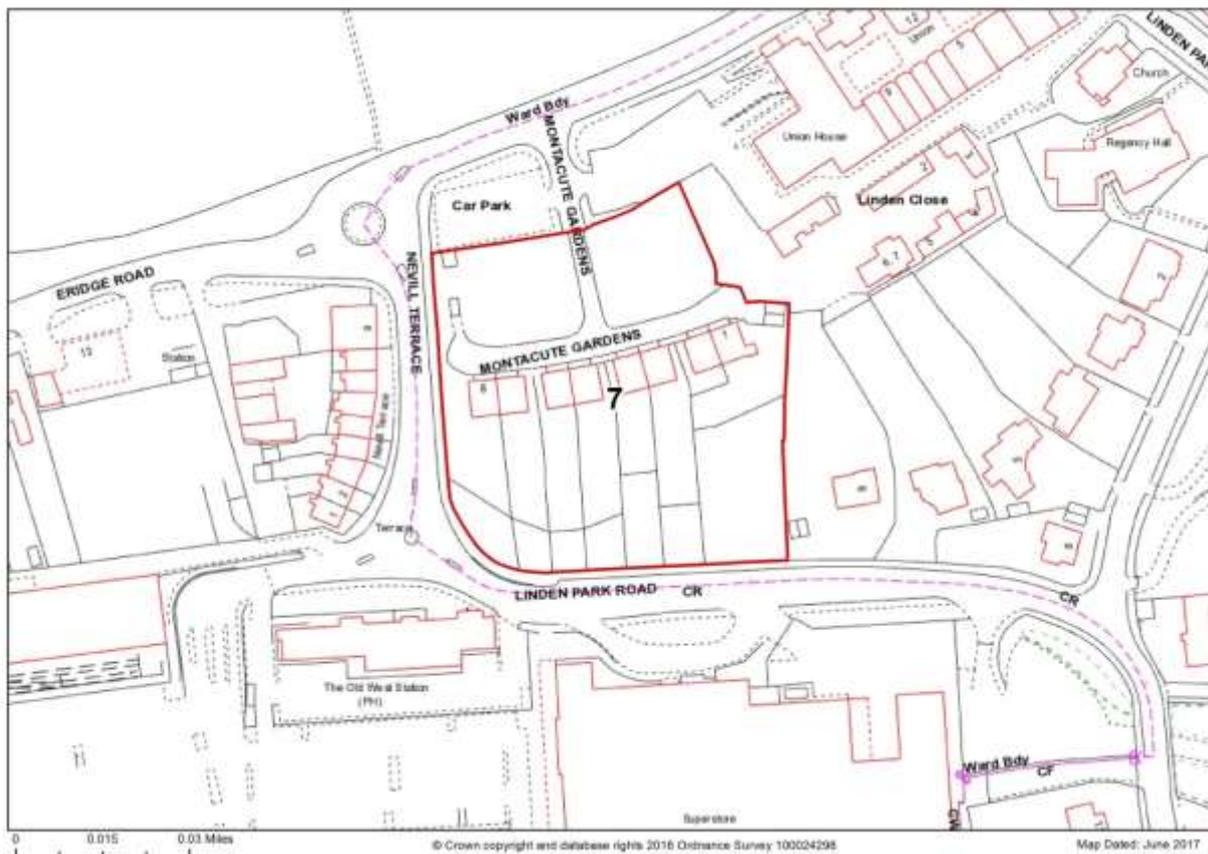


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.45
Developable area (ha):	0.45
Site type:	PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	100
Issues to consider:	Heritage: Conservation Area, adjacent to Listed Building; APA: Tunbridge Wells Historic core including UAZ 2 and 3; ALC: URBAN; LCA: Urban; Existing Allocation AL/RTW22 in the Site Allocations Local Plan; Land contamination (Repairs and Sales of Motor Vehicles)
Site Description:	The site consists of two parcels that together make up Lifestyle Ford. The site consists of a car showroom on land between Mount

	<p>Ephraim and Culverden Street and repair/maintenance workshops between Culverden Street and Rock Villa Road.</p> <p>The site lies in an area that includes a mix of uses including residential and commercial uses. There is a fall in levels from the north west.</p>
Suitability:	This site is considered to be a suitable site which is PDL inside the LBD of RTW. It is well located for existing services and facilities within the town centre of RTW.
Availability:	Available Ownership confirmed
Achievability:	This is a suitable site. It is available and it is considered that this site could come forward within the Local Plan period.
Sustainability Assessment:	Air quality is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. Loss of business space in favour for residential housing causes the business objective to be scored negatively. Preventing some demolition enables the resources objective to score positively. The Landscape/Townscape objective scores as partially unknown due to the difficulty of assessing impacts without a design.
Conclusion:	Site is identified as a suitable site and its appropriateness is confirmed through the SA. It should be considered as a potential Local Plan allocation.
Reason:	The site is a PDL site inside the LBD of Royal Tunbridge Wells and is a sustainable site in this context.

Site Reference: 7 (Local Plan Allocation AL/RTW 10); SALP AL/RTW4B

Site Address: Montacute Gardens, Royal Tunbridge Wells

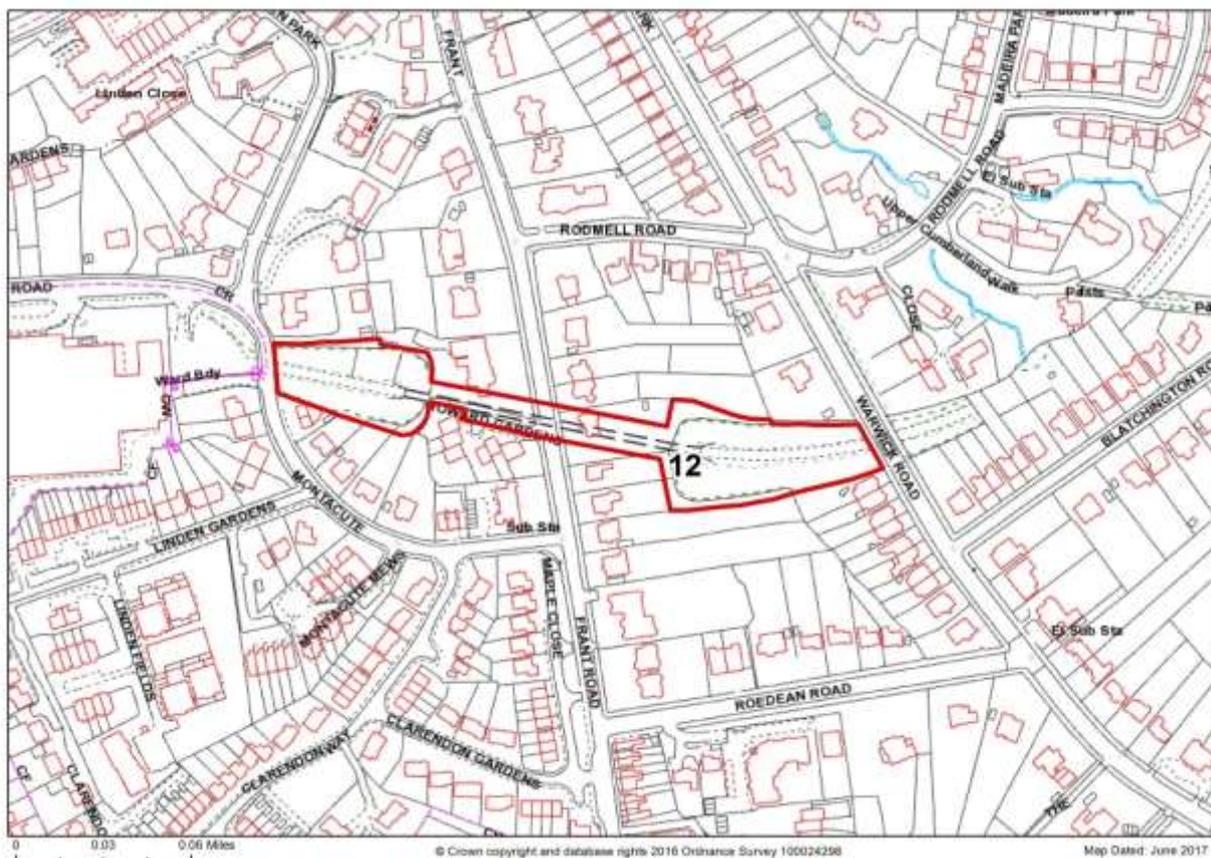


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.86
Developable area (ha):	0.85
Site type:	Part PDL (footprint of existing dwellings) / part greenfield site within LBD of RTW.
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	30
Issues to consider:	Heritage: Conservation Area, adjacent to Listed Building; Ecology: TPO; Flood Zone 2; Flood Zone 3; Common Land; APA: General background archaeological potential; ALC: URBAN;

	<p>LCA: Urban; Existing SALP allocation AL/RTW4B in the Site Allocations Local Plan (2016); Topography; Highway matters (access); Land contamination (Brewing and Malting) This site currently has planning permission for 9 dwellings at Land at the rear of 1-2 Montacute Gardens (20/00191/FULL) as at 1st April 2020.</p>
Site Description:	<p>The site consists of several residential properties and includes an area of green space and parking area for the properties. There are several terraced villas on the site. The site is adjoined by a car park, residential properties and offices. Sainsbury's and Great West Station (restaurant) are located to the south of the site. Site boundaries include trees and hedges. There is fencing along the southern boundary adjacent to Linden Park Road.</p> <p>Vehicular access to the site is from the existing access road to the properties, which goes through the adjacent car park from the A26, Eridge Road. Pedestrian access to the site is from the existing access road. The site is generally flat. There is a difference in level between the rear of the site and the adjacent Linden Park Road. The site is well screened with limited views into and out of the site.</p>
Suitability:	<p>This is considered to be a suitable site due to it being a part PDL site and its location inside the LBD and town centre. It is well located to existing services and facilities. There are heritage and ecological constraints on the site which will need to be taken into account in any development.</p>
Availability:	<p>Available Multiple ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>The majority of objectives for this site score as unknown, neutral or positive. The negative score given for heritage is informed by the location of the site in the Tunbridge Wells Conservation Area and the positive contribution the existing buildings and their setting is considered to make to the Conservation Area. Demolition of these buildings is expected to be necessary.</p>
Conclusion:	<p>This site is identified to be a suitable site subject to mitigation of constraints on the site and the SA confirms its appropriateness for allocation subject to ensuring development does not have an adverse impact on its historic setting within the Pantiles and the RTW Conservation Area. This site is considered appropriate for allocation within the Local Plan.</p>
Reason:	<p>The site is a part PDL site inside the LBD of Royal Tunbridge Wells and is a sustainable site in this context. This site is considered appropriate for allocation within the Local Plan.</p>

Site Reference: 12

Site Address: Tunbridge Wells West to Grove Junction

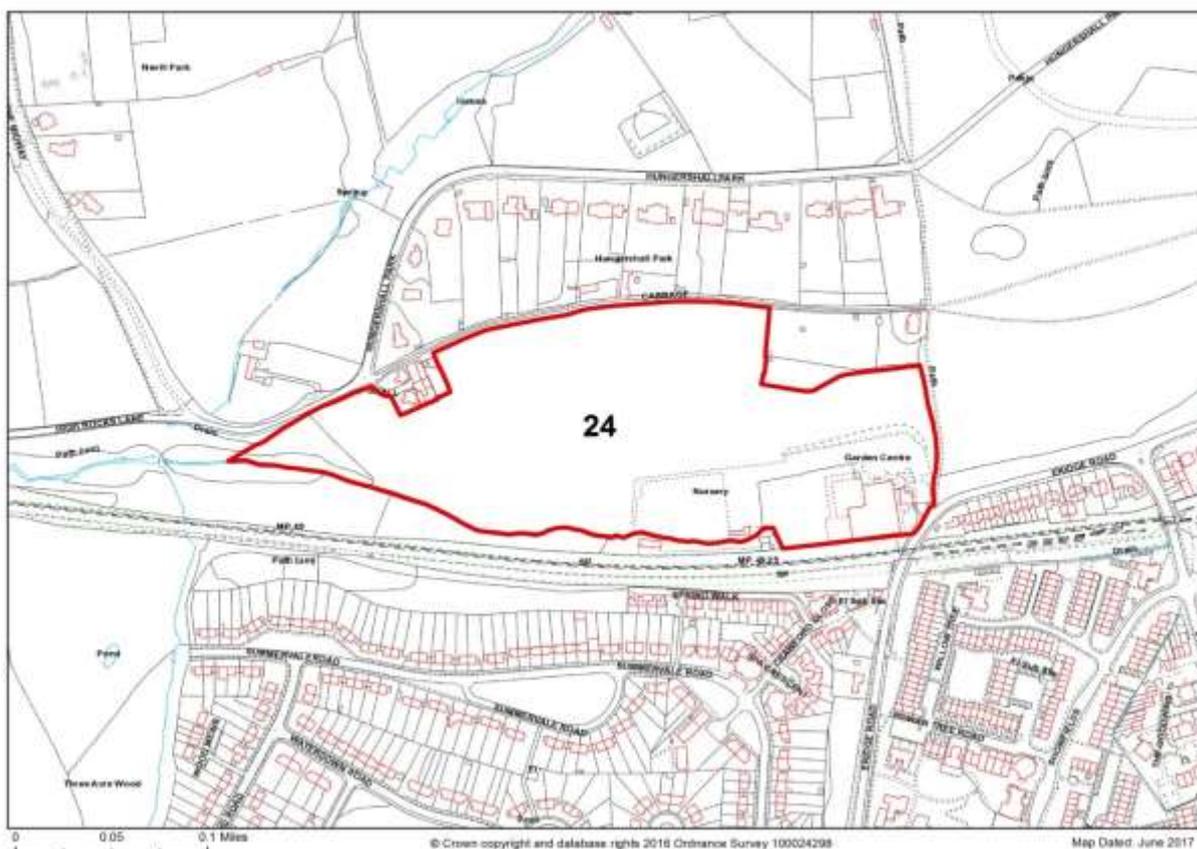


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.08
Developable area (ha):	1.08
Site type:	PDL site within LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for continuation as protected railway line or residential use
Potential yield if residential:	32
Issues to consider:	Heritage: Conservation Area; Ecology: TPO; Transport Infrastructure: Safeguarded Railways; 2016 Landscape Designation; APA: General background archaeological potential; ALC: URBAN; LCA: Urban; Potential level differences between the site and adjacent land; Highway issues; Land contamination (Railway Land – tracks mainly)

Site Description:	The site comprises an abandoned, overgrown parcel of land, and is former railway land. There are no existing buildings on the site. The site is adjoined by residential properties. The site boundaries comprise trees and hedges. There are several trees on the site. There is a lack of vehicular access to the site and there appears to be a lack of pedestrian access too. The site has steep edges. This site is generally enclosed.
Suitability:	This site is considered to be unsuitable due to the constraints evident which would impact on the sites suitability and deliverability and its designation as a safeguarded former railway line.
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 is constrained and unlikely to be considered suitable for residential use; any yield is likely to be of a scale not considered suitable for allocation. It currently forms part of a safeguarded former railway line.

Site Reference: 24 (Local Plan Allocation AL/RTW 14)

Site Address: Tunbridge Wells Garden Centre, Eridge Road, Tunbridge Wells, TN4 8HP



Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	7.91
Developable area (ha):	6.53
Site type:	Part PDL site / part greenfield site partly within, mostly adjacent to LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for a mix including commercial- retail and residential use.
Potential yield if residential:	Mixed use scheme including expansion of existing use and 25-30 residential dwellings
Issues to consider:	Heritage: Partly within/adjacent to Conservation Area, adjacent to Listed Buildings; Ecology: LWS, adjacent to Arcadian Area; MGB; Flood Zone 2; Flood Zone 3; HLC Period: Late 20th century; Common Land;

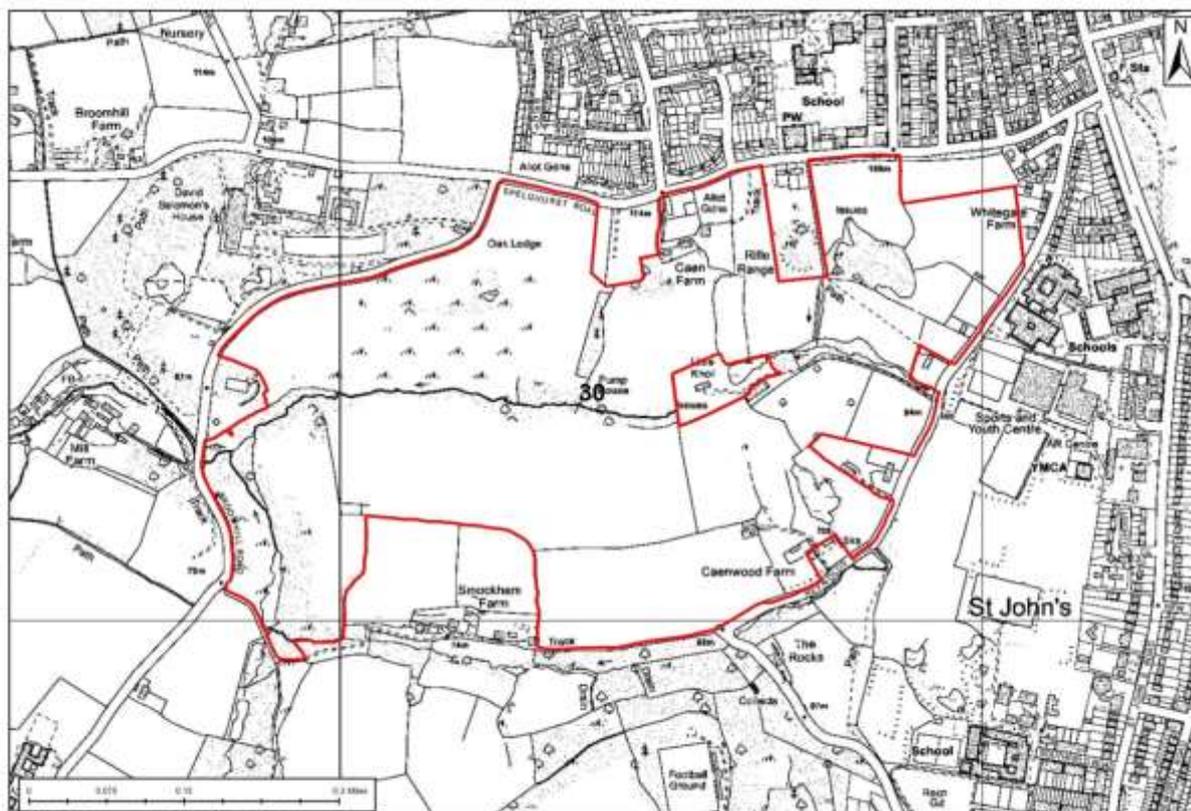
	<p>APA: General background archaeological potential; ALC: URBAN, GRADE 4; LCA: Wooded Farmland; Land contamination (Railway Land – tracks mainly); Highway matters; Partly within but mostly adjacent to the existing Limits to Built Development; Transport Infrastructure: In proximity to local cycle route</p>
Site Description:	<p>The site includes a garden centre and associated car park as well as woodland/scrub on the northern part of the site and a parcel of woodland/scrub to the western end of the site. It also includes a hand car wash facility located to the eastern extent of the site. There is one main garden centre building, and associated structures. The site includes a further building at the entrance to the site. The site is adjoined by residential properties and Tunbridge Wells Common wraps around the site. Site boundaries comprise trees and there are some metal railings. Some boundaries are more open with glimpses through from the adjacent Common. National Cycle Route 18 runs adjacent to the site along Cabbage Stalk Lane.</p> <p>The site has vehicular access direct from Eridge Road, close to a railway bridge and bend in the road. Cabbage Stalk Lane to the north of the site is single car width and has some banked sections and brick walls. There is pedestrian access to the site from Eridge Road and nearby footpaths across The Common. There are pavements along Eridge Road but none east of the site on this side of the road adjacent to the Common. There is a Public Rights of Way nearby adjacent to the east of the site. The southern area of the site is flat, with a steep rise to the north. The topography is complex with a drop from Cabbage Stalk Lane. Cabbage Stalk Lane drops down towards the Hungershall Park end of the lane.</p>
Suitability:	<p>This is considered to be a suitable site in part for expansion of the existing use and some residential development due to it being part PDL and partly within and adjacent to the existing LBD of RTW. Part of the site is within the Green Belt and its release from the Green Belt would cause low to moderate harm.</p>
Availability:	<p>Available Multiple ownership</p>
Achievability:	<p>This site is suitable and is available. Subject to any ownership issues, it is considered that the site could be delivered in the Local Plan period.</p>
Sustainability Assessment:	<p>Air quality score is mixed to reflect fact that development here is likely to increase traffic in the AQMA whilst also presents opportunities to make improvements most likely in the form of contributions that benefit the wider town. Flood zones 2 and 3 present on site are unlikely to prevent development and can be factored into scheme design. 2020 MGB Study: Overall Harm Rating is Low Moderate. The resources objective is informed by the minor impact on Superficial Sub-Alluvial River Terrace deposits.</p>

Conclusion:	Site is identified as a suitable site and its appropriateness is confirmed through the SA and subject to overcoming identified site constraints and Green Belt designation. Site is therefore considered suitable as a potential Local Plan allocation.
Reason:	Site is a part PDL site and is partly within, mostly adjacent to the LBD and main urban area of Royal Tunbridge Wells. The site does fall partly within the Green belt, although the overall impact if released from the Green Belt for development is considered to be low to moderate. The site is likely to be sustainable in this context and it would form a logical extension to the LBD.

Site Reference: 30 (Local Plan Allocation AL/RTW 5 in part)

Site Address: Land at Caenwood Farm and Whitegates Farm, Reynolds Lane, Royal Tunbridge Wells

Call for Sites 2017 Submission



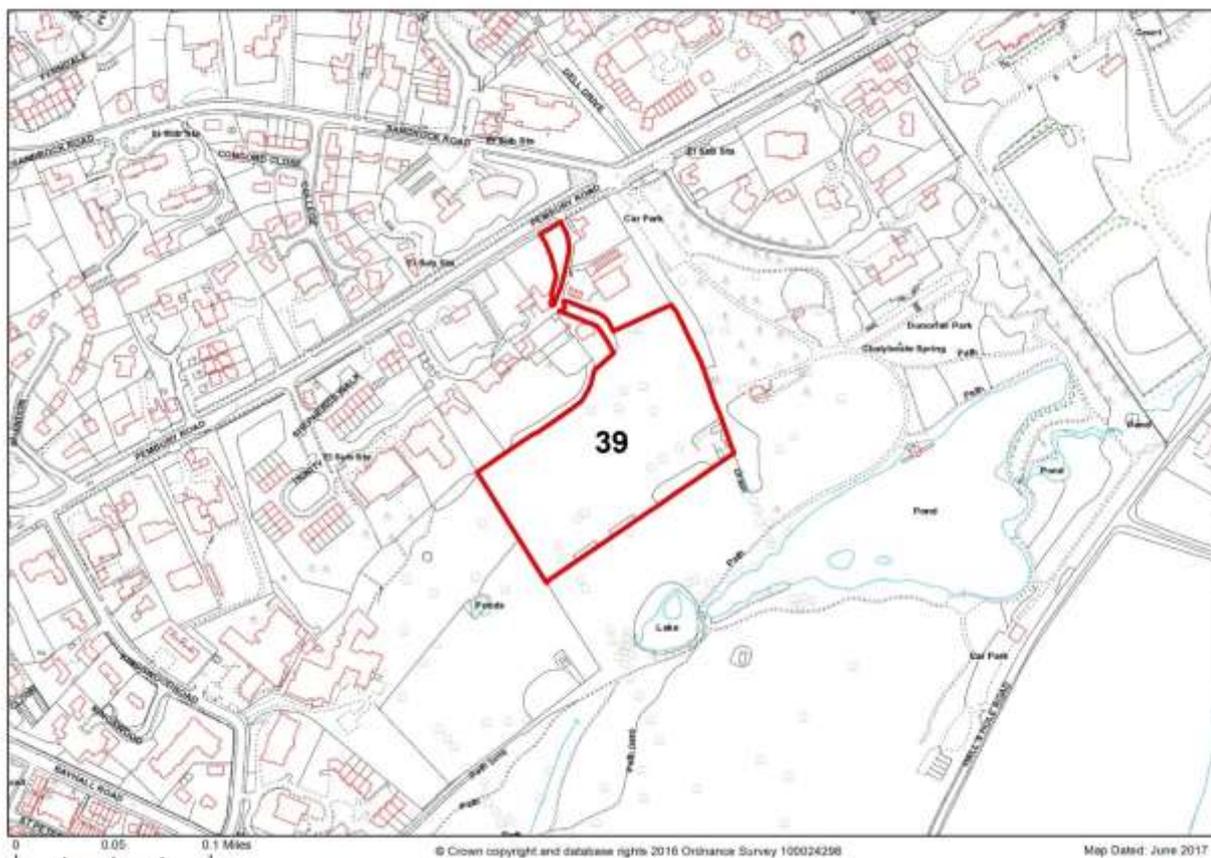
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells/Southborough
Gross area (ha):	61.37
Developable area (ha):	51.78
Site type:	Greenfield site partly adjacent to and in proximity to LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for a mix including residential use and education use
Potential yield if residential:	750 – 1,000 (777 @ 15 dpha, 1,036 @ 20 dpha)
Issues to consider:	Ecology: TPO, Ancient Woodland, LWS; Transport Infrastructure: PRoW; MGB; Flood Zone 2; Flood Zone 3; HLC Period: Early modern, Early medieval; APA: General background archaeological potential;

	<p>ALC: URBAN, GRADE 4, GRADE 3; LCA: Urban, Wooded Farmland; Highway matters; Heritage: Adjacent to Historic Farmsteads/Listed Buildings; Land contamination (Manufacture of Clay Bricks, Unknown Filled Ground, landfill site)</p>
Site Description:	<p>The site consists of predominantly agricultural greenfield land with pockets of woodland. There are existing buildings on the site at Caenwood Farm and Caen Farm. The site is adjoined by a former rifle range, agricultural land, woodland and some residential properties on Reynolds Lane. There are former allotments to the north off Speldhurst Road, school and a sports centre. There is hedging and mature trees around most of the perimeter of the site forming the site boundaries. There are some small watercourses on the site.</p> <p>There are several gates on the site periphery, but no formal access into the site. Pedestrian access to the site is by Public Rights of Way. There is a lack of pavement on Reynolds Lane and Broomhill Road although there is some pavement on Speldhurst Road. There is a Public Right of Way towards the north east corner of the site and further ones along parts of the southern and western boundaries. The site has a complex topography. The highest point of the site is in the north with undulating countryside throughout. This site is enclosed.</p>
Suitability:	<p>This site is not considered to be a suitable site in its entirety due to a number of constraints. It is well located for access to local services and facilities being partly adjacent to and in proximity to the LBD. However, it is also located within the Green Belt and the entire site is covered by two Green Belt parcels which are considered to have varying degrees of impact if released from the Green Belt for development. The parcel to the west is considered to make a strong/relatively strong contribution to Green Belt purposes and if released would be considered to cause very high harm and is not proposed for release. The site within the parcel to the east is proposed for allocation as any harm resulting from the release of this site from the Green Belt is considered to be low to moderate. The wider site also has ecological and landscape constraints and subject to highways concerns if the wider site were to be released. Part of the site is however considered to be suitable subject to appropriate mitigation measures - see SHELAA sheet AL/RTW5 and Site 100.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>This is a large site that would make a significant positive contribution to the housing objective. However, the substantial use of private vehicles in this location causes the noise and air objectives to score very negatively. The site also has sensitive biodiversity, heritage and landscape features and is in a parcel of Green Belt that would constitute very high harm if released for</p>

	development. This causes the land use objective to be given a highly negative score.
Conclusion:	This site is considered unsuitable in its entirety as a potential site allocation. Part of the site is considered to be suitable – see SHELAA sheet AL/RTW5 and Site 100.
Reason:	This site in its entirety is not considered to be suitable for allocation due to the constraints evident in relation to the Green Belt, landscape, ecology and transport/highways. The entire Caenwood site is covered by two Green Belt parcels, the parcel to the west is considered to make a strong/relatively strong contribution to Green Belt purposes and would be considered to cause very high harm if released and is not proposed for release. The site within the parcel to the east is proposed for allocation as any harm resulting from the release of this site from the Green Belt is assessed to be low to moderate. It is considered to be an appropriate Local Plan allocation in part, subject to appropriate mitigation measures.

Site Reference: 39

Site Address: Land adjoining Dunorlan Park, Pembury Road, Tunbridge Wells TN2 3QN



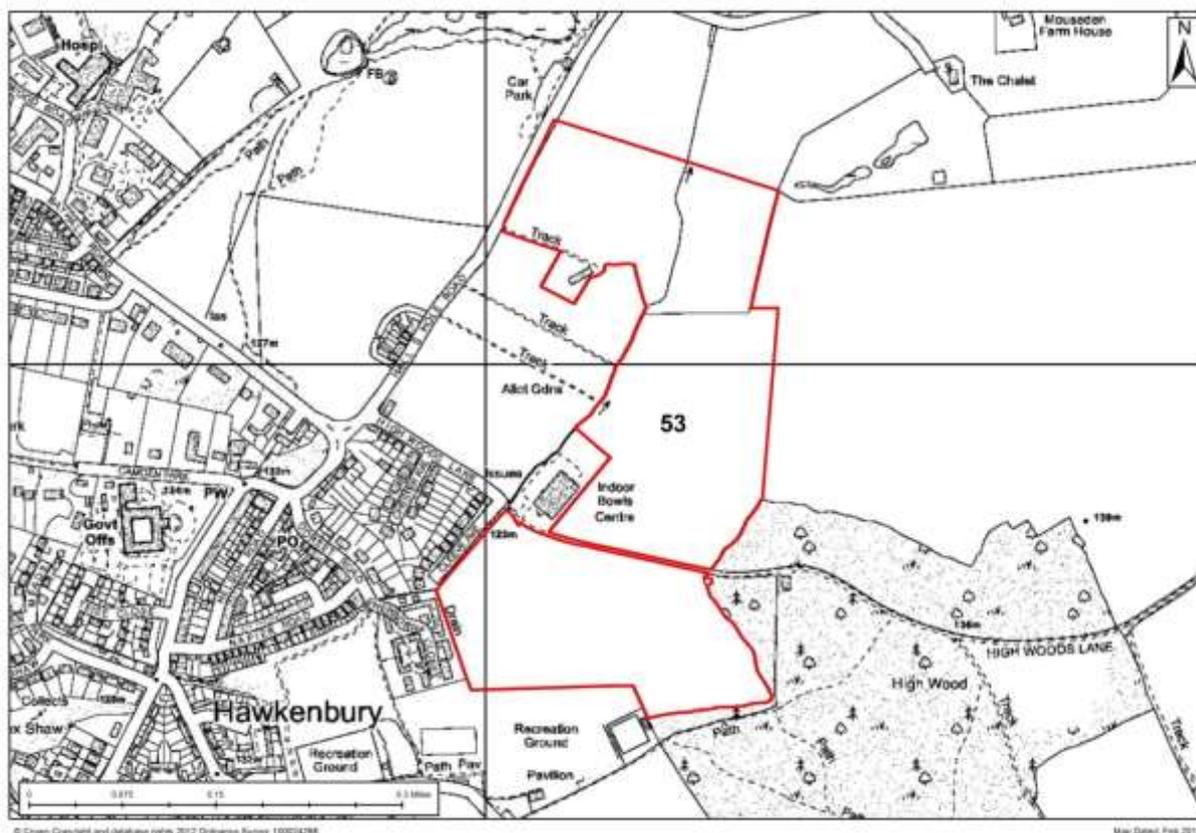
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	2.50
Developable area (ha):	2.50
Site type:	Greenfield site partly within, mostly adjacent to LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	75
Issues to consider:	Heritage: Conservation Area, adjacent to Dunorlan Park Historic Park and Garden; Ecology: TPO; MGB; 2016 Landscape Designation; HLC Period: Early modern; APA: Dunorlan Park, pre 1939 informal estate park; ALC: URBAN, GRADE 3;

	<p>LCA: Urban, Open Farmland; Highway matters (access); Part within (access) / mostly adjacent to existing Limits to Built Development; Transport Infrastructure: In proximity to national cycle route</p>
Site Description:	<p>The site is a parcel of unmanaged land, overgrown with shrubbery.</p> <p>There are no existing buildings on the site. The site is adjoined by Dunorlan Park and residential properties. Boundaries comprise mature trees and bushes on all sides, apart from along the boundary with some of the residential curtilages where there is garden decking. There are some trees scattered across the site. The site access along Pembury Road runs adjacent to National Cycle Route 18.</p> <p>Vehicular access to the site is through a gate off a private road leading from Pembury Road. There is a lack of pavement on the private road but the site is accessible through the gate. There are pavements along Pembury Road. The site slopes downwards to the south.</p>
Suitability:	<p>This site is considered to be unsuitable because of harm that would be caused to the Green Belt, if the site were to be released from it. It is a small part of a larger Green Belt parcel the release of which would cause very high harm. It is a greenfield site mostly outside of the LBD and subject to a number of other significant constraints, notably heritage, landscape and ecological.</p>
Availability:	<p>Available Multiple ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>This site scores mostly neutral scores with some positive ones. It is let down on its heritage score, influenced by the sites location in the Tunbridge Wells Conservation Area and being adjacent to Dunorlan Park, an Historic Park and Garden. Part of the site has archaeological potential which influences this score too. The site is a greenfield site and a small part of a larger Green Belt parcel the release of which would cause very high harm. The score for land use has been adjusted to reflect the size of the site. The negative landscape score is influenced by the impact the site has on the setting of the landscape whilst the negative score for noise has been informed by the sites position along the Pembury Road.</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation and is re-enforced through the SA as above.</p>
Reason:	<p>It is considered that there are a number of significant constraints affecting the suitability of this site for allocation, in particular those in relation to the Green Belt, where it is considered if the site were to be released from the Green Belt, it would cause very high harm. There are also significant heritage concerns if this site were to be allocated. It lies adjacent to a Historic Park and Garden, the setting of which would be harmed by any future development.</p>

Site Reference: 53 (Local Plan Allocation AL/RTW 19 (part site), overlaps with site 240

Site Address: Plot A: Land to the north of Hawkenbury Recreation Ground and Plot B: Land to the east and north of Hawkenbury allotments, Tunbridge Wells

Call for Sites 2017 Submission



Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	19.68
Developable area (ha):	18.50
Site type:	Greenfield site comprising two parcels, one adjacent to LBD and the second within proximity of LBD
Potential site use:	Site has been assessed for development potential, notably for residential use or recreation use.
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Ecology: TPO, Ancient Woodland, LWS; AONB Component Part: Ancient Woodland, Water Courses, Historic Routeways Roads; MGB; AONB;

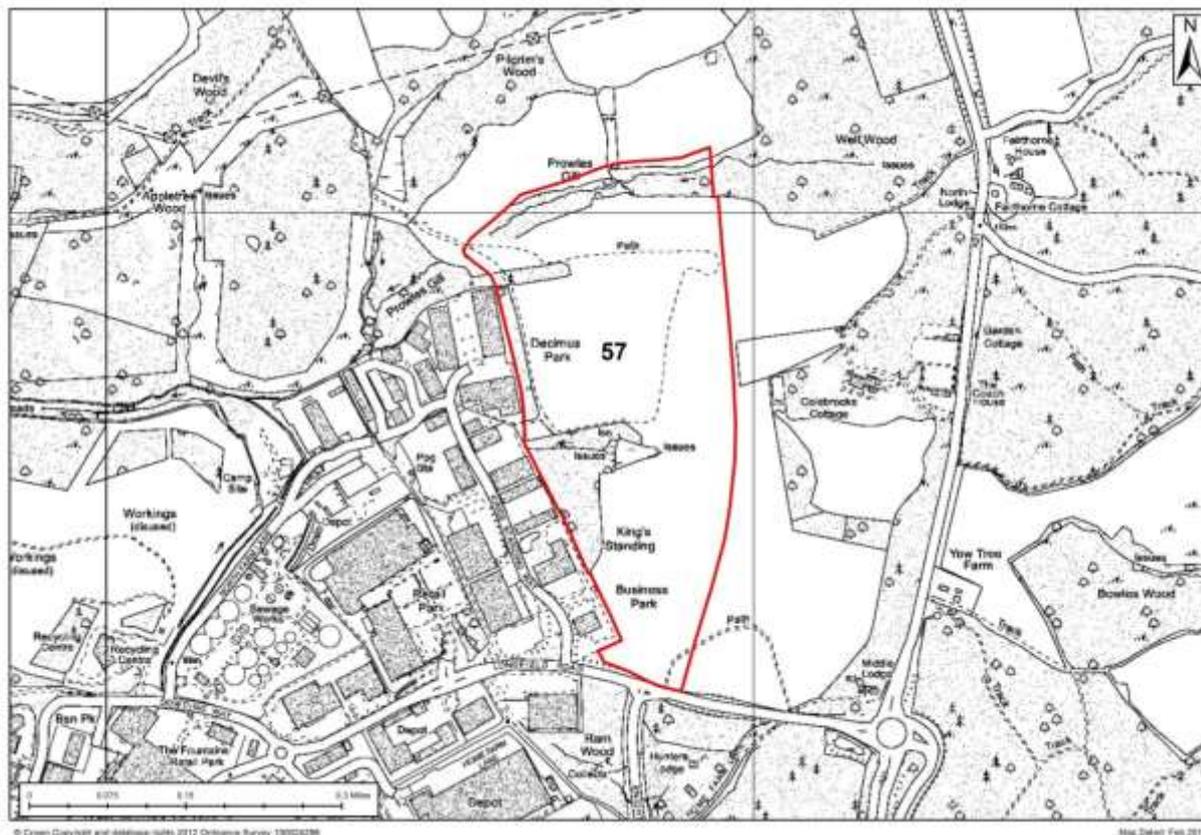
	<p>HLC Period: Early 20th century; APA: Hawkenbury recreation ground; ALC: GRADE 3; LCA: Urban, Open Farmland; Highway matters; Part adjacent to Limits to Built Development; Heritage: Adjoins Conservation Area / Dunorlan Park Historic Park and Garden; Land contamination (Depot / Dispensing of Automotive Vehicles); The lower part of this site currently has planning consent for the change of use of part of the land to expand existing recreational facilities (17/03232/FULL) as at 01 April 2020.</p>
Site Description:	<p>The site consists of two parcels and comprises agricultural fields in use for arable purposes. Plot A includes part woodland. There are no existing buildings on Plot A. There is an existing barn on parcel B. The site is adjoined by a bowls club, recreation ground, woodland, residential properties, allotment gardens and other fields. The boundaries of the site consist of mostly hedging, trees and woodland. There is no defined boundary to the east of Plot B. Vehicular access to the site is through field gates to both parcels of land. High Woods Lane east of Cleeve Avenue is possibly a private road. There is a lack of pedestrian access to the site. There is a lack of pavement along High Woods Lane, beyond the bowls club going east. There is a bridleway adjacent to the site to the south. The site has an undulating topography. This site is exposed.</p>
Suitability:	<p>The southern part of this site (Plot A) is considered to be suitable for enhanced sport and recreation uses and has a current planning permission for this use. The northern part of this site (Plot B) is not considered to be suitable due to the fact that it is part of a larger Green belt parcel that would cause very high harm if released from the Green Belt. It is also considered that there would be harm to the AONB, landscape and heritage constraints if Plot B were to be released. However the southern parcel (Plot A) is part of another Green Belt parcel, which if released would be considered to cause moderate harm. The southern site (Plot A) is considered to be suitable for the uses proposed above, namely sport and recreation uses.</p>
Availability:	<p>Available Multiple ownership</p>
Achievability:	<p>The area of the site that is considered suitable is available and it is considered that this could be delivered within the Local Plan period.</p>
Sustainability Assessment:	<p>This site on balance is highly sustainable, the parcel to the north being less so as it is more detached from the built up area than the southern parcel. Most scores are neutral and there are positive scores. The site scores negatively for heritage being a large site immediately adjacent to an Historic Park and Garden and having a negative impact on the setting of this and the landscape setting of Tunbridge Wells. A negative score for land</p>

	<p>use is influenced by the loss of a greenfield site, part of a broader Green Belt parcel that would cause very high harm if released from the Green Belt, the score adjusted to reflect fact that site is part of the bigger parcel. It also results in the loss of grade 3 agricultural soils. The site forms part of the landscape setting of Tunbridge Wells and would result in the loss of a greenfield site in the AONB (negative landscape score given).</p>
Conclusion:	<p>Site is suitable in part – the southern part of the site (Plot A), as a potential Local Plan allocation for sport and recreation uses. The northern part of the site – Plot B is not considered suitable for allocation.</p>
Reason:	<p>The southern parcel of this site (Plot A) lies adjacent to the LBD and an existing sports and recreation facility and is likely to be sustainable in this context for further sport and recreation uses. This would form a logical extension for sport and recreation uses. It is considered that release of the Green Belt in this location would cause moderate harm. The remaining area, the northern parcel (Plot B) whilst in proximity to the LBD would not form a logical extension to the LBD and would be considered to adversely affect the landscape setting of the town. It is part of a Green Belt parcel the release of which is considered would result in very high harm. It is also considered that it would cause harm to the AONB as well as impact on the setting of a Historic Park and Garden.</p>

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

Site Address: Land adjacent to Longfield Road, Tunbridge Wells

Call for Sites 2017 Submission



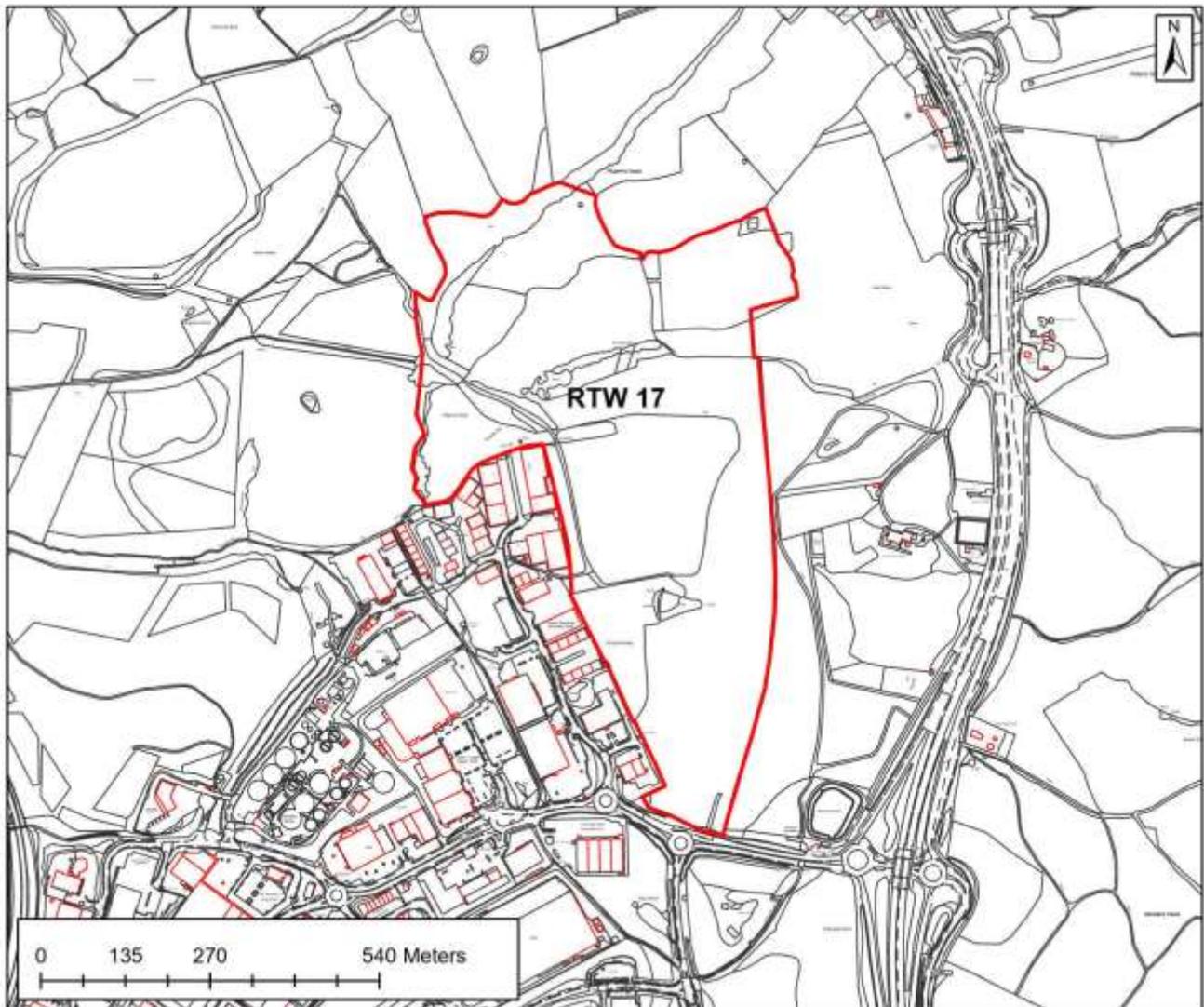
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	22.30
Developable area (ha):	16.91
Site type:	Greenfield site adjacent to LBD of RTW.
Potential site use:	Site has been assessed for development potential, notably for economic use
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Ecology: TPO, Ancient Woodland; AONB Component Part: Ancient Woodland, Historic Routeways PRoW, Ponds; Transport Infrastructure: PRoW; MGB; AONB; HLC Period: Late 20th century, Early medieval; APA: General background archaeological potential;

	<p>ALC: GRADE 4, GRADE 3; LCA: Urban, Forested Plateau; Highway matters; Adjacent to existing Limits to Built Development This site has planning permission for the development of up to 74,000sqm employment floorspace for Use classes E Commercial (g (iii), General Industrial (B2) and Storage and Distribution (B8) (TW/19/02267/OUT).</p>
Site Description:	<p>The site comprises a parcel of undeveloped land that includes ponds, a stream and woodland. There are no existing buildings on the site. The site is adjoined by a business park and fields and Longfield Road adjoins the site to the south. The site boundaries include trees and some fencing. The boundary is quite open in places.</p> <p>There is an existing access into the site off Longfield Road along the southern boundary. There are pavements along Longfield Road on the opposite side of the site. Pavement is lacking along the site frontage. There is a Public Right of Way on the site towards the northern end of the site. The site has a complex topography. The site rises northwards from the access along Longfield Road.</p>
Suitability:	<p>This site is within the Green Belt and the AONB. In terms of Green Belt, release of the Green Belt in this location would be considered to result in moderate harm. In terms of the AONB, the significant economic benefits of economic development in this location would be considered to outweigh the harm to the AONB and is also the case for release from the Green Belt. It is considered to be a suitable site for economic development uses due to it being located adjacent to the existing Key Employment Area and would act as a natural extension to support economic growth within this existing commercial area. It also benefits from its location adjacent to the A21 and the wider road network.</p> <p>Appropriate mitigation would be required to mitigate the impact of the development against landscape and ecological concerns. See also Site ref: AL/RTW17 and Late Site 43.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>This is considered a suitable economic site. It is available and in single ownership. It is considered that the site will be delivered in the Local Plan period.</p>
Sustainability Assessment:	<p>The Employment objective scores very highly due to the creation of new jobs in a ward that has one of the highest levels of unemployment in the borough. Landscape score reflects the significant but, short-term impacts that will lessen once the woodland to the east matures (2020 LVIA report). 2020 Grassland study found site to have moderate botanical importance and moderate ecological importance. Biodiversity score adjusted. Business growth score reflects the large scale of the site and probability that the business park would support growth of the local economy in key industries. 2020 MGB Study: Overall Harm</p>

	Rating is Moderate.
Conclusion:	This site is considered to be suitable as an employment allocation within the Local Plan subject to appropriate mitigation. See also Site Ref: AL/RTW17 and Late Site 43.
Reason:	<p>This site is identified as a suitable site for significant economic growth subject to mitigation of the constraints evident, most notably its location within the Green Belt and AONB. Although, it is identified through the 2020 MGB study as having an overall harm rating of Moderate, it is considered that the economic benefits of development within this area would outweigh the Green Belt and landscape/AONB harm and the vital role that this site can play in promoting economic growth. The relevant considerations are addressed within the SA which confirms the appropriateness of this site bringing further economic growth and employment to the borough supporting the local and wider economy.</p> <p>Site is adjacent to the LBD in proximity to the existing established North Farm/Longfield Road Key Employment Area. The site is considered to form a suitable and logical expansion of this existing economic area, being sited adjacent to existing economic uses and with good access to the A21 and wider road network.</p> <p>It is therefore considered suitable as a potential Local Plan allocation subject to further consideration and the allocation could include for wider mitigation as referred to above.</p>

Site Reference: Local Plan Allocation AL/RTW 17, including site 57 and late site 43

Site Address: Land adjacent to Longfield Road



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Map Dated: March 2021

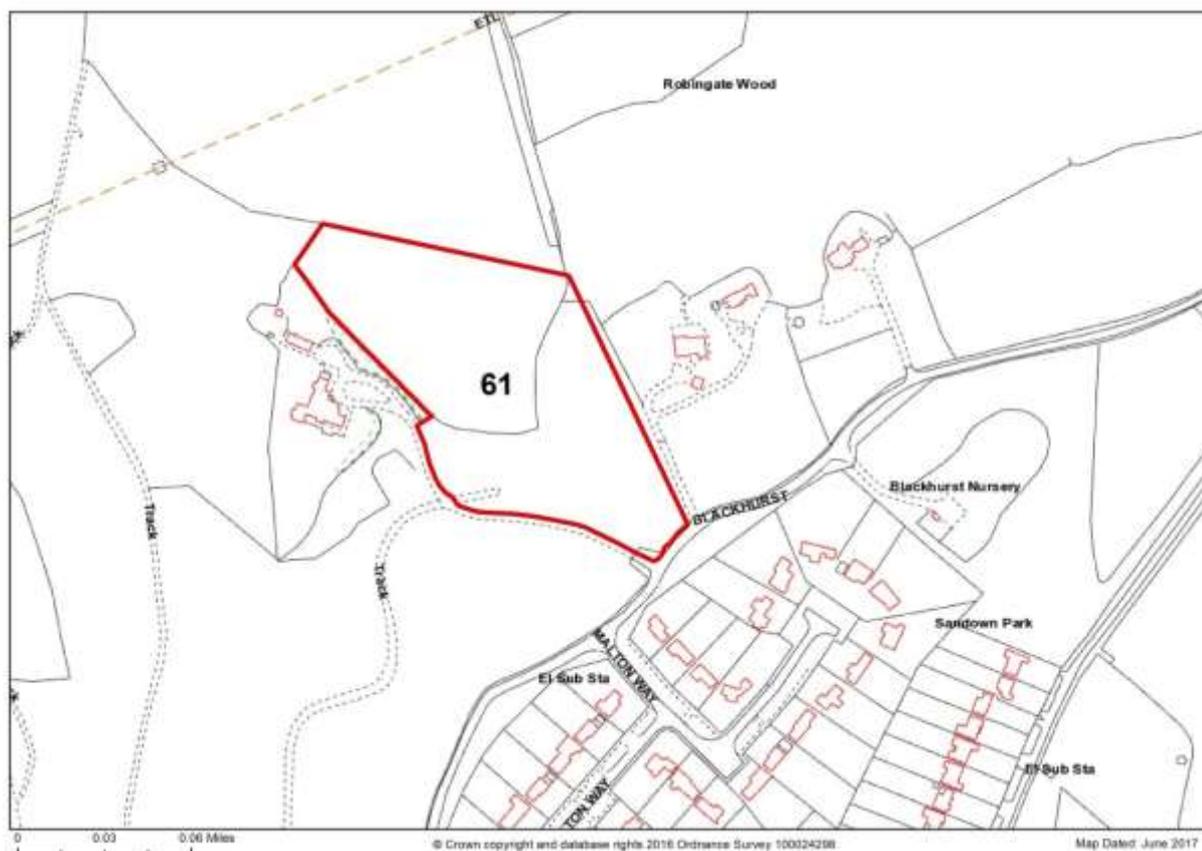
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	36.72
Developable area (ha):	27.13
Site type:	Greenfield site adjacent to the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for economic use
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Ecology: TPO, Ancient Woodland; AONB Component Part: Ancient Woodland, Historic Routeways

	<p>PRoW, Water Courses, Ponds, Historic Field Boundaries, Historic Routeways Roads; Transport Infrastructure: PRoW; MGB; AONB; HPGP 110m Buffer; HLC Period: Late 20th century, Early medieval; APA: General background archaeological potential; ALC: GRADE 4, GRADE 3; LCA: Urban, Forested Plateau; Highway matters; Adjacent to existing Limits to Built Development Part of this site has planning permission for the development of up to 74,000sqm employment floorspace for Use classes E Commercial (g (iii), General Industrial (B2) and Storage and Distribution (B8) (TW/19/02267/OUT).</p>
Site Description:	<p>The site comprises a parcel of undeveloped land that includes ponds, a stream and woodland. There are no existing buildings on the site. The site is adjoined by a business park and fields and Longfield Road adjoins the site to the south. The site boundaries include trees and some fencing. The boundary is quite open in places.</p> <p>There is an existing access into the site off Longfield Road along the southern boundary. There are pavements along Longfield Road on the opposite side of the site. Pavement is lacking along the site frontage. There is a Public Right of Way on the site towards the northern end of the site. The site has a complex topography. The site rises northwards from the access along Longfield Road.</p>
Suitability:	<p>This site is considered in part to be suitable for economic development uses. In terms of Green Belt, release of the Green Belt in this location would be considered to result in moderate harm. However, the top northern section of the site falls within another Green Belt parcel, release of which would be considered to cause very high harm and would not be suitable for built development. It is also constrained in terms of ecology, Ancient Woodland, landscape and topography. In terms of the AONB, the significant economic benefits of economic development in this location would be considered to outweigh the harm to the AONB and is also the case for release from the Green Belt. It is considered to be a suitable site for economic development uses due to it being located adjacent to the existing Key Employment Area and would act as a natural extension to support economic growth. It also benefits from its location adjacent to the A21 and the wider road network.</p> <p>Appropriate mitigation would be required to mitigate the impact of the development against landscape and ecological concerns and the northern part of the site could be included to provide for wider mitigation measures. See also Site 57 and Late site 43.</p>

Availability:	Available Single ownership
Achievability:	This is considered a suitable economic site in part. It is available and in single ownership. It is considered that the site will be delivered in the Local Plan period.
Sustainability Assessment:	The Employment objective scores very highly due to the creation of new jobs in a ward that has one of the highest levels of unemployment in the borough. Landscape score reflects the significant but, short-term impacts that will lessen once the woodland to the east matures (2020 LVIA report). 2020 Grassland study found site to have moderate botanical importance and moderate ecological importance. Biodiversity score adjusted. Business growth score reflects the large scale of the site and probability that the business park would support growth of the local economy in key industries. 2020 MGB Study: Overall Harm Rating is Moderate.
Conclusion:	This site is considered to be suitable as an employment allocation within the Local Plan in part. The top northern section of the site would not be considered suitable for built development due to the harm to the Green Belt, AONB and ancient woodland in this location. See also Site 57 and Late Site 43.
Reason:	<p>This site is identified as a suitable site for significant economic growth subject to mitigation of the constraints evident, most notably its location within the Green Belt and AONB. Although, it is identified through the 2020 MGB study as having an overall harm rating of Moderate, it is considered that the economic benefits of development within this area would outweigh the Green Belt and landscape/AONB harm and the vital role that this site can play in promoting economic growth. However, the top northern section of the site falls within a larger Green Belt parcel, the release of which would cause very high harm and therefore is not considered suitable for built development The relevant considerations are addressed within the SA which confirms the appropriateness of this site bringing further economic growth and employment to the borough supporting the local and wider economy.</p> <p>Site is adjacent to the LBD in proximity to the existing established North Farm/Longfield Road Key Employment Area. The site is considered to form a suitable and logical expansion of this economic area, being sited adjacent to existing economic uses and with good access to the A21 and wider road network.</p> <p>It is therefore considered suitable as a potential Local Plan allocation subject to further consideration and the allocation could include for wider mitigation as referred to above utilising the northern section of the site.</p>

Site Reference: 61

Site Address: Robin Gate, Blackhurst Lane, Royal Tunbridge Wells TN2 4QA

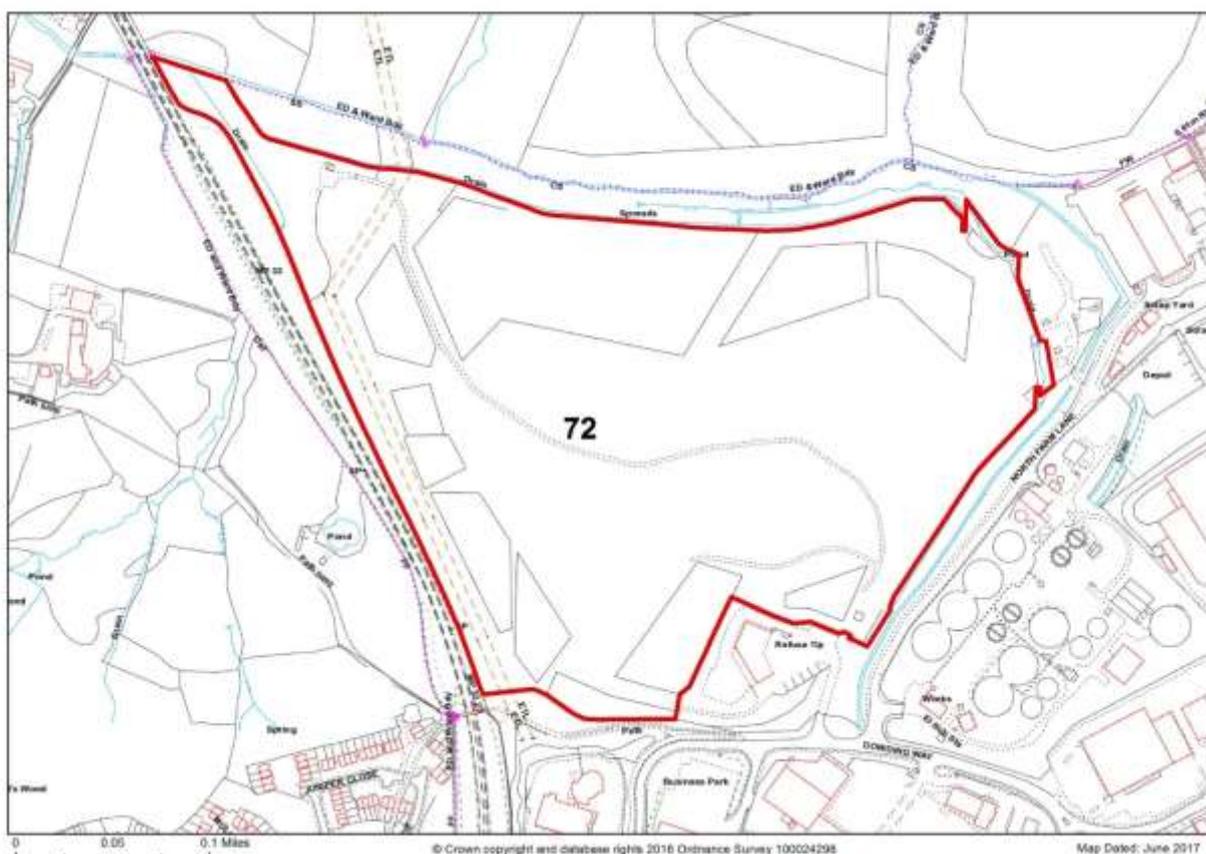


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	2.07
Developable area (ha):	0.71
Site type:	Greenfield site within LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	21
Issues to consider:	Ecology: TPO, Ancient Woodland; AONB Component Part: Ancient Woodland, Historic Routeways Roads; MGB; AONB; HLC Period: Early medieval; APA: General background archaeological potential; ALC: NON AGRICULTURAL; LCA: Forested Plateau;

	Highway matters
Site Description:	The site is a parcel of land that comprises woodland and an open parcel of land. There are no existing buildings on the site. There are residential properties to the south east and more sporadic lower density residential to the east and west. To the north is a construction site at Knights Park / more open land. There is wire fencing to the west and north and trees on other boundaries. There is a lack of vehicle and pedestrian access to the site. There is a lack of pavements along Blackhurst Lane. The topography of the site falls away northwards. There are public views of the site from parts of the Blackhurst Lane frontage. Long distance views are seen in the far northern distance.
Suitability:	This site is considered to be unsuitable as an allocation because of harm that would be caused to the Green Belt. If the site were to be released from the Green Belt it would cause very high harm. It would also cause harm to the AONB and the site includes areas of Ancient Woodland covered by a TPO.
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 due to concern over the impact on the Green Belt. The site is part of a larger parcel the release of which would cause very high harm if released from the Green Belt as well as harm to the AONB. There is also Ancient Woodland and TPO's within the site and would therefore not be suitable for allocation.
Reason:	There is concern over the impact on the Green Belt. The site is part of a larger parcel the release of which would cause very high harm if released from the Green Belt. The site is also largely Ancient Woodland and is protected by a Tree Preservation Order. It is not considered that any unconstrained parts of the site would be suitable and would not form a logical extension to the built development in this area and is not suitable for Local Plan allocation.

Site Reference: 72 (Local Plan Allocation AL/RTW 18 in part)

Site Address: Former North Farm Landfill Site, North Farm Lane, Tunbridge Wells, TN2 3EE

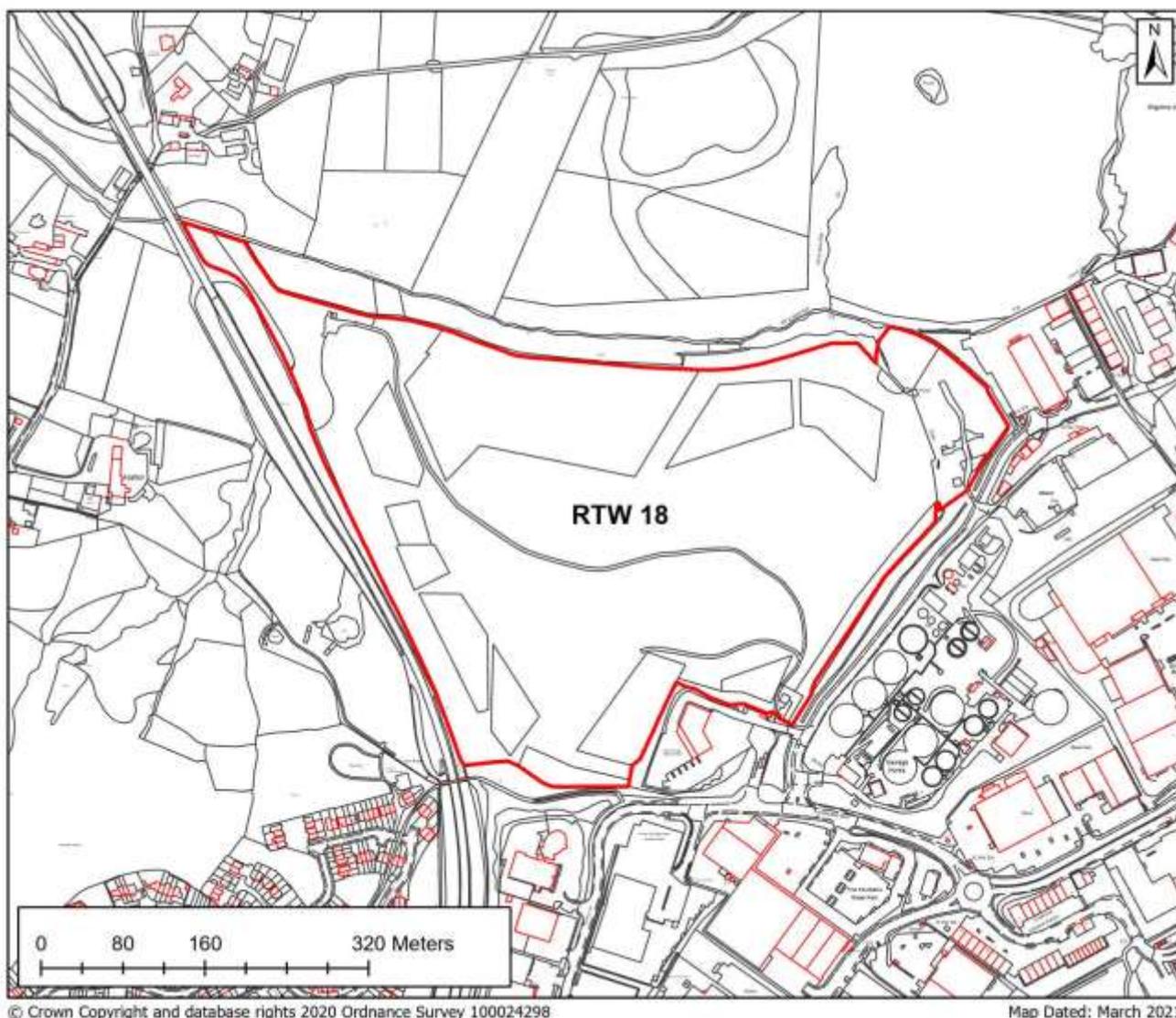


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	20.19
Developable area (ha):	20.07
Site type:	Former landfill site adjacent to / in proximity of LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for Sports and Leisure (or renewable energy)
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Flood Zone 2; Flood Zone 3; HLC Period: Late 20th century, Early 21st century; APA: General background archaeological potential; ALC: GRADE 4, GRADE 3; LCA: Forested Plateau; Land contamination (Railway Land, landfill site);

	SALP Rural Fringe designation; Mostly adjacent to existing Limits to Built Development; Highway matters; Noise considerations; Minerals and waste
Site Description:	The site comprises a former landfill site. It is currently grassed over, and part of the site is sometimes used for grazing. There are pockets of trees. There are no existing buildings on the site. The site is adjacent to Tunbridge Wells' household refuse and recycling centre and other commercial uses. There is open land to the north and sewage works to the east of site. There is a railway line to the west. Site boundaries comprise the railway line to the west, trees and hedging. The site has a frontage with North Farm Lane. There is an access to the site off Dowding Way. There are pavements along North Farm Lane and public footpaths in close proximity. The site is a relatively steep sloped mound. The site is generally exposed.
Suitability:	The site is considered to be suitable for future sport and recreation uses or for renewable energy provision. See also Site AL/RTW18 including Site 72 and Site 261, and Site 261.
Availability:	Available Single ownership
Achievability:	The site is available and in single ownership. It is considered that the site could come forward during the period of the Local Plan.
Sustainability Assessment:	Water objective is given an unknown score as, while it is likely that flood issues on site can be overcome, the specific proposed use is not detailed and thus consumption requirements are unclear. The Employment objective scores very highly due to the creation of new jobs in a ward that has one of the highest levels of unemployment in the borough. Climate change objective is scored as unknown as there is potential for a solar farm on the site but no guarantees are given.
Conclusion:	Site is suitable as a potential Local Plan allocation due to the fact that it is an existing Rural Fringe site that could come forward for sport and recreation uses or renewable energy uses during the Plan period.
Reason:	The site lies adjacent to and in proximity to the LBD and lies in the proximity of the Longfield Road commercial area, which is a designated Key Employment Area. The site would be suitable for a range of uses including sport and recreation or renewable energy provision subject to land contamination issues and topography of the site being overcome.

Site Reference: Local Plan Allocation AL/RTW 18, including site 72 and 261

Site Address: Land at the former North Farm landfill site, North Farm Lane and land at North Farm Lane, North Farm Industrial Estate

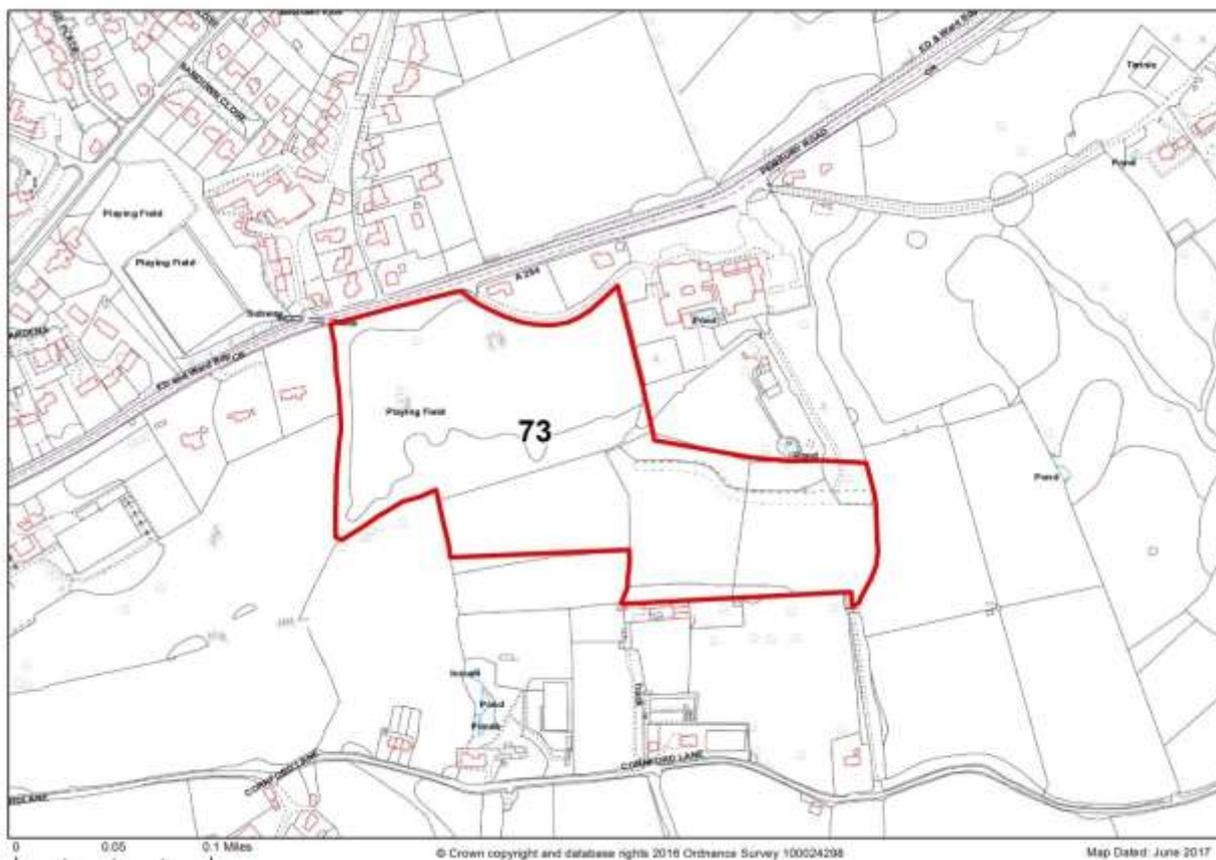


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	21.16
Developable area (ha):	20.84
Site type:	Former landfill site adjacent to / in proximity of LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for Sports and Leisure (or renewable energy)
Potential yield if	Not to be allocated for residential

residential:	
Issues to consider:	<p>Flood Zone 2; Flood Zone 3; HLC Period: Late 20th century, Early 21st century; APA: General background archaeological potential; ALC: GRADE 4, GRADE 3; LCA: Urban, Forested Plateau; Land contamination (Railway Land, landfill site); SALP Rural Fringe designation; Mostly adjacent to existing Limits to Built Development; Highway matters; Noise considerations; Minerals and waste</p>
Site Description:	<p>The site comprises a former landfill site. It is currently grassed over, and part of the site is sometimes used for grazing. There are pockets of trees. There are no existing buildings on the site. The site is adjacent to Tunbridge Wells household refuse and recycling centre and other commercial uses. There is open land to the north and a sewage works to the east of site. There is a railway line to the west. Site boundaries comprise the railway line to the west, trees and hedging.</p> <p>The site has a frontage with North Farm Lane. There is an access to the site off Dowding Way. There are pavements along North Farm Lane and public footpaths in close proximity. The site is a relatively steep sloped mound. The site is generally exposed.</p>
Suitability:	The site is considered to be suitable for future sport and recreation uses or for renewable energy provision. See also Site 72 and Site 261.
Availability:	<p>Available Single ownership</p>
Achievability:	The site is available and in single ownership. It is considered that the site could come forward during the period of the Local Plan
Sustainability Assessment:	Water objective is given an unknown score as, while it is likely that flood issues on site can be overcome, the specific proposed use is not detailed and thus consumption requirements are unclear. The Employment objective scores very highly due to the creation of new jobs in a ward that has one of the highest levels of unemployment in the borough. Climate change objective is scored as unknown as there is potential for a solar farm on the site but no guarantees are given.
Conclusion:	Site is suitable as a potential Local Plan allocation due to the fact that it is an existing Rural Fringe site that could come forward for sport and recreation uses or renewable energy uses during the Plan period.
Reason:	The site lies adjacent to and in proximity to the LBD and lies in the proximity of the Longfield Road commercial area, which is a designated Key Employment Area. The site would be suitable for a range of uses including sport and recreation or renewable energy provision subject to land contamination issues and topography of the site being overcome.

Site Reference: 73

Site Address: Land at Pembury Road (South) Tunbridge Wells



Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells/Southborough
Gross area (ha):	7.12
Developable area (ha):	7.12
Site type:	Greenfield site part adjacent to LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use or education use
Potential yield if residential:	214
Issues to consider:	Heritage: Partly within Conservation Area; AONB Component Part: Farmstead; MGB; AONB; 2016 Landscape Designation; HLC Period: Late 20th century, Early modern; APA: Blackhurst C19th informal gardens; ALC: URBAN, GRADE 3; LCA: Open Farmland; Highway issues (access);

	Transport Infrastructure: In proximity to national cycle route; Adjacent to Limits to Built Development
Site Description:	The site consists of an unmanaged green field. There are no existing buildings on the site. The site is adjoined by residential properties to the north, with Oakley School to the east. There is intermittent scattered development to the west and south. The boundaries of the site consist of mature trees on the southern and western edges. There is school fencing to the east. The site is open along its northern boundary. The site frontage along Pembury Road runs adjacent to National Cycle Route 18. Vehicular and pedestrian access to the site is down a private residential driveway to 'Oakley Lodge', which leads to Oakley School. There is currently a lack of pavement. The land is flat with a slight slope down to the southern boundary of the site.
Suitability:	The greenfield site adjacent to the LBD is considered to be unsuitable because of harm that would be caused to the Green Belt if the site were to be released from it. It is part of a larger Green Belt parcel, the release of which would cause very high harm as well as harm to the AONB. The site is also subject to other constraints including landscape and highways concerns.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This site scores a number of neutral scores with some positive ones. Negative scores are given for air, heritage, land use and landscape and noise. The site is a greenfield site in the AONB, part of a larger Green Belt parcel of land that would cause very high harm if released from the Green Belt. The land use score has been adjusted to reflect site is a smaller part of the larger parcel. The location of the site along Pembury Road relative to distance to key services and facilities and ease of use by pedestrians is likely to encourage car use. This has informed the air score given. Noise score reflects location along the busy Pembury Road.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is concern over the impact on the Green Belt. The site is part of a larger Green Belt parcel that would cause very high harm if released from the Green Belt as well as harm to the AONB. This site is considered not to be well related to the existing built form, which primarily lies on the opposite side of Pembury Road. There is significant landscape concern associated with this site as well as potential highway concerns. This is not considered to be a suitable site allocation in the Local Plan.

Site Reference: 85; part of SALP AL/RTW11

Site Address: Land at Goods Station Road, Tunbridge Wells



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Map Dated: March 2021

Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.21
Developable area (ha):	0.21
Site type:	Mostly PDL site within LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	APA: General background archaeological potential; ALC: URBAN; LCA: Urban; Part of existing site allocation AL/RTW11 in Site Allocations Local

	Plan; Potential land contamination issues; Potential noise consideration from adjacent uses
Site Description:	The site includes a mix of uses including residential, commercial - an existing garage business and office. There is a pair of semi-detached Victorian cottages, a three-storey building that has office use and a commercial building to the rear. The site is adjoined by commercial and residential uses. The site boundary is largely open along its frontage with Goods Station Road, comprising a small chain link fence. There is an adjacent flank wall and fence along part of the northern boundary and some domestic boundary treatments (fencing). The access along the side of the site serves other uses to the east. There is direct vehicular access from Goods Station Road and pedestrian access. There is a Public Rights of Way adjacent to the south of the site. The site is generally flat with a slight rise on the site entrance. This site is generally exposed at the frontage with Goods Station Road, but rear part of the site is enclosed.
Suitability:	This is considered to be a sustainable site due to the fact that it is a PDL site that falls inside the LBD of RTW. It is well located for access to local services and facilities on the edge of the town centre. It is however in current existing economic use and is a relatively small site and would be more appropriate to be considered against policies via the development management process rather than allocation in the Local Plan.
Availability:	Available Single ownership
Achievability:	This is a suitable site, which is available and in single ownership. It is likely the site could be delivered during the Local Plan period.
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	Although this site is identified as a sustainable PDL site due to its location within the LBD, it is considered unsuitable as a potential site allocation due to its size and existing economic use on the site.
Reason:	This site is a PDL site in the LBD and is a sustainable site in this context. Due to its size and existing economic use on site, it is considered that it could come forward as a PDL windfall site subject to compliance with the relevant development management policies within the Local Plan.

Site Reference: 91

Site Address: RTA Joinery, Rear of 5 Birling Road, Tunbridge Wells, TN2 5LX



Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.23
Developable area (ha):	0.23
Site type:	PDL site within LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	Heritage: Partly within/adjacent to Conservation Area; APA: General background archaeological potential; ALC: URBAN; LCA: Urban; Potential land contamination; Highway matters (access); As at 01 April 2020, site includes extant planning permission 17/03228/FULL for 9 dwellings

Site Description:	The site is in commercial use. There are several buildings on the site. The site is adjoined by residential properties and a Public House. There is a commercial use at 5 Birling Road. There are garages adjacent to the rear of the site. The site boundaries are a mix of walls, fencing and trees. Vehicular access is from Birling Road, close to the junction with Frant Road and there is pedestrian access from Birling Road, which has pavements. There is a northwards drop in level from Birling Road into the site. Public views of the site are limited due to the site being located largely to the rear of existing built development. This site is generally enclosed.
Suitability:	This is considered to be a sustainable site due to the fact that it is a PDL site that falls inside the LBD of RTW. It is well located for access to existing local services and facilities.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered to be a sustainable site, however due to the site size it is considered to be unsuitable as a potential site allocation.
Reason:	This is a PDL site inside the LBD and is considered a sustainable site in this context. Any likely residential yield on this site is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 98

Site Address: South East Corner of Windmill Street, Tunbridge Wells

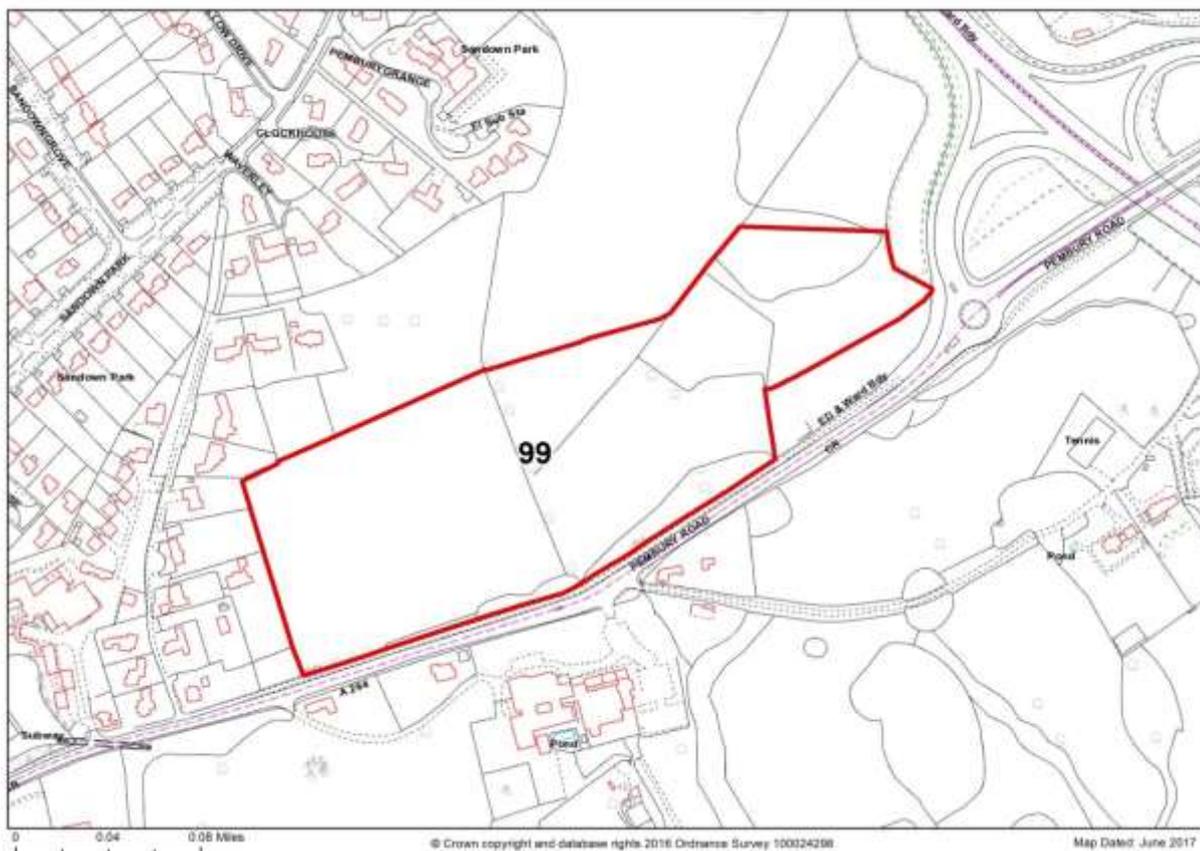


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.06
Developable area (ha):	0.06
Site type:	PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	APA: General background archaeological potential; ALC: URBAN; LCA: Urban; Highway matters;
Site Description:	The site currently comprises a school playground used by St Peters CEP School (Although re-location of the school to a new site is confirmed for February 2021). There is one single storey building at the northern end of the site. The site is adjoined by residential properties and commercial retail use to the east. There

	is a tall brick wall along all boundaries with metal trellis above. There is no direct vehicular access into the site but the site has frontages with Windmill Street and Bayhall Road. There is a gated entrance in to the site from Windmill Street and there are pavements along Windmill Street and Bayhall Road. The site is flat. This site is generally exposed.
Suitability:	This site is a sustainable site as it is a PDL site within the LDB of RTW. It is well located for access to existing local services and facilities. It is however a small site.
Availability:	Available Ownership unconfirmed
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered to be a sustainable site, however due to its site size it is considered as unsuitable as a potential site allocation.
Reason:	This is a PDL site inside the LBD and is considered a sustainable site 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: 99

Site Address: Land at Pembury Road, Tunbridge Wells

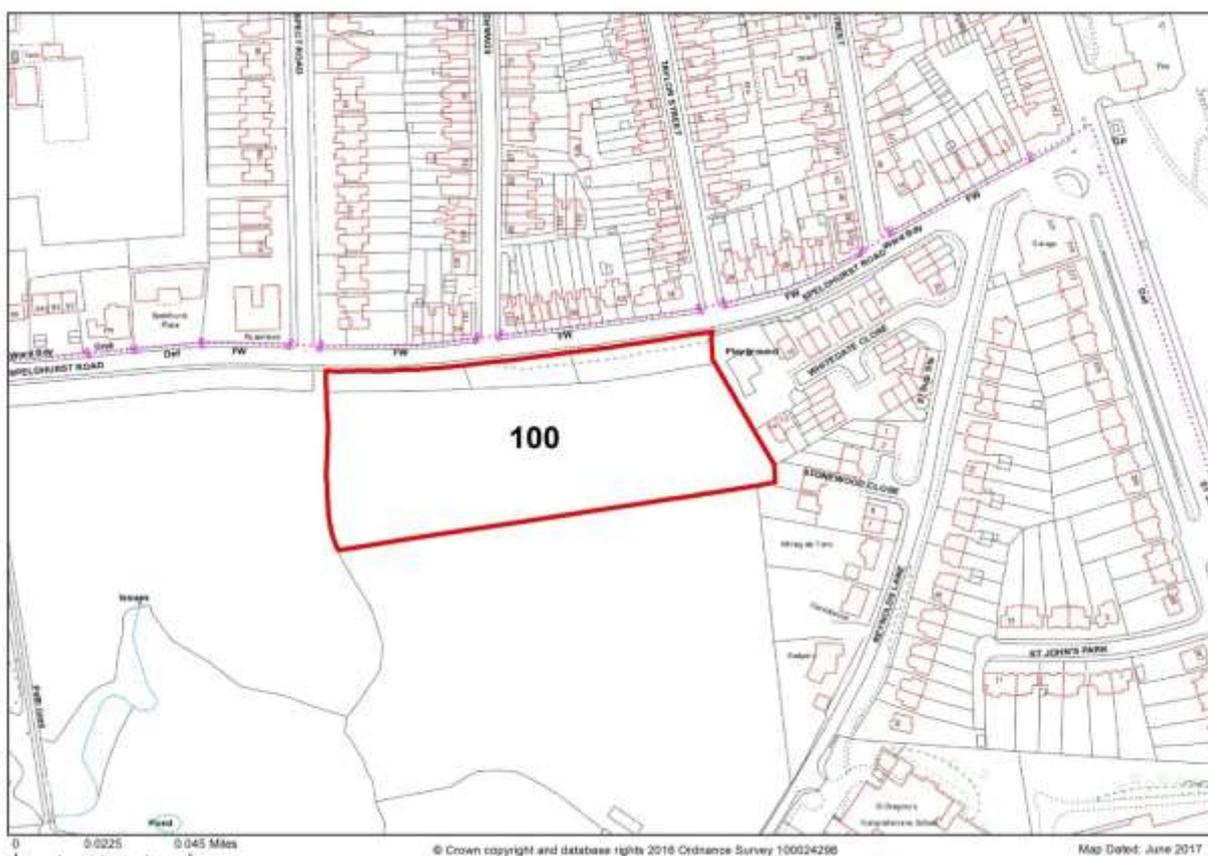


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	6.57
Developable area (ha):	6.57
Site type:	Greenfield site part adjacent to LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	197
Issues to consider:	Heritage: Partly within/adjacent to Conservation Area; Ecology: TPO; MGB; HLC Period: Late 20th century, Early modern; APA: General background archaeological potential; ALC: GRADE 3, URBAN; LCA: Urban, Forested Plateau; Potential road noise; Adjacent to existing Limits to Built Development; Highway matters;

	Transport Infrastructure: In proximity to national cycle route
Site Description:	<p>The site is an unmanaged greenfield to the east and west with a woodland parcel in between. There are no existing buildings on the site. The site is adjoined by agricultural use to the north and there is residential visible to north (Pembury Grange) and west. Pembury Road is to the south. The boundaries consist of low wire fencing to the north and there is substantial woodland along Pembury Road. There is a mix of trees and hedging. The site frontage long Pembury Road runs adjacent to National Cycle Route 18.</p> <p>There is currently a lack of vehicular and pedestrian access to the site. The site slopes down to the east, where it is at a lower level relative to Pembury Road. The site rises up to the west to road level. There are far reaching views at the highest levels of the site to beyond the hospital at Pembury.</p>
Suitability:	This site is considered unsuitable because of harm that would be caused to the Green Belt if the site were to be released from it, which it is considered would cause high harm. It is also considered that it would harm the setting of the AONB which is adjacent to this site. The site is subject to a number of other constraints including landscape and highways concerns.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This site scores a number of neutral scores with some positive ones. Negative scores are given for air, climate change, heritage, land use, landscape and noise. The site is a greenfield site in the setting of the AONB and part of a Green Belt parcel of land that would cause high harm if released. The location of the site along Pembury Road relative to distance to key services and facilities is likely to encourage car use. This has informed the air score and climate change score given. Noise score reflects location along the busy Pembury Road. The site forms part of the landscape setting of the main urban area of Tunbridge Wells and helps prevent coalescence between Tunbridge Wells and Pembury, the frontage is within the Conservation Area. This has influenced the heritage and landscape scores given.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are significant concerns about impact on the landscape and settlement pattern as well as concerns that this would result in coalescence of settlements (Royal Tunbridge Wells and Pembury). The site is part of a Green Belt parcel the release of which is considered would cause high harm. There are also potential highways concerns. This is not considered to be a suitable site allocation in the Local Plan.

Site Reference: 100 (Local Plan Allocation AL/RTW 5 in part)

Site Address: Land to the south of Speldhurst Road, adjacent to Whitegate Close, Tunbridge Wells

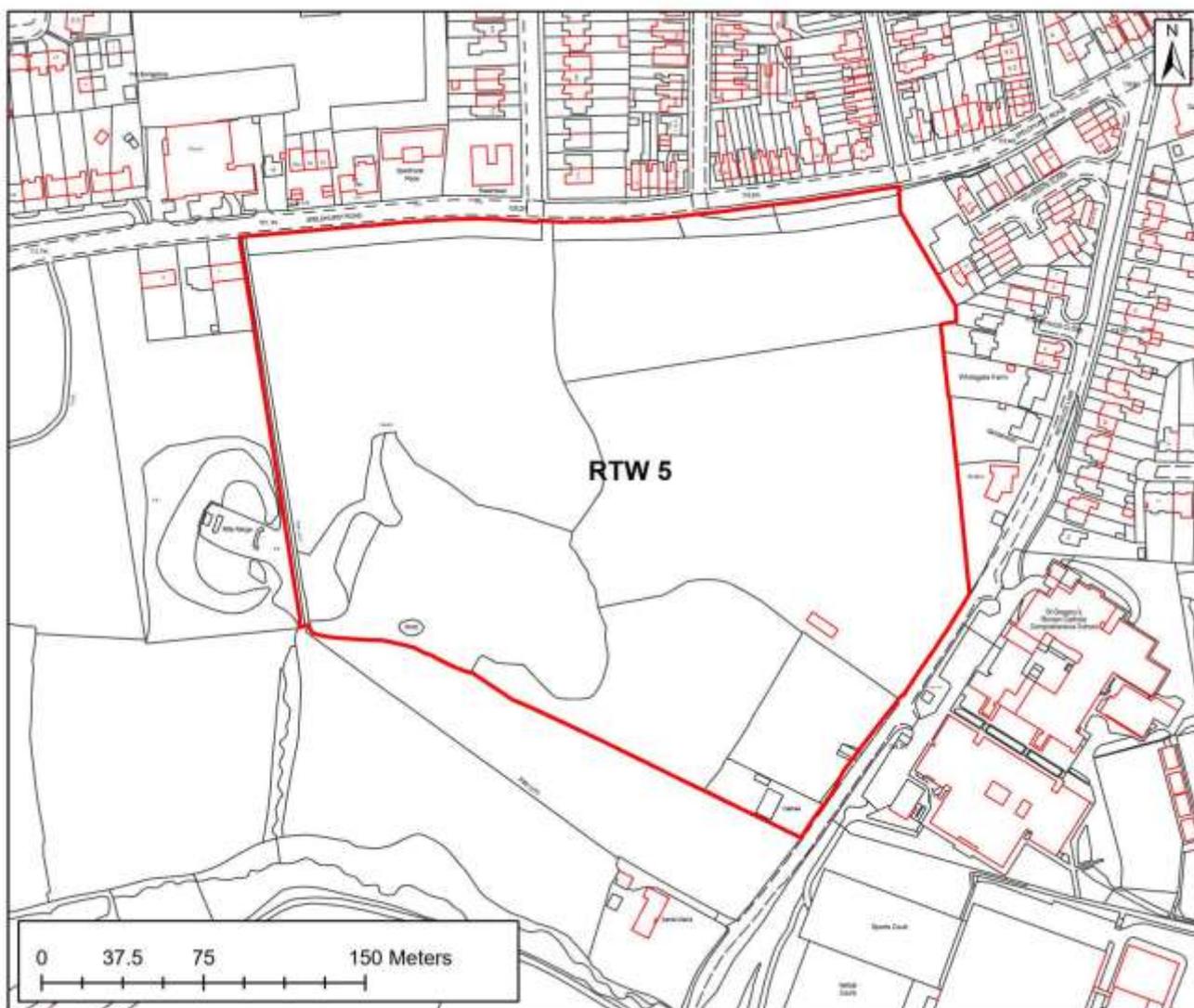


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells/Southborough
Gross area (ha):	1.19
Developable area (ha):	1.19
Site type:	Greenfield site adjacent to LBD of RTW
Potential site use:	Site has been assessed for development potential, notably residential use
Potential yield if residential:	24 @ 20 dpha or 36 @ 30dpha
Issues to consider:	Ecology: TPO; MGB; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: URBAN; LCA: Wooded Farmland, Urban; Adjacent to the existing Limits to Built Development;

	Highway matters
Site Description:	<p>The site is a green field site in agricultural use. There are no existing buildings on the site. The site is adjoined by residential properties to the east and north, agricultural uses to the west and south. Site boundaries consist of dense hedging and trees along Speldhurst Road, with lower hedging around other boundaries of the site.</p> <p>There is a gate along the northern frontage of the site with Speldhurst Road, which opens onto a hedge. There is currently a lack of pedestrian access to the site. There is a lack of pavement along the frontage of the site with Speldhurst Road, but there is some pavement along the north side of Speldhurst Road opposite the site. The site slopes away to the south. There is a bund along Speldhurst Road, which rises to the east and sinks to a ditch in the west. Public views into the site are limited. The site is well screened from surrounding roads and houses.</p>
Suitability:	This is considered to be a suitable site adjacent to the LBD of RTW and is well located for existing services and facilities, at both RTW and Southborough. It is a greenfield site within the Green Belt and it is considered that if it were to be released from the Green Belt it would result in Low to Moderate harm. The site is subject to a number of constraints which would need to be mitigated against as part of any development. It is a small part of the larger Caenwood Site – see also Site 30 and Site Ref: AL/RTW5.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	The following commentary accompanied a SA of a cluster of sites including this one. These sites were site 30, 199 and 205. This site has a range of strong positive scores. It is let down by the land use score which reflects the loss of greenfield land in the Green Belt. 2020 MGB Study: Overall Harm Rating is Low Moderate.
Conclusion:	This site is identified as a suitable site falling adjacent to the existing LBD of RTW. It is considered that it is a sustainable site as confirmed through the SA.
Reason:	The site is considered suitable for allocation despite the constraints identified above, as it is well located in a sustainable location and if the site is released from the Green Belt it would be considered to have low –moderate harm. It is part of a larger site that has been assessed in its entirety (see site 30) as being unsuitable due to the harm that would be caused to the Green Belt if the whole site were to be released for development. It would also raise highways concerns if the whole site were to be released. Subject to appropriate mitigation measures to mitigate the impact of development in transport, ecological and landscape terms this smaller site is considered to be a suitable site for allocation within the Local Plan. See also Site Ref: AL/RTW5

Site Reference: Local Plan Allocation AL/RTW 5, including site 100 and part of 30

Site Address: Land to the south of Speldhurst Road and west of Reynolds Lane at Caenwood Farm, Speldhurst Road



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Map Dated: March 2021

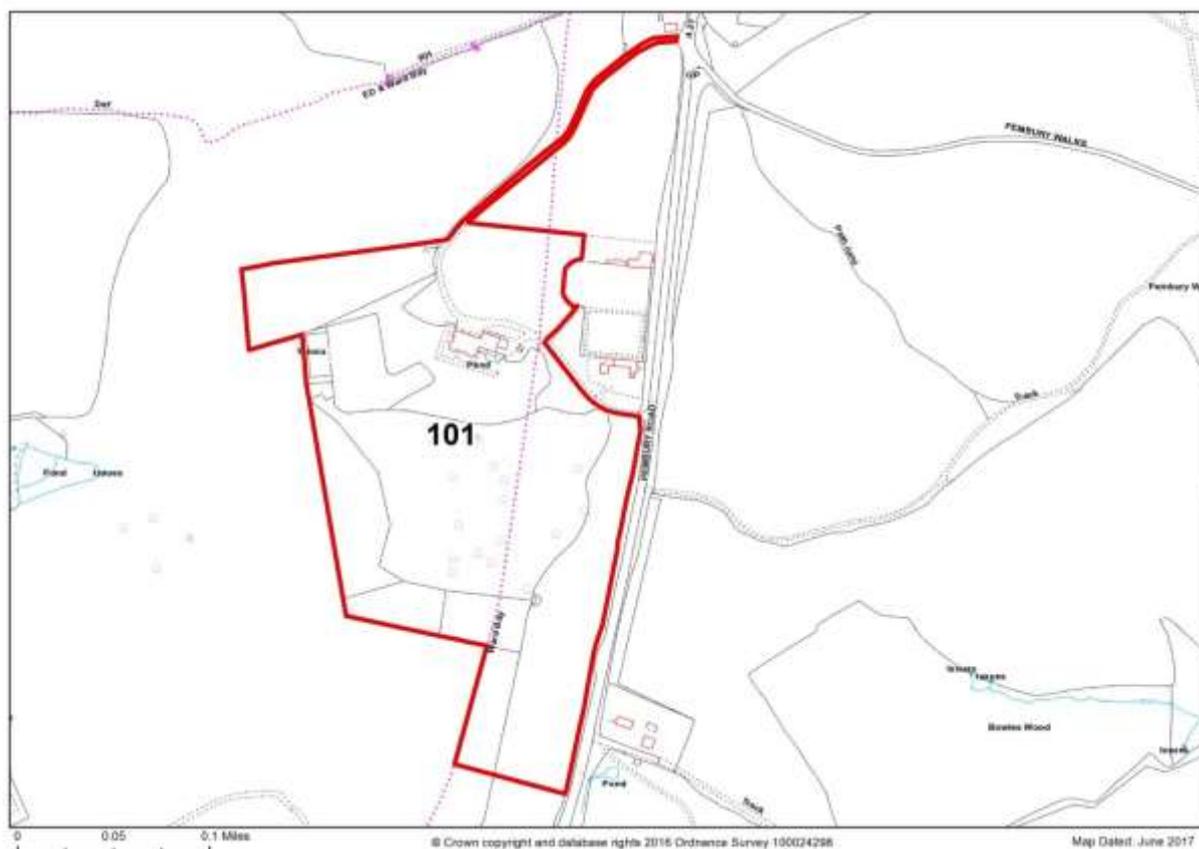
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells/Southborough
Gross area (ha):	7.40
Developable area (ha):	7.40
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	100
Issues to consider:	Ecology: TPO;

	<p>Transport Infrastructure: PRoW; MGB; HLC Period: Early Modern, Late 20th century; APA: General background archaeological potential; ALC: URBAN, GRADE 4; LCA: Wooded Farmland, Urban; Adjacent to the existing Limits to Built Development; Highway matters</p>
Site Description:	<p>The site is a green field site in agricultural use. There are no existing buildings on the site. The site is adjoined by residential properties to the east and north, agricultural uses to the west and south. Site boundaries consist of dense hedging and trees along Speldhurst Road, with lower hedging around other boundaries of the site. There are a number of trees within the south western section of the site, some with TPO's.</p> <p>There is a gate along the northern frontage of the site with Speldhurst Road, which opens onto a hedge. There is currently a lack of pedestrian access to the site. There is a lack of pavement along the frontage of the site with Speldhurst Road, but there is some pavement along the north side of Speldhurst Road opposite the site. The site slopes away to the south. There is a bund along Speldhurst Road, which rises to the east and sinks to a ditch in the west. Public views into the site are limited. The site is well screened from surrounding roads and houses.</p>
Suitability:	<p>This is considered to be a suitable site adjacent to the LBD of RTW and is well located for existing services and facilities, at both RTW and Southborough. It is a greenfield site within the Green Belt and it is considered that if it were to be released from the Green Belt it would result in Low to Moderate harm and through an allocation could create a new defensible boundary for the Green Belt. The site is subject to a number of constraints which would need to be mitigated against as part of any development. The site has been considered alongside the larger Caenwood Site – see also Site 30 and Site 100.</p>
Availability:	<p>Available Multiple ownership</p>
Achievability:	<p>This site is considered to be a suitable site. It is considered likely that the site could be delivered within the Local Plan period.</p>
Sustainability Assessment:	<p>The following commentary accompanied a SA of a cluster of sites including this one. These sites were site 30, 199 and 205. This site has a range of strong positive scores. It is let down by the land use score which reflects the loss of greenfield land in the Green Belt. 2020 MGB Study: Overall Harm Rating is Low Moderate.</p>
Conclusion:	<p>This site is identified as a suitable site being adjacent to the existing LBD of RTW. It is considered that it is a sustainable site for allocation within the Local Plan as confirmed through the SA.</p>
Reason:	<p>The site is considered suitable for allocation as it has a range of positive scores in the SA. It is well located in a sustainable location and if the site is released from the Green Belt it would be</p>

	<p>considered to have low –moderate harm and through an allocation could create a new defensible boundary for the Green Belt. There are constraints on the site and so appropriate mitigation measures to mitigate the impact of development should be considered. These should include mitigation in relation to ecological and landscape terms through retention/enhancement of the area to the south of the site as public open space benefiting the wider area and providing ecological mitigation. Appropriate highways/transport mitigation should also be considered and included the allocation. This site is considered to be a suitable site for allocation within the Local Plan. See also Site 30 and Site 100.</p>
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Site Reference: 101

Site Address: Colebrooke House, Pembury Road, Capel, TN11 0QD



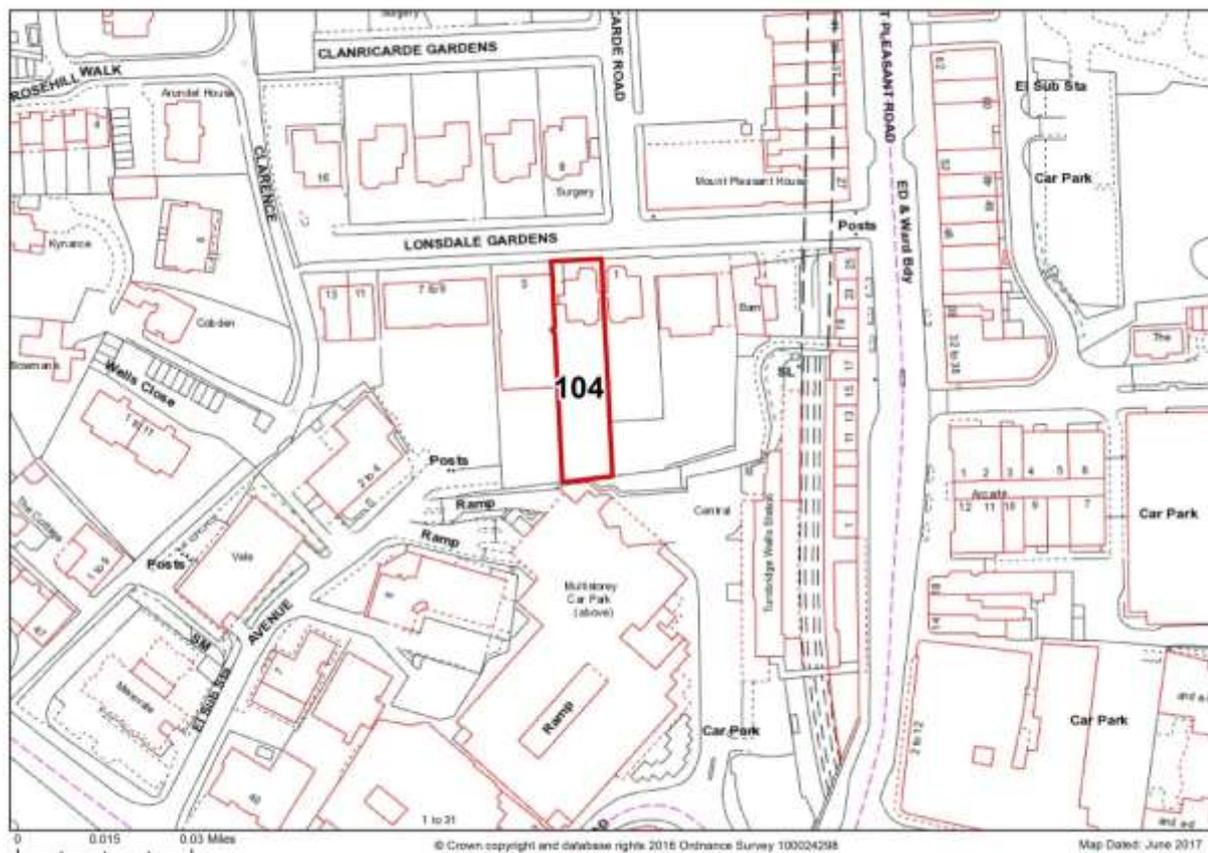
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	9.40
Developable area (ha):	6.98
Site type:	Part greenfield / part PDL site in proximity to LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for economic use
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Ecology: Ancient Woodland; AONB Component Part: Ancient Woodland, Ponds; MGB; AONB; HLC Period: Early modern, Early medieval; APA: Multi Period woodland sites and area of Iron Age potential; ALC: NON AGRICULTURAL, GRADE 3; LCA: Forested Plateau; Highway matters;

Site Description:	<p>The site includes a vacant residential property, tennis court, swimming pool, parkland and woodland copse. The site is adjoined by the A21, fields and some residential uses. The boundaries of the site consist of mostly mature trees and the A21 is to the eastern boundary. There are trees and a pond within the site.</p> <p>There is existing vehicular and pedestrian access to the site. There are Public Rights of Way further to the north and south of the site. The topography generally rises to the east of the site, with flatter areas.</p>
Suitability:	<p>This site falls within the Green Belt and any release of the Green Belt in this location would be considered to result in moderate harm. In terms of both the release of the Green Belt and the AONB, the significant economic benefits of economic development in this location would be considered to outweigh the harm to the Green Belt and the AONB. This is accepted given the role that this site could play in promoting economic growth. It is considered to be a suitable site for economic development uses due to it being located in proximity to the existing Key Employment Area and adjacent to suitable site 57 and would act as a natural extension to support economic growth. It also benefits from its location adjacent to the A21 and the wider road network.</p> <p>However sufficient economic development for the Local Plan period can be achieved from other more suitable sites and therefore it doesn't warrant allocation at this time but could provide a valuable opportunity for employment in the longer term therefore it is proposed to remove it from the Green Belt through this Local Plan allowing it to come forward at a future point if required subject to Local Plan review.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>This is considered a suitable economic site. It is available and in single ownership. It is considered that the site should be safeguarded for future economic uses.</p>
Sustainability Assessment:	<p>The Employment objective scores very highly due to the creation of new jobs in a ward that has one of the highest levels of unemployment in the borough. Air Quality scores slightly negatively compared to the adjacent site (Policy RTW 17) because of the direct vehicular access with the A21 making extensions to bus routes serving the retail park more cumbersome, and encouraging private car use. 2020 Grassland study found site to have low-moderate botanical importance and moderate ecological importance. Biodiversity score adjusted slightly. Business growth score reflects the scale of the site and probability that the business park would support growth of the local economy in key industries. 2020 MGB Study: Overall Harm Rating is Moderate.</p>
Conclusion:	<p>Site is not proposed for allocation in this Local Plan. It is to be</p>

	removed from the Green Belt to provide the opportunity for possible employment use in the longer term.
Reason:	<p>This site falls within the Green Belt and any release of the Green Belt in this location would be considered to result in moderate harm. In terms of both the release of the Green Belt and the AONB, the significant economic benefits of economic development in this location would be considered to outweigh the harm to the Green Belt and the AONB. This is accepted given the role that this site could play in promoting economic growth. It is considered to be a suitable site for economic development uses due to it being located in proximity to the existing Key Employment Area and adjacent to suitable site 57 and would act as a natural extension to support economic growth. It also benefits from its location adjacent to the A21 and the wider road network.</p> <p>However, taking the above into account in relation to Green Belt and landscape considerations as well as the overall strategy for growth, it is considered that this site should not be allocated within this Local Plan due to the fact that it is already seeking to plan positively in employment land terms by providing over the minimum requirement in order to provide a range and choice of sites and premises in line with the recommendations within the ENS. Therefore, it is considered that this site could be removed from the Green Belt in order to meet future employment land needs in this sustainable location, as a further extension of the Key Employment Area, should future employment provision be required over the longer term. This is seen as consistent with the NPPF insofar as it has regard to the likelihood of land being needed to meet longer term development needs.</p>

Site Reference: 104

Site Address: 3 Lonsdale Gardens, Tunbridge Wells, TN1 1NX

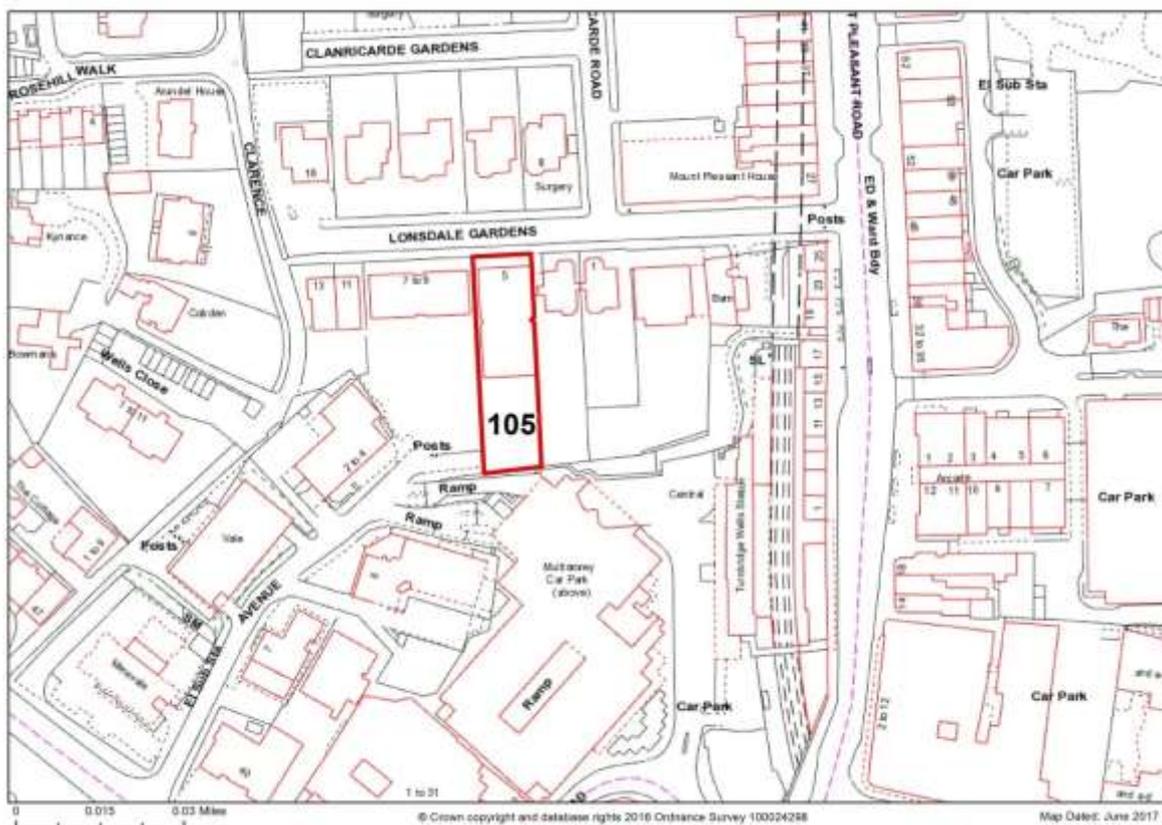


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.09
Developable area (ha):	0.09
Site type:	PDL site within LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10 units
Issues to consider:	Heritage: Conservation Area; APA: General background archaeological potential; ALC: URBAN; LCA: Urban Site has planning permission granted 2020 – 3-5 Lonsdale Gardens - Change of use and conversion to provide 13 dwellings; demolition of existing single storey rear extension and erection of new office block to provide Class B1(a) office floorspace, including landscaping, parking and ancillary works (19/03074)
Site Description:	There is an existing office building on the site. The site is adjoined

	by commercial uses and offices. There is a children's nursery across the street and some residential. The building abuts adjacent buildings on both sides. It has an open frontage with soft landscaping. Cars park out on the road frontage with Lonsdale Gardens. There is parking to the rear of the building, which is accessed from Vale Avenue. The site is located in the centre of Royal Tunbridge Wells. There is pedestrian access to the site and provision of pavements. The site is at a lower level than Lonsdale Gardens. The land at the rear of the building is much lower than Lonsdale Gardens. The site is generally exposed.
Suitability:	This is a sustainable site due to it being a PDL site inside the LBD of RTW. It is well located for access to services and facilities within the town centre however it is a small site. It has planning permission – see also Site 105.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	Although this site is identified as a sustainable site due to its location and being PDL and inside the LBD it is considered unsuitable as a potential site allocation due to its size.
Reason:	This site is a PDL site in the LBD and is a sustainable site in this context. It has planning permission - see also Site 105. Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 105

Site Address: 5 Lonsdale Gardens, Tunbridge Wells, TN1 1NX



Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.10
Developable area (ha):	0.10
Site type:	PDL site within LBD of RTW
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: Conservation Area; APA: General background archaeological potential; ALC: URBAN; LCA: Urban Site has planning permission granted 2020 – 3-5 Lonsdale Gardens - Change of use and conversion to provide 13 dwellings; demolition of existing single storey rear extension and erection of new office block to provide Class B1(a) office floorspace, including landscaping, parking and ancillary works (19/03074)
Site Description:	There is an existing office building on the site. There are commercial uses and offices and a children's nursery across the

	<p>street; and some residential. The site frontage is open to Lonsdale Gardens and to the rear from Vale Avenue.</p> <p>Cars park out on the road frontage with Lonsdale Gardens. There is parking to the rear of the building, which is accessed from Vale Avenue. The site is located in the centre of Royal Tunbridge Wells. There is pedestrian access to the site and provision of pavements. The site is flat but set at a significantly lower level than the main frontage with Lonsdale Gardens. The rear is at a much lower level than Lonsdale Gardens. This site is generally exposed.</p>
Suitability:	This is a sustainable site due to it being a PDL site inside the LBD of RTW. It is well located for access to services and facilities within the town centre however it is a small site. It has planning permission – See also Site 104.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	Although this site is identified as a sustainable site due to its location and being PDL and inside the LBD it is considered unsuitable as a potential site allocation due to its size.
Reason:	This site is a PDL site in the LBD and is a sustainable site in this context. It has planning permission - see also Site 104. Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 106; part SALP AL/RTW3

Site Address: Heathervale House, Vale Avenue, Tunbridge Wells, TN1 1DJ



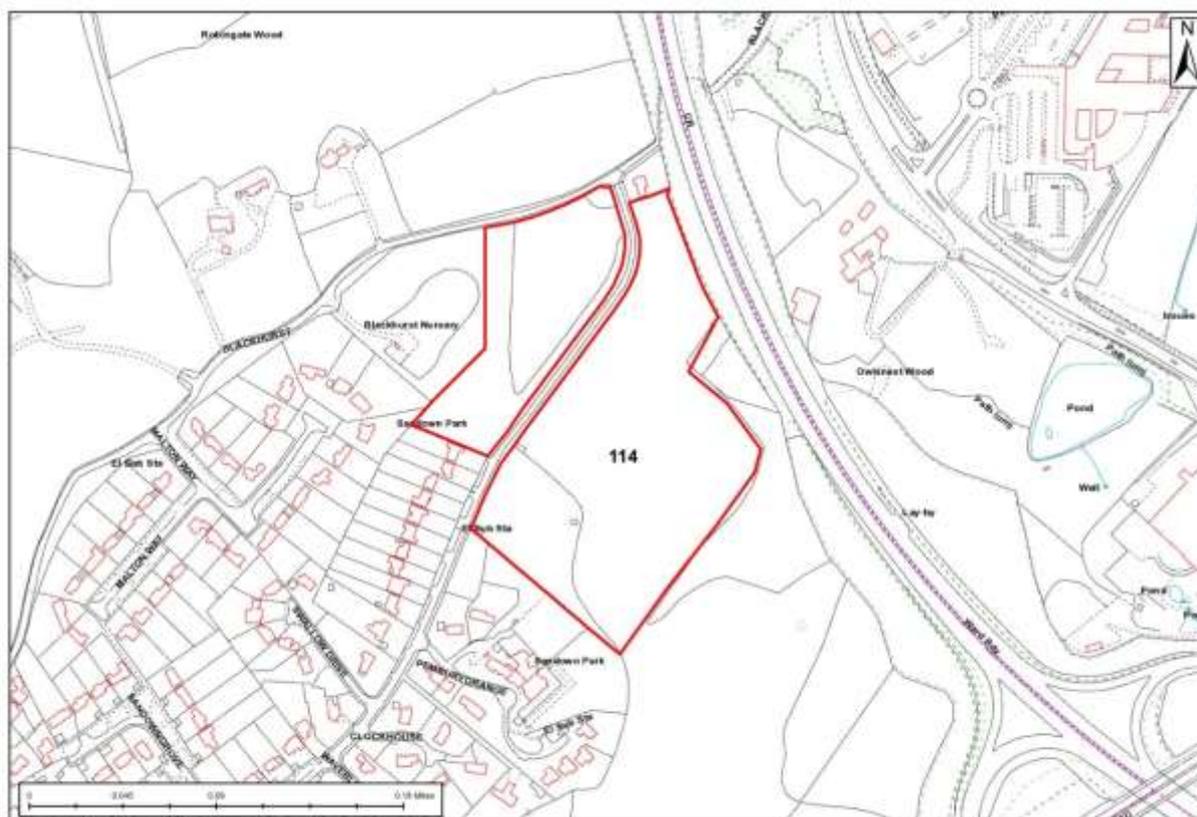
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.10
Developable area (ha):	0.10
Site type:	PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10 units
Issues to consider:	Heritage: Conservation Area; Ecology: TPO; APA: General background archaeological potential; ALC: URBAN; LCA: Urban This site has planning permission for the construction of a roof extension to provide two additional floors of office space, rear extension, lift core to the front of the building and the recladding

	and alterations to the fenestration (16/06548/FULL).
Site Description:	<p>The site comprises an office building. There is one existing building on the site. The site is mostly adjoined by offices, commercial and residential uses in Lonsdale Gardens. In Vale Avenue there are other office and commercial uses. The site boundary is open along Vale Avenue. There are some trees and planting alongside boundaries. To the rear is a large concrete wall with fencing on top adjacent to Clarence Road.</p> <p>There is vehicular access to the site from Vale Avenue to a rear car park and there is undercroft parking. Pedestrian access to the site is currently from Vale Avenue. The rear portion of the site is at a higher level than the front of the site. The site is generally level along its immediate frontage with Vale Avenue. This site is generally exposed.</p>
Suitability:	This is not considered to be a suitable site because it is in existing commercial use and has been extensively refurbished, re-modelled and extended for office use. It is therefore not now available for other alternative uses such as residential.
Availability:	Unavailable 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 is currently in commercial office use and has been extensively refurbished, re-modelled and extended for office use and is no longer available for alternative uses. It is therefore not suitable as a Local Plan allocation.

Site Reference: 114

Site Address: Land at Sandown Park, west of A21 Royal Tunbridge Wells TN2 4RT

Call for Sites 2017 Submission

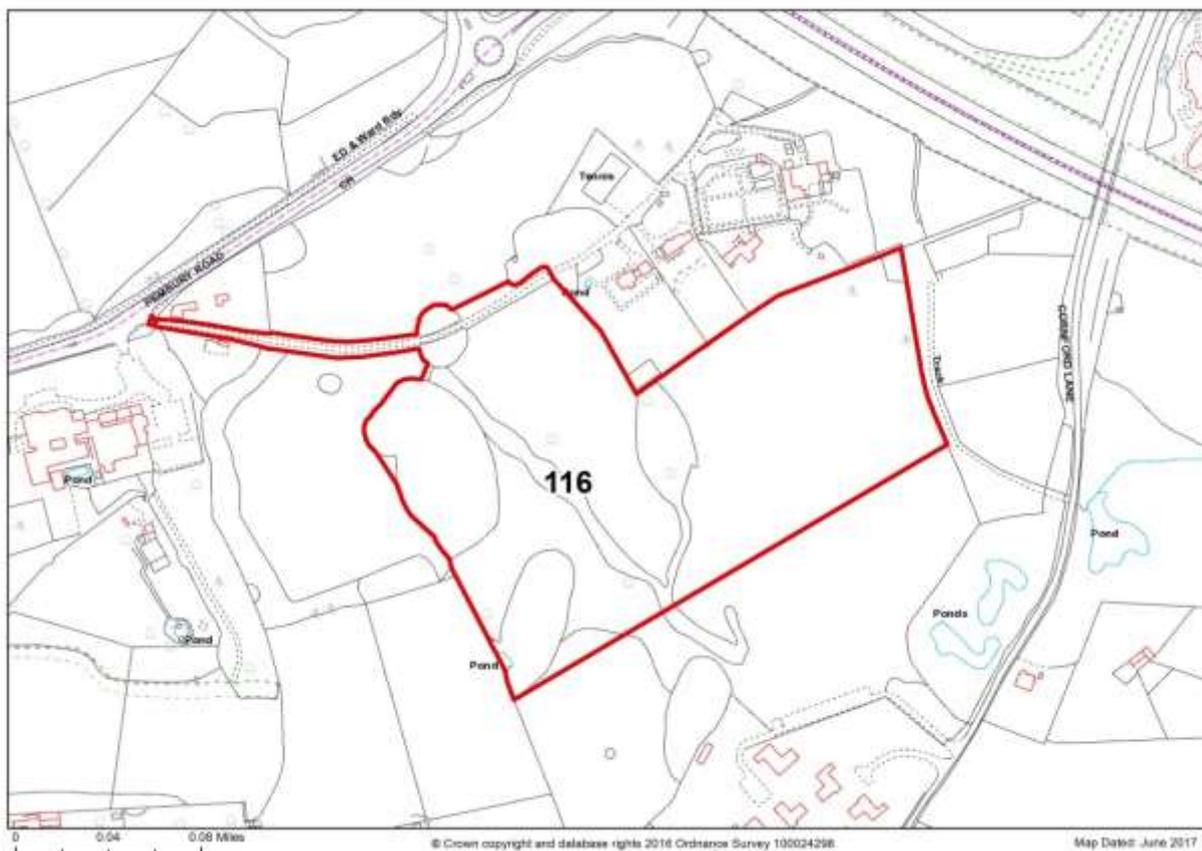


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	10.43
Developable area (ha):	9.74
Site type:	Greenfield site adjacent to LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use C2 and C3 uses
Potential yield if residential:	292
Issues to consider:	Ecology: TPO, Ancient Woodland; MGB; HLC Period: Late 20th century, Early modern; APA: General background archaeological potential; ALC: GRADE 3, NON AGRICULTURAL; LCA: Urban, Forested Plateau; Potential noise considerations from A21; Highway matters; High pressure gas main under Pembury Road/Black Hurst Lane;

	Heritage: Adjacent to Listed Building; Adjacent to existing Limits to Built Development.
Site Description:	The site comprises a managed greenfield. There are two parts to the site with a footway running through the middle that leads straight off Sandown Park. The site includes woodland. There are no existing buildings on the site. There is a pill box in the south west corner of the site. The site is adjoined by residential properties to the south, woodland and Pembury Road; the A21 is close by. There are mature trees along the boundaries and along the footway through the middle of the site. There is some chain link fencing. The back end of the site has lower trees and fencing. There is vehicular access to the site from Sandown Park to both parcels of land through metal field gates. Sandown Park has pavements right up to the end adjacent to the site. The site is quite flat. The footway through the site is dipped. There is a slight slope downwards to the south east. The site is enclosed around the sides but more open from south adjacent to Sandown Park and in the site along the footway
Suitability:	This site is considered to be unsuitable because of harm that would be caused to the Green Belt if the site were to be released from it, the release of which would cause very high harm. It is considered that it would also harm the setting of the AONB. There is also concern in relation to landscape impact and highways matters.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This site scores a number of neutral scores with some positive ones. Negative scores are given for air, land use and noise. Land Use score is informed by the loss of a greenfield site which is part of a Green Belt parcel the release of which would cause high harm. Air and noise scores are influenced by the location of the site adjacent to the A21 and close to the Pembury Road.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is part of a larger Green Belt parcel the release of which is considered would cause high harm if released from the Green Belt. It is also considered that it would harm the setting of the AONB. There are also highway concerns and significant concerns about potential impact on the landscape and settlement pattern. This is not considered to be a suitable site for allocation in the Local Plan.

Site Reference: 116

Site Address: Land south of Pembury Road, Tunbridge Wells

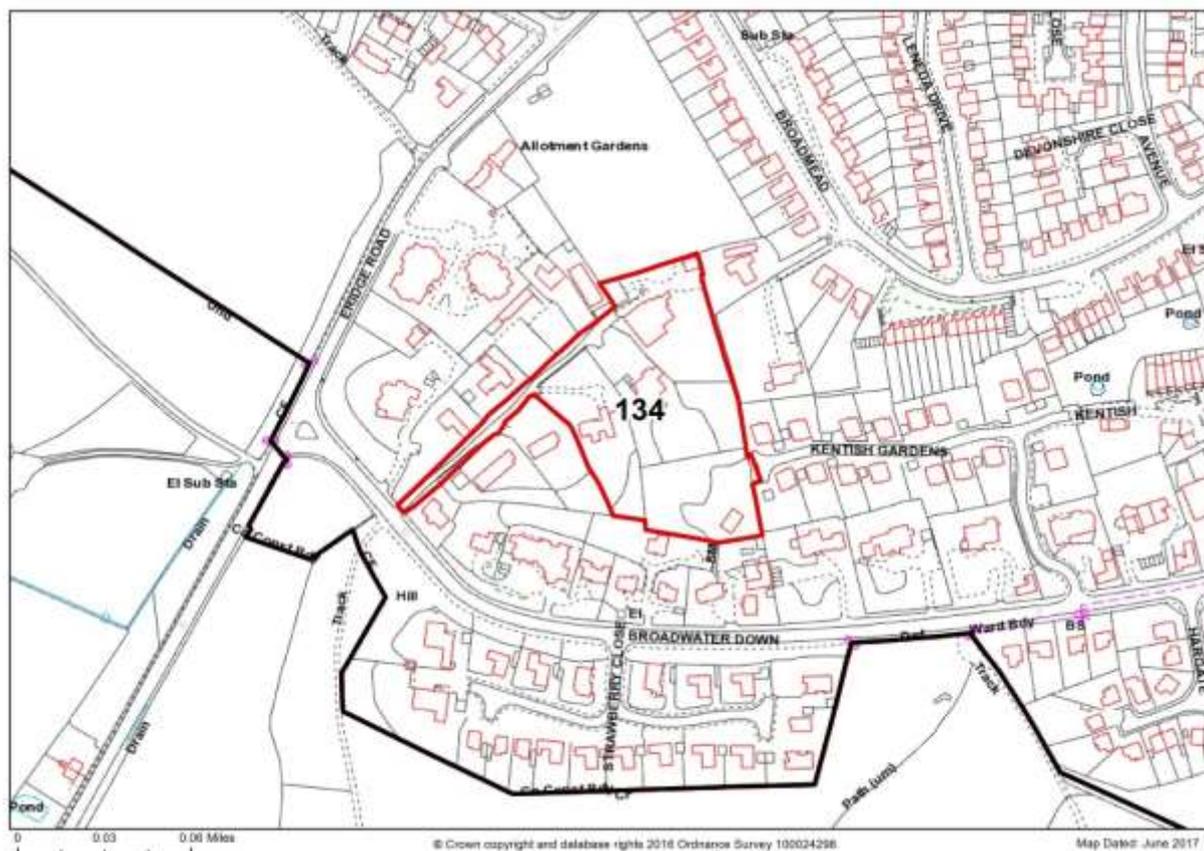


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	7.19
Developable area (ha):	7.19
Site type:	Greenfield site in proximity of LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	216
Issues to consider:	Heritage: Partly within/mostly adjacent to Conservation Area; Ecology: TPO; AONB Component Part: Ponds; MGB; AONB; HLC Period: Late 20th century, Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Open Farmland; Highway matters;

	Potential road noise; Transport Infrastructure: In proximity to national cycle route
Site Description:	The site is a parcel of planted woodland. There are no existing buildings on the site. Residential uses adjoin the site to the north-east. The boundaries consist of low wooden fencing and planted non-native hedging along the northern boundary. The site access along Pembury Road runs adjacent to National Cycle Route 18. Vehicle access and pedestrian access is by a single track road off Pembury Road, down a private driveway There is no pavement There is a gradual slope down to the south. The site is screened and public views are limited.
Suitability:	The site is considered to be unsuitable because of harm that would be caused to the Green Belt if the site were to be released from it, which would result in very high harm as well as harm to the AONB. There are also landscape and highways concerns.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site scores neutral scores and some positives. Negative scores have been given for land use, landscape and biodiversity. The site is a greenfield site in the AONB, a woodland parcel, the loss of which would be detrimental to the AONB, reflected in the negative landscape score given along with impact on the setting of Tunbridge Wells. Land use is influenced by the site being in the Green Belt, part of a parcel that would cause very high harm if released. The negative biodiversity score is influenced by the wooded nature of the site.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is concern over the impact on the Green Belt. The site is part of a larger parcel the release of which would cause very high harm if released from the Green Belt. The allocation of this site would be significantly harmful to the AONB and landscape setting of the main urban area of Royal Tunbridge Wells. The site is not well related to existing built development and would not form a logical extension to the LBD. It is not considered suitable for an allocation in the Local Plan.

Site Reference: 134 (overlap with site 175)

Site Address: Land around Sandstone House, Longdrift, Court Lodge and Shallowdene, Broadwater Down, Royal Tunbridge Wells, TN2 5PE

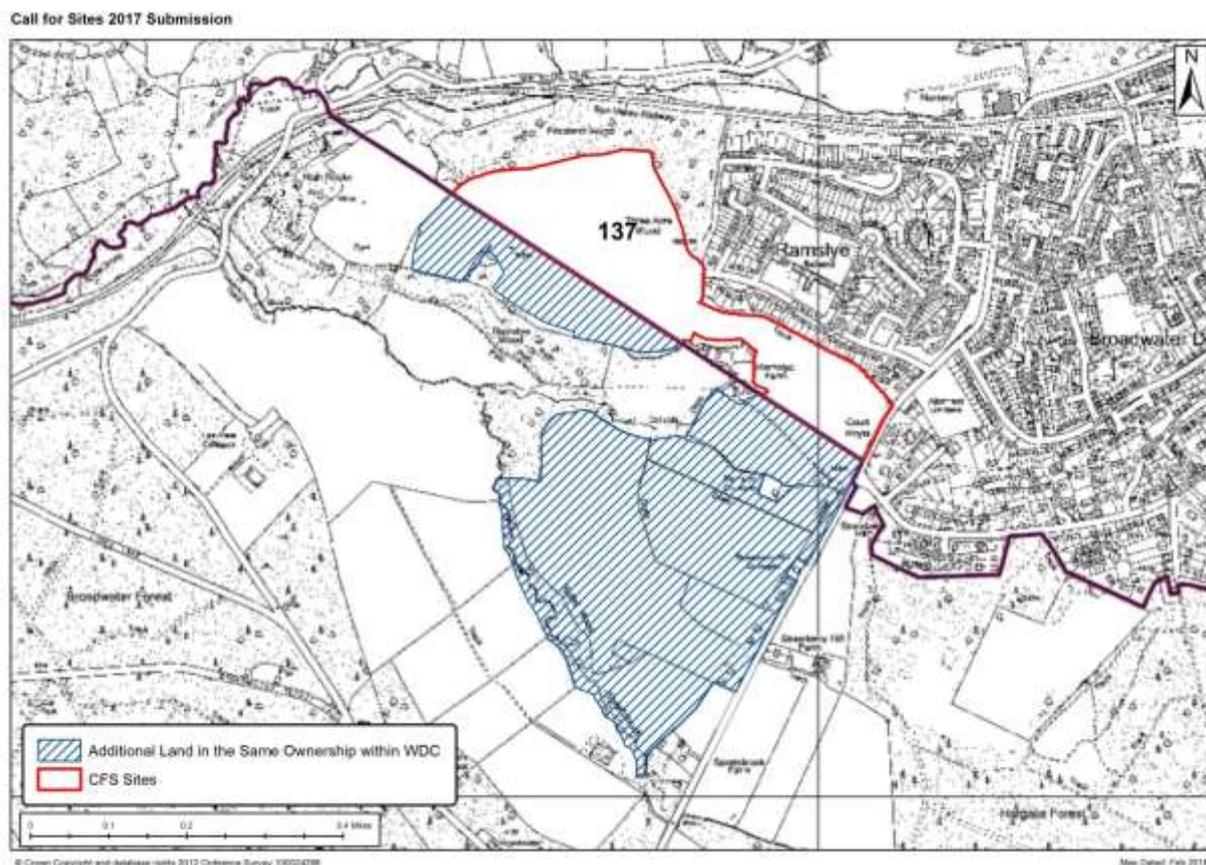


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.35
Developable area (ha):	1.35
Site type:	Part PDL/ part greenfield site within LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	41
Issues to consider:	Heritage: Partly within/mostly adjacent to Conservation Area; Ecology: TPO, Arcadian Areas; 2016 Landscape Designation; APA: General background archaeological potential; ALC: URBAN; LCA: Urban; Highway matters

Site Description:	<p>The site consists of residential dwellings and their gardens. The site is adjoined by residential properties and allotment gardens. The boundaries of the site comprise residential curtilages, fences and hedging. There are mature trees to the rear of the existing properties providing screening.</p> <p>There is existing vehicular access to the site from an existing single track road off Broadwater Down. There are pavements along Broadwater Down but these are lacking along the single-track road serving the site. The site has a varying topography, which rises to the south east of the site. This site is generally enclosed.</p>
Suitability:	This site is a part PDL site inside the LBD, although it is considered to be unsuitable taking account of the constraints in relation to heritage and ecology resulting in a relatively small possible developable area.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This site scores mostly neutral scores with several positive ones. It scores a slight negative for noise, a reflection of the location of the site near the A26 Eridge Road. The heritage and landscape scores are informed by the possibility that development of the site will impact upon the setting of the Conservation Area and affect townscape quality.
Conclusion:	This site is considered unsuitable as a potential site allocation. Although it is a part PDL site within the existing LBD, it is subject to a number of constraints in relation to heritage and ecology and therefore although parts of the site may be developable, it would be a much smaller area which would not be of a suitable scale for allocation.
Reason:	This site is part a PDL site inside the LBD and is sustainable in this context. It is a constrained site meaning that the likely yield on the site would be of such a scale considered unsuitable for allocation.

Site Reference: 137 (Local Plan Allocation AL/RTW 16 (part site))

Site Address: Land to the west of Eridge Road at Spratsbrook Farm, Royal Tunbridge Wells



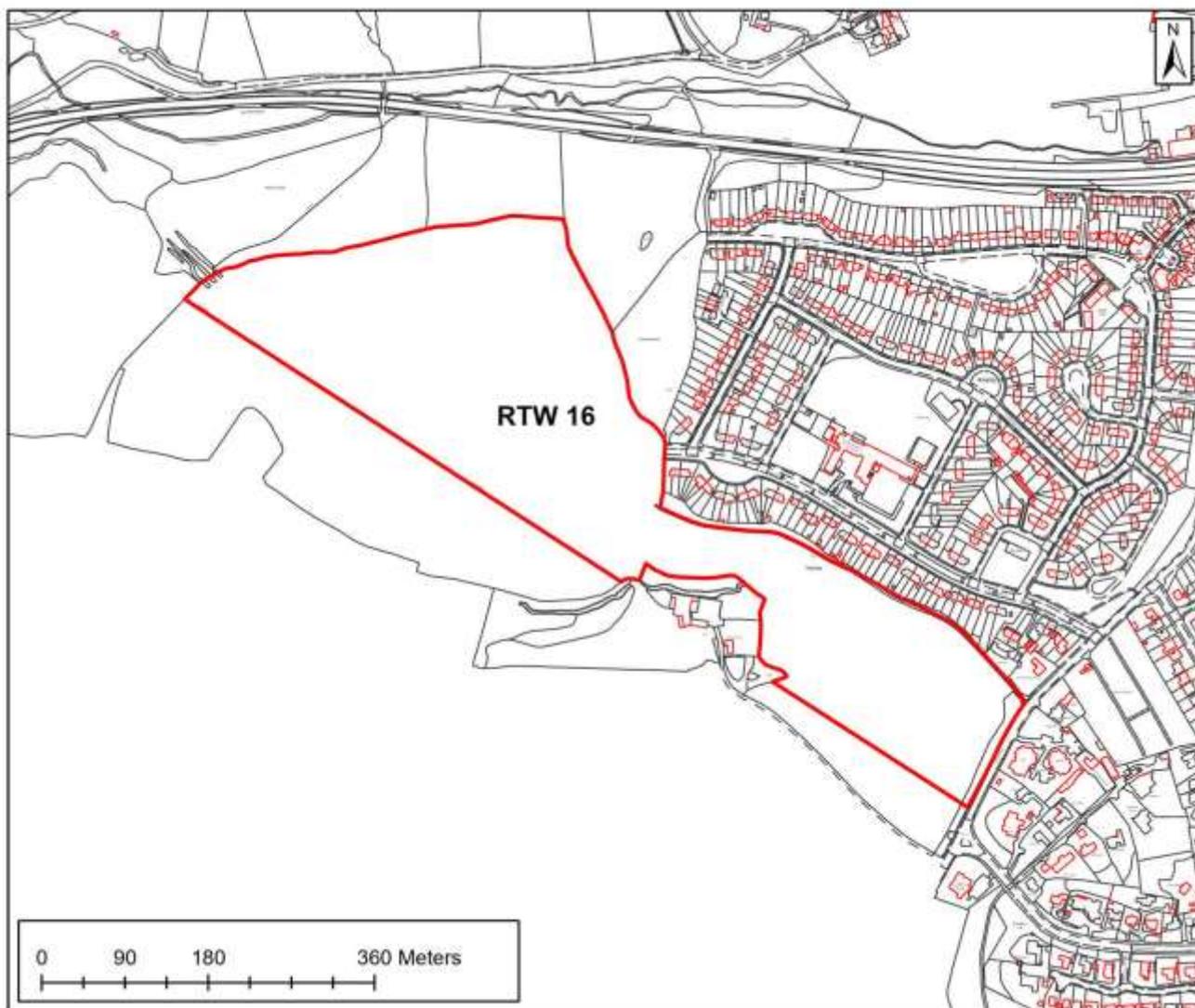
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	55.79
Developable area (ha):	52.38
Site type:	Greenfield site adjacent to LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential and education
Potential yield if residential:	270
Issues to consider:	Ecology: Ancient Woodland, LWS; AONB Component Part: Ancient Woodland, Historic Routeways PRoW, Water Courses, Ponds, Historic Field Boundaries; MGB; AONB; HLC Period: Medieval, Early medieval; APA: High rocks Iron Age Hillfort - Scheduled Monument;

	<p>ALC: URBAN, GRADE 4; LCA: Urban, Wooded Farmland; Cross boundary issues; Heritage: Adjacent to Conservation Area; Adjacent to existing Limits to Built Development; Highway matters; Land contamination (Unknown Filled Ground (medium))</p>
Site Description:	<p>The site consists of managed agricultural land. There are no existing buildings on the site. The site is adjoined by residential properties, woodland and fields. Boundaries of the site comprise fences to the backs of the residential properties and hedging alongside the A26, Eridge Road. There are trees along boundaries too. There is no defined boundary to the south. There is an existing vehicular access to the site, from Eridge Road. There is a further gate north on Eridge Road. There is a track along the edge of the field and pavement along Eridge Road. The site has an undulating topography. Part of this site extends outside of the borough boundary within Wealden District and therefore can only assess the part of the site that falls within Tunbridge Wells borough as it is not possible to allocate the part of the site that falls within Wealden district within the Tunbridge wells Local Plan – however it will be considered through the Duty to Cooperate with Wealden district.</p>
Suitability:	<p>This is considered to be in part a suitable site (part of the site that falls within Tunbridge Wells borough – see Site AL/RTW16 – including part of site 137) on the edge of the built up area, adjacent to the existing LBD. It is well related to existing services and facilities. It is however a greenfield site subject to a number of constraints in relation to Green Belt, AONB/landscape and heritage issues. This site is part of a larger Green Belt parcel the release of which would cause moderate harm to the Green Belt. Development of this wider site is considered would cause harm to the AONB and heritage concerns, therefore only the southern eastern section of the site which falls outside of the AONB designation would be suitable for built development. See also site AL/RTW16 including part of site 137.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>This is a suitable site in part. It is available and is in single ownership. It is likely that the site could be delivered in the Local Plan period.</p>
Sustainability Assessment:	<p>This site traverses the boundary with Wealden district thus cross boundary impacts have been considered. Negative impacts that have been predicted for the landscape objective apply to the AONB in both constituencies. The scores for this site are mixed and tend to be more extreme versions of those applied to the appraisal of the part site. The commentary for the Part Site SA should be referred to for greater detail.</p>
Conclusion:	<p>This is identified as a part suitable site due to its location on the</p>

	<p>edge of the town of Royal Tunbridge Wells in a sustainable location as confirmed within the SA. The site, although subject to constraints in relation to heritage, Green Belt and landscape (AONB) is a large site, and it is considered that the part of the site outside of the AONB could make a positive contribution to housing delivery and is well located with good access to a range of existing services and facilities. This site is therefore considered suitable in part as a potential Local Plan allocation.</p>
<p>Reason:</p>	<p>This is considered to be in part a suitable site on the edge of the built up area, adjacent to the existing LBD. It is well related to existing services and facilities. It is however a greenfield site subject to a number of constraints in relation to Green Belt, AONB/landscape and heritage issues. The whole site is part of a larger Green Belt parcel the release of which would cause moderate harm to the Green Belt. Development of the wider site is considered would cause harm to the AONB, therefore only the southern eastern section of the site which falls outside of the AONB designation would be suitable for built development. See also AL/RTW16.</p> <p>This site is considered suitable in part for allocation within the Local Plan subject to appropriate mitigation.</p>

Site Reference: Local Plan Allocation AL/RTW 16, including part of site 137

Site Address: Land to the west of Eridge Road at Spratsbrook Farm



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Map Dated: March 2021

Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	15.82
Developable area (ha):	15.81
Site type:	Greenfield site adjacent to the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	120
Issues to consider:	Ecology: Ancient Woodland, LWS;

	<p>AONB Component Part: Ancient Woodland, Historic Routeways PRoW, Water Courses, Ponds, Historic Field Boundaries, Historic Routeways Roads;</p> <p>MGB;</p> <p>AONB;</p> <p>HLC Period: Medieval, Early medieval;</p> <p>APA: High rocks Iron Age Hillfort - Scheduled Monument;</p> <p>ALC: URBAN, GRADE 4;</p> <p>LCA: Urban, Wooded Farmland;</p> <p>Cross boundary issues;</p> <p>Heritage: Adjacent to Conservation Area;</p> <p>Adjacent to existing Limits to Built Development;</p> <p>Highway matters;</p> <p>Land contamination (Unknown Filled Ground (medium))</p>
Site Description:	<p>The site consists of managed agricultural land. There are no existing buildings on the site. The site is adjoined by residential properties, woodland and fields. Boundaries of the site comprise fences to the backs of the residential properties and hedging alongside the A26, Eridge Road. There are trees along the boundaries too. There is no defined boundary to the south. There is an existing vehicular access to the site, from Eridge Road. This lies outside of the borough boundary. There is a further gate north on Eridge Road. There is a track along the edge of the field and pavement along Eridge Road. The site has an undulating topography.</p>
Suitability:	<p>This is considered to be in part a suitable site on the edge of the built up area, adjacent to the existing LBD. It is well related to existing services and facilities. It is however a greenfield site subject to a number of constraints in relation to Green Belt, AONB/landscape and heritage issues. The whole site is part of a larger Green Belt parcel the release of which would cause moderate harm to the Green Belt. Development of the wider site is considered would cause harm to the AONB, therefore only the southern eastern section of the site which falls outside of the AONB designation would be suitable for built development. The site is subject to a number of constraints which would need to be mitigated against as part of any development. See also site 137.</p>
Availability:	<p>Available</p> <p>Single ownership</p>
Achievability:	<p>This is a suitable site. It is available and is in single ownership. It is likely that the site could be delivered in the Local Plan period.</p>
Sustainability Assessment:	<p>This site traverses the boundary with Wealden district thus cross boundary impacts have been considered. Negative impacts that have been predicted for the landscape objective apply to the AONB in both constituencies. The scores for this site are mixed. Despite likely contributions to improved active travel and sustainable transport options, air quality is scored as negative overall because of the large size of the development and likelihood that new vehicles will utilise the A26 as a through route. The Water objective is scored as mixed overall to reflect the</p>

	<p>conflict between the site being in flood zone 1 but also increasing demand on existing water supplies. A negative score is applied for noise because the site is near to the main Gatwick flight path and is likely to result in a large increase of vehicle movements onto a road that already experiences high levels of road noise. The negative land use and landscape scores reflect impact upon the sensitive AONB landscape and the loss of greenfield land which is also Green Belt. Heritage is scored negatively due to the compromised setting of the Hill Fort (a Scheduled Ancient Monument) and loss of assart field. 2020 MGB Study: Overall Harm Rating is Low Moderate</p>
Conclusion:	<p>This is identified as a part suitable site due to its location on the edge of the town of Royal Tunbridge Wells in a sustainable location as confirmed within the SA. The site, although subject to constraints in relation to heritage, Green Belt and landscape (AONB) is a large site, and it is considered that the part of the site outside of the AONB could make a positive contribution to housing delivery and is well located with good access to a range of existing services and facilities. Site is therefore considered suitable in part as a potential Local Plan allocation subject to appropriate mitigation.</p>
Reason:	<p>This is considered to be in part a suitable site on the edge of the built up area, adjacent to the existing LBD. It is well related to existing services and facilities. It is however a greenfield site subject to a number of constraints in relation to Green Belt, AONB/landscape and heritage issues. The whole site is part of a larger Green Belt parcel the release of which would cause moderate harm to the Green Belt. Development of the wider site is considered would cause harm to the AONB, therefore only the southern eastern section of the site which falls outside of the AONB designation would be suitable for built development. There are constraints on the site and so appropriate mitigation measures to mitigate the impact of development should be considered. These should include mitigation in relation to landscape, ecological and heritage terms through a possible landscape and open space buffer within the northern section of the site, with wider benefits in terms of informal open space and accessibility. See also Site 137.</p> <p>This site is considered suitable in part for allocation within the Local Plan subject to appropriate mitigation.</p>

Site Reference: 138

Site Address: Knights Park, Tunbridge Wells, TN2 3UW

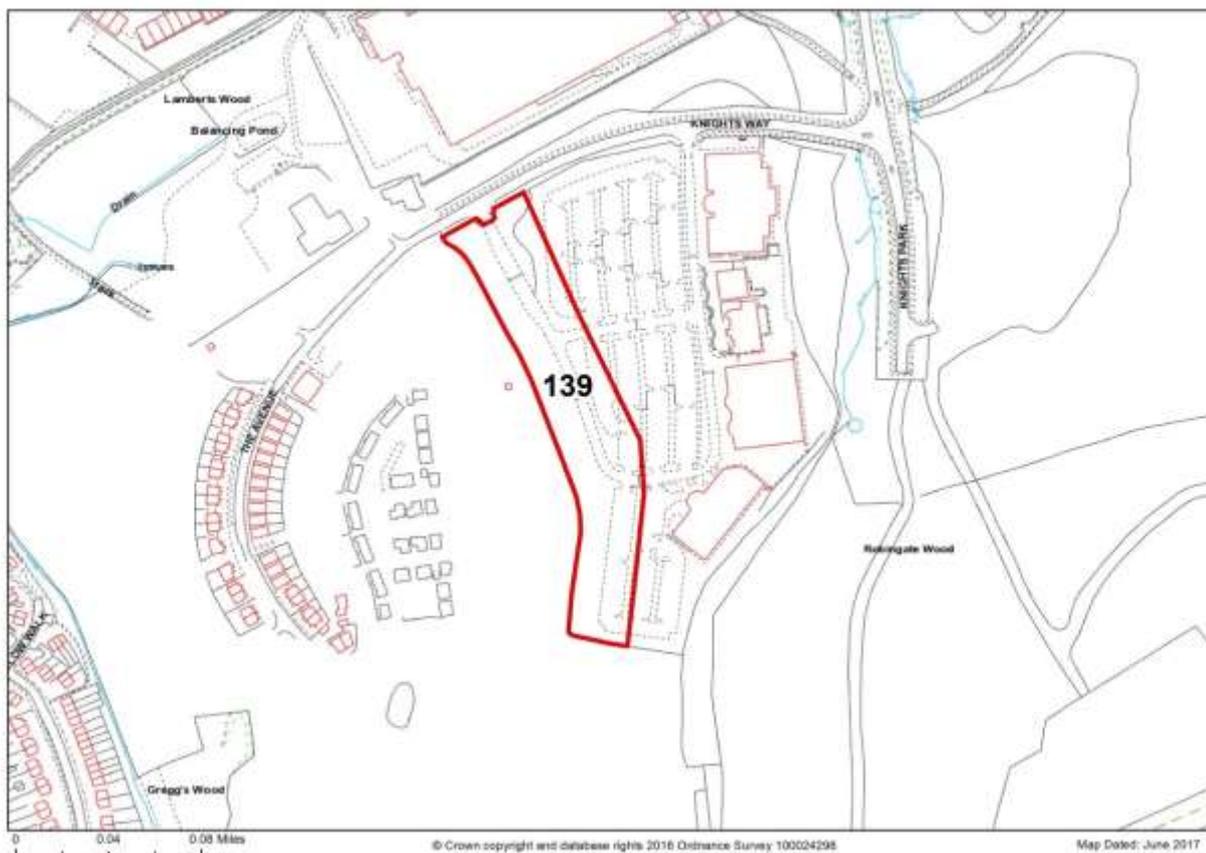


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.67
Developable area (ha):	0.67
Site type:	Greenfield site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for commercial leisure uses
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Ecology: TPO; APA: General background archaeological potential; ALC: GRADE 3; LCA: Forested Plateau; Highway matters; Transport Infrastructure: In proximity to local cycle route
Site Description:	The site consists of a woodland strip. There are no existing buildings on the site. The site is adjacent to a leisure complex, school, residential are some of which is still under construction as part of a phased development. The site boundaries comprise

	<p>mostly structural landscaping/trees.</p> <p>There is currently a lack of vehicular access on the site. The site is adjacent to Knights Way and vehicular access to the leisure complex. There are pavements along Knights Way and the wider locality. The belt of woodland sits at a raised level relative to the vehicular access into the leisure complex adjacent to the site. The woodland belt is seen as a landscape buffer to the adjacent leisure complex.</p>
Suitability:	<p>This site is not considered to be suitable for further commercial leisure uses which would conflict with the town centres first approach. Although it is a PDL site and within the existing LBD, it would not be appropriate to allocate for further commercial leisure uses in this location which might detract from supporting development in Royal Tunbridge Wells town centre.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>This site in conjunction with other sites is not considered to be a suitable site. It is available and in single ownership.</p>
Sustainability Assessment:	<p>Scores were applied based on an assumption that this site would provide further retail and leisure uses. The Employment objective scores very highly due to the creation of new jobs in a ward that has one of the highest levels of unemployment in the borough. A slight positive score for Air reflects the probability that intensification of leisure use will involve loss of some parking spaces thus forcing users to consider the alternative modes of transport that already exist and would be further improved by this allocation. However, business growth and services objective score negatively to reflect the findings of the Town Centre Uses report that states that future development should be focussed in the centre of the town.</p>
Conclusion:	<p>This site is identified as not being suitable for further commercial leisure uses as further growth within this area would detract from the 'town centres first' approach. It is not therefore considered suitable as a potential Local Plan allocation. Any development proposals coming forward for this site could be considered under existing development management policies reflecting its PDL status and location inside the LBD.</p>
Reason:	<p>The site, in conjunction with sites 139 and 140, is located inside the LBD of the main urban area and is sustainable in this context. However, it is not considered appropriate for allocation due to its conflict with town centre policies</p>

Site Reference: 139

Site Address: Knights Park, Tunbridge Wells, TN2 3UW

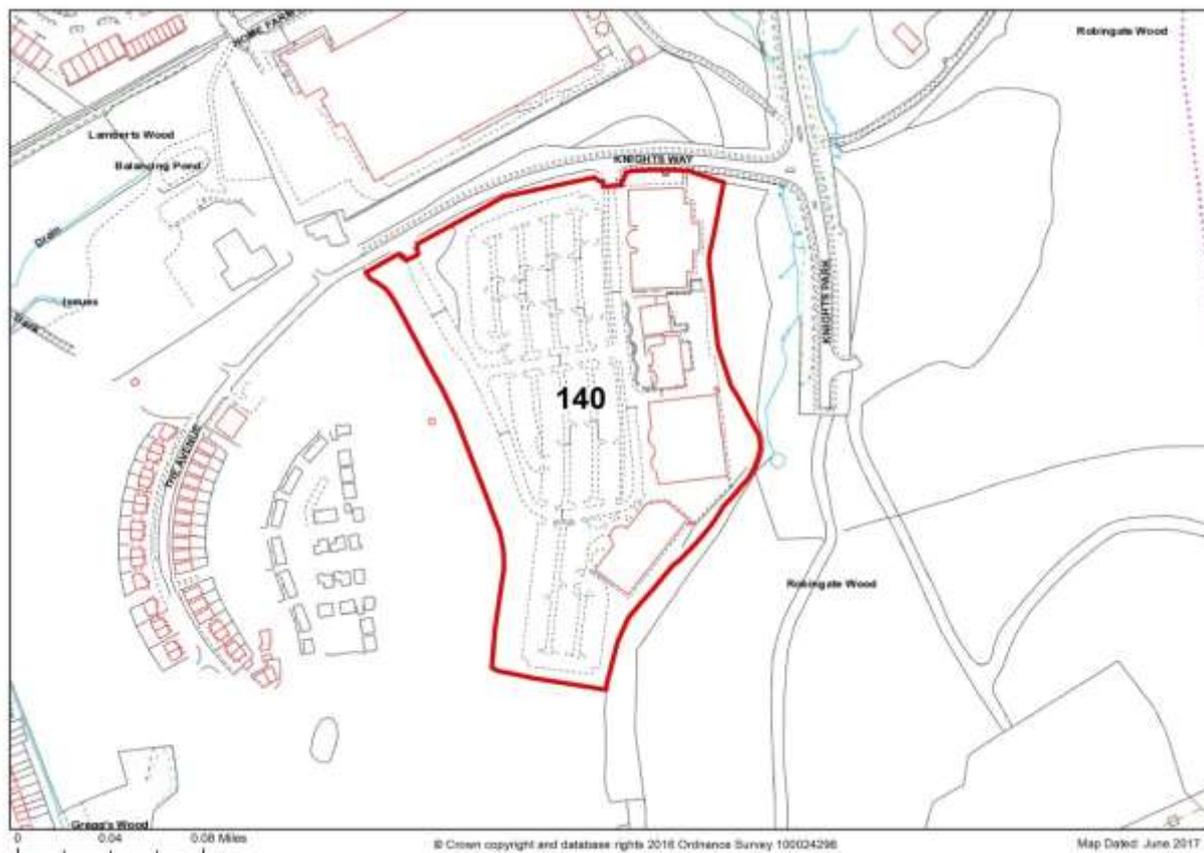


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.57
Developable area (ha):	1.57
Site type:	Part greenfield / Part PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for leisure use
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Ecology: TPO; AONB Component Part: Historic Routeways Roads; APA: General background archaeological potential; ALC: GRADE 3, NON AGRICULTURAL; LCA: Forested Plateau; Landscape Sensitivity Study (adjacent to PE1); Highway matters; Loss of parking provision; Transport Infrastructure: In proximity to local cycle route
Site Description:	The site comprises a strip of woodland plus the access road and

	<p>associated landscaping to the adjacent leisure complex and some of the car park. There are no existing buildings on the site. The site is adjoined by a leisure complex and associated car park area; residential development some still under construction as part of a phased development, and school. The site boundaries comprise structural landscaping/trees. The eastern boundary is undefined. The wooded part of the site forms a landscape strip along the boundary with the adjacent leisure complex and includes the access road into it.</p> <p>There is vehicular access to the site which includes the vehicular access to the leisure complex. There is pavement along Knights Way and in wider locality. There are Public Rights of Way further north of the site. The belt of woodland sits at a raised level relative to the vehicular access. The access road and car park is generally flat. This site is generally exposed.</p>
Suitability:	This site is not considered to be suitable for further commercial leisure uses which would conflict with the town centres first approach. Although it is a PDL site and within the existing LBD, it would not be appropriate to allocate for further commercial leisure uses in this location which might detract from supporting development in Royal Tunbridge Wells town centre
Availability:	Available Single ownership
Achievability:	This site in conjunction with other sites is not considered to be a suitable site. It is available and in single ownership. It is considered that the site could be delivered during the Local Plan period
Sustainability Assessment:	Scores were applied based on an assumption that this site would provide further retail and leisure uses. The Employment objective scores very highly due to the creation of new jobs in a ward that has one of the highest levels of unemployment in the borough. A slight positive score for Air reflects the probability that intensification of leisure use will involve loss of some parking spaces thus forcing users to consider the alternative modes of transport that already exist and would be further improved by this allocation. However, business growth and services objective score negatively to reflect the findings of the Town Centre Uses report that states that future development should be focussed in the centre of the town.
Conclusion:	This site is identified as not being suitable for further commercial leisure uses as further growth within this area would detract from the 'town centres first' approach. It is not therefore considered suitable as a potential Local Plan allocation. Any development proposals coming forward for this site could be considered under existing development management policies reflecting its PDL status and location inside the LBD.
Reason:	The site, in conjunction with sites 138 and 140, is located inside the LBD of the main urban area and is sustainable in this context. However, it is not considered appropriate for allocation due to its conflict with town centre policies.

Site Reference: 140

Site Address: Knights Park, Tunbridge Wells, TN2 3UW

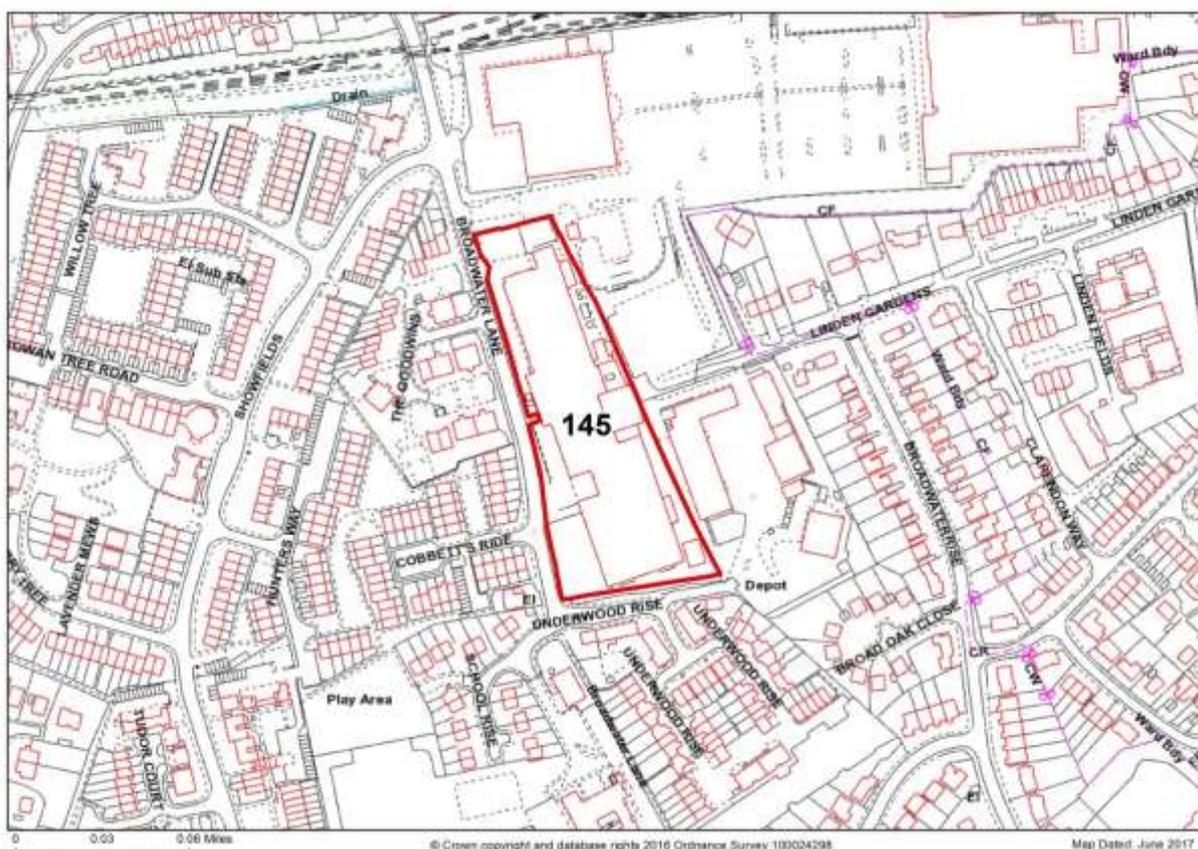


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	5.91
Developable area (ha):	4.90
Site type:	Largely PDL site / part greenfield site within LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for leisure use
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Ecology: TPO, LWS; APA: General background archaeological potential; ALC: GRADE 3, NON AGRICULTURAL; LCA: Forested Plateau; Highway matters; Loss of parking provision; Transport Infrastructure: In proximity to local cycle route
Site Description:	The site includes a mix of uses which are primarily leisure related – cinema, bowling complex, fitness and wellbeing, restaurant, pub, and associated large area of parking. It includes a woodland

	<p>strip.</p> <p>There are five existing buildings on the site including three large ones. There is a tree belt and there are trees and hedges within the site. The site is adjoined by an industrial estate to the north, woodland, residential development still under construction to east and a field. Site boundaries comprise mostly structural landscaping/trees.</p> <p>There is vehicular access to the site direct from Knights Way.</p> <p>There is pedestrian access to the site and there are pavements along Knights Way. There are Public Rights of Way further north of the site. The car park area of the site is arranged in a series of terraces. The area where the buildings are located is flat. The belt of woodland sits at a raised level relative to the vehicular access. This site is exposed.</p>
Suitability:	This site is not considered to be suitable for further commercial leisure uses which would conflict with the town centres first approach. Although it is a PDL site and within the existing LBD, it would not be appropriate to allocate for further commercial leisure uses in this location which might detract from supporting development in Royal Tunbridge Wells town centre
Availability:	Available Single ownership
Achievability:	This site in conjunction with other sites is not considered to be a suitable site. It is available and in single ownership. It is considered that the site could be delivered during the Local Plan period
Sustainability Assessment:	Scores were applied based on an assumption that this site would provide further retail and leisure uses. The Employment objective scores very highly due to the creation of new jobs in a ward that has one of the highest levels of unemployment in the borough. A slight positive score for Air reflects the probability that intensification of leisure use will involve loss of some parking spaces thus forcing users to consider the alternative modes of transport that already exist and would be further improved by this allocation. However, business growth and services objective score negatively to reflect the findings of the Town Centre Uses report that states that future development should be focussed in the centre of the town.
Conclusion:	This site is identified as not being suitable for further commercial leisure uses as further growth within this area would detract from the 'town centres first' approach. It is not therefore considered suitable as a potential Local Plan allocation. Any development proposals coming forward for this site could be considered under existing development management policies reflecting its PDL status and location inside the LBD.
Reason:	The site, in conjunction with sites 138 and 139, is located inside the LBD of the main urban area and is sustainable in this context. However, it is not considered appropriate for allocation due to its conflict with town centre policies.

Site Reference: 145; part of SALP AL/RTW13 (Local Plan Allocation AL/RTW 13)

Site Address: WA Turner Factory Site, Broadwater Lane, Tunbridge Wells, TN2 5RD

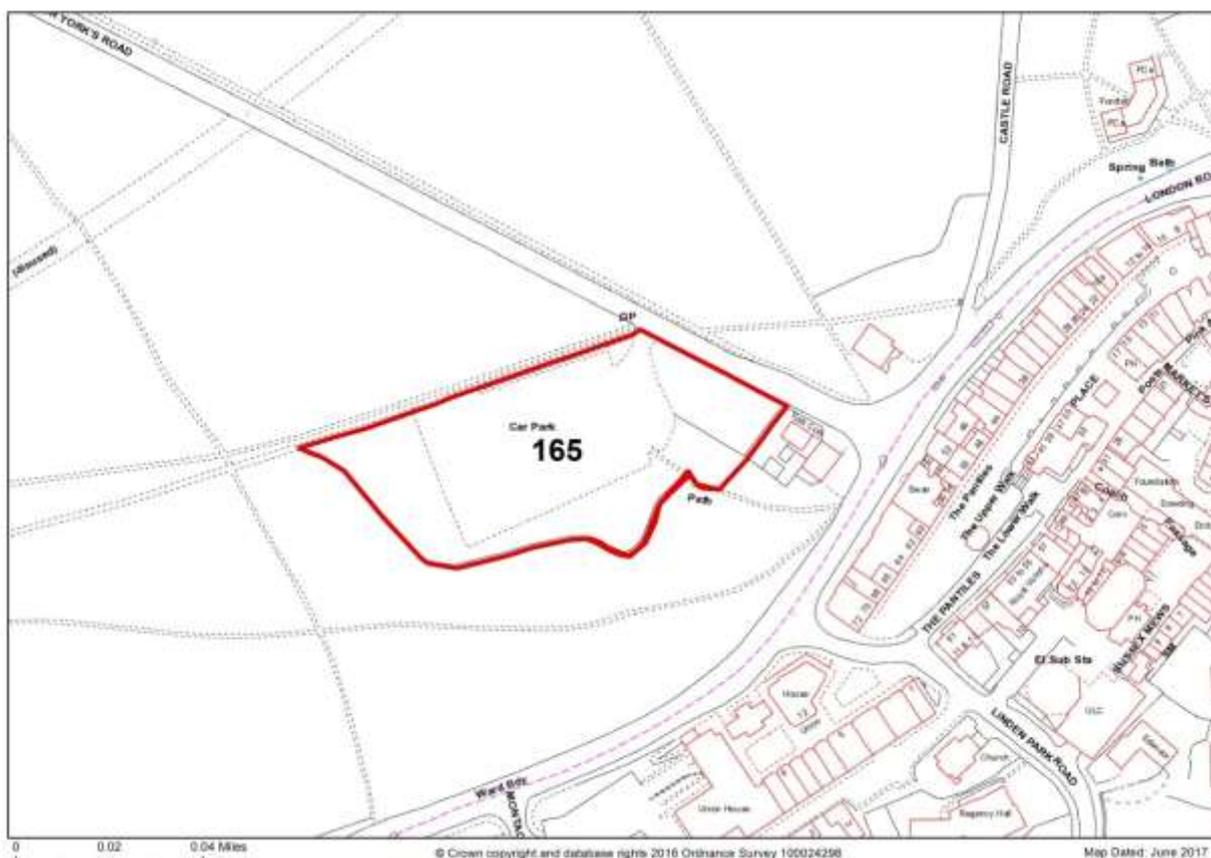


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.36
Developable area (ha):	1.36
Site type:	PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	100
Issues to consider:	2016 Landscape Designation; APA: General background archaeological potential; ALC: URBAN; LCA: Urban; Existing allocation AL/RTW13 in Site Allocations Local Plan; Land contamination (Timber Treatment Works, Works Unspecified Use (medium), Depot, Unspecified Use – medium risk);

	Highway matters; Potential noise from adjacent uses
Site Description:	<p>The site comprises a factory site. There is one large building with smaller associated ones. There is a car park at the southern end of the site. The site is adjoined by residential uses, a Depot/disused telephone engineering centre and other commercial – Sainsbury's petrol filling station and Homebase. There is a mix of brick walls with railings and fencing and bollards along the site frontage with Broadwater Lane. There are railings to the north. There is fencing and trees adjacent to Underwood Rise. There are trees along the southern boundary and adjacent to the engineering centre. There is a designated cycle route further to the north west of the site.</p> <p>There are two direct access points from Broadwater Lane. There is also a further access road to the north that is gated and leads to Homebase and Sainsbury's, and a car park on site at the southern end with access. There are pavements along Broadwater Lane. The site is flat on the whole with level changes at vehicle access points. This site is an exposed site, particularly along Broadwater Lane.</p>
Suitability:	This is considered to be a suitable site due to it being a PDL site and falling inside the LBD of RTW. It is well located for access to local services and facilities within the main urban area.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This is a reasonable site with potential noise and air issues being the only slight detractors along with Business Growth. Noise and air scores are informed by the location of the site near the A26 and the Business Growth score is influenced by loss of employment space on the site. However, it is accepted that the existing business was no longer viable, so this score is only slightly negative.
Conclusion:	This site is identified as a suitable site for potential allocation due to it being PDL and being inside the LBD of RTW. The previous employment use on the site has ceased and the site is in a location that is well suited for redevelopment for future residential use within a sustainable location as confirmed through the SA.
Reason:	Site is a PDL site inside the LBD within proximity of the centre of Royal Tunbridge Wells. The site is considered to be sustainable in this context.

Site Reference: 165

Site Address: Pantiles Car Park, Major Yorks Road, Tunbridge Wells, TN2 5TP

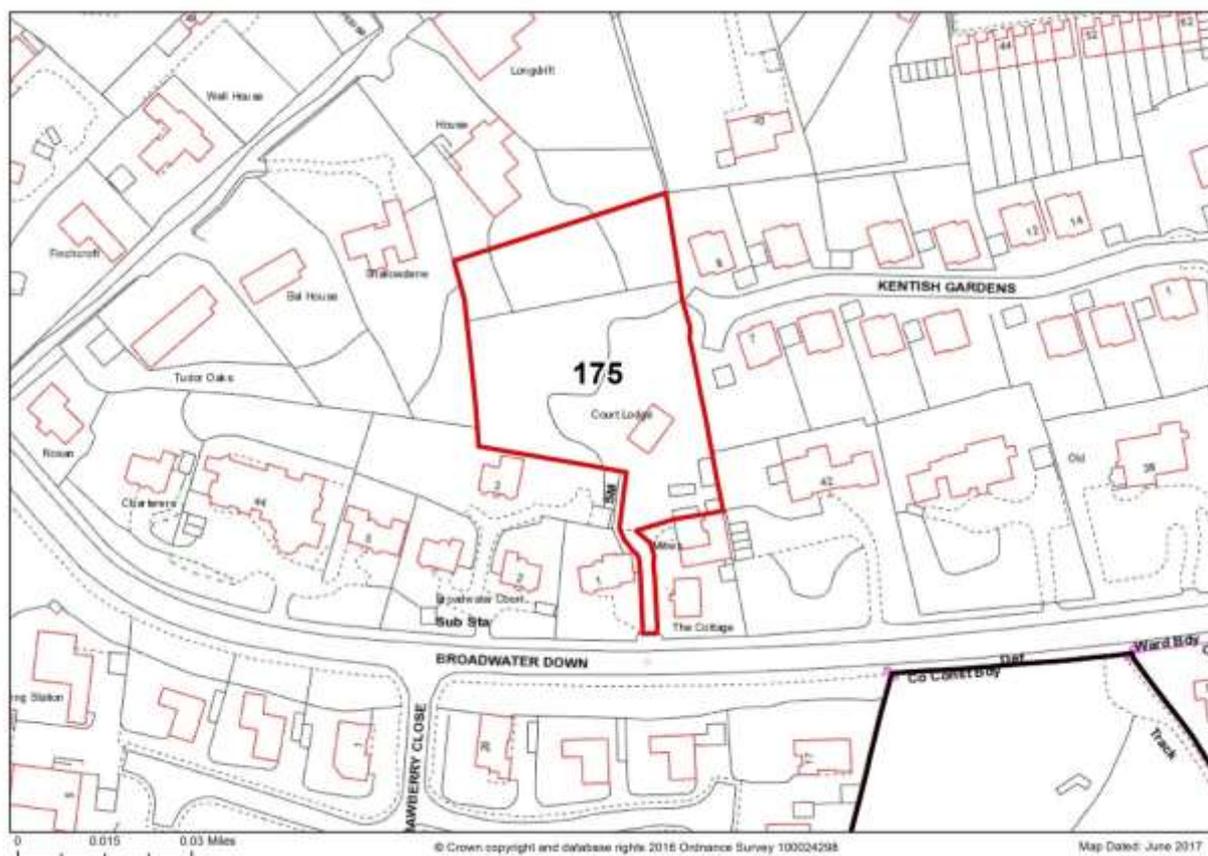


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.77
Developable area (ha):	0.77
Site type:	Part greenfield/mostly PDL site within close proximity of the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential
Potential yield if residential:	23
Issues to consider:	Heritage: Conservation Area, adjacent to Listed Building; Ecology: LWS; Transport Infrastructure: PRoW, in proximity to national cycle route; MGB; HLC Period: Late 20th century; Common Land;

	APA: Tunbridge Wells Common; ALC: URBAN, GRADE 4; LCA: Wooded Farmland;
Site Description:	The site consists of a car park and green areas around it on Tunbridge Wells and Rusthall Common. There are trees immediately adjacent and areas of grass. There is a kiosk at the site entrance. There is Common land surrounding most of the site. The site is adjacent to Major Yorks Road and Close to London Road and the Pantiles area. The site entrance is quite open along its frontage with Major Yorks Road. Boundaries of the site are open and adjacent to footpaths and to the west. The boundary is more enclosed to the south and past the entrance with Major Yorks Road. There are drainage ditches adjacent to the site. There is direct vehicular access into the site from Major Yorks Road. Pedestrian access is also from the surrounding footpaths. There is a restricted byway running though the site close to its northern edge. There are Public Rights of Way near the site including a further Public Right of Way adjacent to the northern boundary and to the north east of the site. The site is generally flat. The site is exposed from the adjacent Common, but is more enclosed from Major Yorks Road and from the south.
Suitability:	This site is considered to be unsuitable because of harm that would be caused to the Green Belt if the site were to be released from it, resulting in very high harm. The site is within a sensitive location within Tunbridge Wells and Rusthall Common. It is considered that development could have a detrimental impact on the setting of the Common and the town.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This site scores a number of both neutral and positive scores. It scores negative on biodiversity, heritage, land use and landscape as well as noise. The biodiversity score is influenced by the sites position surrounded by the Tunbridge Wells and Rusthall Common a designated Local Wildlife Site. The land use score is influenced by the site location in the Green Belt, being part of a larger parcel the release of which would cause very high harm. The landscape score is reflective of the contribution the site along with the wider Common makes to the setting of Tunbridge Wells and concern about effect on townscape arising from development of the site. The negative noise score is influenced by the site location relative to the A26.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is concern over the impact on the Green Belt. The site is part of a larger parcel the release of which would cause very high harm if released from the Green Belt. There is also concern that any development would harm the setting of Tunbridge Wells and the Common. It is not considered to be a suitable site for allocation in the Local Plan.

Site Reference: 175 (overlaps with site 134)

Site Address: Court Lodge & Land to the rear of Sandstone House, 44 Broadwater Down, Tunbridge Wells, TN2 5PE

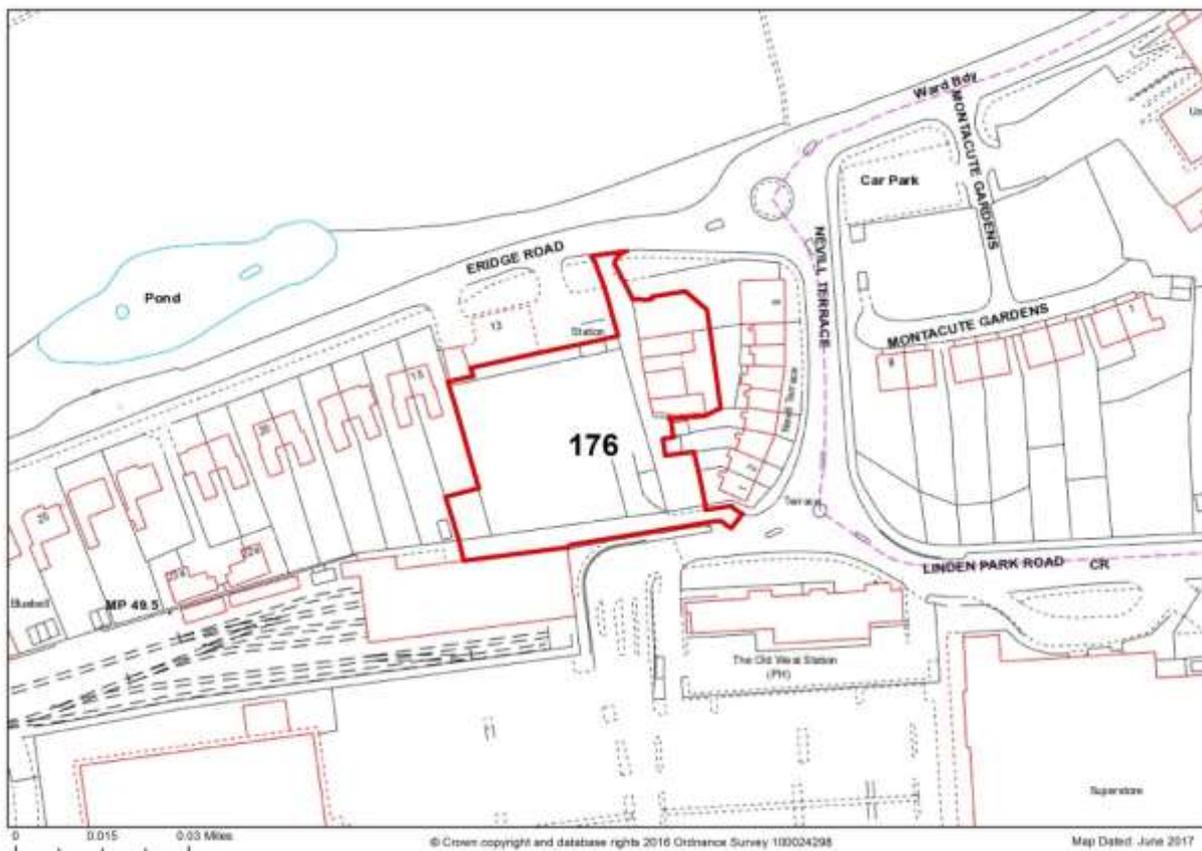


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.46
Developable area (ha):	0.46
Site type:	Part PDL/ part greenfield within LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10 units
Issues to consider:	Heritage: Partly within/mostly adjacent to Conservation Area; Ecology: TPO, partly within/mostly adjacent to Arcadian Areas; 2016 Landscape Designation; APA: General background archaeological potential; ALC: URBAN; LCA: Urban;
Site Description:	The site comprises residential properties and their garden curtilages including outhouses. The site is adjoined by residential properties and gardens. There are mature trees, hedging and

	<p>shrubby on the site boundaries.</p> <p>Vehicular access to the site is along an access road from Broadwater Down. This is single-track, and goes past the front of other houses. Pedestrian access to the site is along this access. The site has a slope down to the north of the site. This site is generally enclosed.</p>
Suitability:	This site is a part PDL site inside the LBD, although it is considered to be unsuitable taking account of the constraints in relation to heritage and ecology resulting in a relatively small possible developable area.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This site scores mostly neutral scores with several positive ones. It scores a slight negative for noise, a reflection of the location of the site near the A26 Eridge Road. The heritage and landscape scores are informed by the possibility that development of the site will impact upon the setting of the Conservation Area and affect townscape quality.
Conclusion:	This site is considered unsuitable as a potential site allocation. Although it is a part PDL site within the existing LBD, it is subject to a number of constraints in relation to heritage and ecology and therefore although parts of the site may be developable, it would be a much smaller area which would not be of a suitable scale for allocation.
Reason:	This site is part PDL sited inside the LBD and is sustainable in this context. It is a constrained site meaning that the likely yield on the site would be of such a scale considered unsuitable for allocation.

Site Reference: 176; part of/mostly includes SALP AL/RTW6 (Local Plan Allocation AL/RTW 11 in part)

Site Address: Former Plant and Tool Hire site on Eridge Road, TN4 8HJ

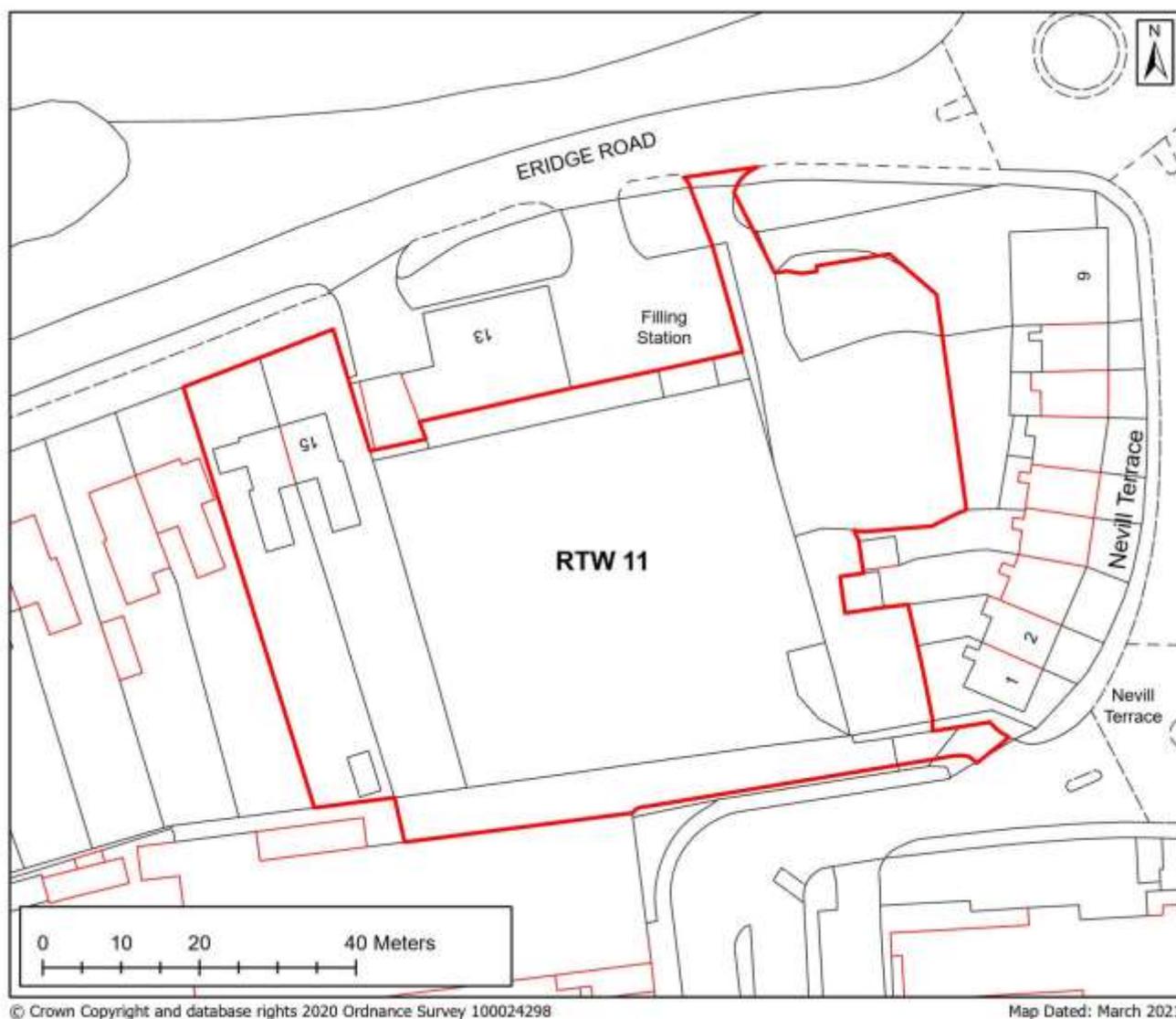


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.41
Developable area (ha):	0.34
Site type:	PDL site within LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for a mix including residential, retail, employment.
Potential yield if residential:	37-60
Issues to consider:	Heritage: Conservation Area; Flood Zone 2; Flood Zone 3; HLC Period: Late 20th century; Common Land (partly with/adjacent to the north of site); APA: General background archaeological potential; ALC: URBAN;

	LCA: Urban; Existing allocation AL/RTW6 in Site Allocation Local Plan; Highway matters; Land contamination (Railway Land (medium risk) and Depot)
Site Description:	The site is un-kept land, used as unofficial parking by properties to east of the site. Previous buildings on the site have been demolished. The site is adjoined by residential properties to the east and by a petrol station to the west. It also adjoins the Spa Valley railway line and Tunbridge Wells Common is to the north of the site. There is chain link fencing and a gate to the south of the site. The boundary is exposed to the north and there is some brick walling. There is existing vehicular access to the site from the A26, Eridge Road. There is also access from Nevill Terrace. Pedestrian access is mostly from the A26 side. There are pavements in the wider locality. The site is sunken relative to Nevill Terrace. It is level with Eridge Road. This site is generally exposed.
Suitability:	This site is considered to be a suitable site as it is PDL and inside the LBD of RTW. It is well located for access to existing services and facilities on the edge of the town centre.
Availability:	Available Single ownership
Achievability:	This site is an existing allocation. It is a suitable site that is available and is in single ownership. It is considered it could be delivered in the Local Plan period.
Sustainability Assessment:	The majority of objectives for this site score as unknown, neutral or positive. However, unknown scores for the Business and Employment objectives relate to the uncertainty about the proposed development type and it is not possible for these to turn negative when these details are confirmed. For this reason, it is expected that the site will pass the exception test for development in flood zone 3. This is reflected in the neutral score for the water objective.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	Site is a PDL site inside the LBD, located in proximity to the centre of Royal Tunbridge Wells. The site is likely to be sustainable in this context.

Site Reference: Local Plan Allocation AL/RTW 11, including SALP AL/RTW6 and site 176

Site Address: Former Plant and Tool Hire site on Eridge Road,
TN4 8HJ



Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.52
Developable area (ha):	0.39
Site type:	PDL within LBD
Potential site use:	Site has been assessed for development potential, notably for a mix including residential, retail and employment.
Potential yield if residential:	37-60
Issues to consider:	Heritage: Conservation Area;

	<p>Flood Zone 2; Flood Zone 3; HLC Period: Late 20th century; Common Land (partly with/adjacent to the north of site); APA: General background archaeological potential; ALC: URBAN; LCA: Urban; Existing allocation AL/RTW6 in Site Allocation Local Plan; Highway matters; Land contamination (Railway Land (medium risk) and Depot)</p>
Site Description:	<p>The site is un-kept land, used as unofficial parking by properties to east of the site. Previous buildings on the site have been demolished. The site is adjoined by residential properties to the east and by a petrol station to the west. It also adjoins the Spa Valley railway line and Tunbridge Wells Common is to the north of the site. There is chain link fencing and a gate to the south of the site. The boundary is exposed to the north and there is some brick walling.</p> <p>There is existing vehicular access to the site from the A26, Eridge Road. There is also access from Nevill Terrace. Pedestrian access is mostly from the A26 side. There are pavements in the wider locality. The site is sunken relative to Nevill Terrace. It is level with Eridge Road. This site is generally exposed.</p>
Suitability:	<p>This site is considered to be a suitable site as it is PDL and inside the LBD of RTW. It is well located for access to existing services and facilities on the edge of the town centre.</p>
Availability:	<p>Available</p>
Achievability:	<p>This site is an existing allocation. It is a suitable site that is available and is in single ownership. It is considered it could be delivered in the Local Plan period.</p>
Sustainability Assessment:	<p>The majority of objectives for this site score are unknown, neutral or positive. However, unknown scores for the Business and Employment objectives relate to the uncertainty about the proposed development type and it is not possible for these to turn negative when these details are confirmed. For this reason, it is expected that the site will pass the exception test for development in flood zone 3. This is reflected in the neutral score for the water objective.</p>
Conclusion:	<p>Site is considered to be suitable as a potential Local Plan.</p>
Reason:	<p>Site is a PDL site inside the LBD of RTW in proximity to the centre of Royal Tunbridge Wells. The site is well located and is considered to be sustainable in this context.</p>

Site Reference: 198; part of SALP AL/RTW13 (Local Plan Allocation AL/RTW 12)

Site Address: Tunbridge Wells Telephone Engineering Centre, Broadwater Lane, Tunbridge Wells TN2 5RE



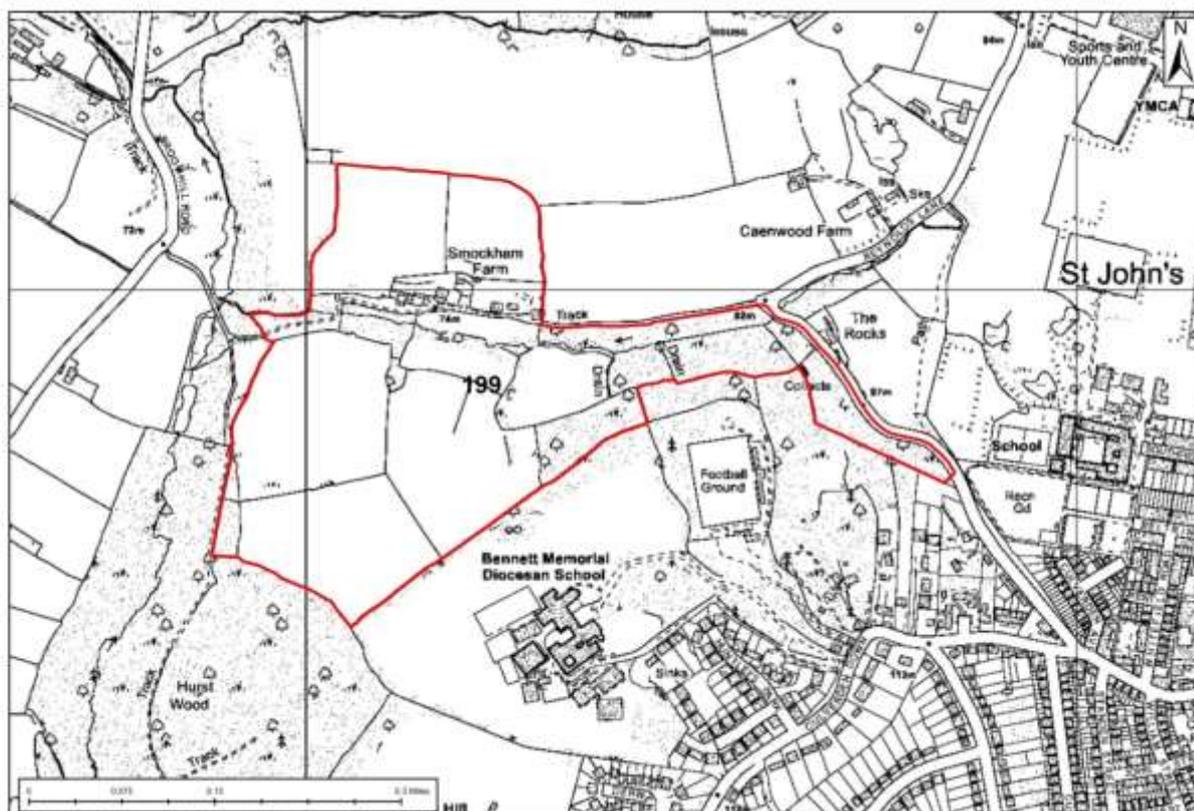
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.08
Developable area (ha):	1.08
Site type:	PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	50
Issues to consider:	2016 Landscape Designation; APA: General background archaeological potential; ALC: URBAN; LCA: Urban; Existing allocation AL/RTW13 in Site Allocations Local Plan; Land contamination (Works Unspecified Use (medium), and Depot, Unspecified Use – medium);

	Highway matters; Potential noise from adjacent uses
Site Description:	<p>The site comprises a telephone engineering centre (disused) and some small-scale commercial uses. There are several existing buildings on the site. The site is adjoined by a food factory, car park and residential properties. There are trees on the site. There are metal railings to the entrance off Underwood Rise. There are some trees along the boundaries. There is a designated cycle route further to the north west.</p> <p>There is existing vehicular access to the site direct from Underwood Rise. There is existing pedestrian access to the site direct from Underwood Rise too where there are pavements. There is a Public Right of Way that runs along Broadwater Lane. The site is at a higher level than the neighbouring factory. There are level differences within the site. The topography drops in a north west direction. This site is generally enclosed.</p>
Suitability:	This site is considered to be a suitable PDL site within the existing LBD of RTW. It is well located for access to existing services and facilities within the main urban area.
Availability:	Available Multiple ownership
Achievability:	This site forms part of an existing allocation. It is a suitable site and is available. It is considered this site could be delivered in the Local Plan period.
Sustainability Assessment:	This is a reasonable site with potential noise and air issues being the only slight detractors. Climate Change and Water objectives also score slightly negative because of increased carbon emissions from new dwellings and increased pressure on water resources.
Conclusion:	This site is identified as a suitable site for consideration as a potential Local Plan allocation and is confirmed through the SA.
Reason:	Site is a PDL site inside the LBD within proximity of the centre of Royal Tunbridge Wells. The site is considered to be a sustainable site in this context.

Site Reference: 199

Site Address: Land and buildings at Smockham Farm, Reynolds Lane, Tunbridge Wells, TN4 9XL

Call for Sites 2017 Submission



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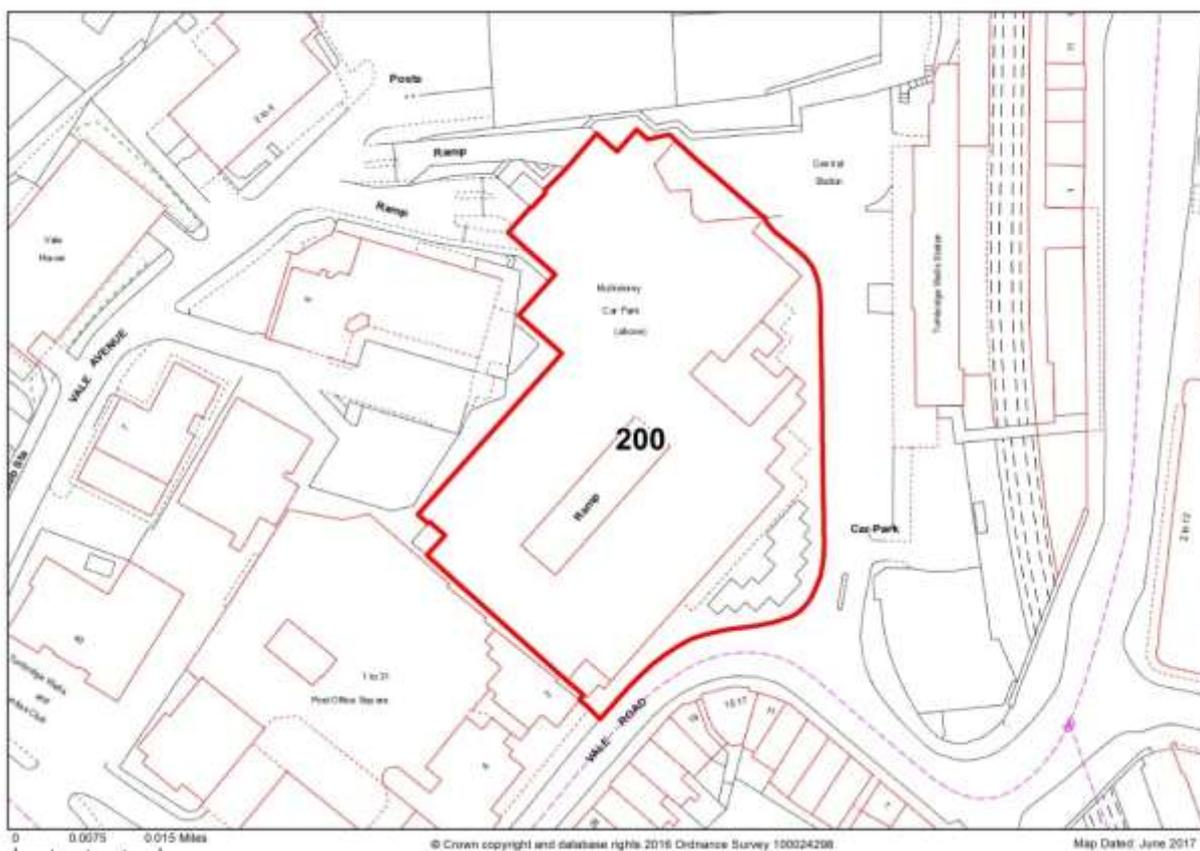
Map Dated Feb 2018

Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells/Southborough
Gross area (ha):	23.06
Developable area (ha):	19.22
Site type:	Part greenfield/ part PDL site part adjacent to, mostly in proximity of LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for a mix including residential use and education use
Potential yield if residential:	285 - 385 (288@ 15dph, 384 @ 20dph)
Issues to consider:	Heritage: Listed Buildings; Ecology: TPO, Ancient Woodland, LWS; Transport Infrastructure: PRoW; MGB; HLC Period: Late 20th century, Early medieval; APA: General background archaeological potential; ALC: GRADE 3, GRADE 4; LCA: Wooded Farmland;

	Highway matters; Rural Fringe; Adjacent to existing Limits to Built Development (one corner of site)
Site Description:	<p>The site is in use for agricultural purposes including animal grazing and also includes a disused industrial area (probably a timber yard or scrap yard), several disused barns and woodland. The site includes buildings at Smockham Farm and associated outbuildings. There is a watercourse, woodland and hedging within the site.</p> <p>The site is adjoined by agricultural land and woodland. Site boundaries comprise woodland, particularly to the south of the Public Right of Way which runs east to west across the middle of the site. The south west corner has lower hedging and fencing. Vehicular access to the site is by a track to Smockham Farm. Pedestrian access to the site is by a Public Right of Way which shares the vehicular access track and runs past Smockham Farm. There is a lack of pavements in the vicinity of the site. The site has a complex topography, very undulating, highest point to the south-east of the submitted site, falling quite steeply in parts to the watercourse that runs through the middle of the site. Site is generally enclosed.</p>
Suitability:	This site is not considered to be suitable because of the harm that would be caused to the Green Belt if the site were to be released from it, resulting in very high harm. It is also subject to landscape, ecology and topographical constraints. The site is poorly related to the existing built-up area and rural in character. There are also highways concerns.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	The following commentary accompanied a SA of a cluster of sites including this one. These sites were site 30, 199 and 205. This is a large site that would make a significant positive contribution to the housing objective. However, the substantial use of private vehicles in this location causes the noise and air objectives to score very negatively. The site also has sensitive biodiversity, heritage and landscape features. (This site has been assessed as part of the larger Caenwood Site cluster –see also Site 30)
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is concern over the impact on the Green Belt. The site is part of a larger Green Belt parcel the release of which would cause high harm if released from the Green Belt. There are also concerns in relation to landscape, topography and ecology as well as highways concerns. The site is poorly related to the existing built-up area. This site is not considered to be suitable for allocation within the Local Plan.

Site Reference: 200; part of SALP AL/RTW3

Site Address: Former Morrisons and Torrington Car Park site, Vale Road, Tunbridge Wells, TN1 1BT

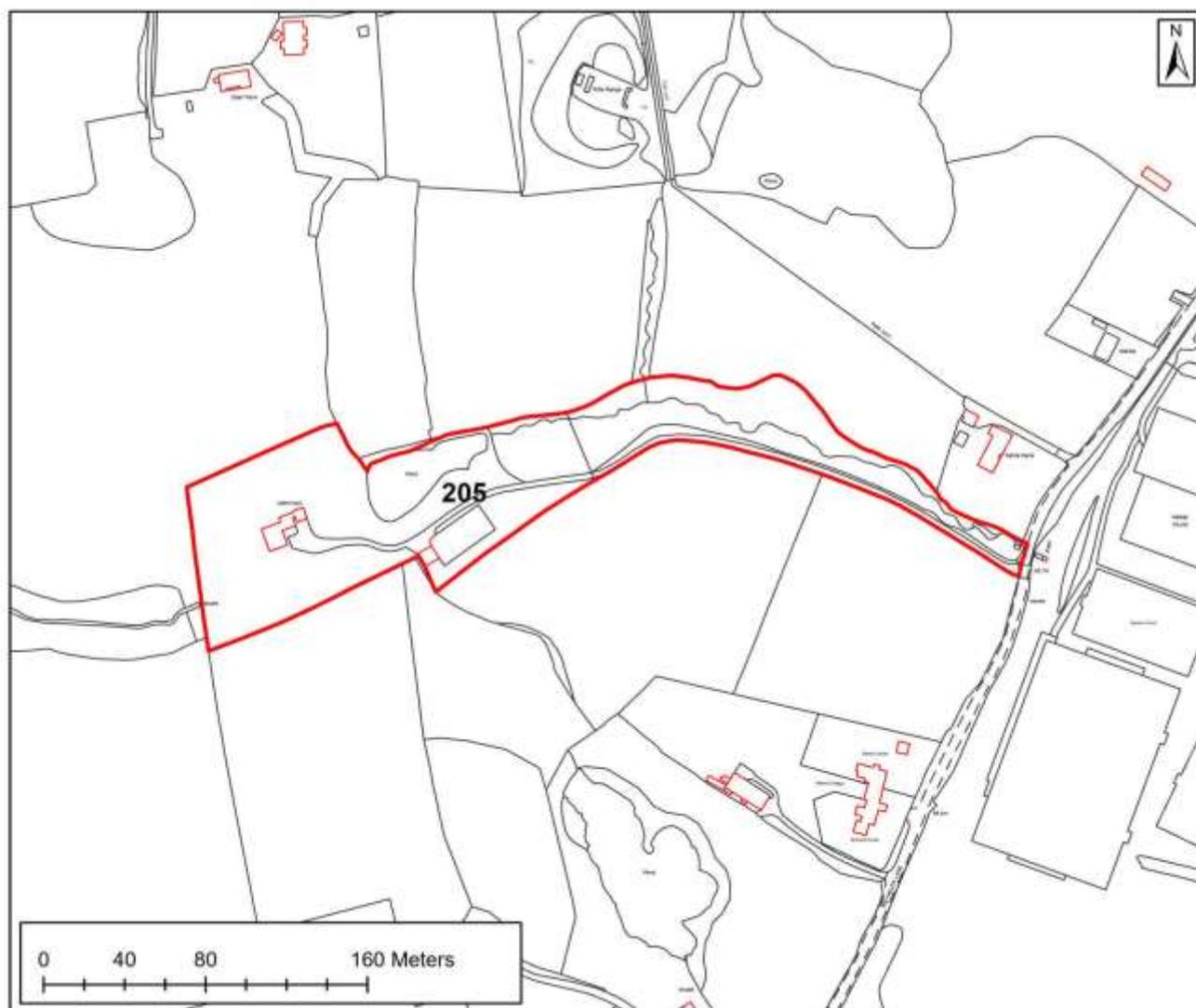


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.43
Developable area (ha):	0.43
Site type:	PDL site within LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for a mix of uses including residential use.
Potential yield if residential:	100
Issues to consider:	Heritage: Conservation Area, adjacent to Listed Building; APA: General background archaeological potential; ALC: URBAN; LCA: Urban; Existing allocation AL/RTW3 in Site Allocations Local Plan; Potential land contamination; Loss of parking provision; Highway matters
Site Description:	The site comprises a retail building and multi-storey car park. The

	<p>site is adjoined by office uses, commercial uses, the railway station and some residential uses. The boundaries of the site are mixed and include hard and soft landscaping. There are some trees but the site is predominantly urban in nature.</p> <p>There is existing vehicular access to the site from Vale Avenue. The site fronts Vale Avenue and Vale Road from which there is pedestrian access to the site. The site itself is set at varying levels but the site is at a lower level than the surrounding town centre generally. This site is generally exposed.</p>
Suitability:	<p>Site is considered to be a sustainable site within the defined town centre of Royal Tunbridge Wells. It is a PDL site within the existing LBD. It is within a central part of the defined RTW Town Centre and is within the core commercial and leisure area of the town. It should be considered further through the Town Centre Area Plan proposed for Royal Tunbridge Wells town centre for a mix of both commercial and residential uses subject to relevant constraints identified in relation to heritage and townscape. It is also part of a larger site - see also site 120 – Site 268, part of SALP AL/RTW3 and Site 268, part of SALP AL/RTW3.</p>
Availability:	<p>Available Multiple ownership</p>
Achievability:	<p>It is considered that it could be delivered in the Local Plan period. The Council is planning to bring forward a Town Centre Area Plan for RTW which will take this area forward and plan and deliver the proposed uses and aspirations for the town centre.</p>
Sustainability Assessment:	<p>Air quality is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. There is an existing high demand for school places locally and thus the education objective score negatively. Travel and Services objectives score particularly well because the central location means new residents have access to a wide range of services and would not necessarily require a private car. The Landscape/Townscape objective scores as partially unknown due to the difficulty of assessing impacts without a design.</p>
Conclusion:	<p>Site is identified as a sustainable site subject to the relevant constraints identified. However its future role and use should be considered further through the production of a Town Centre Area Plan setting out a comprehensive strategy for the town centre of Royal Tunbridge Wells.</p>
Reason:	<p>This is identified as a sustainable site which is a PDL site and falls inside the LBD of Royal Tunbridge Wells. Therefore it is proposed that it be identified within Policy STR/RTW 2 – Royal Tunbridge Wells Town Centre and will form part of the consideration and strategy for the town centre developed through the Town Centre Area Plan which will consider the range and quantum's appropriate for the site and its relationship with surrounding uses as part of the overall strategy for the town centre.</p>

Site Reference: 205

Site Address: Little Knoll, Reynolds Lane, Tunbridge Wells, TN4 9XL



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Map Dated: March 2021

Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells of RTW
Gross area (ha):	1.93
Developable area (ha):	1.27
Site type:	Part PDL, part greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for a mix including residential use and education use
Potential yield if residential:	15 – 25
Issues to consider:	Ecology: Ancient Woodland; MGB;

	<p>HLC Period: Early modern, Early medieval; APA: General background archaeological potential; ALC: GRADE 4; LCA: Wooded Farmland; Highway matters; Land contamination (Manufacture of Clay Bricks and Unknown Filled Ground)</p>
Site Description:	<p>The site consists of a residential property and its domestic curtilage including large gardens, small watercourse and pond, and disused tennis court and outbuildings. There is a long driveway which goes through woodland. The site is adjoined by agricultural land, a school, sports centre and some residential. Boundaries of the site consist of woodland along the site access, and hedging and mature trees around other boundaries of the site.</p> <p>There is existing vehicular access to the site along a single track lane off Reynolds Lane. Pedestrian access to the site is along this track. There is a lack of pavements in the vicinity of the site. The topography of the site dips towards the north-east down to a watercourse and pond. This site is generally enclosed.</p>
Suitability:	<p>This site is considered unsuitable because of the harm that would be caused to the Green Belt if the site were to be released from it of which it would cause very high harm. It is also subject to landscape, ecology and topographical constraints. The site is poorly related to the existing built up area and is rural in character. There are also highways concerns.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>The following commentary accompanied a SA of a cluster of sites including this one. These sites were site 30, 199 and 205 This is a large site that would make a significant positive contribution to the housing objective. However, the substantial use of private vehicles in this location causes the noise and air objectives to score very negatively. The site also has sensitive biodiversity, heritage and landscape features. (This site has been assessed as part of the larger Caenwood Site cluster –see also Site 30)</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>
Reason:	<p>There is concern over the impact on the Green Belt. The site is part of a larger Green Belt parcel the release of which would cause high harm if released from the Green Belt. The site is poorly related to the existing built up area and is rural in character. There are also concerns in relation to landscape, topography and ecology as well as highways concerns. This is not considered to be suitable for allocation within the Local Plan.</p>

Site Reference: 206

Site Address: 54a Culverden Down, Tunbridge Wells, TN4 9SG



Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.14
Developable area (ha):	0.66
Site type:	Greenfield site in proximity to the LBD of RTW
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:	Ecology: TPO, Ancient Woodland; HLC Period: Late 20th century, Early medieval; APA: General background archaeological potential; ALC: GRADE 3, URBAN; LCA: Wooded Farmland; Rural Fringe designation; Highway matters; As at 01 April 2020, site includes extant planning permission 19/01801/OUT for 8 dwellings
Site Description:	The site comprises partly domestic garden and partly cleared

	<p>land.</p> <p>There are some storage outbuildings on the site. The site is adjoined by residential properties along and off Culverden Down, some woodland, with a football sports stadium to the west. The site boundaries consist of high, mature trees and hedging on all boundaries and there are trees within the site.</p> <p>There is existing vehicular and pedestrian access to the site from the driveway serving numbers 54 and 56 Culverden Down. There is a lack of pavement along this. The site has varying levels. The existing access road slopes down to the north west before the site flattens out. This site is generally enclosed.</p>
Suitability:	This site is considered to be a suitable site for development but the size of the site is small.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This 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. The site has existing extant planning consent for 8 dwellings.

Site Reference: 225

Site Address: The Lodge and Gardeners Cottage (Including Walled Garden) Blackhurst Lane, Tunbridge Wells, TN2 4PX

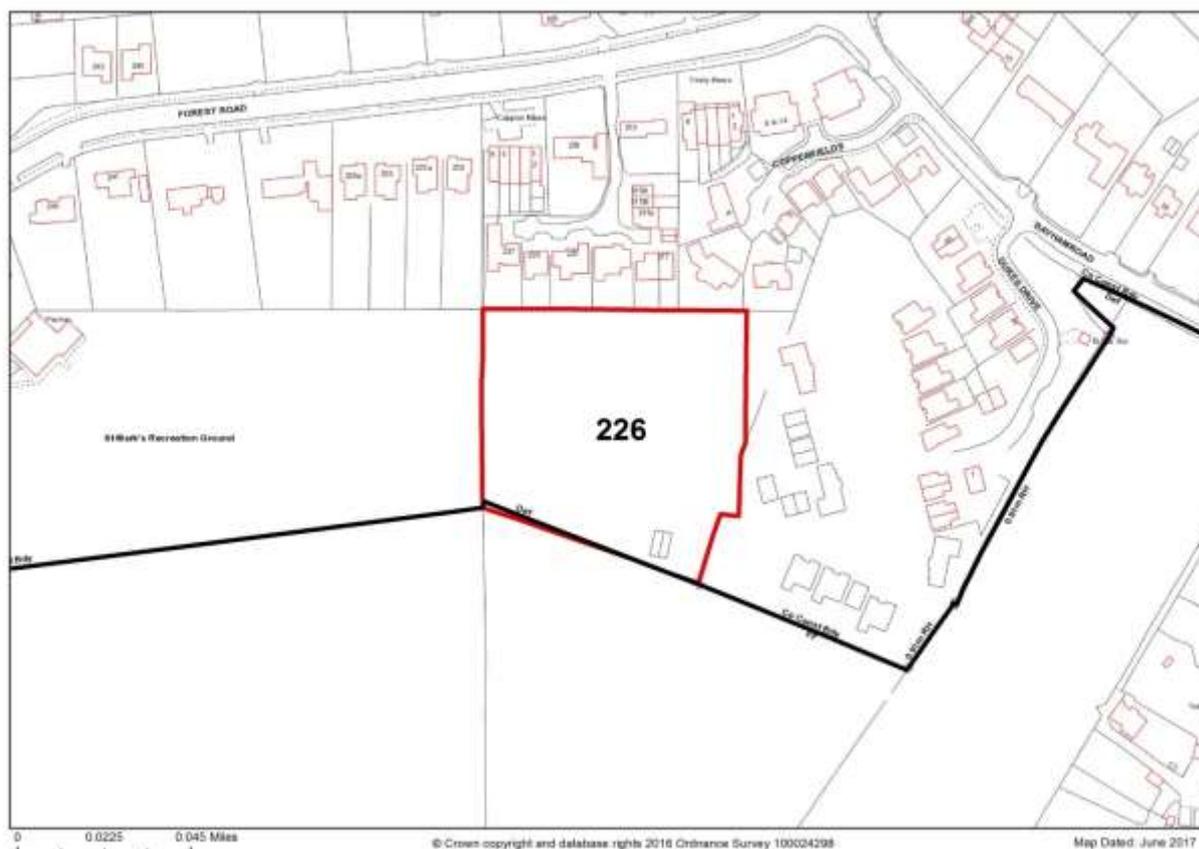


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.26
Developable area (ha):	0.28
Site type:	Part PDL/part greenfield site inside the LBD of RTW.
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10 units
Issues to consider:	Ecology: TPO, Ancient Woodland, LWS; HPGP 110m Buffer; HLC Period: Early medieval; Village Green; APA: General background archaeological potential; ALC: URBAN, NON AGRICULTURAL; LCA: Urban, Forested Plateau; Highway matters
Site Description:	The site comprises woodland with pathways through and a

	<p>residential property, The Lodge, a gated private property and associated structures. Skinners Academy opposite is opposite the site and there is woodland to the north, east and west with some scattered residential uses. The boundaries of the site comprise mostly trees and hedging throughout.</p> <p>There is a vehicular access to the existing residential property on the site. The site has a frontage with Blackhurst Lane. There is a lack of pavement on Blackhurst Lane. The site slopes down towards the north west. This site is an enclosed site.</p>
Suitability:	This site is considered to be an unsuitable site due to a number of significant constraints affecting the site in particular heritage, biodiversity and ancient woodland.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are significant concerns regarding impact on heritage and biodiversity. The likely yield from this site is of a scale that would not be suitable as an allocation

Site Reference: 226

**Site Address: St Mark's Recreation Ground Frant Road
Tunbridge Wells, TN2 5LS**

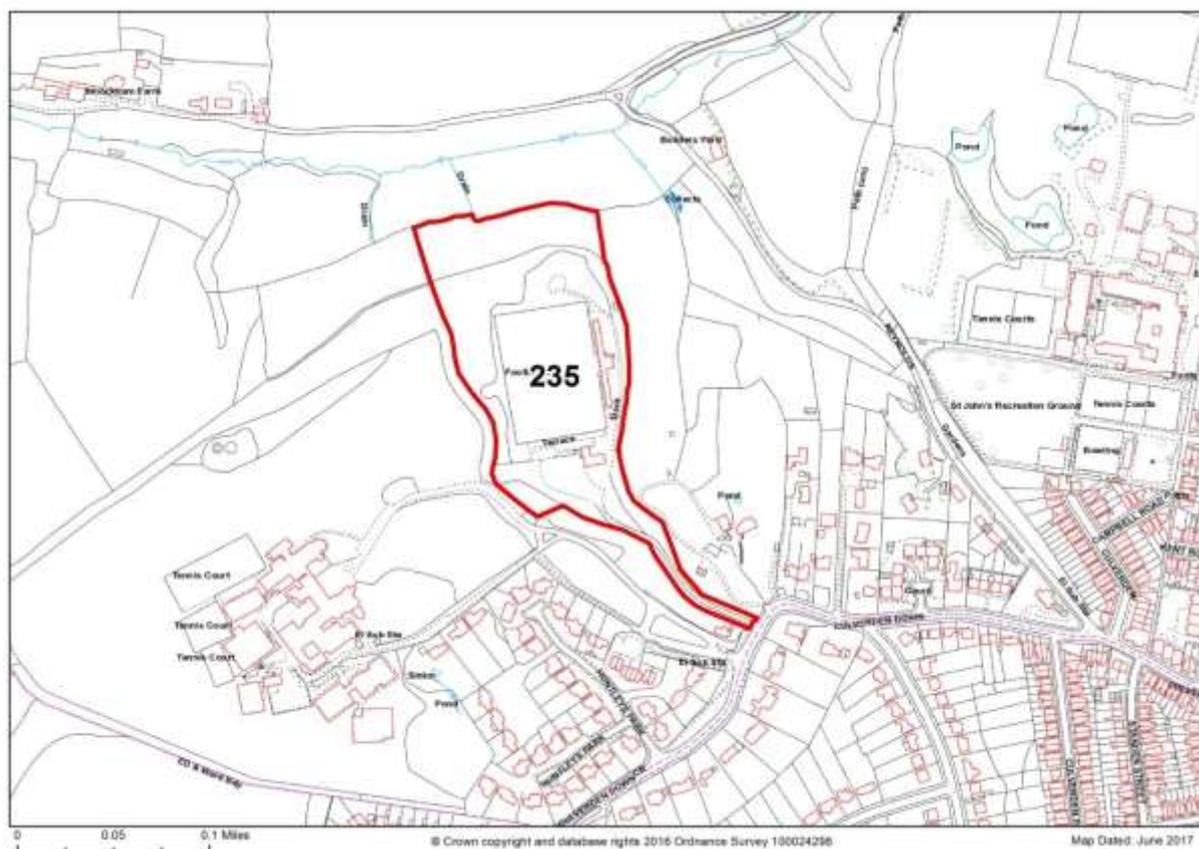


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.07
Developable area (ha):	1.07
Site type:	Greenfield site adjacent to the LBD of RTW.
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	32
Issues to consider:	HLC Period: Boundary Lost 0-25%, Late 20th century; APA: General background archaeological potential; ALC: GRADE 3, URBAN; Loss of rugby pitch; Adjacent to existing Limits to Built Development; Heritage: Adjacent to Conservation Area; Highway matters
Site Description:	The site forms part of a larger recreation ground. It is used as a rugby pitch. There are no existing buildings on the site but there is

	<p>currently a net structure associated with the rugby use. The site is adjoined by the remainder of the recreation ground (Tunbridge Wells Rugby Club use it), residential properties and fields. There is a mix of hedging and fencing. Trees are mostly along the southern boundary and there are trees adjacent to the rest of the recreation ground.</p> <p>Vehicular access and pedestrian access to the site is via the main access to the recreation ground from Frant Road. The site is generally flat with a slight level change to the west and south. This site is exposed.</p>
Suitability:	This is considered to be an unsuitable site due it being a greenfield site outside of the LBD and constraints including in the main landscape, heritage and impact on the setting of the AONB and townscape setting.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This site has been given mostly neutral scores with some positive ones. The proximity to main urban area of Tunbridge Wells means that the Services objectives scores well. Negative scores have been given for landscape and land use, influenced by the greenfield nature of the site and the likely impact on the townscape/settlement edge through the release of this site. It is a historic field.
Conclusion:	This site is considered to be an unsuitable site as a potential site allocation and this is confirmed through the SA.
Reason:	The site is the subject of a number of constraints including landscape, impact on the setting of the AONB and townscape setting. It is not considered suitable for allocation in the Local Plan but is recognised as providing sports provision as a local sports hub.

Site Reference: 235 (Local Plan Allocation AL/RTW 20)

Site Address: Land at Culverden Stadium, Culverden Down, Royal Tunbridge Wells TN4 9SG



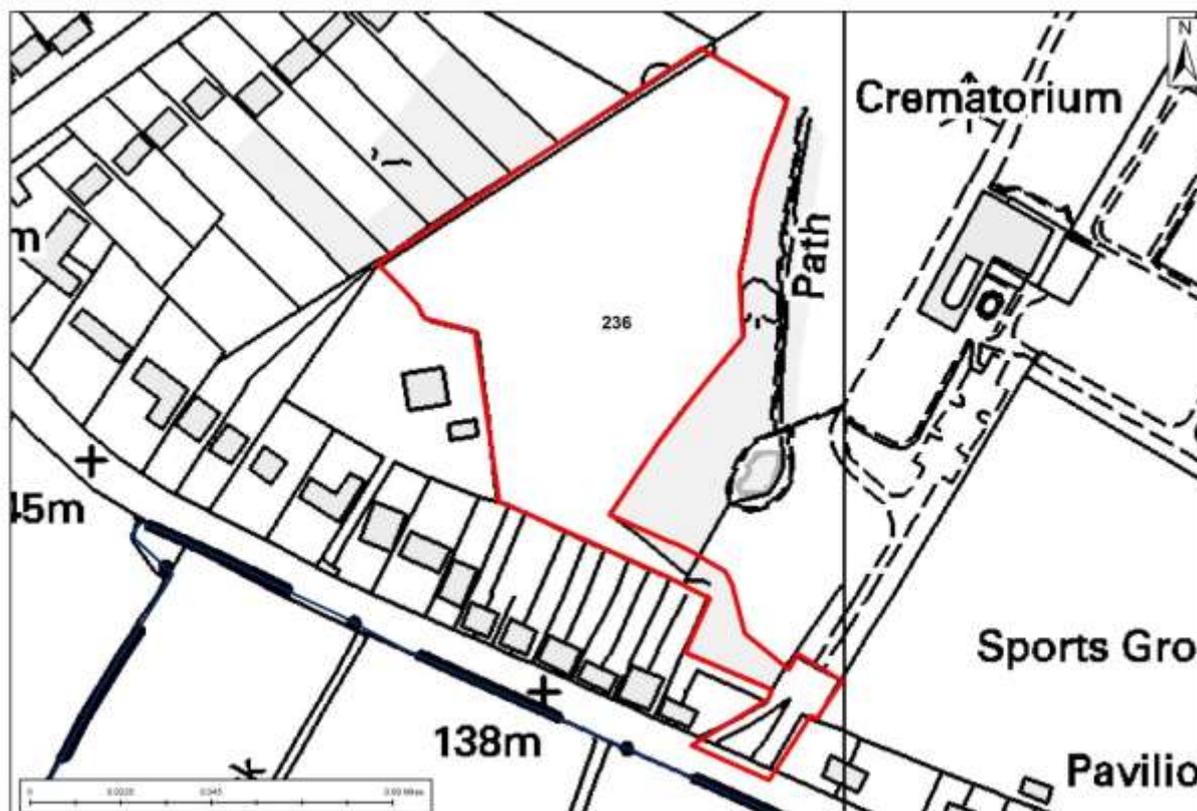
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	3.60
Developable area (ha):	2.10
Site type:	PDL site part adjacent to/in proximity of LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	30
Issues to consider:	Ecology: TPO, Ancient Woodland; HLC Period: Late 20th century, Early medieval; APA: General background archaeological potential; ALC: GRADE 3, URBAN; LCA: Wooded Farmland; Rural Fringe designation; Highway matters; Loss of football ground; Adjacent to existing Limits to Built Development

Site Description:	<p>The site comprises a football stadium and associated land, occupied by Tunbridge Wells Football Club. There is the main stadium structure with other buildings and storage containers on the site. The site is adjoined by a school, residential properties and woodland. Boundaries of the site mainly comprise significant trees.</p> <p>There is direct vehicular and pedestrian access to the site from Culverden Down. Culverden Down is served by pavements. The site is flat. This site is generally exposed although is visible from the site's access.</p>
Suitability:	The site is considered to be a suitable part PDL site in proximity of the LBD of RTW. It is well located for access to existing services and facilities.
Availability:	<p>Available</p> <p>Single ownership</p>
Achievability:	This is considered to be a suitable site. It is available and is in single ownership. It is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	A largely sustainable site with loss of greenfield land being the only significant detractor.
Conclusion:	Site is identified as a suitable site as a potential Local Plan allocation which is confirmed through the SA.
Reason:	Site is a PDL site part adjacent to and within proximity of the LBD of the main urban area of Royal Tunbridge Wells. The site is considered to be sustainable in this context. It is well located within proximity to existing built development.

Site Reference: 236 (Local Plan Allocation AL/RTW 22)

Site Address: Land at Bayham Sports Field West, Bayham Road, Tunbridge Wells

Call for Sites Submission



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Map Date: July 2010

Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.94
Developable area (ha):	1.94
Site type:	Greenfield site adjacent to LBD of RTW.
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	20-25
Issues to consider:	Ecology: TPO, LWS; HLC Period: Early modern; APA: General background archaeological potential; ALC: URBAN; LCA: Urban; Adjacent to existing Limits to Built Development; Highway matters (access and pedestrian access); Loss of playing pitch;
Site Description:	The site comprises a (former) playing pitch. There are no existing

	<p>buildings on the site. The site is surrounded by residential properties and a crematorium to the east. Boundaries comprise hedging and trees, garden fences and mature woodland towards the crematorium edge.</p> <p>Vehicular and pedestrian access is currently taken via a grassy track from the crematorium entrance. This is mostly a flat site with a gradual, slight slope down to the west. This site is generally enclosed.</p>
Suitability:	This is considered to be a suitable site due its location adjacent to the LBD in a relatively enclosed site on the edge of the main urban area. It is well located for access to existing services and facilities.
Availability:	Available Multiple ownership
Achievability:	This is considered to be a suitable site. It is available. It is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	This site lies in close proximity to the boundary with Wealden district thus cross boundary impacts have been considered. Negative impacts predicted for the landscape objective apply to the AONB in both constituencies. Likewise, Broadwater Down/The Warren has been taken into account when considered access to open space for the Health Objective. The site has been given mostly neutral scores. The proximity to main urban area of Tunbridge Wells means that the Services objectives scores well. Lack of pedestrian access along Bayham Road means the housing, transport and equality objectives cannot score as highly as other sites in the urban area. The presence of Groundwater Source Protection Zone on the site was considered and felt to have a low risk of contamination.
Conclusion:	This site is identified as a suitable Local Plan allocation which is confirmed through the SA.
Reason:	The site is adjacent to the LBD and within proximity of the main urban area of Royal Tunbridge Wells. The site is likely to be sustainable in this context. It lies in proximity to existing built development and would form a logical extension to the LBD.

Site Reference: 237

Site Address: Land at Cadogan Sports Field, St John's Road, Tunbridge Wells



Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.67
Developable area (ha):	1.67
Site type:	Greenfield site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	30-40
Issues to consider:	APA: General background archaeological potential; ALC: URBAN; LCA: Urban; Highway matters; Loss of playing pitch; Adjacent to school
Site Description:	The site comprises a sports ground. The site has an area of hard standing for parking. The site has a pavilion building on it. It is adjoined by residential properties, a school, a Masonic Centre

	<p>and a Tennis and Bowling Club. The boundaries consist of a mix of fencing and hedging primarily. There are some trees around the site boundary and along the entrance drive from the Public Highway. There is a designated cycle route further west of the site.</p> <p>Vehicular access is direct from St. John's Road and is shared with the Masonic Centre and Tennis / Bowling club for most of the access length. A padlocked gate leads to the Sports Field from this shared access. Pedestrian access is available as there is a network of pavements in the locality and the area is flat as is the site. The site is quite self-contained. It is seen mostly from the private properties around the edge of the site. Public view is more limited and the main public view is from the site access. This site is generally enclosed.</p>
Suitability:	This site is not considered to be a suitable site due to the fact that it is constrained in terms of highways and access.
Availability:	Available Single ownership
Achievability:	It is available and is in single ownership however it is not considered to be a suitable site for allocation within the Local Plan.
Sustainability Assessment:	Air quality is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. The removal of existing sports facilities causes the health objective to score poorer than other sites in the area as local residents will lose out.
Conclusion:	Site is identified as unsuitable as a potential Local Plan allocation which is confirmed through the SA due to constraints in relation to access and highways concerns.
Reason:	This site is not considered to be suitable for allocation due to existing constraints, mainly in relation to vehicular access in to the site. The site is not considered to be sustainable in this context and is not considered suitable as a Local Plan allocation.

Site Reference: 238 (Local Plan Allocation AL/RTW 21)

Site Address: Land at Colebrook Sports Field, Liptraps Lane, Tunbridge Wells



Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	4.22
Developable area (ha):	3.92
Site type:	Greenfield site within LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for a mix of residential use and sports and leisure
Potential yield if residential:	80
Issues to consider:	Transport Infrastructure: PRow; Flood Zone 2; Flood Zone 3; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: URBAN; LCA: Urban; Highway matters (access); Loss of playing field/play area;

	<p>Potential noise issues; Land contamination (Unknown Filled Ground (low risk); As at 01 April 2020, part of site includes extant planning permission 17/01425/FULL for 1 dwelling</p>
Site Description:	<p>The site comprises a playing field and children's play area. There is a pavilion on the site. The site is adjoined by residential properties and industrial uses to the north along Lamberts Road. There are some trees with clear views through in places. The boundaries are quite open, screened to a degree by the trees. Vehicular access to the site is from Apple Tree Lane. There is pedestrian access to the site from Clifton Road, Apple Tree Lane and Dowding Way. There is a Public Right of Way along the northern boundary of the site along Apple Tree Lane. The playing field is flat. The land falls down to a play area, which sits in a flat basin feature. The site is exposed.</p>
Suitability:	<p>This is considered to be a suitable greenfield site inside the LBD of RTW. It is well located for access to existing local services and facilities.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>This is considered to be a suitable site. It is available and is in single ownership. It is considered that the site could be delivered in the Local Plan period.</p>
Sustainability Assessment:	<p>Education objective scores positive as local schools have adequate capacity. Score for the health, services and equality objectives are not as high as they could be due to the loss of sports facilities and accessible open space for the residents of Sherwood, which is an area with relatively high-income deprivation. Flood zones 2 and 3 present on site are unlikely to prevent development and can be factored into scheme design.</p>
Conclusion:	<p>This is identified as a suitable site which is confirmed through the SA, as a potential Local Plan allocation.</p>
Reason:	<p>Site is inside the LBD within the main urban area of Royal Tunbridge Wells /in proximity to Southborough. It is well related to existing services and facilities and the site is considered to be sustainable in this context and is considered to be suitable as a Local Plan allocation.</p>

Site Reference: 248; SALP AL/RTW8

Site Address: Land at Rifle Range, Warwick Park, Royal Tunbridge Wells, TN2 5FD

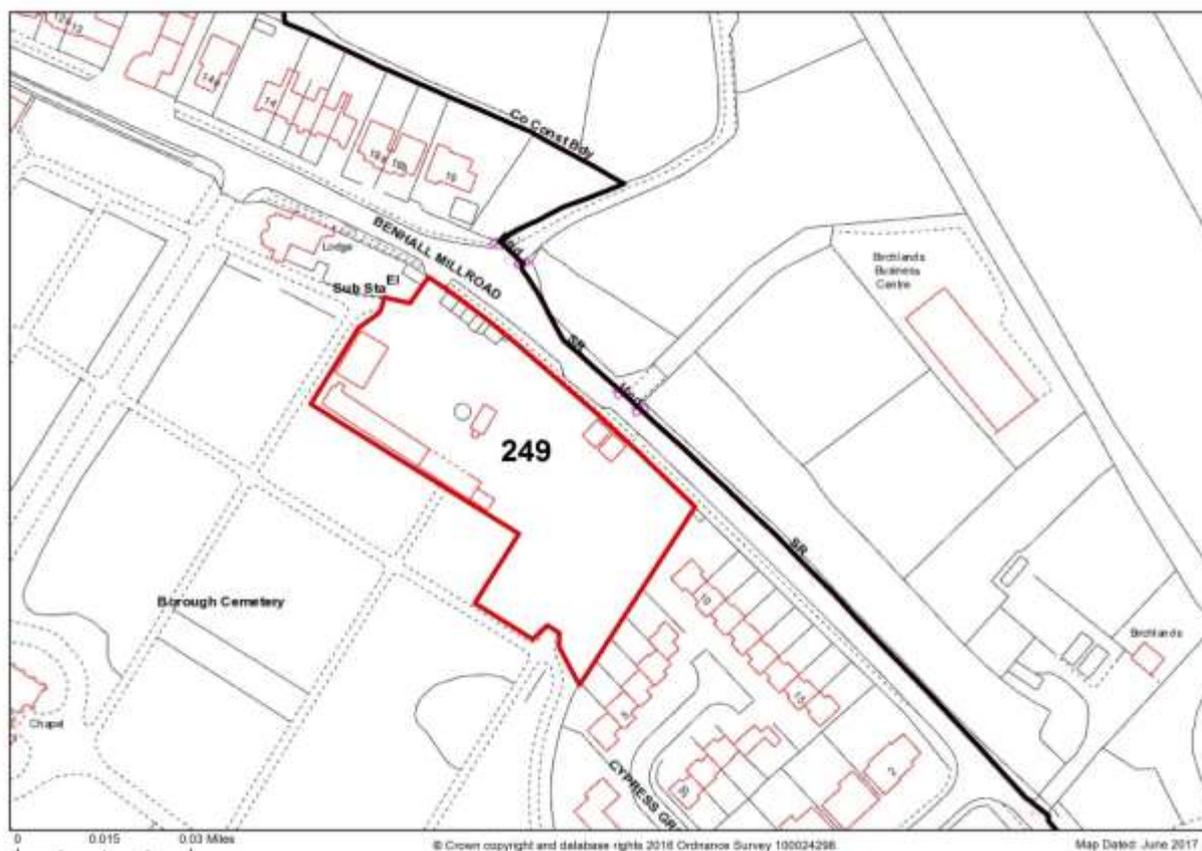


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.00
Developable area (ha):	1.00
Site type:	PDL site within LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10 units
Issues to consider:	2016 Landscape Designation; HLC Period: Early 20th century; APA: General background archaeological potential; ALC: URBAN; LCA: Urban; Existing site allocation AL/RTW8 in Site Allocations Local Plan; Heritage: Conservation Area; Loss of rifle range; Land contamination (Railway Lane – tracks mainly and Works

	High Risk)
Site Description:	The site comprises a rifle range. There are wooden huts on the site associated with this use. The site is adjoined by residential properties and a recreation ground. The boundaries of the site consist of dense hedging and mature trees around all sides. There is vehicular and pedestrian access to the site through a gated access from Warwick Park. There is pavement along Warwick Park. The site is a little sunken compared to Warwick Park, with a sloped access into the site. This site is generally enclosed.
Suitability:	This is considered to be a sustainable PDL site inside the LBD of RTW close to the town centre. It is well located to existing services and facilities but is a small site when considering site constraints.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is a PDL site inside the LBD of Royal Tunbridge Wells and is considered to be sustainable in this context. Site constraints mean that any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 249

Site Address: Cemetery Depot, Benhall Mill Road, Royal Tunbridge Wells, TN2 5JH

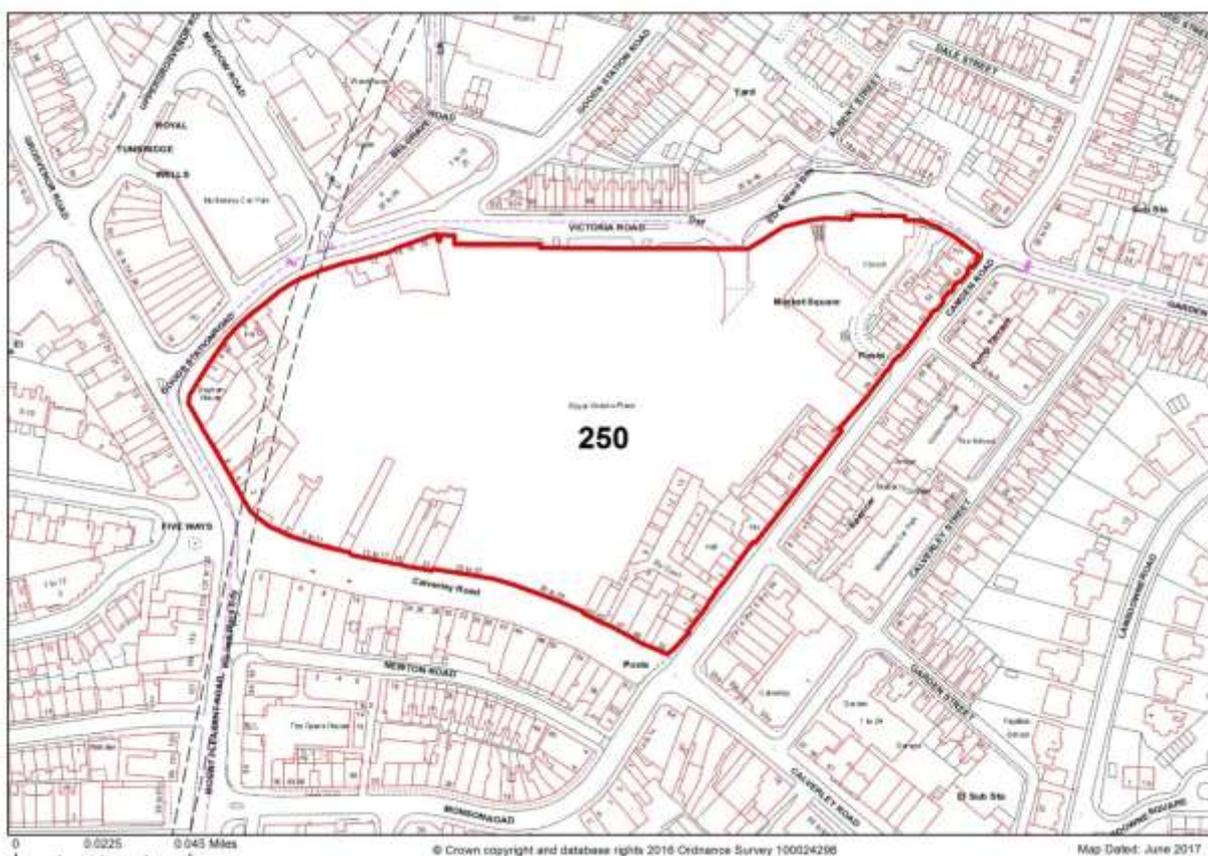


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.52
Developable area (ha):	0.52
Site type:	PDL site within LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use and a new Cemetery Depot.
Potential yield if residential:	10
Issues to consider:	Ecology: TPO, LWS; HLC Period: Early modern; APA: Tunbridge Wells Cemetery; ALC: URBAN, GRADE 3; Land contamination (Cemetery (modern)); Heritage: Adjacent to Listed Building
Site Description:	The site consists of a Cemetery Depot. There are several existing buildings on the site. One building abuts Benhall Mill Road. The site is adjoined by a Cemetery and residential use primarily with

	<p>fields to part of the north and a Business Centre. There are sandstone and brick boundary walls along part of the site frontage with Benhall Mill Road. There is hedging along the internal boundaries of the site. There are trees within the site. There is a 40 miles per hour speed limit along Benhall Mill Road.</p> <p>Vehicular access to the site is via the access to the cemetery off Benhall Mill Road, and also directly from Benhall Mill Road. There is pedestrian access to the site by the cemetery access off Benhall Mill Road but there is an absence of direct public access to the Depot compound. The site is generally flat. Benhall Mill Road has a slight slope down along the frontage of the site with an eastwards direction. This site is generally enclosed.</p>
Suitability:	This is considered to be a sustainable site due to the fact that it is a PDL site inside the LBD. It is well located for access to existing services and facilities. It is however a small site.
Availability:	Available Single ownership
Achievability:	This is a PDL site inside the LBD. It is available and is in single ownership. It is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	<p>This site transverses the boundary with Wealden district thus cross boundary impacts have been considered.</p> <p>This site has been given mostly neutral scores. The proximity to the main urban area of Tunbridge Wells means that the Services objectives scores well. The heritage objective is scored as unknown due to the specialist advice that would be required.</p>
Conclusion:	This site is identified as a sustainable site however due to its size and potential yield it is not proposed to be allocated in the Local Plan.
Reason:	The site is a PDL site inside the LBD of Royal Tunbridge Wells and is therefore considered to be sustainable in this context. However due to its size, the site yield on this site is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 250 (part of Local Plan Allocation STR/RTW 2) including site 251; SALP Site AL/RTW19

Site Address: Land at Royal Victoria Place, Royal Tunbridge Wells



Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	3.69
Developable area (ha):	3.69
Site type:	PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for a mix of commercial uses including A1, A2, A3, A4, D2 and other supporting similar sui generis uses and possible C3 use.
Potential yield if residential:	Not to be allocated for residential although residential may be appropriate as part of a mix of uses.
Issues to consider:	Heritage: Partly within Conservation Area, site includes and is adjacent to Listed Buildings; APA: General background archaeological potential; ALC: URBAN; LCA: Urban; Highway matters;

	<p>Potential land contamination;</p> <p>-As at 01 April 2020, part of site includes extant planning permission 16/503524/FULL for 5 dwellings (3 net), and 19/01179/FULL for 1 dwelling (17/03690/FULL has been completed as at 01 April 2020)</p>
Site Description:	<p>The site comprises the main Royal Tunbridge Wells Town Centre shopping centre and complementary uses. There are retail frontages along Grosvenor Road and Calverley Road. The site also includes the Camden Centre and Market Square. There are several buildings on the site. There is one main shopping centre building with many other individual premises/ buildings making up this one large site. The site is adjoined by retail and commercial uses with some residential at upper floors. The buildings open out onto pavements along Grosvenor Road, Calverley Road and Camden Road. The rear part includes the Camden Centre and outside space (Market Square), which is at a lower level than Camden Road. The Victoria Road part of the site is close to traffic lights and the junction with Camden Road. There are traffic lights near the service road to the shopping centre and steps up from Victoria Road to Market Square.</p> <p>The shopping centre has a delivery entrance off Victoria Road. Most buildings front onto the Public Highway. There is a vehicular entrance and bollards from Victoria Road. The Car Park to the shopping centre is along Victoria Road. There is pedestrian access direct from the pavements/ streets adjoining the site. The site is flat along most frontages – Calverley Road and Grosvenor Road. Victoria Road has a slope down from Camden Road and Market Square is at a lower level than Camden Road. The site is exposed.</p>
Suitability:	<p>Site is considered to be a sustainable site within the defined town centre of Royal Tunbridge Wells. It is a PDL site within the existing LBD. It is within a central part of the defined RTW Town Centre and is within the core commercial and leisure area of the town. It should be considered further through the Town Centre Area Plan proposed for Royal Tunbridge Wells town centre for a mix of both commercial and possibly residential uses subject to relevant constraints identified.</p>
Availability:	<p>Available Multiple ownership</p>
Achievability:	<p>It is considered that the site could be delivered in the Local Plan period. The Council is planning to bring forward a Town Centre Area Plan for RTW which will take this area forward and plan and deliver the proposed uses and aspirations for the town centre.</p>
Sustainability Assessment:	<p>A largely sustainable site. Air quality score is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA.</p>
Conclusion:	<p>Site is identified as a sustainable site subject to the relevant constraints identified. However its future role and use should be considered further through the production of a Town Centre Area</p>

	Plan setting out a comprehensive strategy for the town centre of Royal Tunbridge Wells.
Reason:	This is identified as a sustainable site which is a PDL site and falls inside the LBD of Royal Tunbridge Wells within the defined town centre and acts as the retail core within the Primary Shopping Area. It is considered to be a sustainable site in this context which is confirmed through the SA. Therefore it is proposed that it be identified within Policy STR/RTW 2 – Royal Tunbridge Wells Town Centre and will form part of the consideration and strategy for the town centre developed through the Town Centre Area Plan which will consider the range and quantum's appropriate for the site and its relationship with surrounding uses as part of the overall strategy for the town centre.

Site Reference: 251 (part of Local Plan allocation STR/RTW 2); Part SALP AL/RTW19

Site Address: 8 Grosvenor Road, Tunbridge Wells

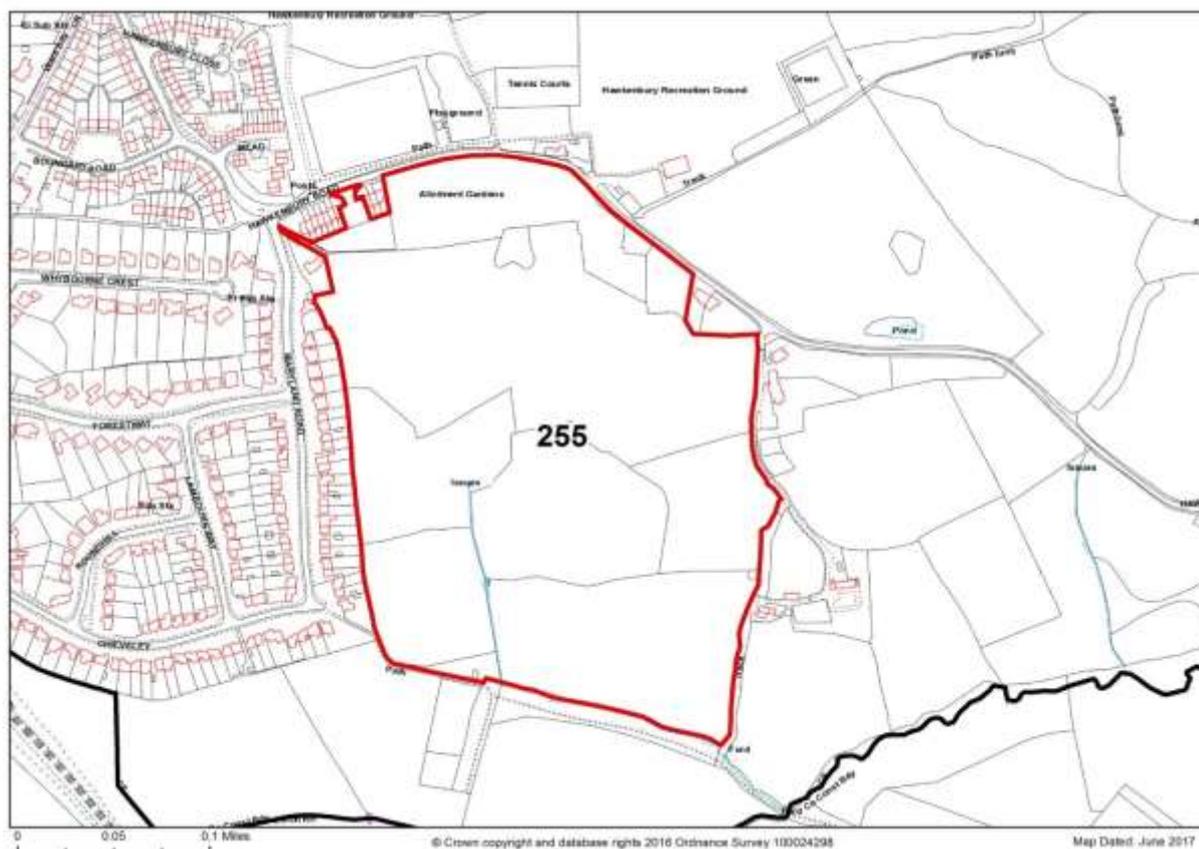


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.04
Developable area (ha):	0.04
Site type:	PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for a mix of commercial uses including A1, A2, A3, A4, D2 and other supporting similar sui generis uses and possible C3 use as part of site 250
Potential yield if residential:	Not to be allocated for residential although residential may be appropriate as part of a mix of uses.
Issues to consider:	Heritage: Partly within Conservation Area; APA: General background archaeological potential; ALC: URBAN; LCA: Urban
Site Description:	The site comprises the Tunbridge Wells Gateway. There is one existing building on the site, which is two storey. The site is

	<p>adjoined by retail uses and other commercial uses in the locality. The building abuts the pavement along the Grosvenor Road frontage and there is a flank wall down the west side facing an alleyway. To the east, there are adjoining buildings. There are no natural features. There is no existing vehicular access to the site. The building fronts onto Grosvenor Road. There is pedestrian access to the site direct from the pavement along Grosvenor Road. This site is generally exposed.</p>
Suitability:	<p>Site is considered to be a sustainable site within the defined town centre of Royal Tunbridge Wells. It is a PDL site within the existing LBD. It is within a central part of the defined RTW Town Centre and is within the core commercial and leisure area of the town. It should be considered further through the Town Centre Area Plan proposed for Royal Tunbridge Wells town centre for a mix of both commercial and possibly residential uses subject to relevant constraints identified. Site should be considered in conjunction with site 250.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>It is available and is in single ownership. It is considered that the site could be delivered in the Local Plan period. The Council is planning to bring forward a Town Centre Area Plan for Royal Tunbridge Wells which will take this area forward and plan and deliver the proposed uses and aspirations for the town centre</p>
Sustainability Assessment:	<p>A largely sustainable site. Air quality score is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA.</p>
Conclusion:	<p>Site is identified as a sustainable site subject to the relevant constraints identified. However its future role and use should be considered further through the production of a Town Centre Area Plan setting out a comprehensive strategy for the town centre of Royal Tunbridge Wells.</p>
Reason:	<p>This is identified as a sustainable site which is a PDL site and falls inside the LBD of Royal Tunbridge Wells within the defined town centre and acts as the retail core within the Primary Shopping Area. It is considered to be a sustainable site in this context which is confirmed through the SA. Therefore it is proposed that it be identified within Policy STR/RTW 2 – Royal Tunbridge Wells Town Centre and will form part of the consideration and strategy for the town centre developed through the Town Centre Area Plan which will consider the range and quantum's appropriate for the site and its relationship with surrounding uses as part of the overall strategy for the town centre. The site is part of the larger site 250.</p>

Site Reference: 255; mostly includes SALP AL/GB3

Site Address: Land at Hawkenbury, off Hawkenbury Road / Maryland Road, Royal Tunbridge Wells



Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	13.93
Developable area (ha):	13.93
Site type:	Greenfield site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use and education use – new primary school
Potential yield if residential:	220-250
Issues to consider:	MGB; HLC Period: Late post-medieval, Early modern, Boundary Lost 51-75%, Late 20th century; APA: General background archaeological potential; ALC: GRADE 3, URBAN; LCA: Urban, Open Farmland; Existing allocation AL/GB3 in Site Allocations Local Plan; Highway matters; Land contamination (manufacture of clay bricks and abattoirs and

	<p>animal slaughter); Within existing Limits to Built Development; As at 01 April 2020, site includes extant planning permission 16/07023/HYBRID for 235 dwellings (233 net; site has been partly completed as at 01 April 2020), 18/00602/FULL for 86 dwellings, and 18/03951/FULL for 8 dwellings</p>
Site Description:	<p>Prior to built development being carried out on this site (see extant planning consent references as above), the site was originally comprised allotment gardens along part of the northern end of the site adjacent to Hawkenbury Road. The remainder of the site originally comprised green fields with sporadic small timber sheds on the allotment gardens. The site is adjoined by residential properties, recreation uses, car park and fields. The boundaries of the site are mostly comprised of hedging along the site frontage with Hawkenbury Road. There are also mature trees and hedgerows along boundaries.</p> <p>This site now has vehicle access as part of the new built development. There is a lack of pavement along a large stretch of Hawkenbury Road. There is pavement further to the west. There are Public Rights of Way adjacent to the site including to the south and east. Hawkenbury Road drops away to the east, with a sharper fall on the bend in the road. The northern end of the site is undulating and there is a sharper fall further south. This site is generally exposed.</p>
Suitability:	This is considered to be a sustainable greenfield site inside the LBD for a significant residential development on the edge of the main urban area which already benefits from an existing allocation and planning permission.
Availability:	<p>Available Multiple ownership</p>
Achievability:	There is an existing allocation on this site, which benefits from current planning permission currently under construction.
Sustainability Assessment:	This site is not a reasonable alternative.
Conclusion:	Site is considered to be sustainable site however due to the development being currently under construction and largely complete on site it is no longer considered suitable to allocate it within the Local Plan.
Reason:	Site is inside the LBD in proximity to the main urban area of Royal Tunbridge Wells. The site is considered to be sustainable in this context. There are existing planning consents on this site which is currently under construction.

Site Reference: 256

Site Address: 9-19 Colebrook Industrial Estate, Longfield Road, Royal Tunbridge Wells, TN2 3DG

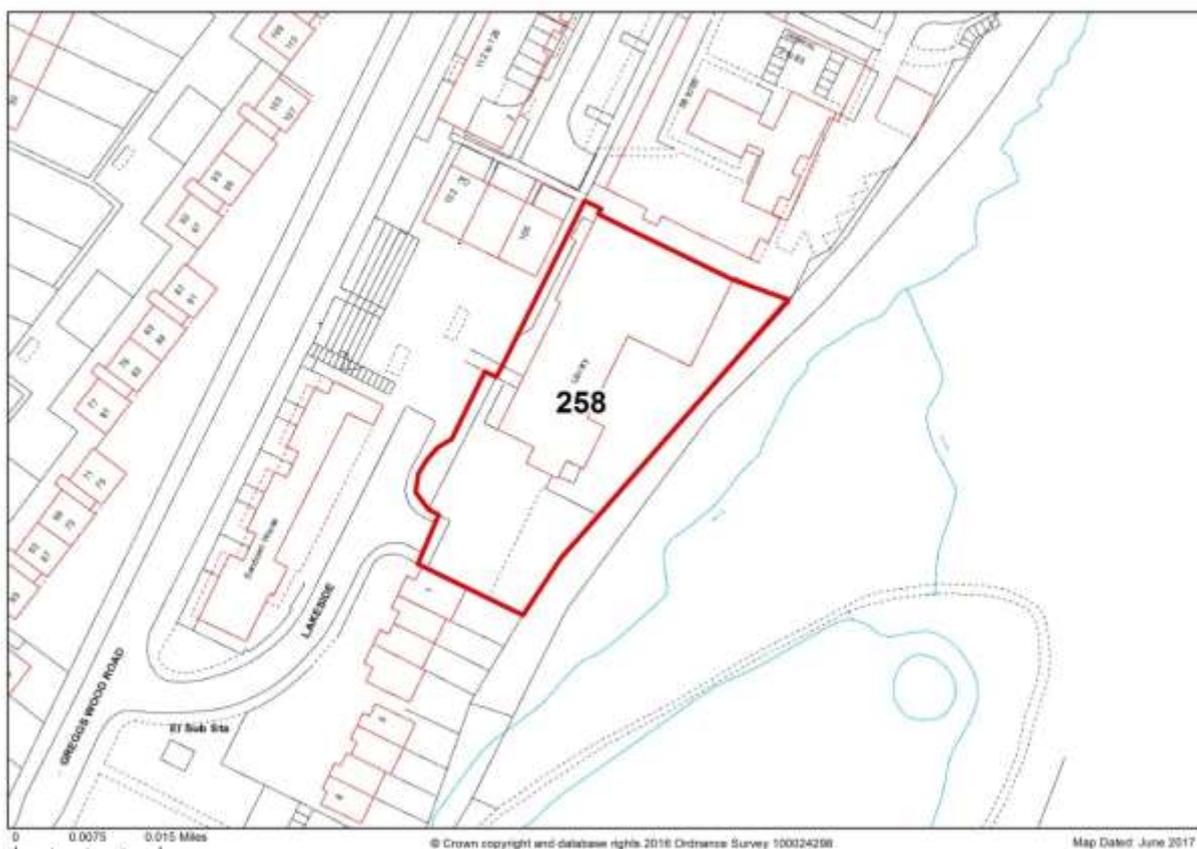


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.30
Developable area (ha):	0.30
Site type:	PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, for economic use
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	HPGP 110m Buffer; HPGP; APA: General background archaeological potential; ALC: URBAN; LCA: Urban; Potential noise considerations; Land contamination (Works Unspecified Use (medium)); Highway matters; Transport Infrastructure: In proximity to local cycle route

Site Description:	<p>The site includes industrial units that form part of a larger industrial estate. It also includes an informal parking area. There is one terrace of approximately nine units and a further block of two units towards the front of the site. The terrace is single storey and is set back from adjacent units to the west. The block at the front of the site has a sloped roof. It appears that some occupiers use more than one unit. The site is adjoined by industrial uses to the north, east, west and it is adjoined by Lambert's Wood. The site has an open boundary along its main frontage. There are trees along the rear boundary. The site is more open to the sides where to the west is a low level brick wall. To the east is some planting.</p> <p>There is vehicular access to the site direct from the road to the front of the site. There is pavement to the front of the site and in wider locality along Dowding Way, Longfield Road for example. There are Rights of Way near by including adjacent to the south of site along Home Farm Lane. The site is generally flat. This site is generally exposed.</p>
Suitability:	This PDL site is considered to be a sustainable site for further economic uses due to its location inside the LBD and within the defined Key Employment Area. However it is a small site.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This site is not a reasonable alternative.
Conclusion:	This PDL site is considered to be a sustainable site inside the LBD falling within the Key Employment Area. However it is not considered to be a suitable Local Plan allocation due to its size.
Reason:	Site is a PDL site inside the LBD, located within the North Farm/Longfield Road Key Employment Area within the main urban area of Royal Tunbridge Wells. The site is considered to be in a sustainable location for a further economic uses within an established commercial area. It is a small site which it is considered could come forward as an economic windfall site subject to the constraints identified above.

Site Reference: 258 (Local Plan Allocation AL/RTW 8)

Site Address: TN2 and adjacent land, Greggs wood Road, Sherwood, Tunbridge Wells



Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.20
Developable area (ha):	0.06
Site type:	PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use and community/health use
Potential yield if residential:	Less than 10 units
Issues to consider:	APA: General background archaeological potential; ALC: URBAN; LCA: Urban, Forested Plateau; Potential loss of community centre and associated uses; Highway matters; Public access to adjacent Greggs Wood; Land contamination (Unspecified Use – medium risk)
Site Description:	The site comprises a community centre and associated uses and car park. There is a community centre building on the site, which

	<p>is adjoined by residential and community and retail uses – Pharmacy, newsagent and convenience store. Boundaries to the site include trees to the east (Greggs Wood). The site is more open to the front where the site has a public entrance that opens onto a community square. The car park is adjacent to the flank elevation of residential uses to the south west.</p> <p>There is existing vehicular access to the site from Lakeside where there is a car park. There is pedestrian access to the site from adjacent pavements. The site is flat but the topography of the wider context is terraced in character. It is terraced down from Greggs Wood Road. Land to the east of the site falls from the site too. This site is an exposed site.</p>
Suitability:	This PDL site is considered to be a suitable site due it being inside the LBD of RTW. It is considered to be in a suitable location for future health and community uses and is considered to be a suitable site for allocation within the Local Plan.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	The nature of this site allows it to score highly for the health objective. Air and transport scores reflect the accessible location. Whilst landscape and biodiversity scores relate to the sensitive adjacent land.
Conclusion:	This is considered to be a suitable site for allocation within the Local Plan for health and community uses.
Reason:	This PDL site is well located inside the LBD of RTW within a large residential area. It already has community uses on the site and is considered suitable for further health and community uses over the plan period and is considered suitable for allocation.

Site Reference: 260; SALP AL/RTW24 (Local Plan Allocation AL/RTW 2 in part)

Site Address: Auction House and public car park, Linden Park Road, Royal Tunbridge Wells, TN2 5QL

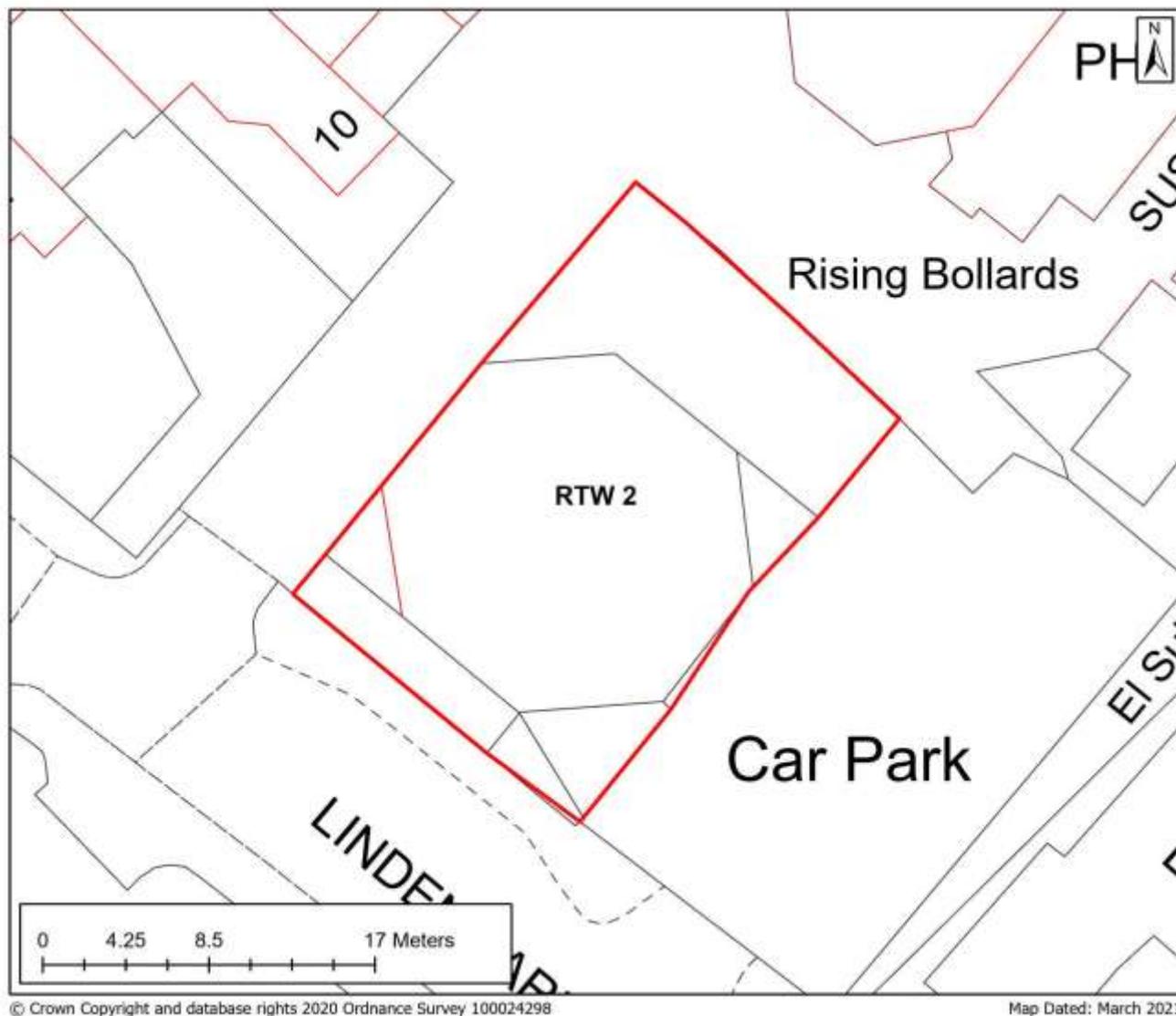


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.13
Developable area (ha):	0.13
Site type:	PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for office/commercial or mixed use including residential
Potential yield if residential:	Not to be allocated specifically for residential but could be included as part of a mixed use
Issues to consider:	Heritage: Conservation Area, adjacent to Listed Buildings; APA: Tunbridge Wells Historic core including UAZ 2 and 3; ALC: URBAN; LCA: Urban; Existing site allocation AL/RTW24 in Site Allocations Local Plan; Highway matters; Potential loss of car park;

	This site currently has planning consent for the change of use from Sui Generis to offices with classes B1 (business) and A2 (Financial and Professional Services) (18/01928/FULL) as at 01 April 2020.
Site Description:	The site comprises a former auction house which is now vacant and a car park. The site is adjoined by residential uses and the Pantiles commercial area. The boundaries of the site consist of walls and shrubbery on three sides with a more open vehicle access point. There are no natural features on the site. There is vehicular and pedestrian access to the site. The site is a flat site with a multi-level car park. This site is generally exposed.
Suitability:	This PDL site is considered to be a suitable site in part inside the LBD of RTW within the defined town centre. It is well located with a range of commercial/mixed use and residential development in the locality. See also Site AL/RTW2.
Availability:	Available Single ownership
Achievability:	This is considered to be in part a suitable site. It is available and is in single ownership. It is considered that the site in part could be delivered in the Local Plan period.
Sustainability Assessment:	Highly sustainable site which utilises an existing previously developed site.
Conclusion:	This site is identified as a suitable site in part and sustainable site and should be considered as a potential Local Plan allocation.
Reason:	Site is a PDL site inside the LBD, located in within the defined town centre of RTW. The site is considered to be sustainable in part in this context. It currently has extant planning consent.

Site Reference: Local Plan Allocation AL/RTW 2, including part of site 260 and SALP AL/RTW24

Site Address: Land at the Auction House, Linden Park Road

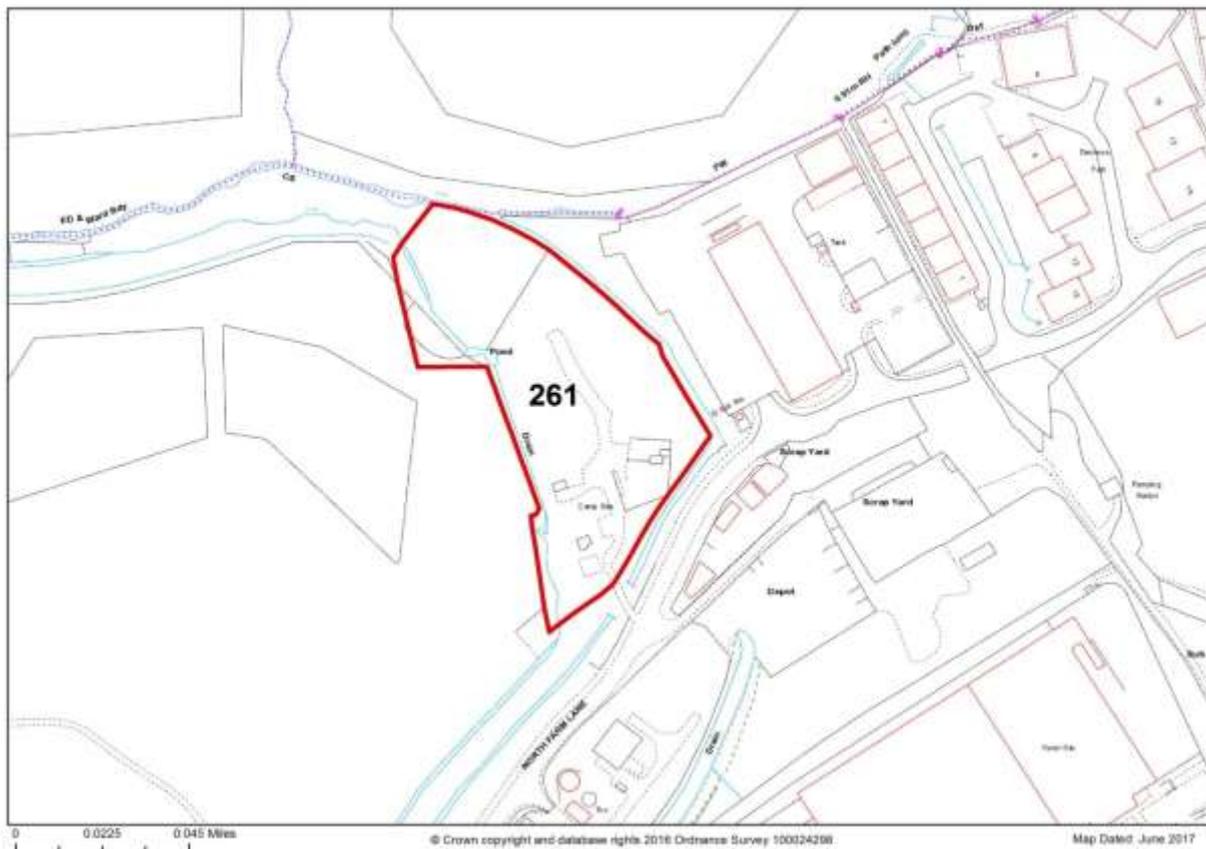


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.05
Developable area (ha):	0.05
Site type:	PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for office/commercial or mixed use including residential
Potential yield if residential:	Not to be allocated specifically for residential but could be included as part of a mixed use
Issues to consider:	Heritage: Conservation Area, adjacent to Listed Buildings; APA: Tunbridge Wells Historic core including UAZ 2 and 3; ALC: URBAN;

	<p>LCA: Urban;</p> <p>Part of existing site allocation AL/RTW24 in Site Allocations Local Plan;</p> <p>Highway matters;</p> <p>Potential loss of car park;</p> <p>This site currently has planning consent for the change of use from Sui Generis to offices with classes B1 (business) and A2 (Financial and Professional Services) (18/01928/FULL) as at 01 April 2020.</p>
Site Description:	<p>The site comprises a former auction house which is now vacant and a car park. The site is adjoined by residential uses and the Pantiles commercial area. The boundaries of the site consist of walls and shrubbery on three sides with a more open vehicle access point. There are no natural features on the site.</p> <p>There is vehicular and pedestrian access to the site. The site is a flat site with a multi-level car park. This site is generally exposed.</p>
Suitability:	<p>This PDL site is considered to be a suitable site inside the LBD of RTW within the defined town centre. It is well located with a range of commercial/mixed use and residential development in the locality. See also Site 260 and SALP AL/RTW24.</p>
Availability:	<p>Available</p> <p>Single ownership</p>
Achievability:	<p>This is considered to be a suitable site. It is available and is in single ownership. It is considered that the site could be delivered in the Local Plan period.</p>
Sustainability Assessment:	<p>Highly sustainable site which utilises an existing previously developed site.</p>
Conclusion:	<p>This site is identified as a suitable and sustainable site and should be considered as a potential Local Plan allocation.</p>
Reason:	<p>Site is a PDL site inside the LBD, located in within the defined town centre of RTW. The site is considered to be sustainable in this context. It currently has extant planning consent.</p>

Site Reference: 261 (Local Plan Allocation AL/RTW 18 (site is part of larger allocation) in conjunction with site 72

Site Address: Land at North Farm Lane, North Farm Industrial Estate, Royal Tunbridge Wells, TN2 3EE

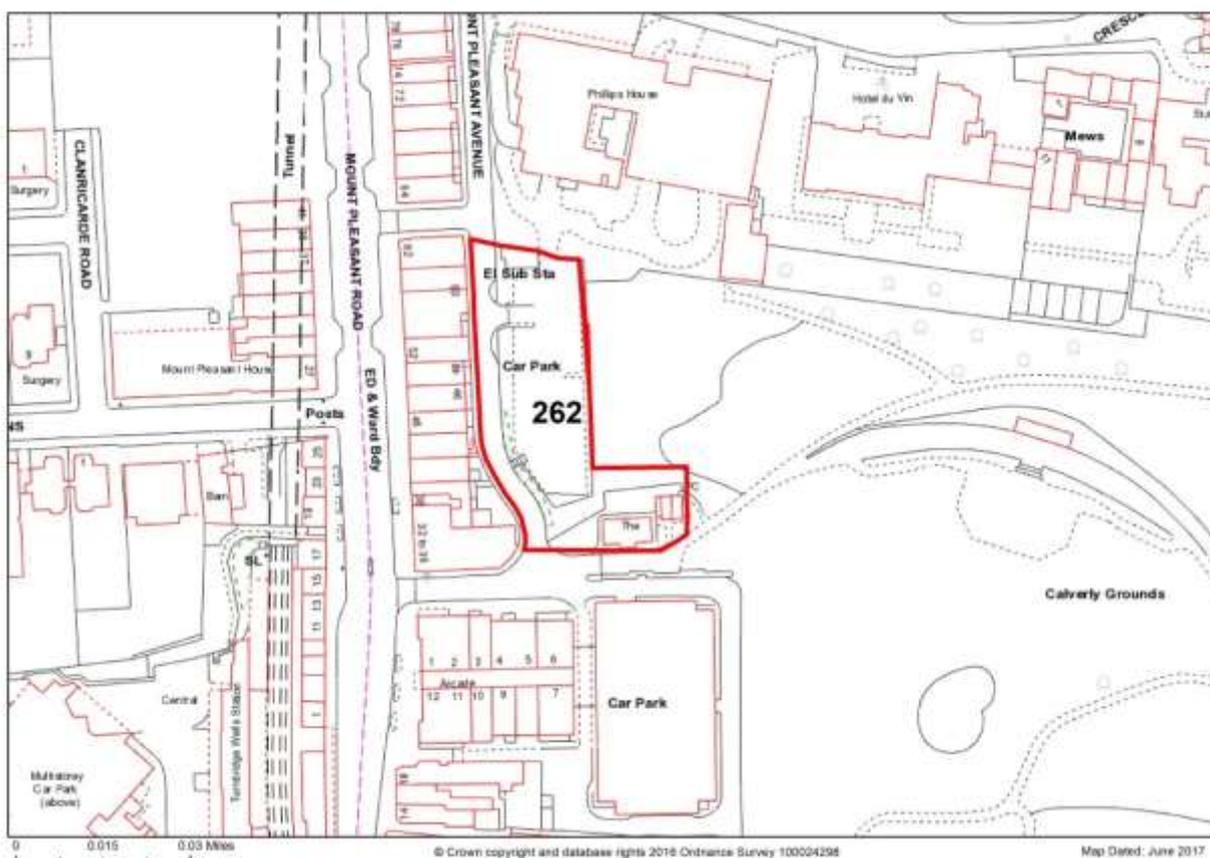


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.11
Developable area (ha):	0.89
Site type:	Former PDL gypsy site within LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for Sports and Leisure (or renewable energy)
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Flood Zone 2; Flood Zone 3; HLC Period: Late 20th century, Early 21st century;

	<p>APA: General background archaeological potential; ALC: GRADE 4; LCA: Urban, Forested Plateau; Highway matters; Potential noise and smell considerations; Land contamination (landfill site)</p>
Site Description:	<p>The site consists of an abandoned parcel of land, overgrown with brambles. The rear of the site is covered by woodland. There is a stream on the site. There are drainage ditches. There are no existing buildings on the site. There are some areas of hard standing. The site is adjoined by industrial uses – scrap yard, Council Depot, waste recycling centre. There is woodland to the north. Boundaries of the site comprise fencing, trees and brambles.</p> <p>The site fronts North Farm Lane off Downing Way. There is a gate and dropped curb along North Farm Lane to the site. There is pavement along the northern side of North Farm Lane. There is a Public Right of Way opposite the site running along the southern side of North Farm Lane. There is a slight rise up to the north west.</p> <p>This site is generally enclosed but is exposed in part along North Farm Lane.</p>
Suitability:	<p>This site is considered to be suitable for sport and recreation uses or for renewable energy provision in association. See also Sites 72 and AL/RTW18.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>This is considered to be a suitable site. It is available and is in single ownership. It is considered that the site could be delivered in the Local Plan period.</p>
Sustainability Assessment:	<p>Water objective is given an unknown score as, while it is likely that flood issues on site can be overcome, the specific proposed use is not detailed and thus consumption requirements are unclear. The Employment objective scores very highly due to the creation of new jobs in a ward that has one of the highest levels of unemployment in the borough. Climate change objective is scored as unknown as there is potential for a solar farm on the site but no guarantees are given.</p>
Conclusion:	<p>Site is suitable as a potential Local Plan allocation due to the fact that it is a former gypsy site that could come forward for either sport and recreation uses or renewable energy uses during the Plan period.</p>
Reason:	<p>The site lies adjacent to and in proximity to the LBD and lies in the proximity of the Longfield Road commercial area, which is a designated Key Employment Area. The site would be suitable for a range of uses including sport and recreation or renewable energy provision subject to land contamination issues and topography of the site being overcome.</p>

Site Reference: 262; includes SALP AL/RTW21 (part of Local Plan Allocation STR/RTW 2)

Site Address: Mount Pleasant car park and surgery, Mount Pleasant Avenue, Tunbridge Wells, TN1 1QY



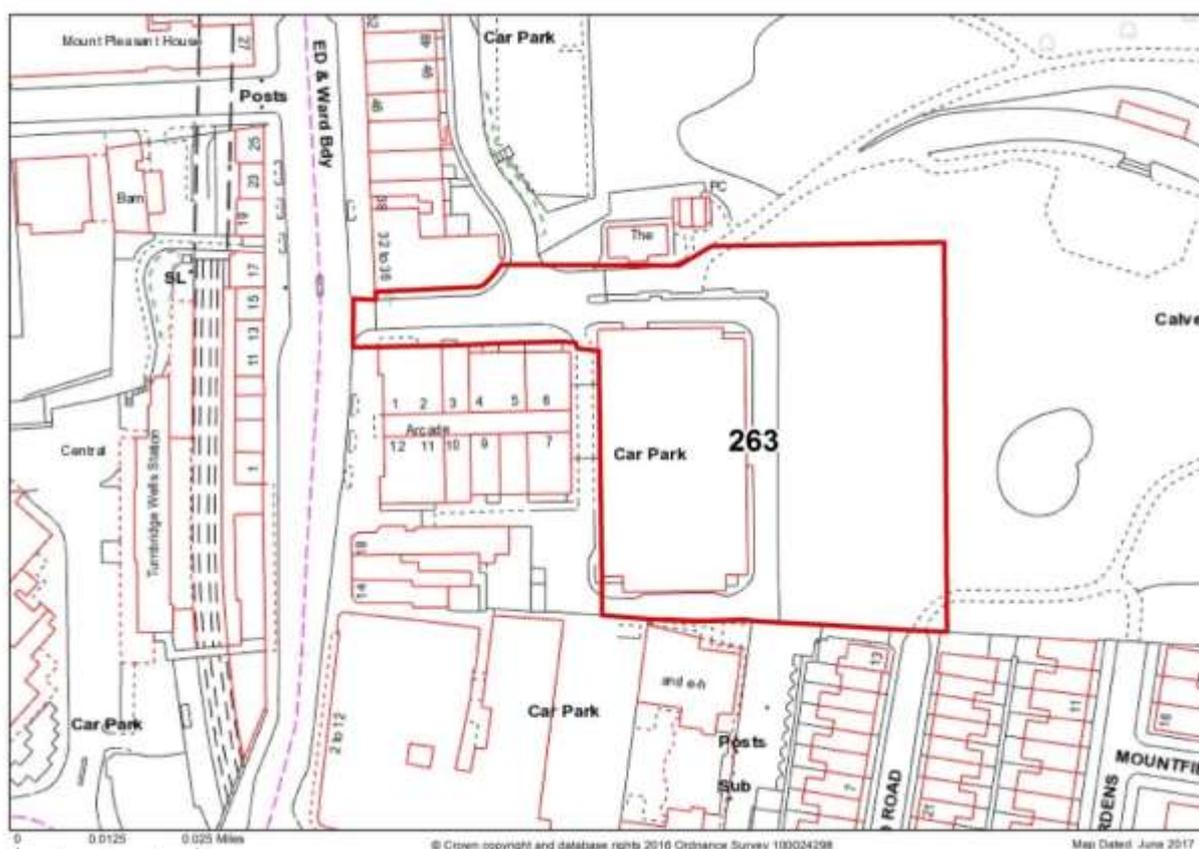
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.29
Developable area (ha):	0.29
Site type:	Mostly PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for a range of commercial uses including office, community/Leisure, or mixed use
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Heritage: Conservation Area, partly within/adjacent to Historic Parks and Gardens EH, adjacent to Listed Buildings; Ecology: TPO, Arcadian Areas; 2016 Landscape Designation; HLC Period: Early modern; APA: Calverley Park and Grounds RPG Tunbridge Wells;

	<p>ALC: URBAN; LCA: Urban; Existing allocation AL/RTW21 in Site Allocations Local Plan; Loss of parking provision; Highway matters; As of at 01 April 2019/2020, there is existing planning permission for redevelopment of the site to provide new offices, including Council offices, theatre, underground parking, and associated landscaping and infrastructure works (18/00076/ FULL):- Tunbridge Wells Borough Council was the applicant for this permission, and owns the majority of the land within the site. Despite granting consent, the Council has now confirmed that it will not be implementing the consent as agreed by Full Council in October 2019.</p>
Site Description:	<p>The site comprises a car park with a dental practice and a set of public toilets accessed from Calverley Grounds. The car park is used by AXA on week days. There are two buildings on the site. These are the dental practice and the toilets. The site is adjoined by Calverley Grounds, Mount Pleasant Avenue, Town Centre commercial uses, residential, AXA offices and the Great Hall. There are various trees along Mount Pleasant Avenue, and trees forming a backdrop to the dentist, toilet block and Calverley Grounds. The site is more open to the north.</p> <p>There is vehicular access to the car park from Mount Pleasant Avenue. There is pedestrian access from Calverley Grounds to the dental practice and toilet block. The car park is accessible and there are steps from Mount Pleasant Avenue. The dental practice part of the site is flat, level with the entrance to Calverley Grounds. The toilet block is slightly raised from the entrance. There is a retaining wall behind the car park at a much higher level, higher than Mount Pleasant Avenue. This site is exposed to the south and more enclosed from other sides. It is more open from the north.</p>
Suitability:	<p>This PDL site is considered to be a sustainable site within the LDB. It is within a central part of the defined RTW town centre and is within the core commercial and leisure area of the town. It should be considered further through the Town Centre Area Plan proposed for Royal Tunbridge Wells Town Centre for a mix of uses subject to relevant constraints in relation to heritage and would need to respect the setting of Calverley Grounds Historic Park and Garden. See also Site 263 and Local Plan allocation STR/RTW2.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>It is considered that the site could be delivered in the Local Plan period. The Council is planning to bring forward a Town Centre Area Plan for Royal Tunbridge Wells which will take this area forward and plan and deliver the proposed uses and aspirations for the town centre.</p>
Sustainability	<p>This site has a mixed range of scores. Air quality score is scored</p>

Assessment:	as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. Loss of greenspace with connectivity to a SLNCV has caused the biodiversity objective to be scored negatively. Likewise, the land use objective is scored slightly negatively due to the loss of greenfield land. Positive score for services reflects the benefits the proposals would bring to tourism and leisure. Health scores slightly positively due to the wellbeing benefits of providing a more inviting entrance to Calvary Grounds (a Historic Park and Garden) and attracting more visitors. Conversely, the loss of some of the existing heritage asset causes the heritage objective to score negatively. The Landscape/Townscape objective scores as slightly negative due to the loss of green open space in Calvary Grounds and alteration to the park setting.
Conclusion:	Site is identified as a sustainable site subject to the relevant constraints identified. However its future role and use should be considered further through the production of a Town Centre Area Plan setting out a comprehensive strategy for the town centre of Royal Tunbridge Wells.
Reason:	This is a largely PDL site that has an existing planning permission, located in a sustainable location within the centre of Royal Tunbridge Wells and within the defined town centre. However, it has been confirmed that the Council as landowner will not be taking forward the consented scheme. Therefore it is proposed that it be identified within Policy STR/RTW 2 – Royal Tunbridge Wells Town Centre and will form part of the consideration and strategy for the town centre developed through the Town Centre Area Plan which will consider the range and quantum's appropriate for the site and its relationship with surrounding uses as part of the overall strategy for the town centre.

Site Reference: 263 (part of Local Plan Allocation STR/RTW2 (site is part of larger allocation))

Site Address: Great Hall car park and part Calverley Grounds, Mount Pleasant Road, Tunbridge Wells



Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.73
Developable area (ha):	0.73
Site type:	Part PDL site / part greenfield site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for a range of commercial uses including community/Leisure, possibly retail, mixed use, office
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Heritage: Conservation Area, Historic Parks and Gardens EH, adjacent to Listed Buildings; Ecology: Arcadian Areas; 2016 Landscape Designation; HLC Period: Early modern; APA: Calverley Park and Grounds RPG Tunbridge Wells;

	<p>ALC: URBAN; LCA: Urban; Loss of parking provision; Potential land contamination; Highway matters; As of at 01 April 2019/2020, there is existing planning permission for redevelopment of the site to provide new offices, including Council offices, theatre, underground parking, and associated landscaping and infrastructure works (18/00076/ FULL): - Tunbridge Wells Borough Council was the applicant for this permission, and owns the majority of the land within the site. It is currently reviewing whether to implement this consent. Despite granting consent, the Council has now confirmed that it will not be implementing the consent as agreed by Full Council in October 2019.</p>
Site Description:	<p>The site comprises the Great Hall multi- storey car park and associated access road from Mount Pleasant. It also includes part of Calverley Grounds. The Car Park has a basement level. The site is adjoined by the Calverley Grounds open space and Town Centre commercial and residential uses. Boundaries are not easily defined. The access road is open. There is some hedging along the exit road of the car park alongside Calverley Grounds. There are significant trees in part of the site that is within Calverley Grounds.</p> <p>Vehicular access is from Mount Pleasant and Grove Hill Road. The site is accessible. There are pavements in the locality and adjacent to the car park. Town centre uses and facilities are accessible. There is a pedestrian link from the car park to the Great Hall arcade. There is a slight slope towards the east. This site is exposed.</p>
Suitability:	<p>This part PDL site is considered to be a sustainable site within the LDB. It is within a central part of the defined RTW town centre and is within the core commercial and leisure area of the town. It should be considered further through the Town Centre Area Plan proposed for Royal Tunbridge Wells Town Centre for a mix of uses subject to relevant constraints and would need to respect the setting of Calverley Grounds Historic Park and Garden. See also Site 262 and Local Plan allocation STR/RTW2.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>It is considered that the site could be delivered in the Local Plan period. The Council is planning to bring forward a Town Centre Area Plan for Royal Tunbridge Wells which will take this area forward and plan and deliver the proposed uses and aspirations for the town centre.</p>
Sustainability Assessment:	<p>This site has a mixed range of scores. Air quality score is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. Loss of greenspace with connectivity to a SLNCV has caused the biodiversity objective to be scored</p>

	<p>negatively. Likewise, the land use objective is scored slightly negatively due to the loss of greenfield land. Positive score for services reflects the benefits the proposals would bring to tourism and leisure. Health scores slightly positively due to the wellbeing benefits of providing a more inviting entrance to Calvary Grounds (a Historic Park and Garden) and attracting more visitors. Conversely, the loss of some of the existing heritage asset, causes the heritage objective to score negatively. The Landscape/Townscape objective scores as slightly negative due to the loss of green open space in Calvary Grounds and alteration to the park setting.</p>
Conclusion:	<p>Site is identified as a sustainable site subject to the relevant constraints identified. However its future role and use should be considered further through the production of a Town Centre Area Plan setting out a comprehensive strategy for the town centre of Royal Tunbridge Wells.</p>
Reason:	<p>This is a part PDL site that has an existing planning permission, located in a sustainable location within the centre of Royal Tunbridge Wells and within the defined town centre. However, it has been confirmed that the Council as landowner will not be taking forward the consented scheme.</p> <p>Therefore it is proposed that it be identified within Policy STR/RTW 2 – Royal Tunbridge Wells Town Centre and will form part of the consideration and strategy for the town centre developed through the Town Centre Area Plan which will consider the range and quantum's appropriate for the site and its relationship with surrounding uses as part of the overall strategy for the town centre.</p>

Site Reference: 264; most of SALP AL/RTW2A (part of Local Plan Allocation STR/RTW 2)

Site Address: Town Hall/Town Centre site, Tunbridge Wells



Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	4.17
Developable area (ha):	4.17
Site type:	PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for mixed use including a mix of commercial, leisure, community and possibly residential uses.
Potential yield if residential:	Mixed use development with residential development considered as part of the mix of uses.
Issues to consider:	Heritage: Conservation Area, includes and is adjacent to Listed Buildings; Ecology: Adjacent to TPO, adjacent to Arcadian Area; APA: General background archaeological potential; ALC: URBAN; LCA: Urban; Existing site allocation AL/RTW2A in Site Allocations Local Plan;

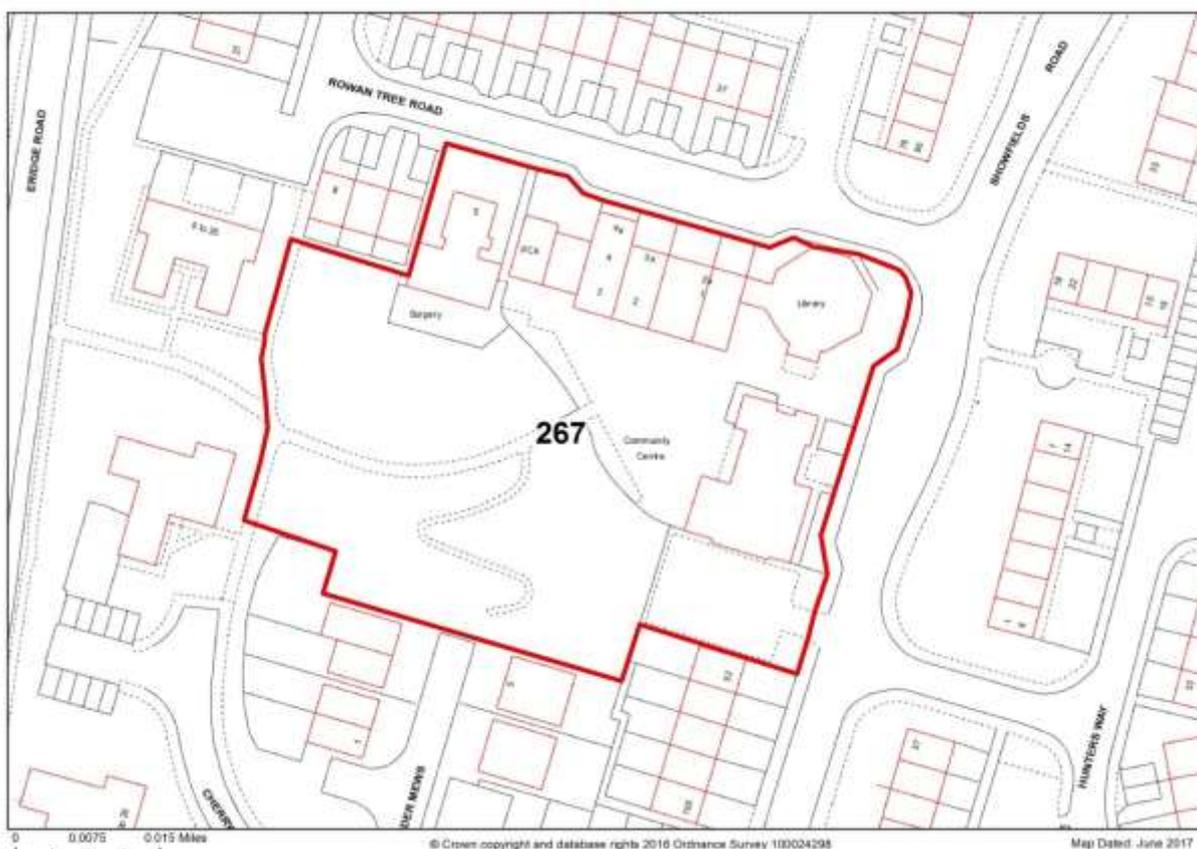
	<p>Loss of parking provision; Highway matters; Potential land contamination; Transport Infrastructure: In proximity to national cycle route; Part of this site currently has an extant planning consent (17/03640/FULL) for a cultural and learning hub and includes a visitor information centre and 'gateway' (Local Authority customer service reception) as at 01 April 2020.</p>
Site Description:	<p>The site includes the central area of the town centre, including the civic complex, car parking, retail and residential uses. The site consists of several buildings comprising primarily the Town Hall, Theatre, shops, library and museum, residential, multi-storey car park, other commercial uses, police station, restaurants, adult education building, Town and Country Housing offices.</p> <p>The site is adjoined by residential, retail, Hotel du Vin, AXA insurance offices, and other town centre commercial uses. Many buildings front onto the adjoining Public Highways. From Crescent Road / Mount Pleasant, the site is at a higher level than the Public Highway. There are steps sited at the front of the Town Hall leading up to Civic Way. There are trees as part of landscaping in and around the site. There are significant trees along the site frontage with Mount Pleasant along Civic Way.</p> <p>The site is adjacent to a number of public highways – Calverley Road, Crescent Road, Monson Road, Mount Pleasant Road. There is vehicular access through parts of the site. There are pavements along the road frontages that adjoin the site and link through parts of the site e.g. Monson Way, link by side of car park. The site is generally flat.</p>
Suitability:	<p>Site is considered to be a sustainable site within the defined town centre of Royal Tunbridge Wells. It is all PDL site within the existing LBD. It is within a central part of the defined RTW Town Centre and is within the core commercial, civic and leisure area of the town. It should be considered further through the Town Centre Area Plan proposed for Royal Tunbridge Wells town centre for a mix of uses subject to relevant constraints identified in relation to heritage and townscape.</p>
Availability:	<p>Available in part Multiple ownership</p>
Achievability:	<p>It is considered that the site could be delivered in the Local Plan period. The Council is planning to bring forward a Town Centre Area Plan for Royal Tunbridge Wells which will take this area forward and plan and deliver the proposed uses and aspirations for the town centre.</p>
Sustainability Assessment:	<p>Highly sustainable site. Air quality score is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. This location is not suited to residential housing. Adjacent sites are meeting local demand and scores have been applied on this basis. The Landscape/ Townscape objective scores as partially unknown due to the difficulty of assessing impacts</p>

	without a design.
Conclusion:	Site is identified as a sustainable site subject to the relevant constraints identified. However its future role and use should be considered further through the production of a Town Centre Area Plan setting out a comprehensive strategy for the town centre of Royal Tunbridge Wells.
Reason:	This site is identified as a sustainable site inside the LBD and defined town centre of Royal Tunbridge Wells. Its suitability is confirmed through the SA, although it is recognised that parts of the site are subject to a number of constraints, notably heritage. Therefore it is proposed that it be identified within Policy STR/RTW 2 – Royal Tunbridge Wells Town Centre and will form part of the consideration and strategy for the town centre developed through the Town Centre Area Plan, which will consider the range and quantum's appropriate for the site and its relationship with surrounding uses as part of the overall strategy for the town centre.

	permission 16/504331/FULL for 127 dwellings
Site Description:	Prior to being developed, this site consisted of Union House, comprising offices, other commercial uses and a car park. The office building was mostly vacant. The site is adjoined by the Pantiles, the A26, Eridge Road, a Car Park, and some residential properties and commercial uses. A church adjoins the site. The boundaries of the site originally comprised brick walls. Vehicular access to the site is from Eridge Road via the car park. Pedestrian access to the site entrance is from Eridge Road. The site is sloping. This site is exposed.
Suitability:	This site is considered to be a sustainable site due to the fact that it is a PDL site within the existing LBD within the town centre of RTW. It is well located for existing services and facilities. The site has an extant planning consent as part of a larger site.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered to be a sustainable site which is in a sustainable location, however it is not considered appropriate to allocate it within the Local Plan.
Reason:	The site is a sustainable PDL site inside the LBD which benefits from an extant planning consent currently under construction.

Site Reference: 267 (part of Local Plan Allocation AL/RTW 15)

Site Address: Rowan Tree Road, Showfields, Tunbridge Wells, 5PR

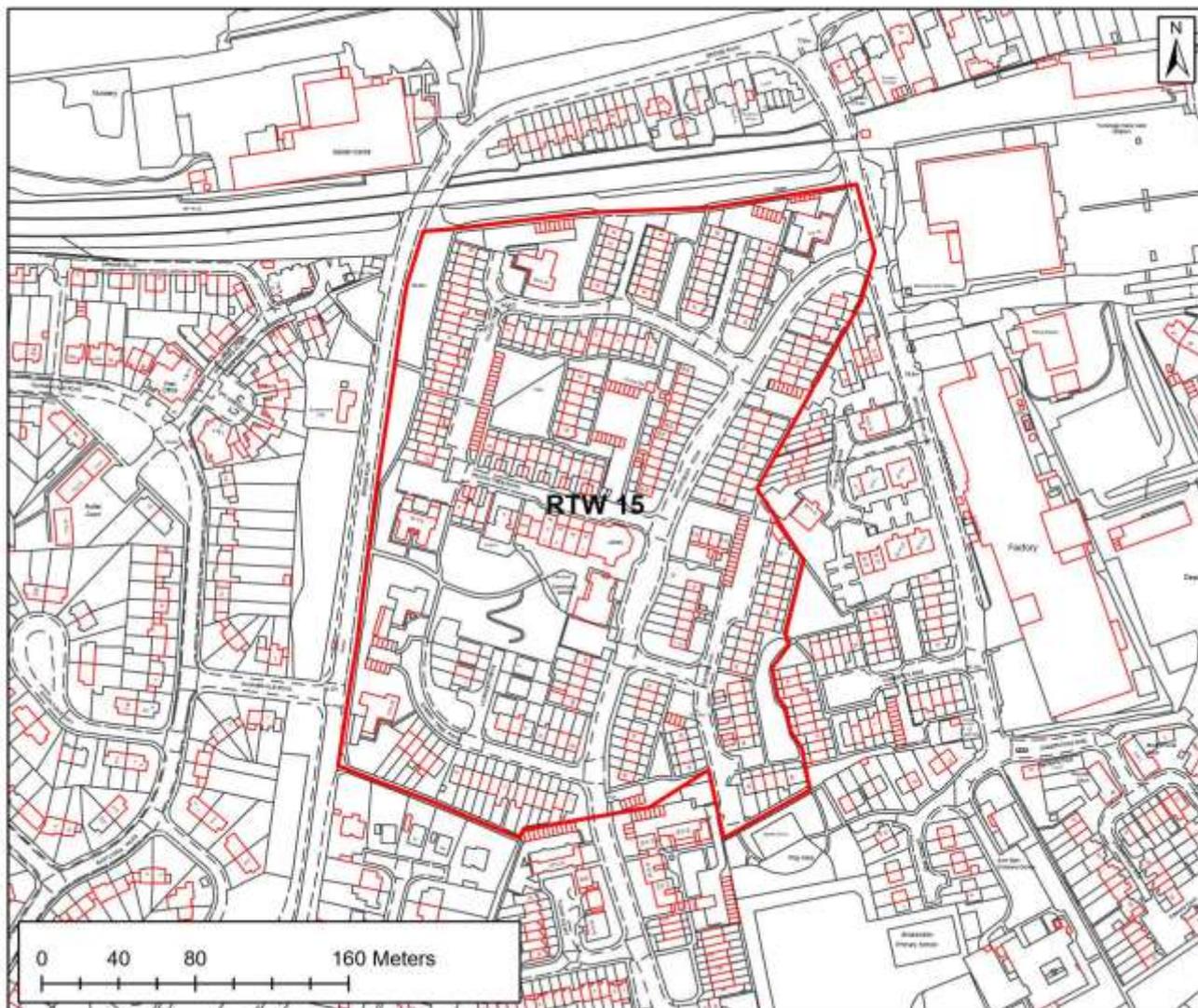


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.69
Developable area (ha):	0.69
Site type:	Part PDL/part greenfield site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for mixed use including further residential development and health and community facilities.
Potential yield if residential:	155
Issues to consider:	Ecology: TPO; 2016 Landscape Designation; APA: General background archaeological potential; ALC: URBAN; LCA: Urban; Highway matters;

	Transport Infrastructure: In proximity to local cycle route
Site Description:	<p>The site comprises a mix of uses including community centre, health facility, library, cafe, hall, children's play area and green open space and residential uses. There are several buildings on the site comprising a mix of single storey e.g. Hall, library and three storey terrace building including a surgery and café. There are also residential properties. The site is adjoined by residential properties. There is a parking area along Showfields, adjacent to the site. Site boundaries comprise a mix of brick walls, fences and railings, more open in parts along Showfields. There is some soft landscaping including trees. There is a designated cycle route further north of the site.</p> <p>There is no vehicular access through the site but it is accessed from Showfields. There are bollards along the site frontage with Showfields. There is a parking area along Showfields, adjacent to the site. There are several pedestrian foot paths through/across the site. Areas with buildings are flat. Green space is elevated in comparison and slopes up from the main complex of buildings. This site is exposed.</p>
Suitability:	This part PDL/part greenfield site inside the LBD is considered suitable for further development. The site itself includes a mix of services and facilities and is well located within the main urban area of RTW. See also site AL/RTW15, including site 267 and additional land.
Availability:	Available Multiple ownership
Achievability:	This is considered to be a suitable site. It is available and it is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	This is a highly sustainable site with positive scores reflecting the improvement to services and suitable location. The climate change score reflects the fact that proposals are for redevelopment of existing facilities rather than creation of new facilities. Private car use is not essential in this location and the provision for a low traffic neighbourhood make the air quality score mixed despite the proximity to the AQMA. The resources objective has a mixed/negative score to reflect the demolition that would be necessary.
Conclusion:	This site is identified as being suitable as a potential Local Plan Allocation which is confirmed through the SA which highlights it as a highly sustainable site.
Reason:	Site is a part PDL site inside the LBD of the main urban area of Royal Tunbridge Wells. The site is considered to be sustainable in this context. It is suitable for a mixed use scheme reflective of the fact that the existing site comprises a mix of uses and would benefit from regeneration and enhancement of the existing residential dwellings on the site, supported by enhanced community facilities in this sustainable location.

Site Reference: Local Plan Allocation AL/RTW 15, including site 267 and additional land

Site Address: Land at Showfields Road and Rowan Tree Road



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Map Dated: March 2021

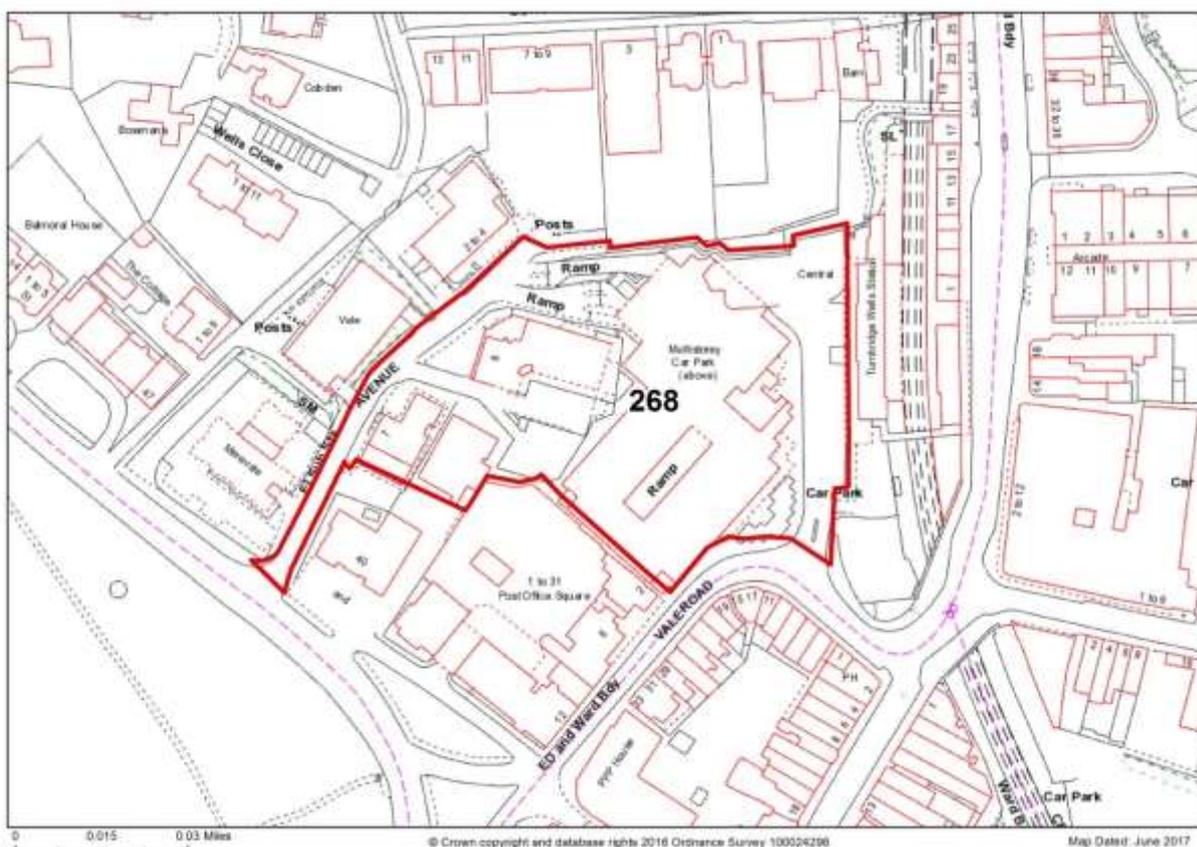
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	7.07
Developable area (ha):	7.07
Site type:	Part PDL/part greenfield site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for mixed use including further residential development and health and community facilities.
Potential yield if residential:	155
Issues to consider:	Ecology: TPO;

	<p>2016 Landscape Designation; Contaminated Land; APA: General background archaeological potential; ALC: URBAN; LCA: Urban; As at 01 April 2020, part of site includes extant planning permission 17/03373/FULL for 1 dwelling, 17/03374/FULL for 2 dwellings, and 17/03376/FULL for 1 dwelling</p>
Site Description:	<p>The site comprises a mix of uses including community centre, health facility, library, cafe, hall, children's play area and green open space and residential uses. There are several buildings on the site comprising a mix of single storey e.g. Hall, library and three storey terrace building including a surgery and café. There are also residential properties. The site is adjoined by residential properties. There is a parking area along Showfields, adjacent to the site. Site boundaries comprise a mix of brick walls, fences and railings, more open in parts along Showfields. There is some soft landscaping including trees. There is a designated cycle route further north of the site.</p> <p>There is no vehicular access through the site but it is accessed from Showfields. There are bollards along the site frontage with Showfields. There is a parking area along Showfields, adjacent to the site. There are several pedestrian foot paths through/across the site. Areas with buildings are flat. Green space is elevated in comparison and slopes up from the main complex of buildings. This site is exposed.</p>
Suitability:	<p>This part PDL/part greenfield site inside the LBD is considered suitable for further development. The site itself includes a mix of services and facilities and is well located within the main urban area of RTW. See also site 267.</p>
Availability:	<p>Available Multiple ownership</p>
Achievability:	<p>This is considered to be a suitable site. It is available and it is considered that the site could be delivered in the Local Plan period.</p>
Sustainability Assessment:	<p>This is a highly sustainable site with positive scores reflecting the improvement to services and suitable location. The climate change score reflects the fact that proposals are for redevelopment of existing facilities rather than creation of new facilities. Private car use is not essential in this location and the provision for a low traffic neighbourhood make the air quality score mixed despite the proximity to the AQMA. The resources objective has a mixed/negative score to reflect the demolition that would be necessary.</p>
Conclusion:	<p>This site is identified as being suitable as a potential Local Plan Allocation which is confirmed through the SA which highlights it as a highly sustainable site.</p>
Reason:	<p>Site is a part PDL site inside the LBD of the main urban area of Royal Tunbridge Wells. The site is considered to be sustainable in this context. It is suitable for a mixed use scheme reflective of the</p>

	fact that the existing site comprises a mix of uses and would benefit from regeneration and enhancement of the existing residential dwellings on the site, supported by enhanced community facilities in this sustainable location.
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Site Reference: 268; part of SALP AL/RTW3 (part of Local Plan Allocation STR/RTW 2)

Site Address: Vale Avenue and Torrington Car Park, Tunbridge Wells



Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.02
Developable area (ha):	1.02
Site type:	PDL site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for mixed commercial use as well as residential
Potential yield if residential:	100
Issues to consider:	Heritage: Conservation Area, includes and is adjacent to Listed Buildings; Ecology: TPO; Common Land; APA: General background archaeological potential; ALC: URBAN; LCA: Urban;

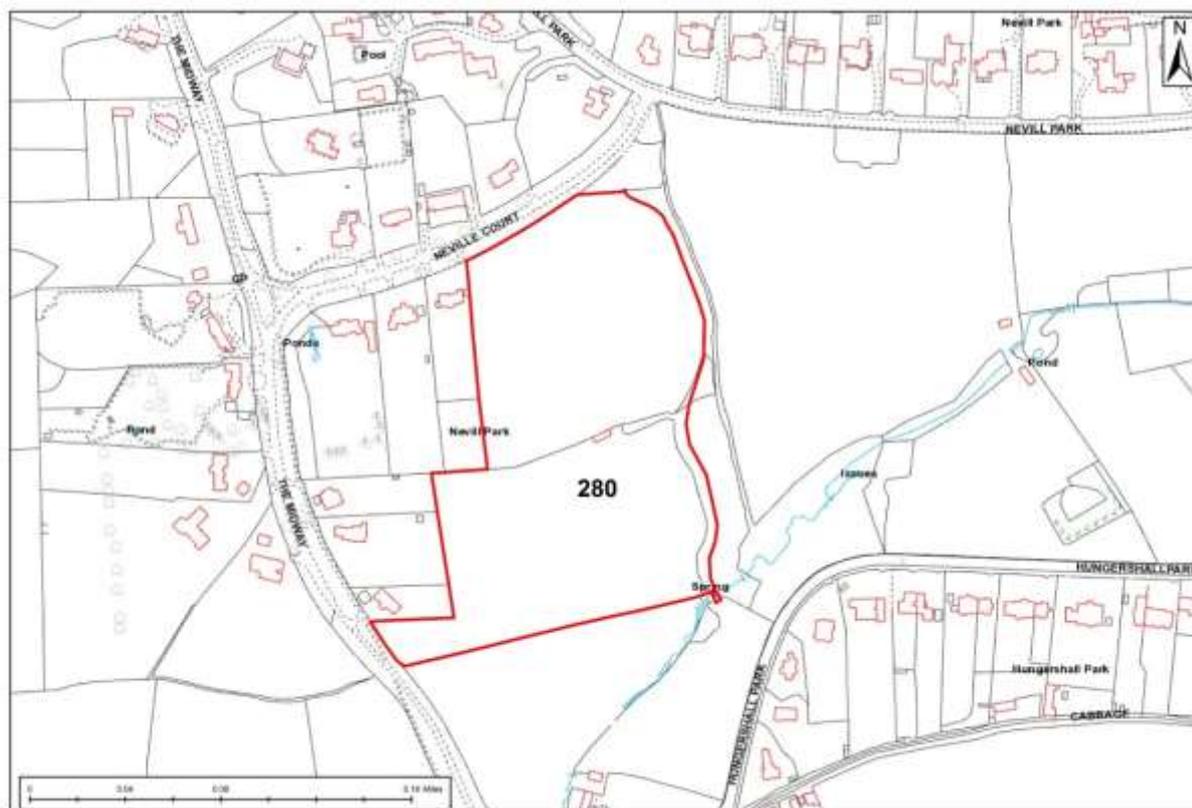
	Part of existing allocation AL/RTW3 in Site Allocations Local Plan; Potential land contamination; Loss of parking provision; Highway matters
Site Description:	The site comprises a multi-storey car park and various office, commercial and retail buildings and station approach to the adjacent railway station. The site is adjoined by office uses, commercial uses, railway station and some residential uses. The boundaries of the site are mixed and include hard and soft landscaping. There are some trees but the site is predominantly urban in nature. There is existing vehicular access to the site from Vale Avenue. The site fronts Vale Avenue and Vale Road from which there is pedestrian access to the site. The site is set at varying levels but the site is at a lower level than the surrounding town centre generally. This site is generally exposed.
Suitability:	Site is considered to be a sustainable site within the defined town centre of Royal Tunbridge Wells. It is a PDL site within the existing LBD. It is within a central part of the defined RTW Town Centre and is within the core commercial and leisure area of the town. It should be considered further through the Town Centre Area Plan proposed for Royal Tunbridge Wells town centre for a mix of both commercial and residential uses subject to relevant constraints identified in relation to heritage and townscape. See also Site 120 and Site 268, part of SALP/AL/RTW3.
Availability:	Available Multiple ownership
Achievability:	It is considered that the site could be delivered in the Local Plan period. The Council is planning to bring forward a Town Centre Area Plan for Royal Tunbridge Wells which will take this area forward and plan and deliver the proposed uses and aspirations for the town centre.
Sustainability Assessment:	Air quality is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. There is an existing high demand for school places locally and thus the education objective score negatively. Travel and Services objectives score particularly well because the central location means new residents have access to a wide range of services and would not necessarily require a private car. The Landscape/Townscape objective scores as partially unknown due to the difficulty of assessing impacts without a design.
Conclusion:	Site is identified as a sustainable site subject to the relevant constraints identified. However its future role and use should be considered further through the production of a Town Centre Area Plan setting out a comprehensive strategy for the town centre of Royal Tunbridge Wells.
Reason:	This is identified as a sustainable site which is a PDL site and falls inside the LBD of Royal Tunbridge Wells. It is considered to be a sustainable site in this context which is confirmed through the SA.

	<p>Therefore it is proposed that it be identified within Policy STR/RTW 2 – Royal Tunbridge Wells Town Centre and will form part of the consideration and strategy for the town centre developed through the Town Centre Area Plan which will consider the range and quantum's appropriate for the site and its relationship with surrounding uses as part of the overall strategy for the town centre.</p>
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Site Reference: 280

Site Address: Land at The Midway, Nevill Court, Tunbridge Wells, Kent

Call for Sites 2017 Submission



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Map Data, June 2017

Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	4.56
Developable area (ha):	4.02
Site type:	Greenfield site adjacent to the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	121
Issues to consider:	Heritage: partly within/adjacent to Conservation Area; Ecology: Ancient Woodland, partly within/adjacent to Arcadian Areas; MGB; HLC Period: Late 20th century, Early medieval; APA: Hungershall C16th deerpark and former site of historic house; ALC: GRADE 4; LCA: Urban, Wooded Farmland;

	Adjacent to LBD
Site Description:	<p>This site is a green field/parkland. There is one building towards the centre of the site. Adjoining uses include residential properties and parkland. There is also an adjoining grazing field for horses. The boundaries are mostly comprised of trees, with some iron fencing and sporadic residential fencing. There is also a wall adjacent to the end property of The Midway.</p> <p>There is a field gate along the northern frontage of the site along Nevill Court. A further gate is sited along The Midway. There is no pedestrian access to the site currently but the site has a frontage with Nevill Court and part of the site is adjacent to The Midway. There is a Public Right of Way to the west of the site. The site has a slope down from north to south, with undulations. This site is exposed.</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, resulting in very high harm. There are also concerns in relation to Ancient Woodland and heritage and townscape issues.
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:	There is concern over the impact on the Green Belt. The site is part of a larger Green Belt parcel the release of which would cause high harm if released from the Green Belt. There is also concern in relation to ecology, ancient woodland and heritage matters if this site were to be allocated, including on the historic and landscape setting of Royal Tunbridge Wells.

Site Reference: 328

Site Address: Land at Eridge Road & Eastlands Close, Royal Tunbridge Wells, Kent

Call for Sites 2017 Submission



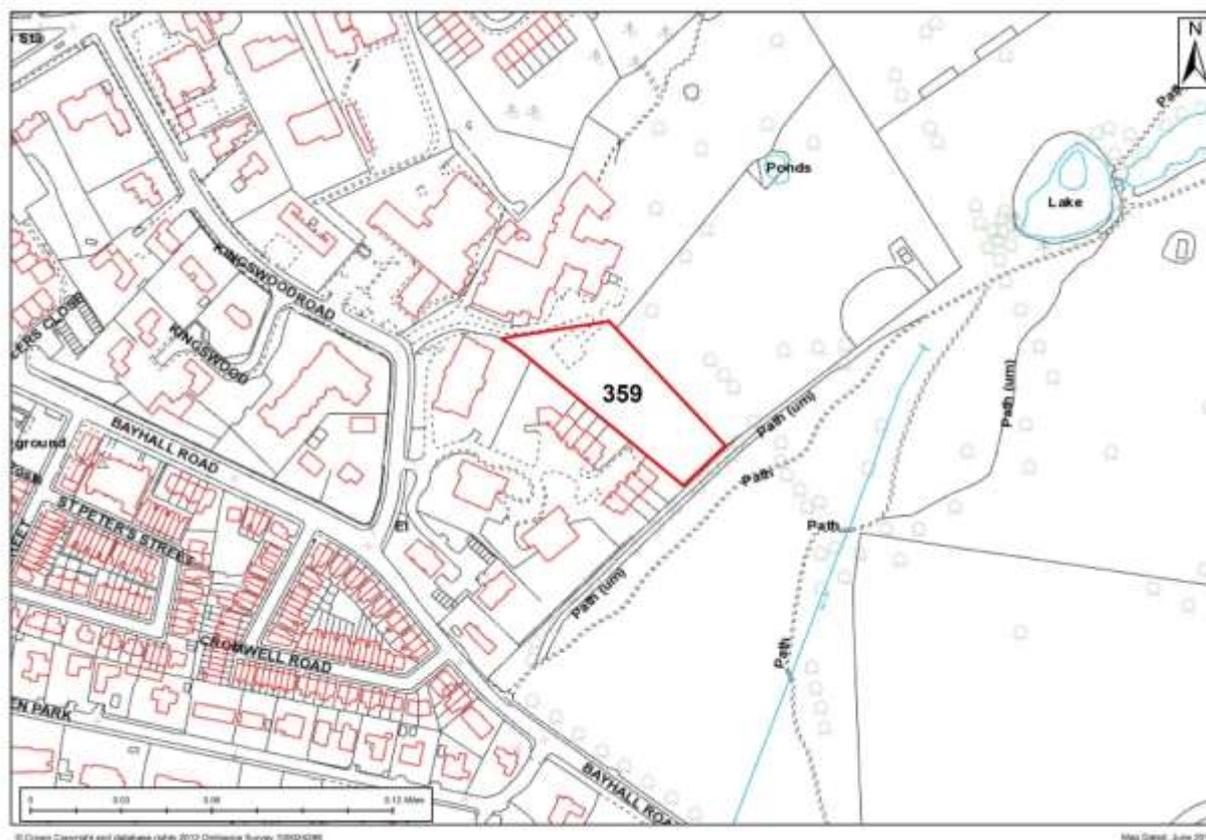
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.73
Developable area (ha):	0.73
Site type:	Greenfield site inside the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use or Important Open Space
Potential yield if residential:	22
Issues to consider:	2016 Landscape Designation; APA: General background archaeological potential; ALC: URBAN; LCA: Urban;
Site Description:	The site is a managed strip of green land alongside residential properties. There is a path running through the site which appears to be used by residents to connect to pavements along Eridge

	<p>Road. There are no existing buildings onsite but there are residential properties along Eastlands Close. Eridge Road adjoins the site to the south east. Hedging and trees along the boundary with Eridge Road. There is an open boundary to the north west with the properties on Eastlands Close.</p> <p>There is no formal access to the site, however the site has a frontage with Eastlands Close. The site has a footpath running through it connecting to Eridge Road. The site also appears to be regularly accessed by nearby residents for local amenity such as dog walking. The site is flat. This site is exposed.</p>
Suitability:	This greenfield site inside the LBD is not considered to be suitable for allocation. It is a designated Important Open Space and used as local amenity space.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This is a site that scores several neutrals and some positive scores. Negative scores have been given for noise due to the sites location along the A26. The site also receives a negative score for landscape due to the loss of the green open space and the contribution this makes to the approach into Tunbridge Wells and the townscape. The loss of the green space has informed the land use score given.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This greenfield site is a Designated Important Open Space which is used for local amenity and is therefore not suitable for allocation within the Local Plan.

Site Reference: 359 (this site also forms part of site 400)

Site Address: Land to the east of Halliwell Nursing Home, Kingswood Road, Tunbridge Wells, Kent

Call for Sites 2017 Submission



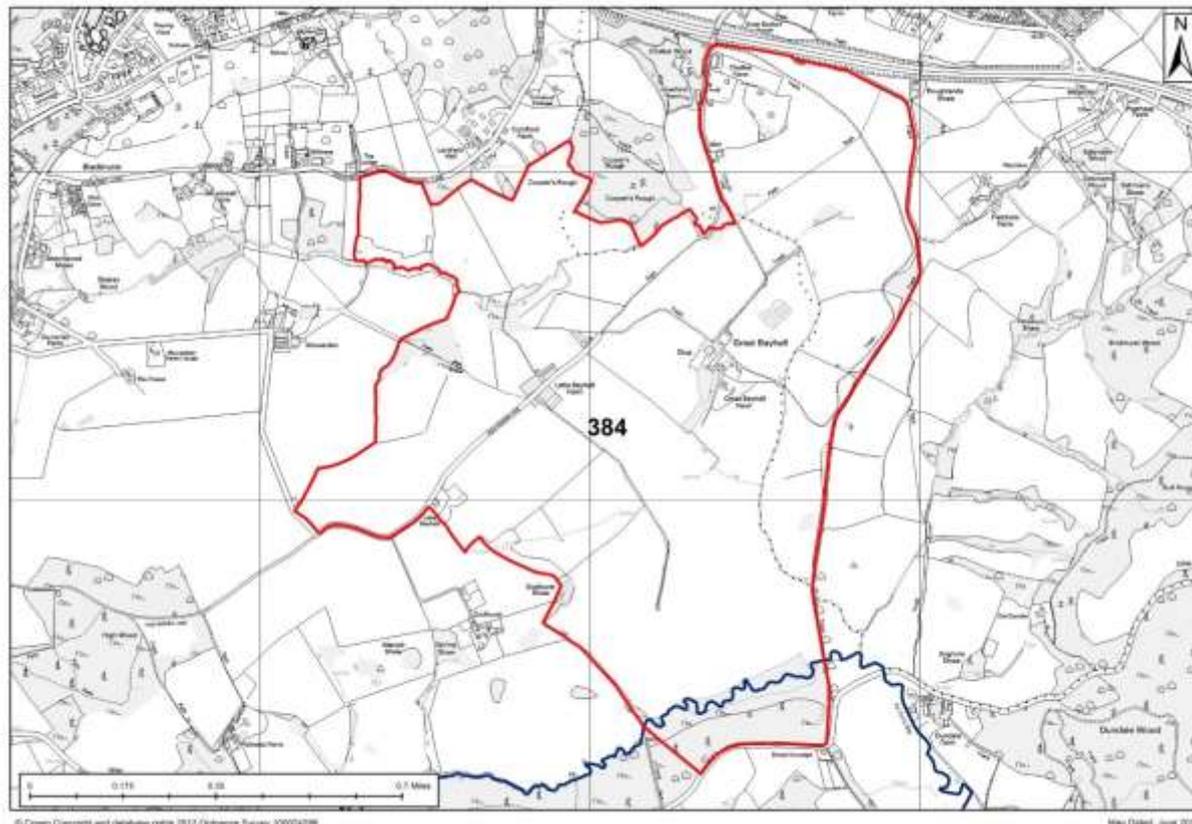
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.40
Developable area (ha):	0.40
Site type:	Greenfield site adjacent to the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	12
Issues to consider:	Ecology: TPO; MGB; APA: General background archaeological potential; ALC: GRADE 3; LCA: Open Farmland, Urban; Heritage: Adjacent to Dunorlan Park Historic Park and Garden; Highways (means of access)
Site Description:	This site is an overgrown green-field site. There are no existing

	<p>buildings on site. Adjacent uses include residential, parkland, woodland, and overgrown shrubland/field. Boundaries are mainly comprised of mature trees and hedging and are open to the adjoining parcel of land.</p> <p>There is no vehicle access. Any access would have to be through adjacent properties. There is also no pedestrian access but informal paths run adjacent to the site within the parkland. The site is flat but site may rise towards Pembury Road. The site is generally enclosed.</p>
Suitability:	This is considered to be an unsuitable site because of harm that would be caused to the Green Belt, if the site were to be released from it, causing very high harm. There is also concern in relation to landscape and historic constraints, the site being adjacent to Dunorlan Historic Park and Garden. See also Site 400.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This site scores mostly neutral scores with some positive ones. It scores negatively on heritage due to it being adjacent to an historic park and garden and adjacent to an area of archaeological potential. The site is a greenfield site and a small part of a larger Green Belt parcel the release of which would cause very high harm. The score for land use has been adjusted to reflect the size of the site. The negative score for noise has been informed by the sites position in close proximity to the Pembury Road.
Conclusion:	This site is considered to be unsuitable as a potential site allocation which is confirmed through the SA.
Reason:	There is concern over the impact on the Green Belt. The site is part of a larger parcel the release of which would cause very high harm if released from the Green Belt. There is also significant heritage concern regarding this site and it is considered that allocation of the site would have a negative effect on the setting of the adjacent Historic Park and Garden.

Site Reference: 384

Site Address: Land at Great Bayhall, Tunbridge Wells, Kent

Call for Sites 2017 Submission



Location:	Royal Tunbridge Wells
Settlement:	In proximity to Main Urban Area: Royal Tunbridge Wells and Pembury
Gross area (ha):	227.54
Developable area (ha):	193.83
Site type:	Mostly greenfield site with pockets of PDL land outside of the LBD of RTW
Potential site use:	Site has been submitted as a potential new settlement. It would be a mixed use scheme including residential
Potential yield if residential:	3,250- 3,500 @ 15-20 dpha
Issues to consider:	Heritage: Listed Buildings, and views from Dunorlan Park Historic Park and Garden; Ecology: TPO, Ancient Woodland, Ancient Woodland considerations related to access (outside of the site); AONB Component Part: Ancient Woodland, Farmstead, Historic Routeways PRoW, Sandstone Outcrops, Water Courses, Ponds,

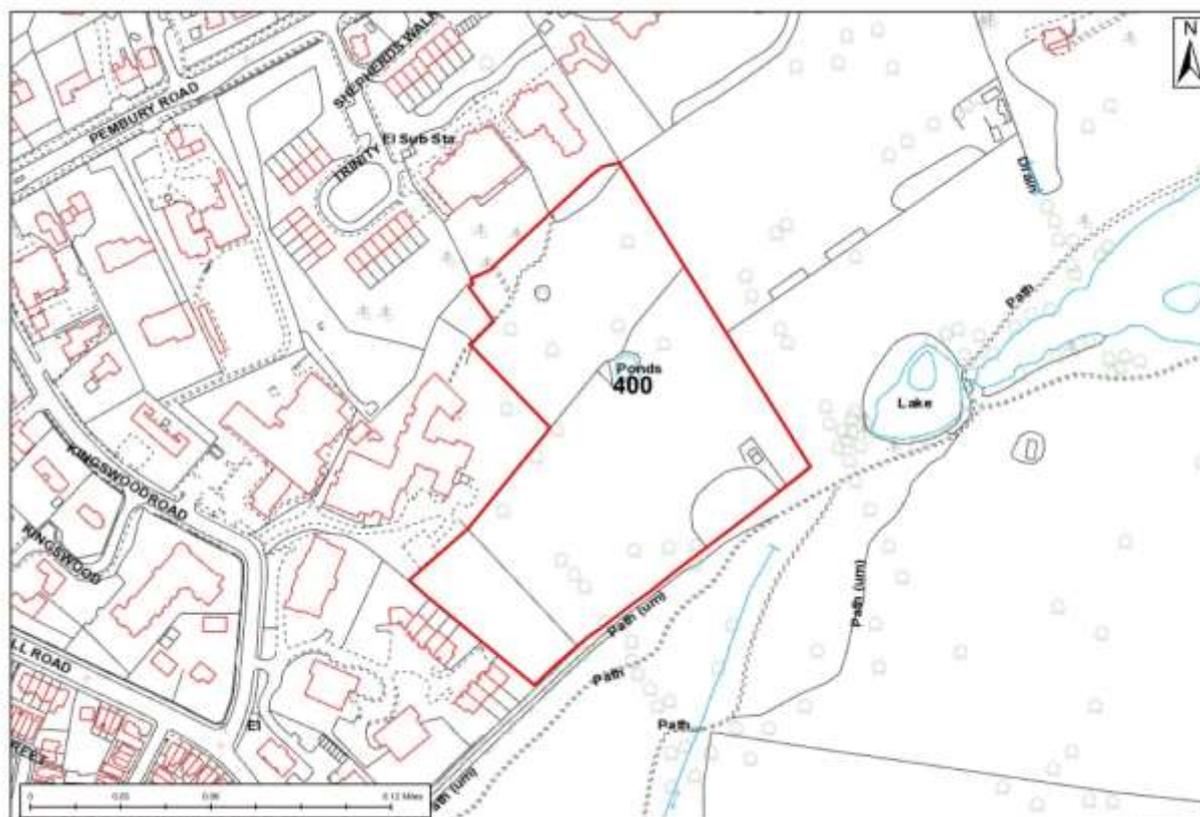
	<p>Openwater, Historic Field Boundaries; Transport Infrastructure: PRoW; MGB; AONB; Flood Zone 2; Flood Zone 3; HLC Period: Early medieval, Early 20th century; APA: Historic Trackway running south from Pembury; ALC: GRADE 4, GRADE 3; LCA: Open Farmland; Land contamination (landfill site and Unknown Filled Ground); Minerals and waste; Highway issues; As at 01 April 2020, part of site includes extant planning permission 19/02737/FULL for 1 dwelling, and 19/03602/FULL for 1 dwelling</p>
Site Description:	<p>The site comprises primarily farmland with sporadic residential uses. There are pockets of woodland on the site. There are some existing buildings on the site including dwellings and farm buildings. The site is adjoined by farmland and farm, Peppenbury House and woodland. The site is largely rural and is characteristic of the High Weald AONB countryside and is removed from the built up area. There are some scattered residential properties and a curling rink in proximity to the site.</p> <p>Highwoods Lane runs through part of the site as does Chalket Lane. Cornford Lane is adjacent to the site at its northern end. There is a lack of pedestrian pavement along Highwoods Lane and Chalket Lane and a general lack along Cornford Lane too. There are Public Rights of Way on the site and a Bridleway. The site has a complex topography. Highwoods Lane runs along a ridge through the site. There are public views from the Public Rights of Way and the roads that run through and adjacent to the site.</p> <p>The topography of the site is varied, but includes areas of ridges and valleys.</p> <p>Transport links to the south-west (towards Hawkenbury/Royal Tunbridge Wells) would most likely follow the route of Highwoods Lane, which runs through approximately 600m Ancient Woodland</p>
Suitability:	<p>This large greenfield site is considered unsuitable for development as a new settlement because of the substantial harm that would be caused to the AONB – development of this scale in the AONB would not be in accordance with Paragraph 172 of the NPPF which seeks to conserve and enhance the AONB. Additionally, this site falls within the Green Belt and if the site were to be released from it, the release of which would cause very high harm. There are also concerns in relation to the settlement pattern and setting of the town of Royal Tunbridge</p>

	Wells, the historic environment, ecology and highways concerns.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	<p>The site is separated from Hawkenbury/Royal Tunbridge Wells and Pembury, although has been submitted as a potential new settlement with the potential for housing, employment, etc with 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 would constitute major development within the AONB and would cause substantial harm to the AONB. This along with other significant constraints in relation to the Green Belt designation, release of which would cause very high harm, landscape, ecological and heritage result in this large site being considered unsuitable as a potential Local Plan allocation.</p>
Reason:	<p>Key considerations for planning for new settlements/ significant extensions to existing settlements are set out at para 72 of the NPPF.</p> <p>However, 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 of development of such a scale, of the size of a new settlement would result in substantial harm to the AONB so as to be considered unacceptable. This SHELAA has demonstrated the availability of suitable sites outside of the AONB. This site is therefore not suitable for development.</p> <p>The site is also within the Green Belt: the TWBC Green Belt study (2020) identified that the potential harm caused by the release of land in this broad parcel would be considered to be very high. 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.</p> <p>There are additionally concerns about the impacts of changes to traffic movements, particularly at Hawkenbury. Taking the above into account, the site is not considered suitable for allocation within the Local Plan.</p>

Site Reference: 400 and including site 359

Site Address: Land to the east of Halliwell Nursing Home, Kingswood Road, Tunbridge Wells, Kent

Call for Sites 2017 Submission



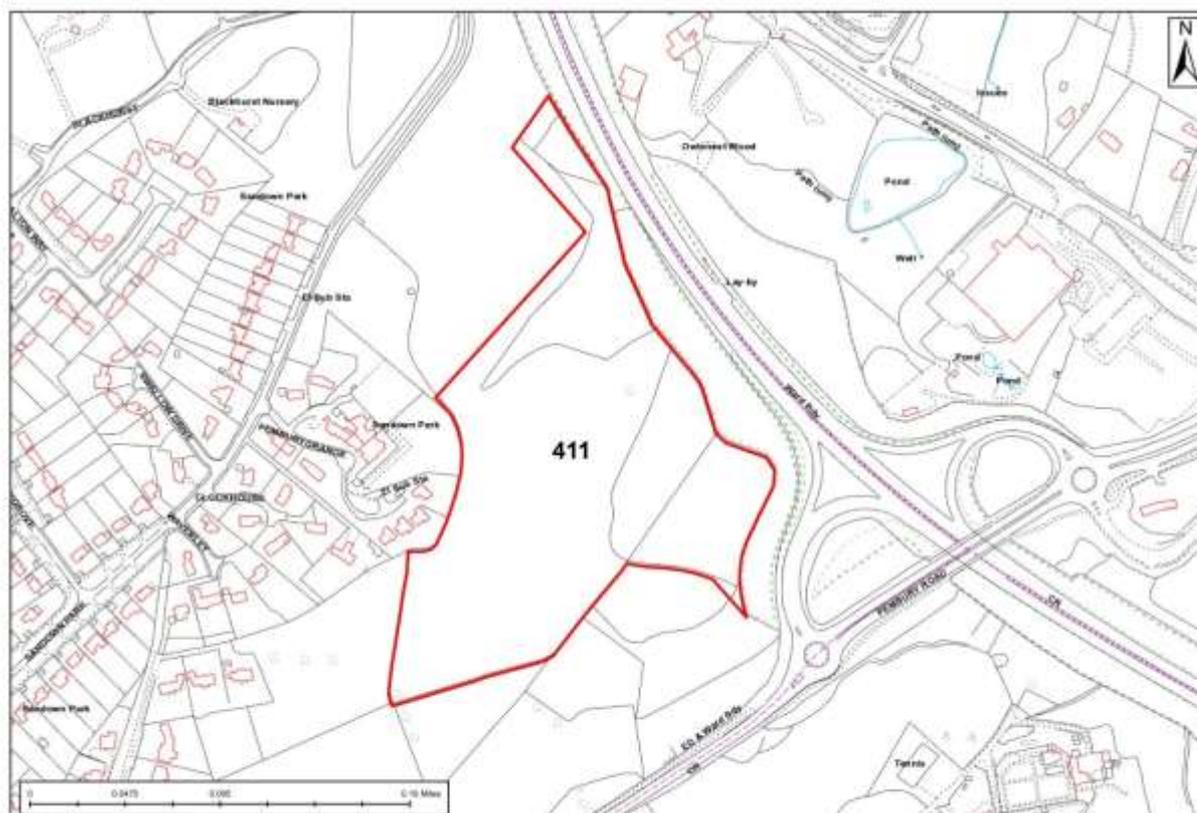
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	2.97
Developable area (ha):	2.97
Site type:	Greenfield site adjacent to LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	89
Issues to consider:	Heritage: Adjacent to Conservation Area, adjacent to Dunorlan Historic Park and Garden; Ecology: TPO; MGB; 2016 Landscape Designation; HLC Period: Early modern; APA: General background archaeological potential; ALC: GRADE 3, URBAN;

	LCA: Urban, Open Farmland; Highway matters (means of access); Land contamination (hospitals (non-research))
Site Description:	<p>This site is an area of overgrown shrubland/greenfield to the rear of domestic properties. There is an area of woodland within the site. There are no evident buildings onsite. Adjoining uses include Parkland, residential properties, and a nursing home. There is primarily a strong boundary of mature trees and hedgerow plants along boundaries with Dunorlan Park. At points there is chain link fencing and domestic boundary treatments in place along adjoining residential boundaries.</p> <p>There is no vehicle access. Access would need to be through adjoining properties or parkland. There is also no pedestrian access, although informal paths run along boundary with parkland. Access may be provided through adjoining residential properties. The site is Primarily flat, however likely that site may rise towards Pembury Road. This site is enclosed.</p>
Suitability:	This is considered to be an unsuitable site because of harm that would be caused to the Green Belt, if the site were to be released from it, causing very high harm. There is also concern in relation to landscape and historic constraints, the site being adjacent to Dunorlan Historic Park and Garden. See also Site 359.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This site scores mostly neutral scores with some positive ones. It scores negatively on heritage due to it being adjacent to the Conservation Area, forming part of its setting and adjacent to an historic park and garden and area of archaeological potential. The site is a greenfield site and part of a larger Green Belt parcel the release of which would cause very high harm. The score for land use has been adjusted to reflect the size of the site. The negative score for noise has been informed by the sites position in close proximity to the Pembury Road.
Conclusion:	This site is considered to be unsuitable as a potential site allocation which is confirmed through the SA.
Reason:	There is concern over the impact on the Green Belt. The site is part of a larger parcel the release of which would cause very high harm if released from the Green Belt. There is also significant heritage concern regarding this site and it is considered that allocation of the site would have a negative effect on the setting of the adjacent Historic Park and Garden.

Site Reference: 411

Site Address: Land at Sandown Park between Pembury Grange and A21, Royal Tunbridge Wells, Kent

Call for Sites 2017 Submission



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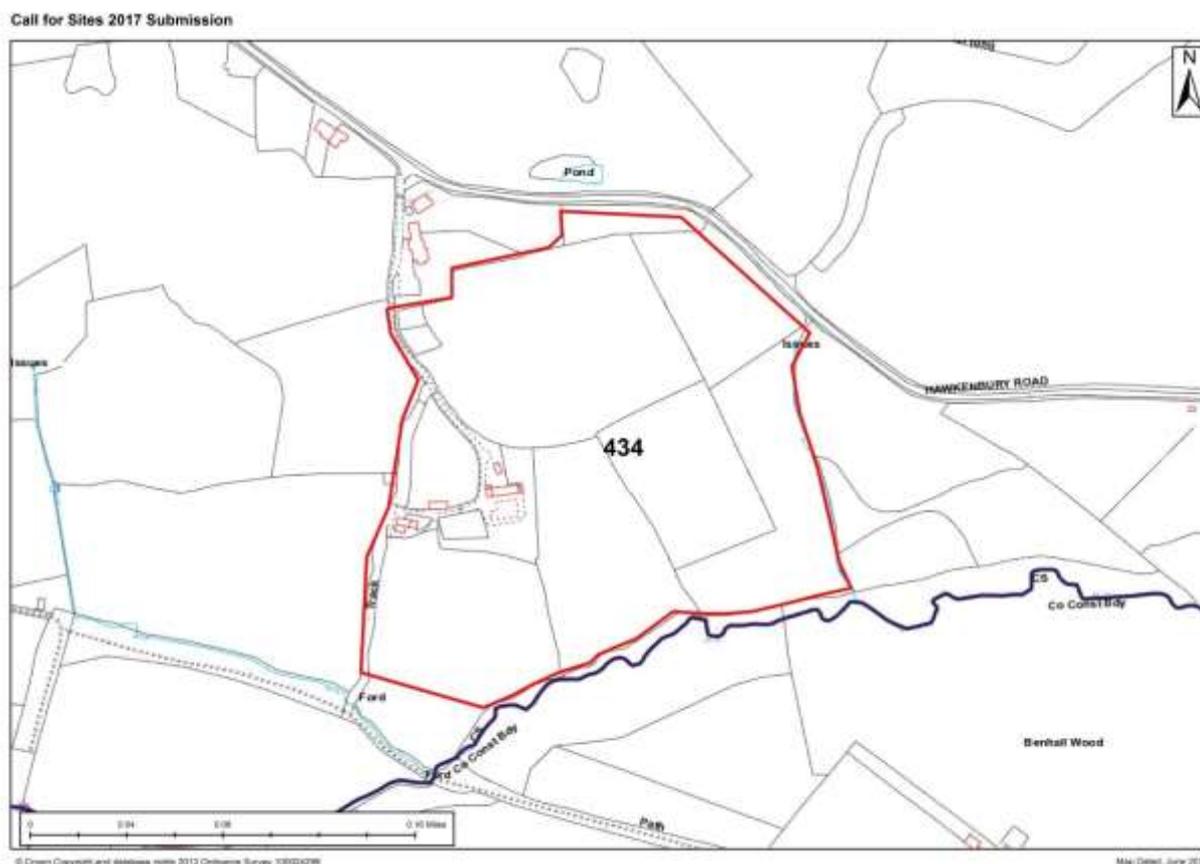
Map Date: June 2017

Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	6.69
Developable area (ha):	5.51
Site type:	Greenfield site adjacent to LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	165
Issues to consider:	Ecology: TPO, Ancient Woodland; MGB; HLC Period: Early modern, Early medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Urban, Forested Plateau; Transport Infrastructure: In proximity to national cycle route; Adjacent to LBD
Site Description:	This site is a greenfield with no existing buildings onsite. Adjoining

	<p>uses include fields, the A21, and residential development. The boundaries are mostly comprised of trees and hedging.</p> <p>There is no evidence vehicle access; the site appears to currently be land-locked. There is also no pedestrian access. However, there is a pavement along Sandown Park. Land rises east to west. The site is enclosed.</p>
Suitability:	This site is considered unsuitable because of harm that would be caused to the Green Belt, if the site were to be released from it, resulting in high harm. There are also concerns in relation to landscape and highways.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This site scores a number of neutral scores with some positive ones. Negative scores are given for air, land use, landscape and noise. Land use score is informed by the loss of a greenfield site which is part of a Green Belt parcel the release of which would cause high harm. Air and noise scores are influenced by the location of the site adjacent to the A21 and close to the Pembury Road. The landscape negative score is influenced by the loss of a greenfield site which contributes to the landscape setting of Tunbridge Wells.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is concern over the impact on the Green Belt. The site is part of a larger parcel the release of which would cause high harm if released from the Green Belt. There are concerns in relation to landscape and settlement pattern as well as concerns that this would result in coalescence of settlements (Royal Tunbridge Wells and Pembury) as well as highways concerns.

Site Reference: 434

Site Address: Tutty's Farm, Hawkenbury, Royal Tunbridge Wells, Kent



Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	7.67
Developable area (ha):	6.95
Site type:	Part greenfield site / part PDL site adjacent to the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	208
Issues to consider:	Ecology: TPO, Ancient Woodland, LWS; AONB Component Part: Historic Field Boundaries; Transport Infrastructure: PRoW; MGB; Adjacent to the AONB; HLC Period: Early modern, Early medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Open Farmland;

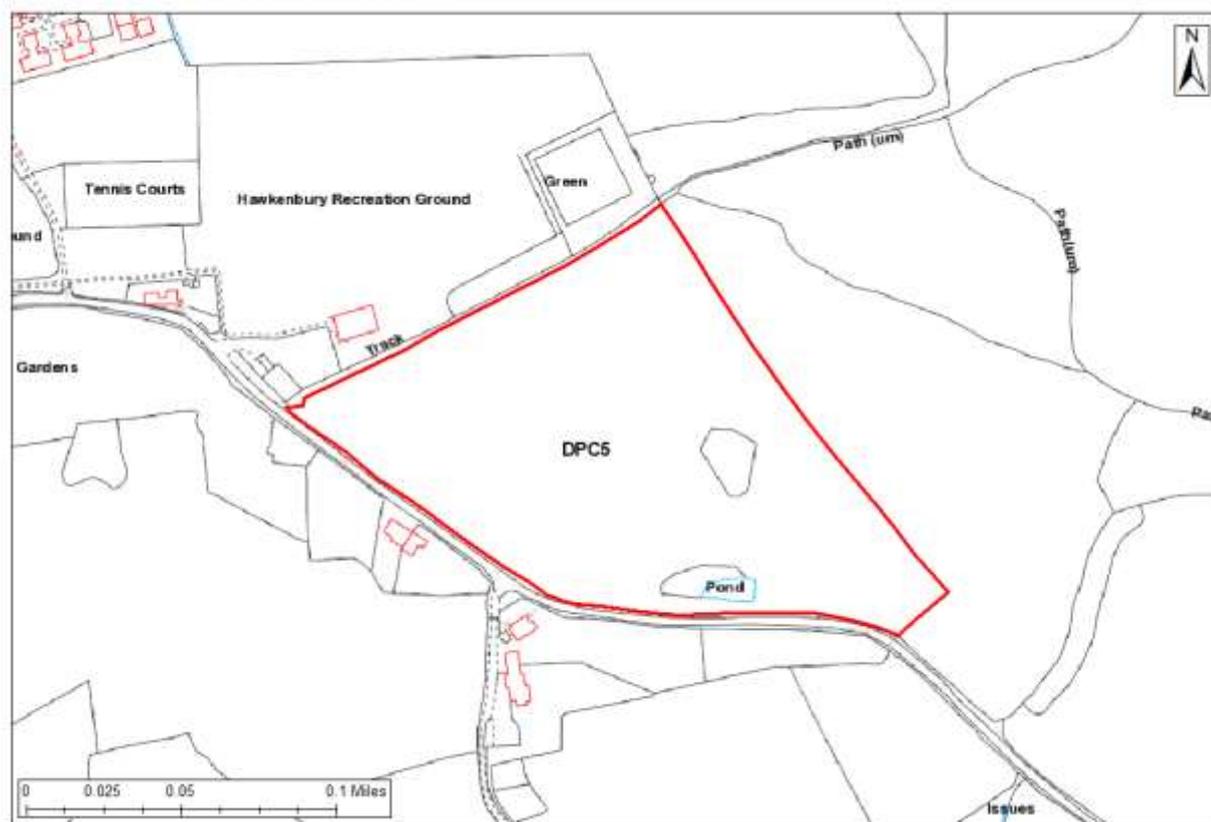
	Heritage: Historic Farmstead within site; Land contamination (manufacture of clay bricks and landfill site); Adjacent to existing Limits to Built Development; Highway Matters
Site Description:	<p>The site consists of green fields, a farm, sand school and stables towards the southern end of the site. The site includes part woodland in the south-east corner. There are existing farm buildings and a stable on the site. The site is adjoined by woodland, fields and occasional residential development. The boundaries of the site comprise a mix of hedgerows and trees. There are streams within the site.</p> <p>This site is adjacent to the previous allocation at Hawkenbury which is currently under construction. No vehicular access into the site appears to exist along Hawkenbury Road. There is an access gate along the track to Tutty's Farm. Pedestrian access to the site appears to be currently lacking and there is a lack of pavements. A Public Right of Way runs through the site close to its western boundary and there is a further Public Right of Way adjacent to the southern boundary. There is a steep slope along Hawkenbury Road. There is a slope down to the south from the track down by Tutty's Farm. This site is generally exposed.</p>
Suitability:	This site is considered to be unsuitable because of harm that would be caused to the Green Belt, if the site were to be released from it causing high harm as well as harm to the setting of the AONB. It is subject to a number of other constraints including landscape, ecological being a part Local Wildlife Site and adjacent to Ancient Woodland as well as historic constraints. There are also highways concerns.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	<p>This site transverse the boundary with Wealden district thus negative impacts that have been predicted for the landscape objective apply to the AONB in both constituencies.</p> <p>This site scores a mix of scores, with several neutral scores and some positives. Negative scores are given for heritage, land use and landscape. The heritage score is informed by likely impact on the settlement edge and landscape setting of Tunbridge Wells. The site is a Green Belt parcel that if released from the Green Belt would cause high harm, it a greenfield site that has agricultural land classification 3. This has informed the land use score given whilst the loss of the greenfield site and its likely effect on the settlement edge has informed the landscape score given. This sites scores a mix of scores, with several neutral scores and some positives. Negative scores are given for heritage, land use and landscape. The heritage score is informed by likely impact on the settlement edge and landscape setting of Tunbridge Wells. The site is a Green Belt parcel that if released from the Green Belt</p>

	would cause high harm, it a greenfield site that has agricultural land classification 3. This has informed the land use score given whilst the loss of the greenfield site and its likely effect on the settlement edge has informed the landscape score given.
Conclusion:	This greenfield site outside of the LBD is not considered to be a suitable site for allocation which is confirmed by the SA.
Reason:	There is concern over the impact on the Green Belt. The site is part of a larger parcel the release of which would cause high harm if released from the Green Belt and harm to the setting of the AONB. This site is also subject to a number of significant constraints including landscape, ecological and heritage. It is also a designated Local Wildlife Site. There are also highways concerns. It is not considered a suitable site for allocation within the Local Plan.

Site Reference: DPC5

Site Address: Land north of Hawkenbury Road

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



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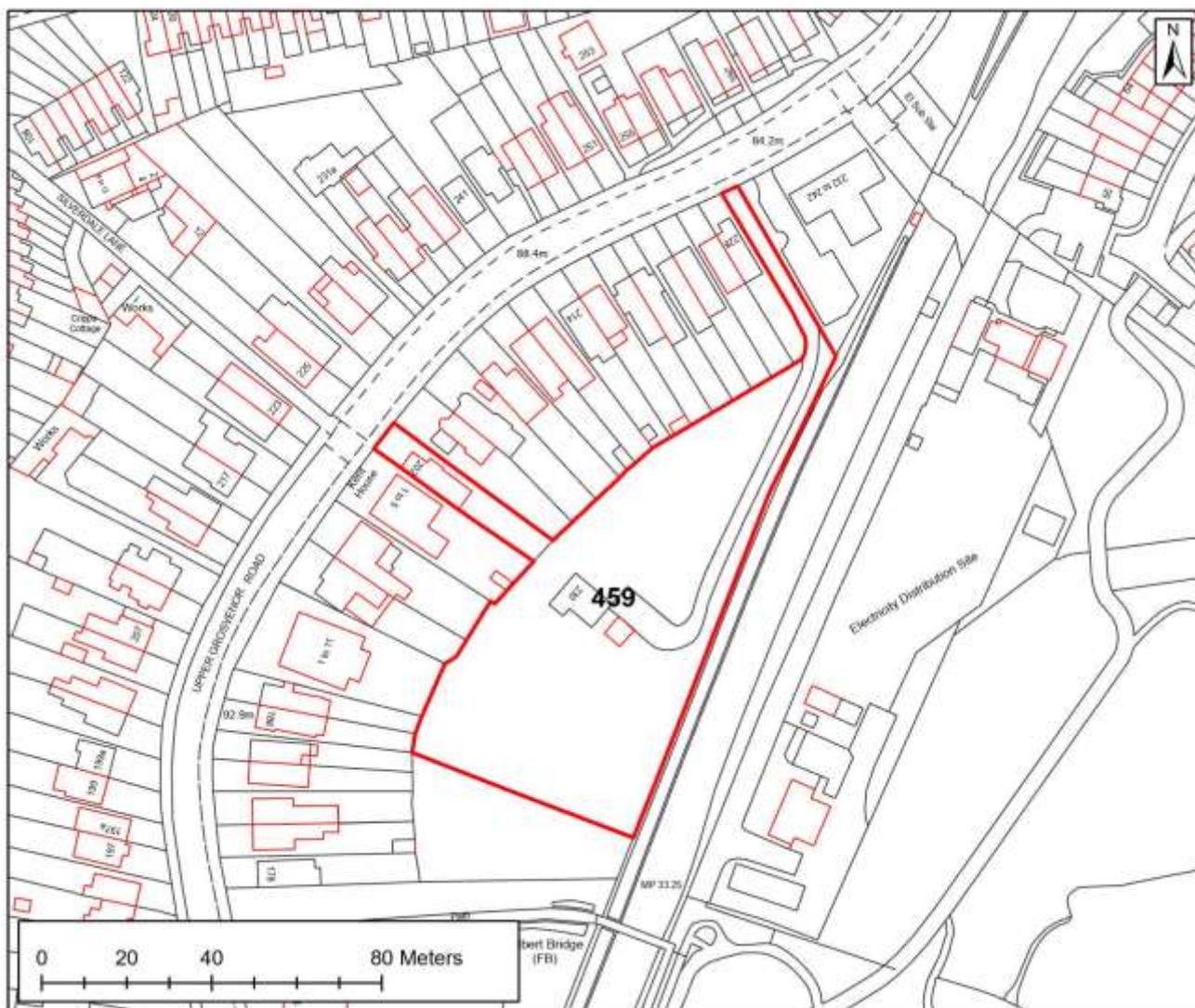
Map Dated: February 2020

Parish:	Royal Tunbridge Wells
Settlement:	Royal Tunbridge Wells
Gross area (ha):	3.89
Developable area (ha):	3.22
Site type:	Greenfield site adjacent to the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	96
Issues to consider:	Ecology: TPO, Ancient Woodland, LWS; AONB Component Part: Historic Routeways PRoW, Ponds, Historic Field Boundaries; Transport Infrastructure: PRoW; MGB; AONB;

	HLC Period: Late 20th century, Early medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Urban, Open Farmland
Site Description:	This site lies adjacent to the Hawkenbury recreation ground along Hawkenbury Road. It is an arable field used for grazing. There is hedging along all edge of the site with mature trees bounding the north western edge. There are a few mature trees within the site and a pond. There is a PRoW running along the north western edge of the site from Hawkenbury Road to the woodland to the north of the site. The site slopes down from the north east to the south west. It is opposite the previously allocated site at Hawkenbury that is currently under construction. There is currently no vehicular access in to the site.
Suitability:	This site is considered unsuitable because of harm that would be caused to the Green Belt if the site were to be released from it, resulting in high harm as well as harm to the AONB. It is subject to a number of other constraints including landscape, ecological being a Local Wildlife Site and historic.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This site scores a mix of scores, with several neutral scores and some positives. Negative scores are given for heritage, land use and landscape. The heritage score is informed by likely impact on the settlement edge, loss of an assart field and landscape setting of Tunbridge Wells. The biodiversity score reflects the fact that the entire site is designated as a Local Wildlife Site.
Conclusion:	This greenfield site outside of the LBD is not considered to be a suitable site for allocation which is confirmed by the SA.
Reason:	There is concern over the impact on the Green Belt. The site is part of a larger parcel the release of which would cause high harm if released from the Green Belt and harm to the AONB. This site is also subject to a number of significant constraints including landscape, ecological and heritage. It is also a designated Local Wildlife Site. It is not considered a suitable site for allocation within the Local Plan.

Site Reference: 459; Local Plan Allocation AL/RTW 6

Site Address: 202 and 230 Upper Grosvenor Road



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Parish:	Royal Tunbridge Wells
Settlement:	Royal Tunbridge Wells
Gross area (ha):	0.53
Developable area (ha):	0.53
Site type:	Part greenfield site/part PDL site inside the LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	40-45
Issues to consider:	Ecology: TPO; Contaminated Land; APA: General background archaeological potential; ALC: URBAN;

	LCA: Urban
Site Description:	<p>This site comprises open garden land with one detached dwelling to the rear of properties fronting Upper Grosvenor Road. There are mature trees along the eastern and southern boundaries of the site. There are a number of mature trees within and on the edge of the site, some within TPO's. The site is surrounded by residential development to the north and south and is bounded by the railway line to the east. There is electrical sub station to the immediately to the east of the site with and Grosvenor and Hilbert Park further east and south.</p> <p>Access is currently via a single track off Upper Grosvenor Road adjacent to number 228.</p>
Suitability:	This is considered to be a suitable part PDL site inside the LBD of RTW. It is well located for access to existing services and facilities.
Availability:	Available Single ownership
Achievability:	This is considered to be a suitable site which is available. It is considered likely that the site will be delivered during the Local Plan period.
Sustainability Assessment:	A largely sustainable site with a range of neutral or slightly positive scores. Strong positives for services and travel reflect the urban location. Noise objective scores negatively to reflect the adjacent railway line.
Conclusion:	This site is considered suitable as a potential Local Plan allocation.
Reason:	This part PDL/part greenfield site inside the LBD of RTW is considered to be a suitable site as confirmed through the SA and is a sustainable site in this context as a Local Plan allocation.

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

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