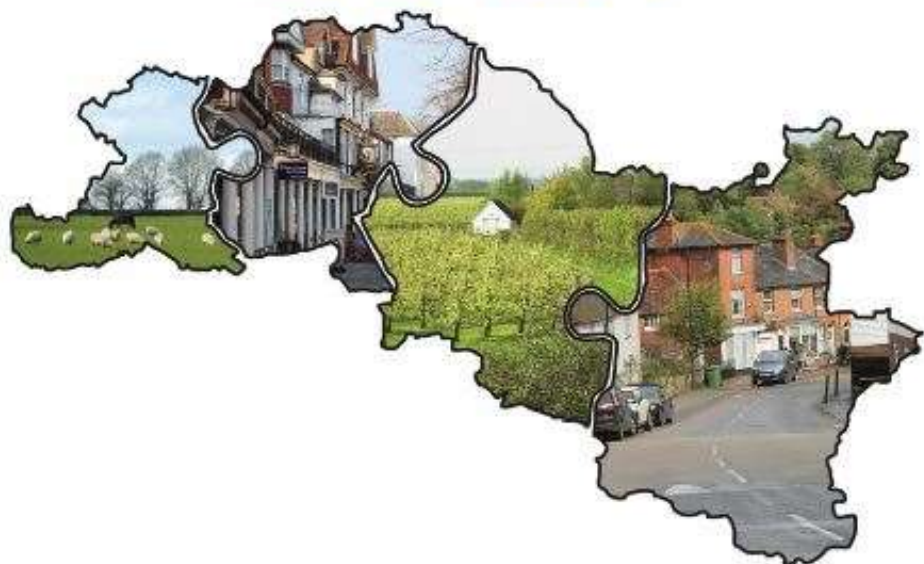


Tunbridge Wells Borough



Tunbridge Wells Borough Council

# Site Assessment Sheets for Rusthall Parish

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

January 2021



# Site Reference: SALP AL/RTW9 (Local Plan Allocation AL/RU1)

**Site Address: Lifestyle Motor Europe, Langton Road**

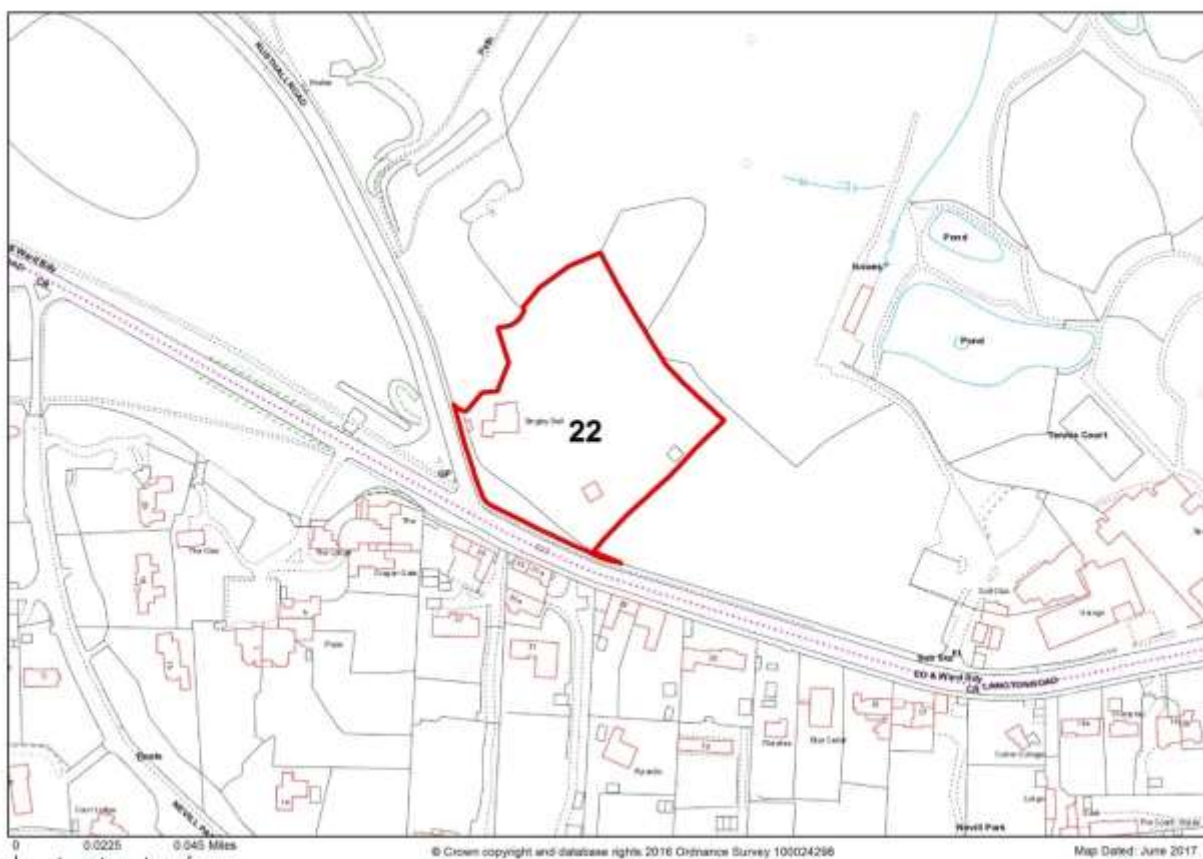


<b>Parish:</b>	Rusthall
<b>Settlement:</b>	In proximity to the Main Urban Area: Royal Tunbridge Wells
<b>Gross area (ha):</b>	0.32
<b>Developable area (ha):</b>	0.32
<b>Site type:</b>	PDL site within the Limits to Built Development
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	15
<b>Issues to consider:</b>	Heritage: Conservation Area; and in proximity to listed buildings HLC Period: Early modern; APA: Historic High Status Residence and landscaped Gardens - Bishops Grove; ALC: GRADE 4; LCA: Wooded Farmland, Urban; In proximity of Tunbridge Wells Common; Existing Allocation AL/RTW9 in the Site Allocations Local Plan

<b>Site Description:</b>	The site is previously developed land comprising car dealership showrooms and car servicing and associated areas of hard standing. The site is adjoined by the Spa Hotel and Tunbridge Wells Golf Course and residential properties further south. The site fronts onto Langton Road to the south where the site boundary is largely open to public view with low level walls along the boundary. There are trees along some boundaries. The site is generally flat.
<b>Suitability:</b>	This site is a previously developed site located within existing limits to built development and is an existing site allocation in the Site Allocation Local Plan. In sustainability terms the site scores a number of neutral and positive scores, and in this context is a sustainable site and suitable.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	This site is suitable and is available. It is considered likely that the site could be delivered within the period of the Local Plan.
<b>Sustainability Assessment:</b>	This site is largely sustainable scoring a number of neutral and positive scores. Negative score is applied for noise because the site is within the main Gatwick flight path and will result in an increase of vehicle movements onto a road that already experiences high levels of road noise. Business and employment scores reflect loss of current use as a car dealership. Land use scores positively to reflect the brownfield site and the positive services and facilities score reflects proximity to RTW.
<b>Conclusion:</b>	Site is suitable as a potential Local Plan allocation.
<b>Reason:</b>	This is a PDL site within the settlement boundary of the main urban area of Royal Tunbridge Wells. It is a sustainable site. It is currently a site allocation, which it is considered could be carried forward into the new Local Plan.

## Site Reference: 22

**Site Address: Dingley Dell, Langton Road, Tunbridge Wells TN4 8XG**

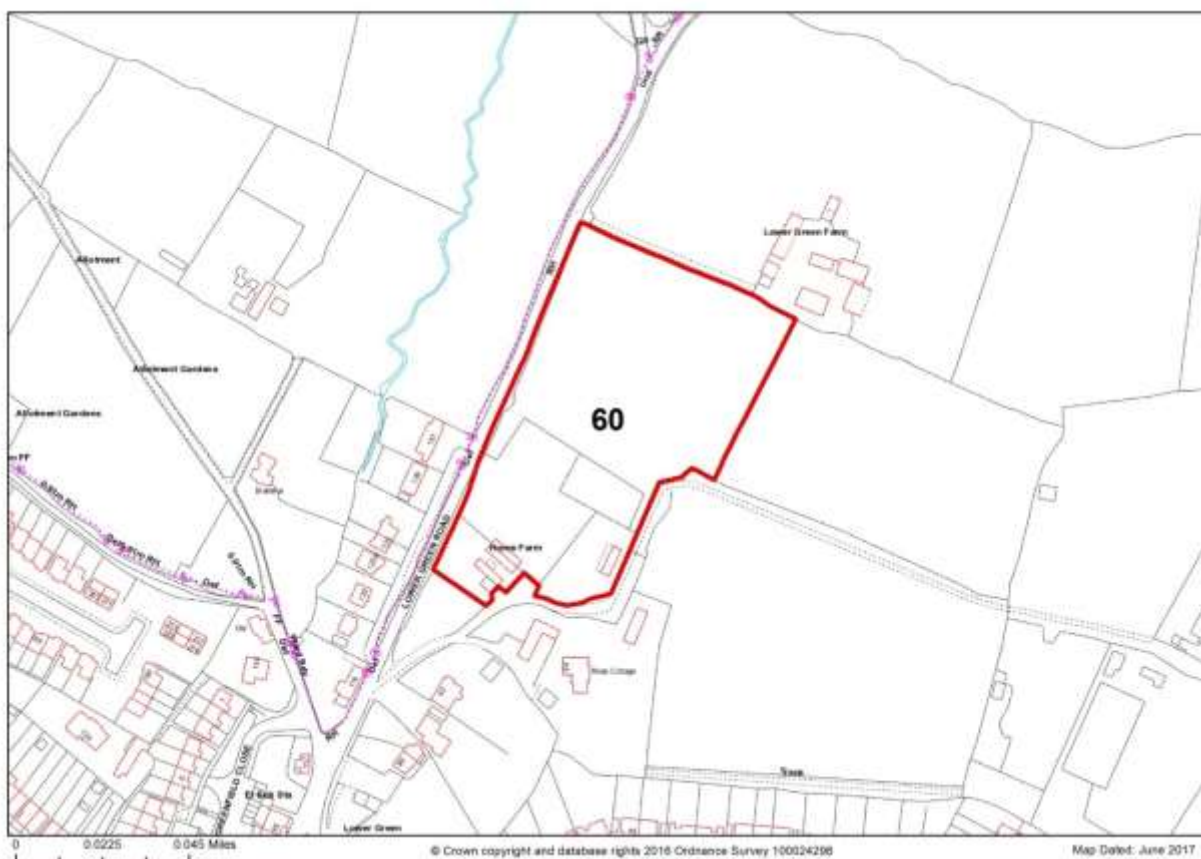


<b>Parish:</b>	Rusthall
<b>Settlement:</b>	In proximity to the Main Urban Area: Royal Tunbridge Wells and Rusthall
<b>Gross area (ha):</b>	0.78
<b>Developable area (ha):</b>	0.78
<b>Site type:</b>	Part PDL / part greenfield site adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	23
<b>Issues to consider:</b>	Heritage: Conservation Area; Ecology: TPO, LWS; MGB; HLC Period: Early modern; Adjacent to Common Land; APA: General background archaeological potential; ALC: GRADE 4;

	LCA: Wooded Farmland; Adjacent to Limits to Built Development
<b>Site Description:</b>	<p>The site comprises a single residential dwelling and its curtilage and includes an area of green verge adjacent to Langton Road. There is one existing dwelling on the site and an ancillary detached garage.</p> <p>The site is adjoined by Tunbridge Wells Golf Course, an area of woodland and residential properties. The boundaries of the site include a long, tall sandstone wall along the site frontage with Langton Road that has mature shrubbery and trees beyond. There are mature trees around other sides of the site and a further sandstone wall.</p> <p>There is direct vehicular and pedestrian access into the site from Langton Road. There is a small gate through the sandstone wall into the site from Rusthall Road and pavements along Langton Road. The topography of the site is complex. There is a terrace around the house and a further terrace and steps down to the garden that forms a basin. Public views of the site are limited from Langton Road due to the boundary treatment along the site frontage. There are glimpses mainly of the roofscape from Rusthall Road and an open view of the house from parts of the adjacent golf course.</p>
<b>Suitability:</b>	This site is considered unsuitable because it is part of a broader parcel that would result in very high harm if released from the Green Belt.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	This site has mixed scores. Negative score for noise because the site is within the main Gatwick flight path and will result in an increase of vehicle movements onto a road that already experiences high levels of road noise. It scores negatively for biodiversity because the site is adjacent to a Local Wildlife Site. A negative land use score is given as the site is part of a broader parcel of Green Belt assessed as having very high harm if released.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	Allocation of this site is likely to result in inappropriate harm to the Green Belt, the release from which would result in very high harm.

## Site Reference: 60

**Site Address: The Paddocks, Home Farm, 92 Lower Green Road, Rusthall, TN4 8TT**



<b>Parish:</b>	Rusthall
<b>Settlement:</b>	Rusthall
<b>Gross area (ha):</b>	1.29
<b>Developable area (ha):</b>	1.29
<b>Site type:</b>	Mostly greenfield site adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	39
<b>Issues to consider:</b>	MGB; HLC Period: Boundary Lost 0-25%, Late post-medieval; APA: Historic Farmstead - Home Farm; ALC: GRADE 3; LCA: Wooded Farmland; Highway matters (access); Adjacent to Limits to Built Development
<b>Site Description:</b>	The site comprises paddocks and associated buildings. There is

	<p>an open barn on the site that is currently used for car storage. There are other associated paddock buildings on the site. A dentist adjoins the site along with farm/agricultural uses. Residential uses exist in the area. Boundaries to the site comprise mixed hedging and trees and a mixture of fencing. There is a more open boundary with a farm to the northeast. Vehicular access to the site is from Lower Green Road up a paved driveway and unmade track. There is a paved access along the drive/track, which is not level. There is a lack of pavement along the frontage with Lower Green Road. There are pavements within the vicinity of the site. There is a footpath near the entrance to the site. There is a Public Right of Way nearby to the west. The site is flat. There are some views of the site from the adjacent farm and the dentist buildings into the paddocks. Public views are limited since the site is elevated relative to the road level along Lower Green Road.</p>
<b>Suitability:</b>	In sustainability terms this site is reasonably well located, adjacent to the settlement edge of Rusthall. There is however significant concern about the ability to provide a safe and satisfactory means of vehicular access to the site, and in terms of Green Belt release, which would be moderate – high.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	A reasonably well located site adjacent to the settlement, which has a limited range of key services and facilities. This site is let down by impact on the Green Belt, being a greenfield site within a Green Belt parcel which would have moderate harm if released from the Green Belt, informing the land use score.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	There is significant concern about the ability to provide a safe and satisfactory means of vehicular access to the site and concerns over the release of the site from the Green Belt, which would result in moderate – high harm.

## Site Reference: 146

**Site Address: Tunbridge Wells Golf Club, Langton Road, Tunbridge Wells TN4 8XH**

Call for Sites 2017 Submission



<b>Parish:</b>	Rusthall
<b>Settlement:</b>	In proximity to the Main Urban Area: Royal Tunbridge Wells and Rusthall
<b>Gross area (ha):</b>	14.13
<b>Developable area (ha):</b>	12.45
<b>Site type:</b>	Part PDL / Part greenfield site largely adjacent to LBD, part of site is within LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for a mixed use comprising residential and educational use and for an alternative wholly residential scheme.
<b>Potential yield if residential:</b>	If solely residential: 187 (@ 15dpha) 374 (@ 30 dpha) If education with residential only on eastern part of site: 10 - 15 (same yield if residential only looked at on eastern side of site).
<b>Issues to consider:</b>	Heritage: adjacent to Conservation Area; Ecology: TPO, Ancient Woodland, adjacent to LWS and SSSI MGB; HLC Period: Early medieval, Early 20th century;



	<p>Contaminated Land (Unknown Filled Ground (medium and low risk));</p> <p>Adjacent to Common Land;</p> <p>APA: Historic High Status Residence and landscaped Gardens - Bishops Grove;</p> <p>ALC: GRADE 4, URBAN;</p> <p>LCA: Urban, Wooded Farmland;</p> <p>Adjacent to / part within Limits to Built Development;</p> <p>In proximity to local cycle route</p>
<b>Site Description:</b>	<p>The site consists of two parcels which comprise a golf course, club house, parking and woodland. There are sporadic structures around the site such as storage containers. The site is adjoined by the Spa Hotel and residential properties. There are mature trees on and around the site. There are also ditches, streams(s) on the site.</p> <p>Boundaries of the site consist of various treatments. There are in places sandstone walls. Trees form boundaries in places too. The site boundary is more open with Rustwick where treatments are more domestic in character.</p> <p>There is direct vehicular access into the site from Langton Road. To the east the site lies adjacent to Bishops Down Park Road. There is a privately owned track through the site (Rusthall Park). There are pavements along Langton Road that lead into Tunbridge Wells and Rusthall and the wider locality. The site has a complex topography. The site is flatter towards its frontage with Langton Road. Public views of the site are limited. There is a view from the Langton Road entrance and a more exposed view from private properties in Rustwick.</p>
<b>Suitability:</b>	<p>The site has been looked at for a mixed use including residential (on the eastern part of the site) and education use. This would be unsuitable because Kent County Council has confirmed it is no longer seeking a site at Royal Tunbridge Wells for the provision of a new Secondary school and that any additional school provision required over the Plan period is being provided through expansion of existing Secondary schools within the town.</p> <p>A wholly residential use of the site has been considered, both the site as a whole and as a smaller parcel along the eastern side of the site. A scheme relating to the whole site is unsuitable due to significant Green Belt concerns, the release from which would result in very high harm. The site also provides an important green gap between the main urban area of Royal Tunbridge Wells and Rusthall.</p> <p>Whilst the smaller parcel of the site to the eastern side would result in lesser Green Belt harm, the parcel is significantly constrained by ability to provide a suitable means of access to this eastern side of the site. Whilst this part of the site lies adjacent to</p>

	Bishops Down Park Road, this is a private road along which there are currently not access rights to reach this eastern part of the Golf Course. Access to this area of the site via the existing access off Langton Road, would be unsuitable in landscape and Green Belt terms. As such the site is unsuitable.
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	This site has mixed scores. Negative score for noise because the site is within the main Gatwick flight path and will result in a large increase of vehicle movements onto a road that already experiences high levels of road noise. Negative land use and landscape scores reflect the loss of greenfield land with complex topography which is classified as very high value Green Belt. Air quality is scored as negative overall as it was felt that the negative aspects of increased car travel could not be offset by the contributions gained for active travel improvements.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	There is significant Green Belt concern about release of the whole site, which would result in very high harm. Allocation of the eastern part of the site is constrained by the lack of rights of access from Bishops Down Park Road. There is also no current identified requirement for a new Secondary school on the site. Release of the whole would also result in the loss of an important green gap between the settlements of Royal Tunbridge Wells and Rusthall.

## Site Reference: 456

**Site Address: Land at Bishops Down Park Road, Rusthall, Royal Tunbridge Wells**

Call for Sites 2017 Submission



<b>Parish:</b>	Rusthall
<b>Settlement:</b>	In proximity to the Main Urban Area: Royal Tunbridge Wells
<b>Gross area (ha):</b>	0.15
<b>Developable area (ha):</b>	0.06
<b>Site type:</b>	Greenfield site adjacent to LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	Less than 10
<b>Issues to consider:</b>	MGB; HLC Period: Early 20th century; APA: General background archaeological potential; ALC: URBAN; LCA: Wooded Farmland; Adjacent to Limits to Built Development
<b>Site Description:</b>	This site is an overgrown parcel of land with overgrown vegetation and trees. There are no existing buildings on the site, which

	<p>adjoins a sub-station to the south east. Adjoining uses include woodland and residential properties. Boundaries are predominantly trees and hedging.</p> <p>There is a lack of pavement along this stretch of Bishops Down Park Road/Coniston Avenue. Coniston Avenue is gated off at this end and is a private road, as is Bishops Down Park Road. This site is generally flat. This site is exposed from the frontage along Coniston Avenue.</p>
<b>Suitability:</b>	This site is unsuitable because while the site lies adjacent to the LBD and is likely to be sustainable in this context, it is likely to be an ecologically sensitive site, which is constrained by the Ancient Woodland. Furthermore, it results in encroachment into the countryside, and any likely yield would be of a scale that is not considered suitable for allocation.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is not a reasonable alternative.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	The site is likely to be ecologically sensitive, constrained by Ancient Woodland. Furthermore, any likely yield would be small scale and unsuitable as a potential allocation.

# Site Reference: DPC9

## Site Address: Nellington Mead, Rusthall

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



<b>Parish:</b>	Rusthall
<b>Settlement:</b>	Rusthall
<b>Gross area (ha):</b>	0.66
<b>Developable area (ha):</b>	0.30
<b>Site type:</b>	Part PDL and part greenfield land adjacent to the LBD
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	Less than 10
<b>Issues to consider:</b>	Ecology: TPO, adjacent to Ancient Woodland; MGB; APA: General background archaeological potential; ALC: URBAN; LCA: Urban, Wooded Farmland Highway matters (access)
<b>Site Description:</b>	The site comprises a single residential property and its curtilage with the addition of an undeveloped greenfield to the rear of the site. There is a summerhouse on the site in addition to the main dwelling. The site lies adjacent to residential properties and lies

	<p>opposite a GPs practice. A Public Right of Way runs adjacent along the western boundary of the site, beyond which is an area of woodland.</p> <p>Site boundaries comprise mostly hedges and mature trees. There is existing vehicular access serving the site from Nellington Road, from where there is also pedestrian access linking into the settlement.</p> <p>The site undulates slightly, with a greater slope to the greenfield parcel of the site. Views into the site are largely enclosed, though there are glimpses into the site from the adjacent Public Rights of Way.</p>
<b>Suitability:</b>	The site is sustainably located adjacent to the settlement edge of Rusthall. Given the extent to which the site is constrained by adjacent Ancient Woodland, the likely yield arising from development of the site is of such a scale that it is not considered suitable as a potential site allocation in the Local Plan. There are also concerns about the ability to provide a safe and satisfactory means of vehicular access to serve an increase in dwellings on the site. As such the site is unsuitable.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is not a reasonable alternative.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	Any likely yield would be of a scale that is not considered suitable for allocation. In addition, there are concerns about the ability to provide a safe and satisfactory means of vehicular access to the site.

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

**Planning Policy**

**Planning Services**

**Tunbridge Wells Borough Council**

**Town Hall**

**Royal Tunbridge Wells**

**Kent TN1 1RS**

**Telephone: 01892 5 5 4 0 5 6**