

Tunbridge Wells Borough



Tunbridge Wells Borough Council

Site Assessment Sheets for Capel Parish

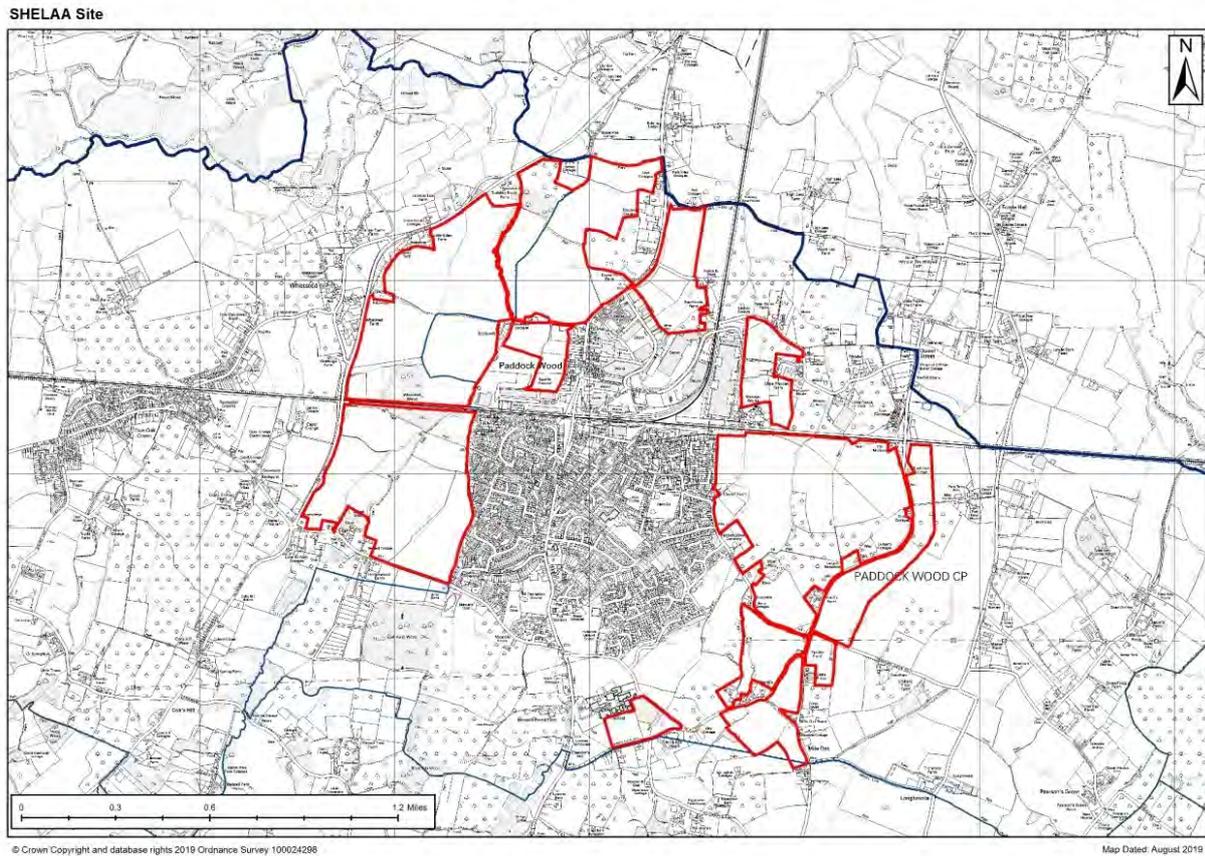
Strategic Housing and Economic Land Availability
Assessment – Regulation 18 Consultation

July 2019



Site Reference: Local Plan Allocation AL/CA3 (also AL/PW1) includes sites 20, 47, 51, 79, 142, 212, 218, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 340, 342, 344, 347, 371, 374, 376, 402, late site 26 and late site 48

Site Address: Land at Capel and Paddock Wood



Parish:	Capel/Paddock Wood
Settlement:	Paddock Wood
Gross area (ha):	307.79
Developable area (ha):	269.65
Site type:	Predominantly Greenfield land, with some areas of PDL
Potential site use:	Mixed use (significant extension/expansion of existing settlement) of residential, employment and associated land uses
Potential yield if residential:	Approximately 3,500 - 4,000 (8,890 @ 30dpha, 4,045 @ 15 dpha)
Issues to consider:	AONB (1 component parts); Heritage - Listed Building; Ecological interest; notable feature/designation;

	<p>Land Contamination (Recycling / Metal Waste, Sewage Treatment Works, Unknown Filled Ground (medium risk), Railway Land, Cemetery (modern), Works Unspecified Use, Depot); SFRA Flood Zone 2, 3a, and 3b; ALC: Grade 2, Grade 3 Cross boundary issues</p>
Site Description:	<p>The site comprises predominantly agricultural land including crop and some top fruit, together with areas of woodland (some ancient woodland) and horse paddocks within the site. The site includes some buildings and areas of PDL. One site (Church Farm) already has outline planning permission for residential and educational development.</p> <p>The site is surrounded on its outer edges by further agricultural or paddock land, plus residences, recreational fishing lakes and solar farms (in some instances with roads forming the immediate boundaries with this land beyond). Within the inner boundaries of the site is predominantly residential, employment and educational uses comprising the existing settlement of Paddock Wood.</p> <p>Site boundaries comprise a mix of trees, hedging and fencing.</p> <p>There are a series of PROWs which run through the site, and in the land surrounding it.</p>
Suitability:	Suitable: see reason below
Availability:	<p>Available</p> <p>The site is in multiple land ownership, although all is under the control of housebuilders/land promoters/landowners who have submitted their sites in the "Call for Sites". The Council has been in contact with all (or their agents) to establish the extent of their land control.</p>
Achievability:	<p>Although the site is in multiple ownership, contact has been made with all those who control the land, and in the event the site is allocated all have agreed to work together. Given this, development of the site is considered to be achievable.</p>
Sustainability Assessment:	<p>Air quality is given a mixed score as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of</p>

new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.

The negative climate change score takes into account the increase in energy and fuel demands created by the scale of development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.

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

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

Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

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

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

The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

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

Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.

The negative landscape score reflects encroachment into the High Weald Character Area in the south.

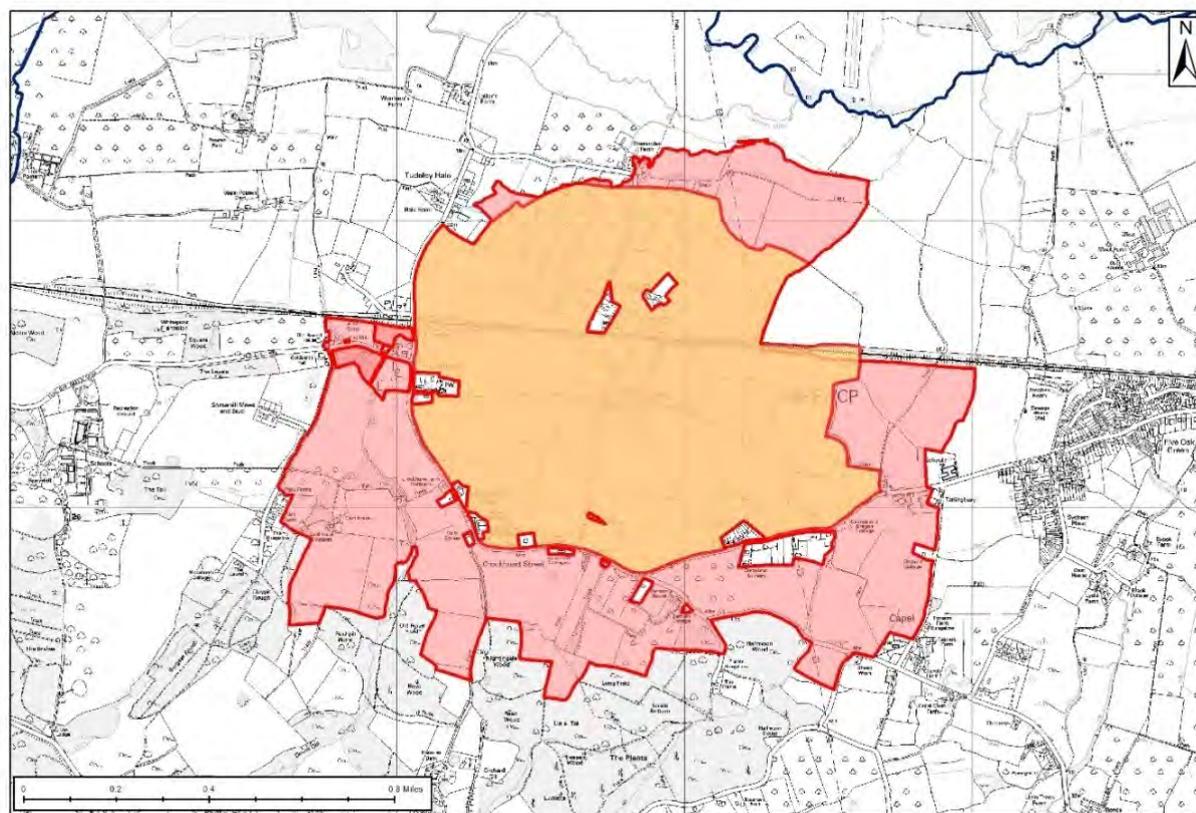
The negative noise score reflect the scale of development and the location of development adjacent to the railway line.

	<p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>The travel score is applied following a similar logic to air quality. Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
<p>Conclusion:</p>	<p>The site has been considered on the basis of mixed use (significant extension/expansion of existing settlement) of residential, employment and associated land uses.</p> <p>For the reasons set out, the site is considered suitable as a potential Local Plan allocation subject to further consideration.</p>
<p>Reason:</p>	<p>Key considerations for planning for new settlements/significant extensions to existing settlements are set out at para 72 of the NPPF.</p> <p>The site is outside the AONB: the policy constraints of this national designation do not apply.</p> <p>The site is in the Green Belt: the TWB Green Belt study (2017) identified that the harm caused by the release of land in the south west corner was “moderate”. It did not consider the land in the western edge of the site in that granularity of detail – the harm identified in broad parcel is “high”.</p> <p>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>Having regard to this, subject to the demonstration that there are exceptional circumstances to release this land from the Green Belt, and that matters such as the provision of appropriate infrastructure (including transport) and mitigation of flooding impacts can be addressed through a masterplanned approach, the site is considered suitable</p>

**Site Reference: Sustainability Appraisal: Capel
Reasonable Alternative: - see sheet for site 446**

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

SHELAA Site



Parish:	Capel
Settlement:	In proximity to Five Oak Green and Tonbridge
Gross area (ha):	299.32
Developable area (ha):	269.00
Site type:	Largely Greenfield land with some PDL in largely rural area in proximity to settlements of Five Oak Green and Tonbridge
Potential site use:	Site has been submitted as a potential new settlement. It would be a mixed use scheme including residential use.
Potential yield if residential:	Approximately 3,500 – 5,000 (8,070 @ 30 dpha, 4,035 @ 15dpha)
Issues to consider:	Green Belt considerations; AONB (8 component parts); EA Flood Zones 2 and 3; Heritage matters (Historic Park and Garden / listed buildings on and adjacent to site);

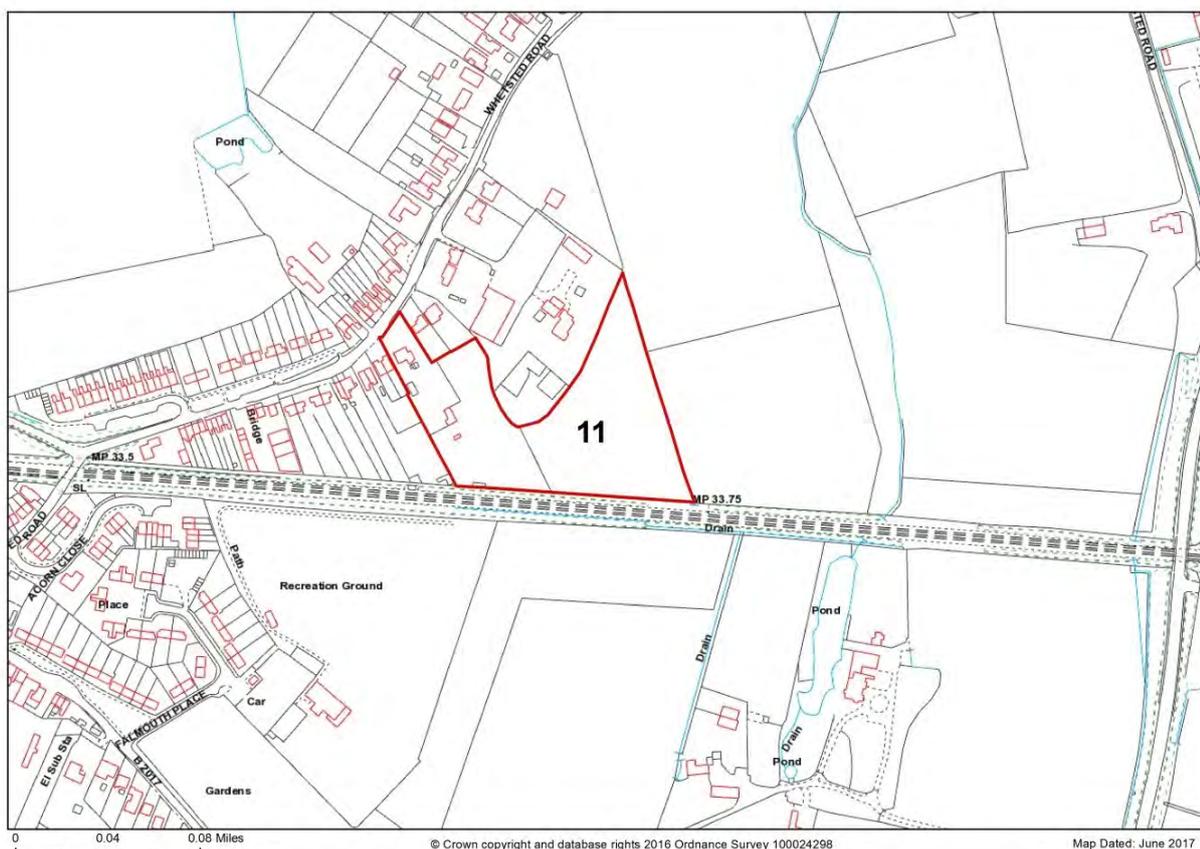
	<p>Ecological interest; notable feature/designation; Land contamination (sewage treatment works, cemetery (Modern), railway land (tracks), Works Unspecified Use (medium); Highway matters; Infrastructure; ALC: Grade 3</p>
Site Description:	<p>The site comprises a mix of agricultural land including orchards, farm and pockets of residential uses. There are areas of woodland within the site. The site includes the main railway line and bridges. There are some commercial uses on the site including Berry Gardens as well as paddocks and stables. There are several existing buildings located within the site. The site is adjoined by residential uses, public houses, fields, a reservoir borehole, mews and stud and there is a school adjacent to the site as well. Site boundaries comprise a mix of trees, hedging and fencing.</p>
Suitability:	<p>There are roads that run through the site including Five Oak Green Road, Church Lane, Sherenden Road for example. There are several Public Rights of Way through the site and some roads including parts of Five Oak Green Road and include pavement. The site is flat in areas with localised level changes. There are public views of the site from roads and footpaths and long range views in places.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>This site is available and is in single ownership. It is considered that the site is likely to be deliverable.</p>
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality. Traffic will increase substantially and movement of vehicles into Royal Tunbridge Wells via the A26 (existing AQMA) is realistic. Likewise, a worsening of the AQMA on Tonbridge High Street must be considered (cross boundary impacts). Conversely, the new settlement will be designed to discourage private car use with active and shared transport given priority. This will bring large benefits.</p> <p>Generally, biodiversity constraints are limited. There is no risk the Ashdown Forest and the site is not within an SSSI Impact Risk Zone. Scores are applied to reflect the constraints in the south (LWS and ancient woodland).</p> <p>The business score is positive and reflects the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The climate change score reflects the increase in energy and fuel demands created by the new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p>

	<p>Deprivation scores positively to reflect the substantial regeneration benefit. However, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells will continue to meet this demand.</p> <p>Capel is not a key ward for a focus on employment. However, it will benefit from new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural land.</p> <p>Equality scores positively with access to facilities for those with impairments felt to be possible with a strong master planning approach.</p> <p>The health objective scores well due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 3 out of 5 Accessible Natural Greenspace Standards. It was also felt likely that the proposals would include provision for elderly care services and improvements to ANG.</p> <p>The negative heritage score reflects the increasing land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help enhance a strategy for enhancements was realised.</p> <p>The maximum positive score is given to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.</p> <p>Loss of greenfield, green belt land (albeit with compensation elsewhere) with Best and Most Versatile soils causes the land use objective to be scored negatively.</p> <p>Negative landscape scoring reflects encroachment into the AONB in the south and east whilst also recognising that opportunities for management of GI exist.</p> <p>A negative noise score reflects the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>The Services and Facilities objective scores positively reflecting the likely well thought-out provision in the new settlement as a result of the master planning process. The settlement also benefits from the proximity of enhanced provision at the nearby North Farm retail park, Tonbridge and Royal Tunbridge Wells.</p> <p>A positive score for travel is applied following a similar logic to air quality whilst also considering new bus routes and relatively easy access to train stations.</p> <p>Waste reduction is generally felt to be outside of the scope of the development proposed.</p>
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	<p>A mixed/positive water scores is applied as it would represent a substantial demand for water and wastewater treatment and would provide significant benefits to Five Oak Green in the form of reductions in existing flood risk. The presence of the total catchment of a Groundwater Source Protection Zone north of the railway line also creates a risk that must be carefully managed.</p>
Conclusion:	<p>The site has been submitted as a potential new settlement with the potential for housing, employment, etc. development to be delivered on that basis.</p> <p>Given the strong policy protection given to the AONB (a national designation) in the NPPF, the whole site is considered unsuitable as a potential Local Plan allocation.</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).</p> <p>Nationally, development of this scale in the AONB is unprecedented.</p> <p>The southern part of this site is within the AONB. The level of harm (landscape and scenic beauty) that would arise to the AONB is high. This SHELAA has demonstrated the availability of suitable sites outside the AONB. This site as a whole is therefore not suitable for development.</p> <p>A large part of the site is outside (but adjacent) to the AONB – please refer to site 448 for AONB considerations for this part.</p> <p>The site is in the Green Belt: the TWB Green Belt study (2017) identified that the harm caused by the release of land in this broad parcel is “high”.</p> <p>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. Land in the very north-eastern parcel is also subject to flooding concerns</p>

Site Reference: 11

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

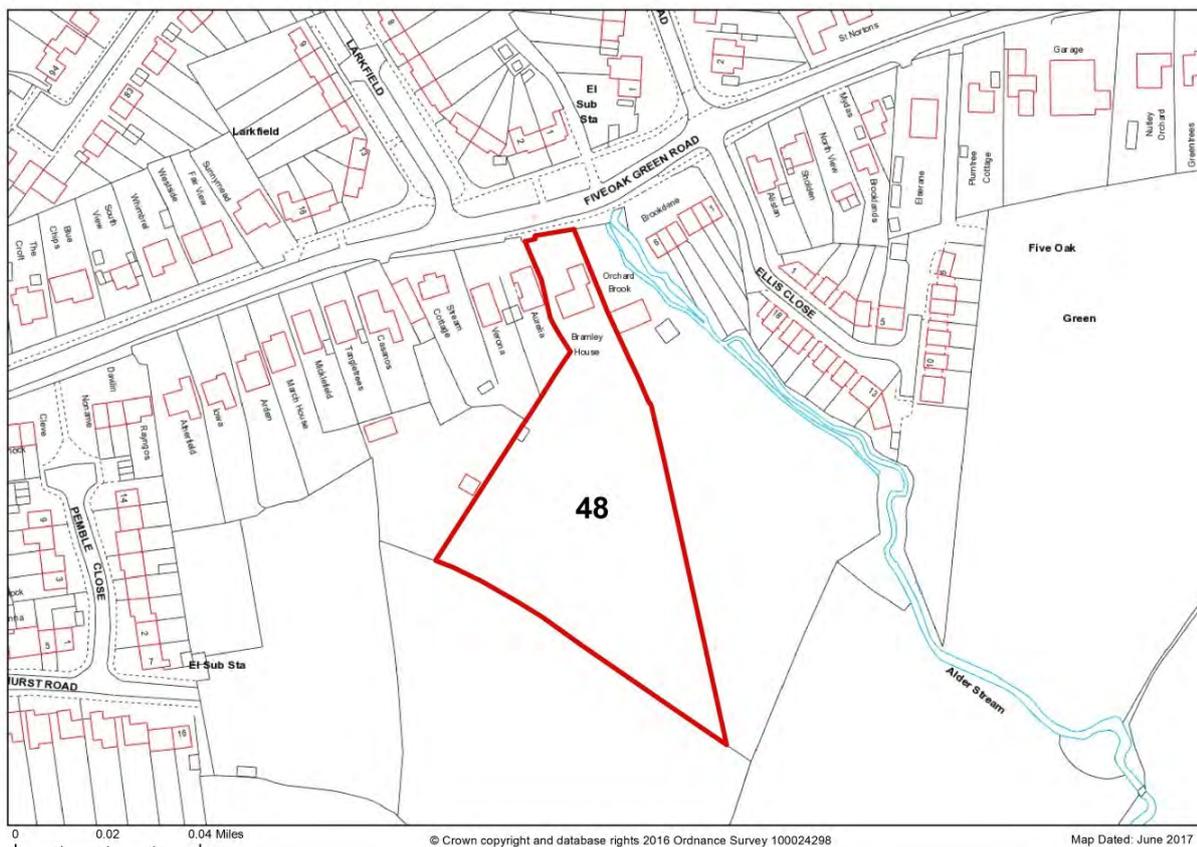


Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	1.62
Developable area (ha):	1.62
Site type:	Part PDL (footprint of existing dwelling) / part greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	49
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; Green Belt matters; Flooding considerations adjacent to the site; Noise from railway line; Highway matters (access – railway bridge);

	Adjacent to existing Limits to Built Development; Landscape Sensitivity Study (PW9); ALC: Grade 2, Grade 3
Site Description:	<p>The front part of the site comprises a bungalow and its curtilage. To the rear are green fields. There is an existing dwelling on the site, associated garage and outbuildings. The site includes a possible former farm building. The site is adjoined by residential properties. There is a railway line to the south as well as a field and a commercial site. The site has an open boundary along its frontage with Whetsted Road. There are taller trees along the side boundary to the north east towards the front of the site. There is fencing along the side south west boundary towards the front of the site. The rear boundary of the site comprises trees adjacent to the railway embankment which forms the southern boundary of the site.</p> <p>There is existing vehicular access into the site from Whetsted Road. There is a lack of pavement along Whetsted Road. The site is flat in character. From Whetsted Road there is a public view of the bungalow and its front curtilage.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A reasonable site that scores mostly neutrals with some positive scores. The site is let down by a lack of key services, facilities and on its noise score influenced by the location of the site adjacent to the main railway line. Land use also scores negatively influenced by the sites location in the Green Belt parcel BA4 the release of which would have very high impact, recognised that site is a small part of that larger parcel so score adjusted.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is constrained by its location adjacent to the main railway line and its location along Whetsted Road over a narrow bridge. There are likely to be highway concerns about allocation of this site.

Site Reference: 48

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



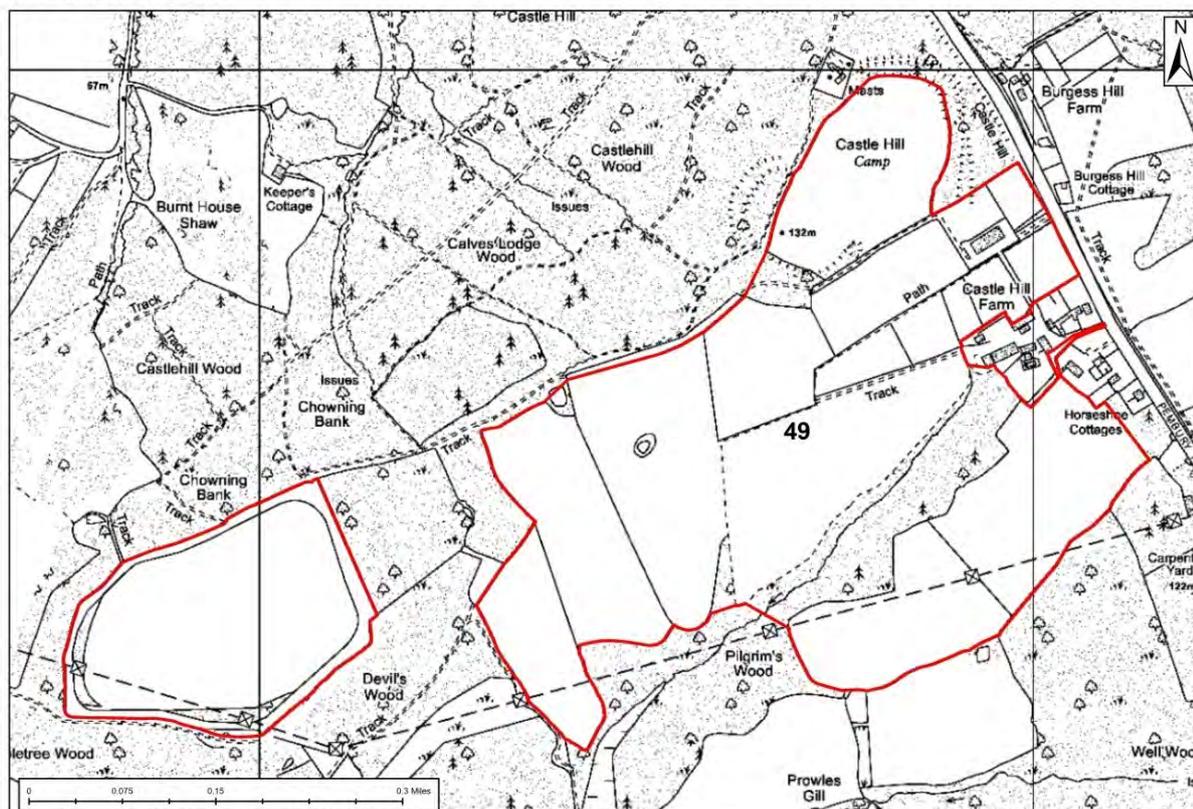
Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	0.75
Developable area (ha):	0.70
Site type:	Part PDL (footprint of existing dwelling) / part greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	21
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; Green Belt matters; Landscape Sensitivity Study (PW10); EA Flood Zones 2 (17.52%), 3a (7.37%), and 3b (6.21%);

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

Site Reference: 49

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

Call for Sites 2017 Submission



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Map Dated: Feb 2018

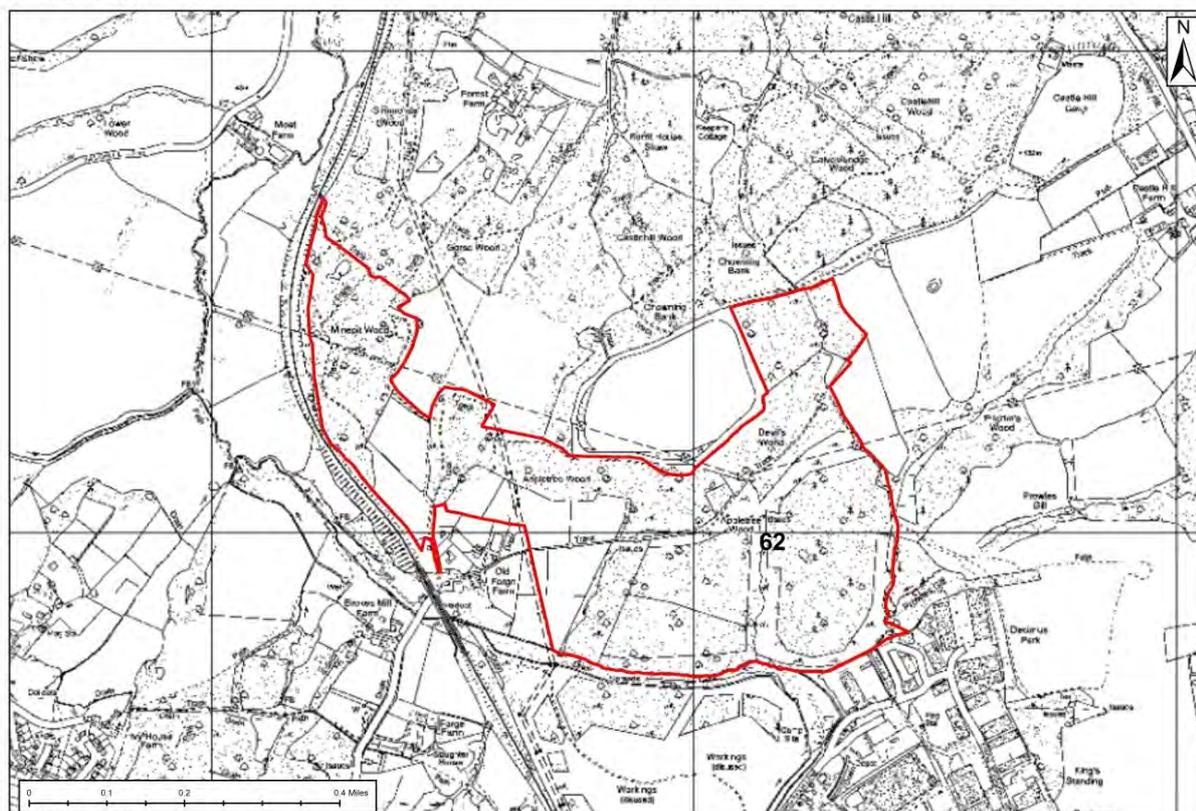
Parish:	Capel
Settlement:	In proximity to Main Urban Area: Royal Tunbridge Wells and Southborough
Gross area (ha):	47.73
Developable area (ha):	32.52
Site type:	Greenfield site in proximity to Main Urban Area
Potential site use:	Site has been assessed for development potential, notably for residential use or economic
Potential yield if residential:	488 - 976
Issues to consider:	AONB (6 component parts); Landscape Sensitivity Study (PE1); Highway matters (access); Ecological interest; notable feature/designation; Heritage issues;

	Highways issues; Within the 110 metre buffer zone for Regional HPG; Green Belt designation; Land contamination (Unknown Filled Ground (medium)); ALC: Grade 3, Grade 4, Non Agricultural
Site Description:	The site consists of two parcels. One is a green field site and the other is more natural in appearance but possibly a former horse race track with a “gallop track” around the edge of it. There is an existing agricultural building on the site. The site is adjoined mostly by woodland as well as fields/agriculture and sporadic residential properties. The boundaries to the site consist of a mix of trees and hedging. There are trees and hedges within the site. There is an existing vehicular access direct to the larger, eastern parcel from the A21, Castle Hill. There is a further access through Castle Hill Farm to the south. There is a Public Right of Way through part of the site and footpaths in the wider area. There is a lack of pavement along Castle Hill. The larger, green field parcel looks sloping in a north west to south east direction. The smaller parcel has a slope down in a southern direction. It is more complex. There are public views of part of the larger parcel from Castle Hill. The smaller parcel of the site is seen from paths on the site.
Suitability:	Unsuitable: see reason below
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 is a constrained site, has a complex topography and there is concern that development of this site would result in large scale development in the AONB

Site Reference: 62

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

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Map Dated: Feb 2018

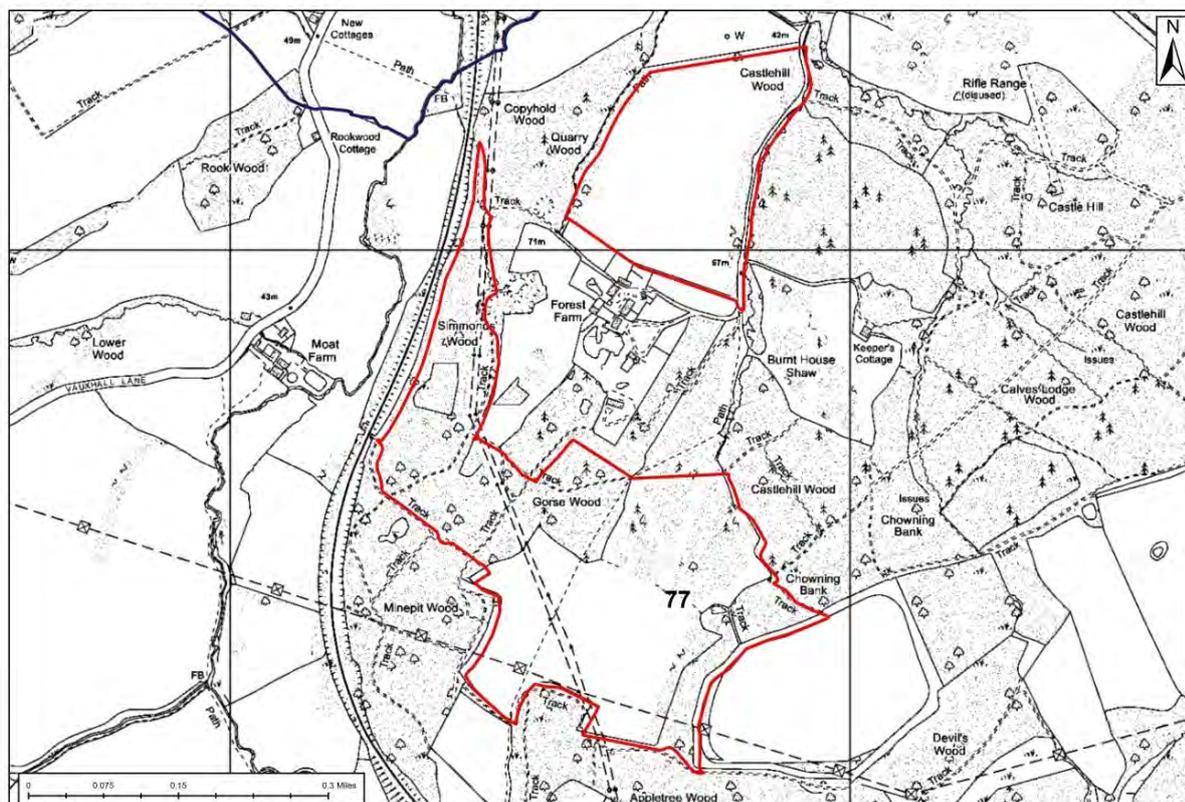
Parish:	Capel
Settlement:	In proximity to Main Urban Area: Royal Tunbridge Wells and Southborough
Gross area (ha):	53.95
Developable area (ha):	27.64
Site type:	Greenfield site, part adjacent to LBD, in proximity to main urban area
Potential site use:	Site has been assessed for development potential, notably for residential use or economic use.
Potential yield if residential:	415 - 829
Issues to consider:	AONB (7 component parts); Highway issues; Within the 110 metre buffer zone for Regional HPG; Adjacent to existing Limits to Built Development;

	<p>Green Belt designation; Landscape Sensitivity Study (PE1); Ecological interest; notable feature/designation; EA Flood zones 2 and 3; Land contamination (landfill site, sewage treatment works, railway land, works unspecified use); ALC: Grade 3, Grade 4, Non Agricultural, Urban</p>
Site Description:	<p>The site is a parcel of land that is in agricultural and woodland use. There are no existing buildings on the site. The site is adjoined by fields, sporadic residential properties, a farm complex, equestrian use, industrial estate, tip and railway. The boundaries of the site comprise mostly a mix of trees and hedging. Vehicular access to the site is from Powder Mill Lane through adjacent land. There is a lack of pavements in the locality, although there are footpaths in the area. There are two Public Rights of Way through the site, which link with a wider network of Public Rights of Way. There are complex changes in topography. Some parts of the site are more self contained than others. Other parts of the site have longer range views and some parts are open and are clearly seen from the adjacent railway line. There are trees, hedges, ponds and streams within the site.</p>
Suitability:	Unsuitable: see reason below
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 is a constrained site, has a complex topography and there is concern that development of this site would result in large scale development in the AONB

Site Reference: 77

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

Call for Sites 2017 Submission



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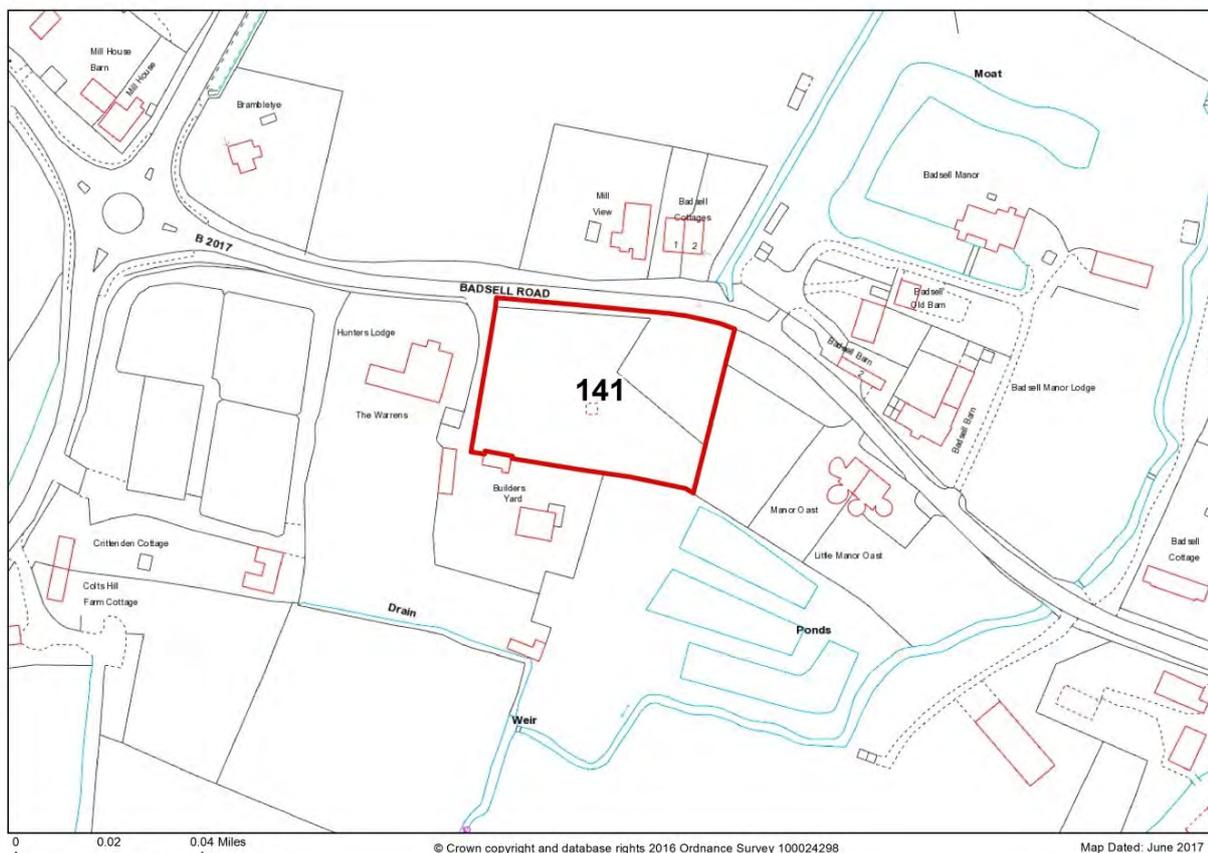
Map Dated: Feb 2018

Parish:	Capel
Settlement:	Main urban area: Tunbridge Wells/Southborough Tonbridge (outside of Borough)
Gross area (ha):	33.63
Developable area (ha):	16.95
Site type:	Greenfield site in proximity to main urban areas
Potential site use:	Site has been assessed for development potential, notably for residential use or economic use.
Potential yield if residential:	508
Issues to consider:	Green Belt designation; AONB (6 component parts); Landscape Sensitivity Study (PE1); Ecological interest; notable feature/designation; Highway matters;

	Land contamination (Unknown Filled Ground (medium)); Within the 110 metre buffer zone for Regional HPG; ALC: Grade 4, Non-Agricultural
Site Description:	The site consists of two separate parcels of land, both fields. There are no existing buildings on the site. The site is adjoined by woodland, fields and a farm. It is also adjacent to the railway line. The boundaries of the site comprise mostly trees and hedging. There appears to currently be a lack of vehicular access to the site. Public Right of Way number WT325 runs through the southern parcel of the site. Other Public Rights of Way adjoin both parcels of land. There is a lack of pavement serving the site. There are complex changes in topography. There are long distance views from the site towards Southborough and Tunbridge Wells.
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This is a constrained site, has a complex topography and there is concern that development of this site would result in large scale development in the AONB

Site Reference: 141

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



Parish:	Capel
Settlement:	Remote from a settlement centre, in proximity to Paddock Wood
Gross area (ha):	0.46
Developable area (ha):	0.33
Site type:	Greenfield site in proximity to Paddock Wood
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	Landscape Sensitivity Study (PW7); Green Belt designation; AONB (1 component part); Ecological interest; notable feature/designation; Highway matters (access); Trees;

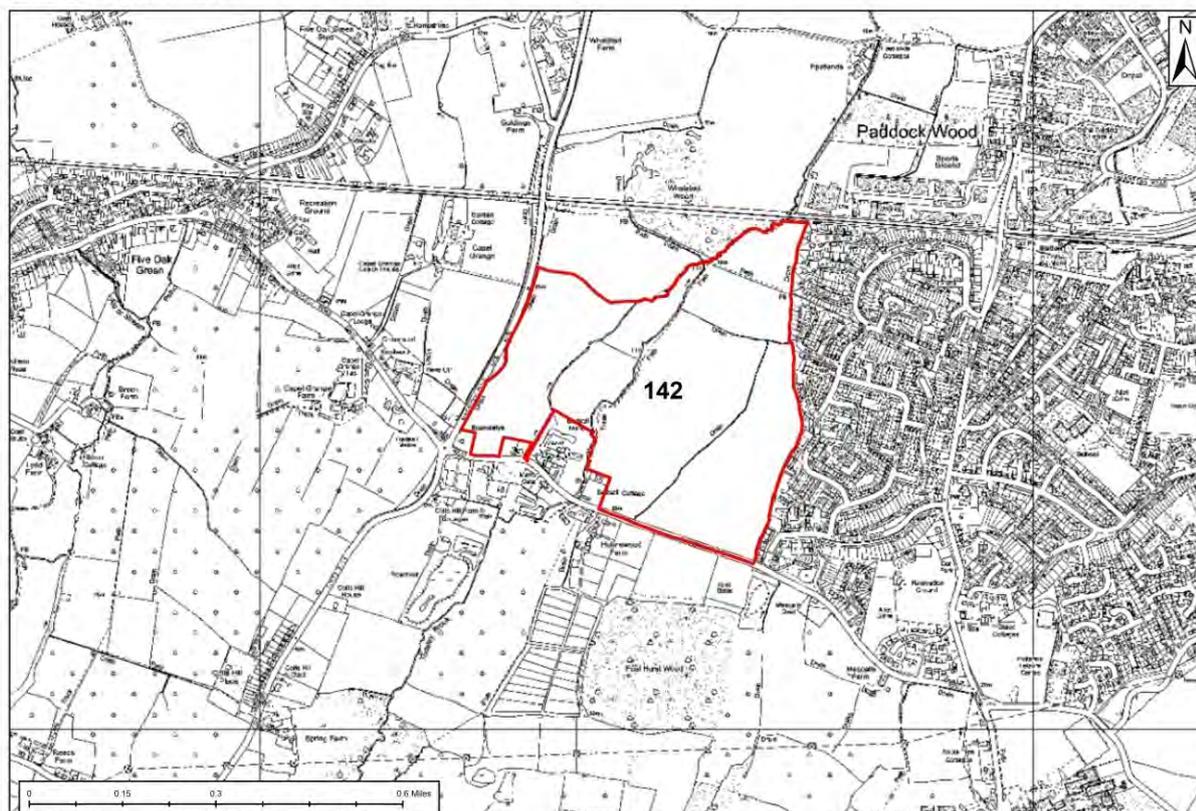
	EA Flood Zones 2 and 3; Land contamination (Unknown Filled Ground (medium)); ALC: Grade 3
Site Description:	The site comprises a parcel of land that is mostly wooded. There are no existing buildings on the site. The site is adjoined by residential properties and some commercial use. The boundaries of the site consist mostly of trees. There is no formal boundary along parts of the site to the east. There is currently a lack of vehicular access to the site but the site has a frontage along Badsell Road. There is a lack of pavement along this stretch of Badsell Road. The site is flat. The parcel of woodland is clearly seen from public view along Badsell Road.
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	<p>Air quality is given a mixed score as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>A business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>A negative climate change score takes into account the increase in energy and fuel demands created by the scale of development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment</p>

	<p>space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.</p> <p>The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.</p> <p>The slight negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes the Land Use objective to be scored negatively.</p> <p>A negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>The travel score is applied following a similar logic to air quality.</p> <p>Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p> <p>See the Sustainability Appraisal report for a more detailed comparison between the 4 options for an urban extension at Paddock Wood.</p>
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is currently remote from a settlement centre. Any yield likely from this site is likely to be of a scale not considered suitable for allocation. It could be considered as part of a reasonable alternative for an urban expansion of Paddock Wood.

Site Reference: 142 (Local Plan Allocation AL/PW1 (site is part of larger allocation))

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

Call for Sites 2017 Submission



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Map Dated: Feb 2018

Parish:	Capel
Settlement:	Paddock Wood
Gross area (ha):	45.33
Developable area (ha):	39.72
Site type:	Greenfield site adjacent to LBD
Potential site use:	Mixed including residential and community use.
Potential yield if residential:	4,000 in conjunction with other sites forming wider site allocation
Issues to consider:	Green Belt designation; AONB (2 component parts); Landscape Sensitivity Study (PW8); Highway matters (access); Noise from the railway line; Heritage matters (adjacent to listed buildings); EA Flood Zones 2 (69.93%), 3a (41.54%), and 3b (11.36%);

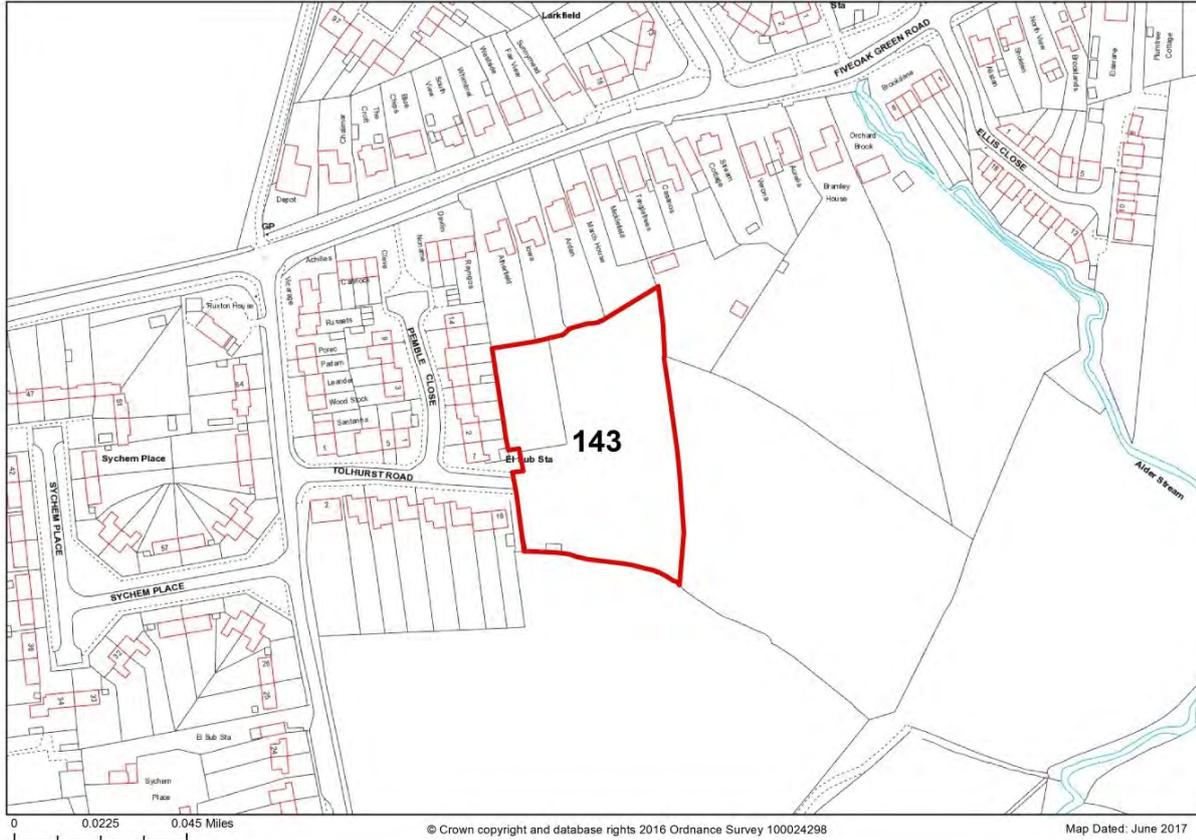
	<p>Ecological interest; notable feature/designation; Adjacent to existing Limits to Built Development; ALC: Grade 3 Cross boundary issues</p>
Site Description:	<p>The site comprises a managed green field. There are no existing buildings on the site. The site is adjoined by residential properties and fields. There are industrial uses close by. A main railway line adjoins the site at its top north eastern corner.</p> <p>The site boundaries comprise trees, hedgerow and domestic fencing in places. There is a stream/ river adjacent to the eastern boundary of the site and a ditch. There are trees within the site.</p> <p>There is currently a lack of vehicular access into the site. There is pedestrian access to the site along the two Public Rights of Way that run through the site. There are pavements in the wider locality east of the site. The site is generally flat. There are private views from residential dwellings to the east and public views across the site from the Public Rights of Way.</p>
Suitability:	Suitable: see reason below
Availability:	<p>Available Single ownership</p>
Achievability:	This site is considered a suitable site which is available and in single ownership. It is likely that the site could be delivered within the Local Plan period.
Sustainability Assessment:	<p>Air quality is given a mixed score as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, maximum scores cannot be</p>

	<p>applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.</p> <p>The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.</p> <p>The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>The travel score is applied following a similar logic to air quality. Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
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Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	The site is adjacent to the Limits to Built Development in proximity to Paddock Wood. The site is likely to be sustainable in this context.

Site Reference: 143

Site Address: Land at Tolhurst Road, Five Oak Green



Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	0.70
Developable area (ha):	0.70
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	21
Issues to consider:	Green Belt designation; AONB (1 component part); Adjacent to existing Limits to Built Development; Ecological interest; notable feature/designation; Landscape Sensitivity Study (PW10); Highways issues (access); ALC: Grade 2, Grade 3

Site Description:	<p>The site consists of a managed paddock/field. There are small horse shelters at one end of the site. The site is adjoined by fields to the south and east and by residential properties along other boundaries.</p> <p>The site has an open boundary to its frontage on Tolhurst Road, defined by metal fencing. High hedges and trees are along the other boundaries. There is a ditch running along the eastern boundary of the site.</p> <p>There is direct vehicular access into the site from Tolhurst Road. Pedestrian access to the site is by pavements along Tolhurst Road. The site is generally flat. The site is generally enclosed with a more exposed open frontage seen from Tolhurst Road, from which there is a public view of the site.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A reasonable site that scores a mix of neutrals and positives. It is let down on its land use score, being a Green Belt site within a larger parcel that would cause moderate harm if released.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are landscape concerns associated with this site. The site is an encroachment into the countryside beyond which would be logical

Site Reference: 156

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

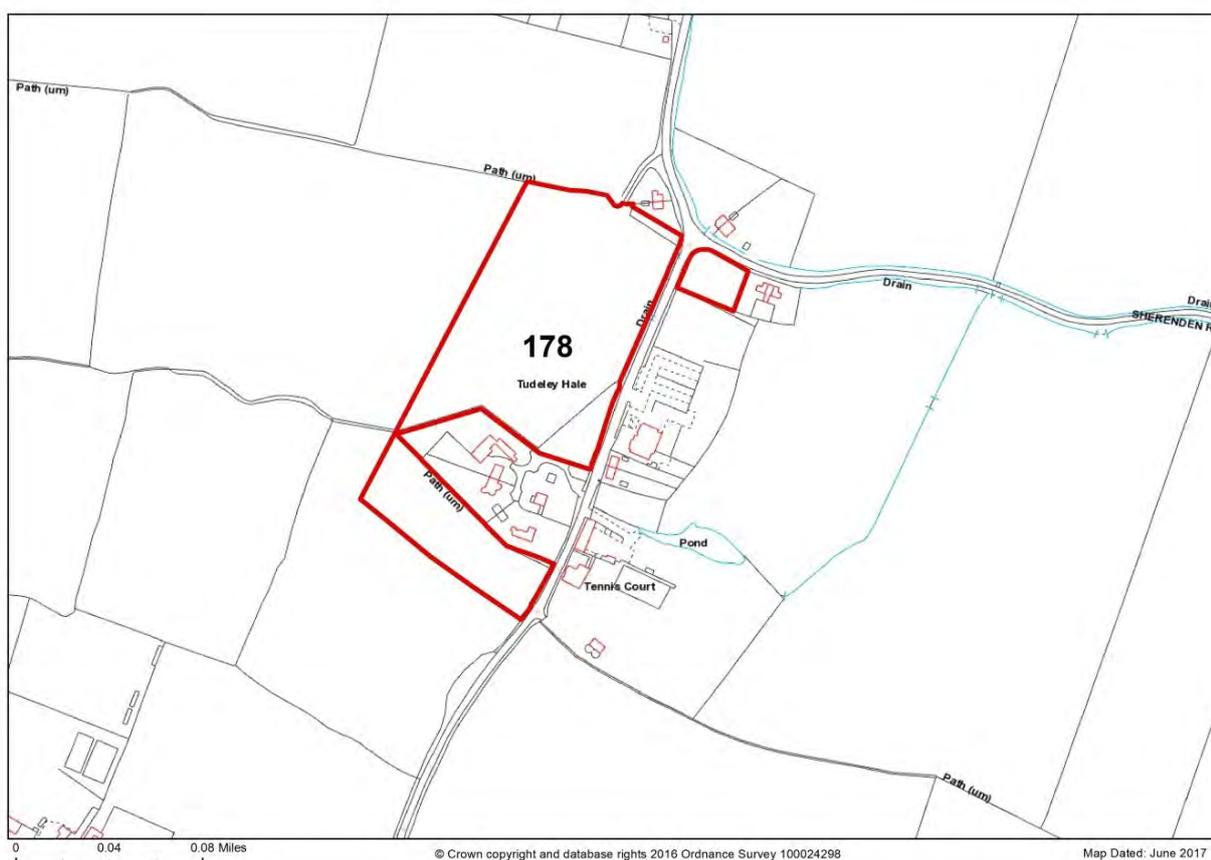


Parish:	Capel
Settlement:	Remote from settlement centre
Gross area (ha):	0.64
Developable area (ha):	0.25
Site type:	Part PDL / part Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	Green Belt designation; AONB (2 component parts); Highway matters; Ecological interest; notable feature/designation; ALC: Grade 3
Site Description:	The site consists of a residential property and its curtilage, outbuildings and a field. There is an existing single storey property

	<p>on the site along with a detached garage, brick outbuilding and another structure. The site is adjoined by residential properties and woodland. There is a field further south west. There are trees on the site. Site boundaries consist of chain link fencing, trees and a large brick wall along the site frontage with Colts Hill. There is a lack of a defined boundary with the woodland to the south east. There is a speed restriction along Colts Hill of 50 miles per hour. There is an existing vehicular access into the site direct from Colts Hill. There is a lack of pavement along this stretch of Colts Hill. The topography of the site is flat by and around the property. The field has more of a slope towards the south east and north west and forms a slight basin. Public views of the site are restricted from the frontage by the tall brick wall. The site is more exposed to the sides and rear which blend into the woodland.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is below the threshold for Sustainability Assessment purposes.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from a settlement centre and is unlikely to be sustainable in this context.

Site Reference: 178

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

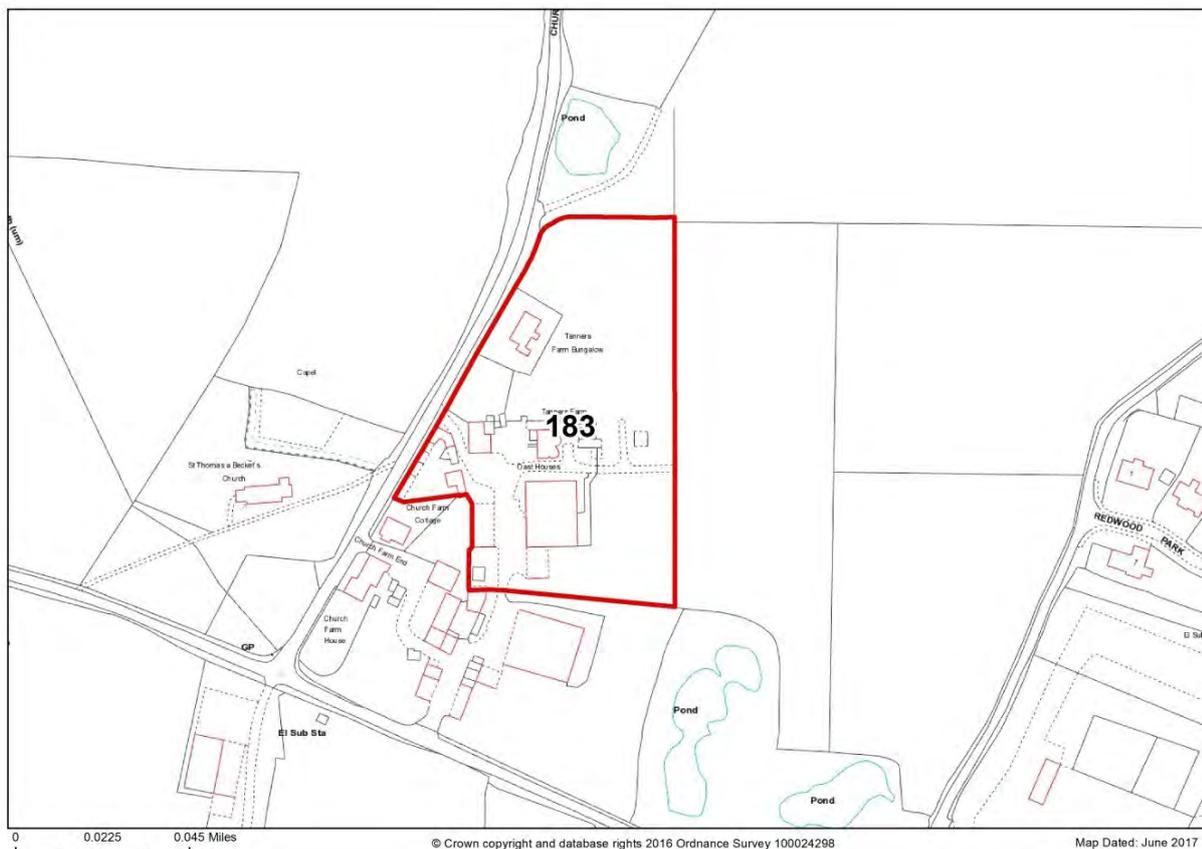


Parish:	Capel
Settlement:	Remote from settlement centre
Gross area (ha):	2.91
Developable area (ha):	2.91
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	87
Issues to consider:	Green Belt designation; AONB (1 component part); Ecological interest; EA Flood Zones 2 and 3;

	Highway matters; Heritage matters (adjacent to listed buildings); ALC: Grade 2
Site Description:	<p>The site comprises two parcels of land. The larger parcel consists of agricultural fields. The smaller parcel of land to the east of Hartlake Road is more domestic in scale. There are no existing buildings on the site.</p> <p>The larger site is adjoined by fields, a public house and residential properties. The smaller parcel is adjoined by fields and some residential uses. The southwest corner of the larger site has no natural boundary. The remaining boundaries of the larger site comprise hedging, trees and fencing. The boundaries of the smaller parcel of land comprise of low hedging along the frontages of Hartlake and Sherenden Road and domestic fencing to the east. The southern boundary is open to the parcel of land found to the south. There are trees and hedging on the site. There are drainage ditches adjacent to the smaller parcel of the site. There is currently a lack of vehicular access into the site from Hartlake Road. The smaller parcel of land fronts both Hartlake Road and Sherenden Road and is adjacent to a residential property. There is a lack of pavement along Hartlake Road and Sherenden Road. Public Rights of Way numbers WT164 and WT165 run through the larger parcel of the site. The larger parcel is generally flat and is set down at a lower level than Hartlake Road. The smaller parcel is generally flat. There are public views of the site from Hartlake Road and the surrounding area. The smaller parcel is also seen from Sherenden Road.</p>
Suitability:	Unsuitable: see reason below
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 remote from a settlement centre and unlikely to be sustainable in this context. Only consider in the context of the Tudeley new settlement submission

Site Reference: 183

Site Address: Tanners Farm, Church Lane, Capel



Parish:	Capel
Settlement:	Remote from settlement centre
Gross area (ha):	1.34
Developable area (ha):	1.31
Site type:	Part PDL / part greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	19
Issues to consider:	Green Belt designation; AONB (1 component part); Landscape Sensitivity Study (PW10); Heritage matters (listed buildings on the site and adjacent); Ecological interest; notable feature/designation; ALC: Grade 3
Site Description:	The site comprises a farm complex including residential properties and associated land. There are several buildings on the site

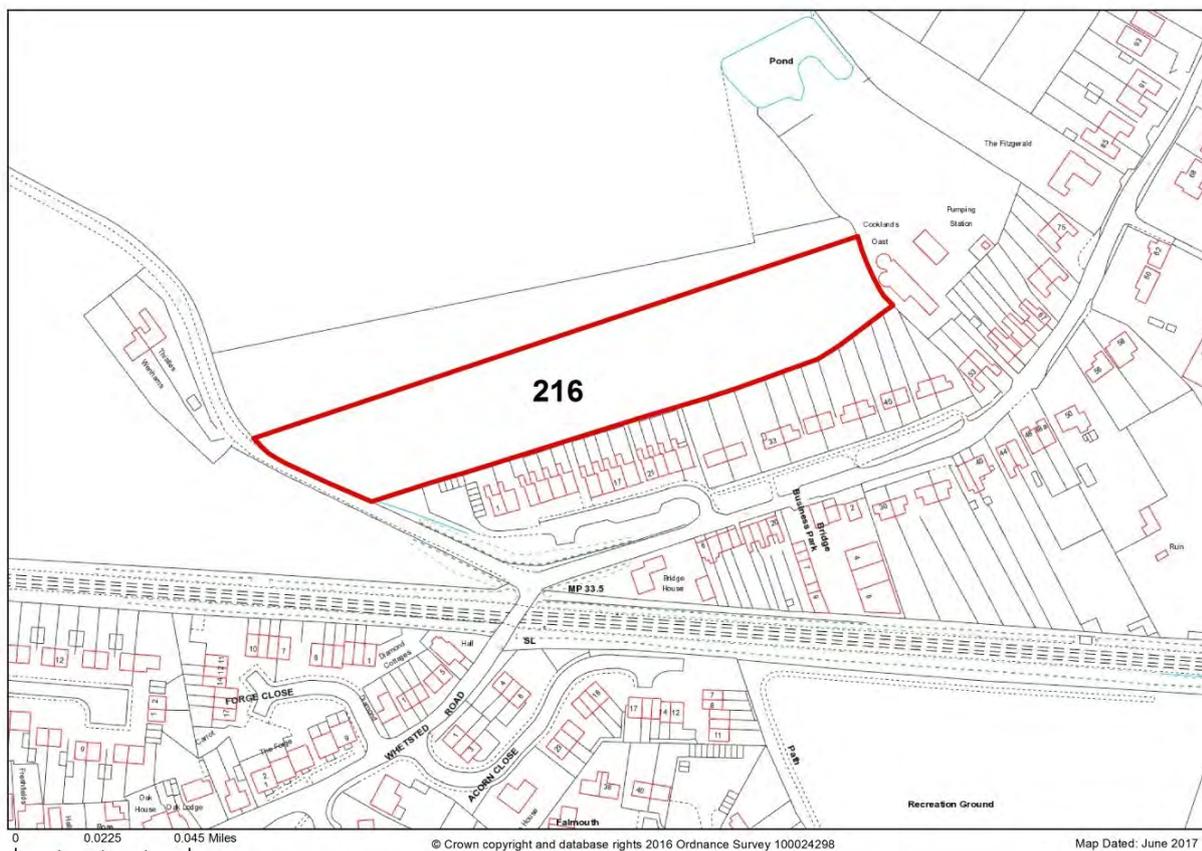
	<p>including residential, barn and other structures. The site is adjoined by fields, residential uses and the Church is opposite the site along Church Lane. There is a mix of site boundaries throughout the site including hedgerow, trees, brick walls and structures. There are hedges and trees on the site.</p> <p>There is direct vehicular access into the site from Church Lane. There is a lack of pavements along Church Lane. Pedestrian access to the site is by the main vehicular access. Public Right of Way number WT185 runs adjacent to the site, at its north west corner. The site is mostly flat. The site is visible from Church Lane. There is a view along the site access to the buildings and of the structures abutting Church Lane.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality. Traffic will increase substantially and movement of vehicles into Royal Tunbridge Wells via the A26 (existing AQMA) is realistic. Likewise, a worsening of the AQMA on Tonbridge High Street must be considered (cross boundary impacts). Conversely, the new settlement will be designed to discourage private car use with active and shared transport given priority. This will bring large benefits.</p> <p>Generally, biodiversity constraints are limited. There is no risk the Ashdown Forest and the site is not within an SSSI Impact Risk Zone. Scores are applied to reflect the constraints in the south (LWS and ancient woodland).</p> <p>The business score is positive and reflects the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The climate change score reflects the increase in energy and fuel demands created by the new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit. However, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells will continue to meet this demand.</p> <p>Capel is not a key ward for a focus on employment. However, it will benefit from new employment space and job creation, which</p>

	<p>would offset the loss of agricultural jobs from development on agricultural land.</p> <p>Equality scores positively with access to facilities for those with impairments felt to be possible with a strong master planning approach.</p> <p>The health objective scores well due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 3 out of 5 Accessible Natural Greenspace Standards. It was also felt likely that the proposals would include provision for elderly care services and improvements to ANG.</p> <p>The negative heritage score reflects the increasing land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help enhance a strategy for enhancements was realised.</p> <p>The maximum positive score is given to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.</p> <p>Loss of greenfield, green belt land (albeit with compensation elsewhere) with Best and Most Versatile soils causes the land use objective to be scored negatively.</p> <p>Negative landscape scoring reflects encroachment into the AONB in the south and east whilst also recognising that opportunities for management of GI exist.</p> <p>A negative noise score reflects the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>The Services and Facilities objective scores positively reflecting the likely well thought-out provision in the new settlement as a result of the master planning process. The settlement also benefits from the proximity of enhanced provision at the nearby North Farm retail park, Tonbridge and Royal Tunbridge Wells.</p> <p>A positive score for travel is applied following a similar logic to air quality whilst also considering new bus routes and relatively easy access to train stations.</p> <p>Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed/positive water scores is applied as it would represent a substantial demand for water and wastewater treatment and would provide significant benefits to Five Oak Green in the form of reductions in existing flood risk. The presence of the total catchment of a Groundwater Source Protection Zone north of the railway line also creates a risk that must be carefully managed.</p>
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is some PDL on the site, which is remote from the settlement centre. Due to the specific characteristics of this site,

	<p>with heritage constraints, it is considered that this site is not suitable for allocation. Heritage considerations are likely to define the precise yield that could be achieved. It can also be considered in context of the Tudeley new settlement reasonable alternative.</p>
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Site Reference: 216

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

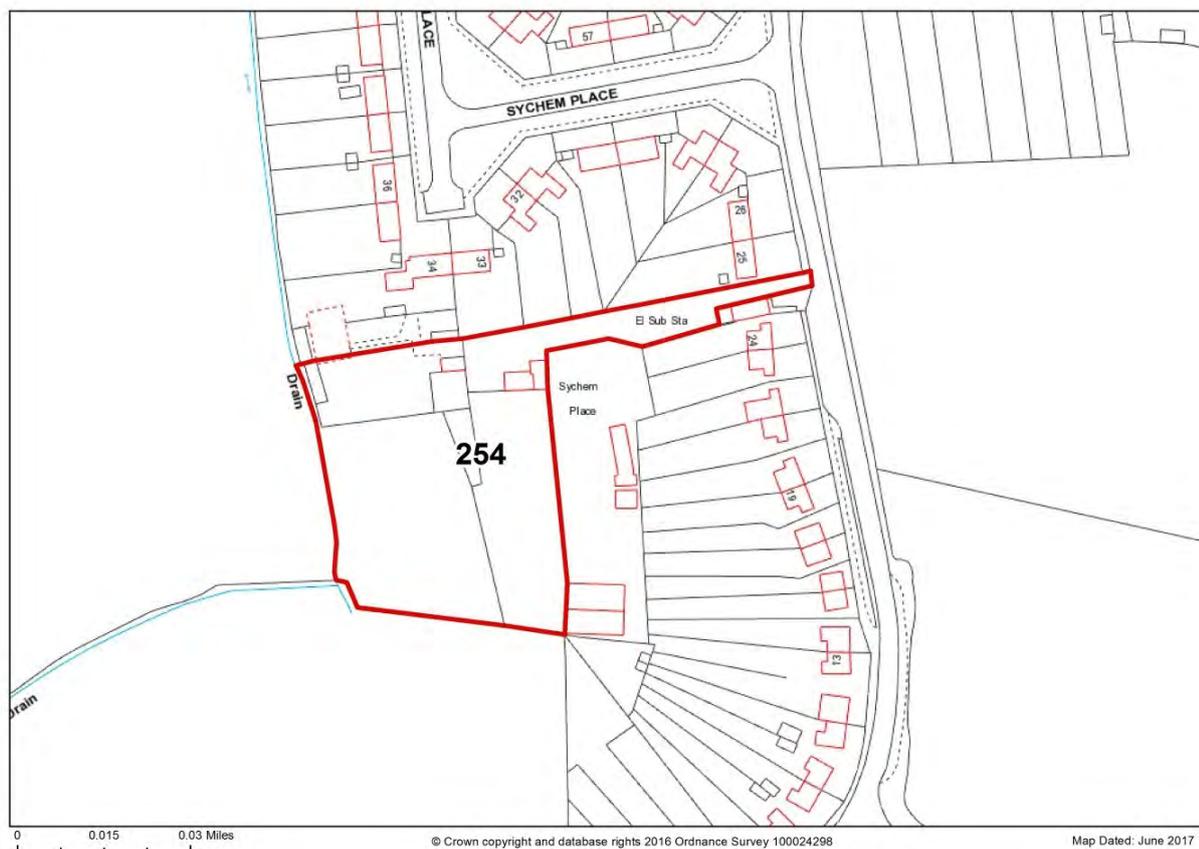


Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	1.06
Developable area (ha):	1.06
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	32
Issues to consider:	Green Belt designation; AONB (1 component part); Landscape Sensitivity Study (PW9); Ecological interest; notable feature/designation; Heritage matters (adjacent listed building at Moat Farm); Highway matters (access); Land contamination (Unknown Filled Ground (medium));

	Potential railway noise; Adjacent to existing Limits to Built Development; ALC: Grade 2, Grade 3
Site Description:	<p>The site consists of a managed parcel of land that is currently in fruit production. There are no existing buildings on the site. The site is adjoined by residential properties and commercial use (part of Moat Farm) and the main railway line. The site has an open boundary along its road frontage and is largely open with the adjacent fruit farm. There are trees, hedges and fencing adjacent to the residential properties. There is a ditch adjacent to the frontage with the access road.</p> <p>The site is accessed from a road off Whested Road into Moat Farm, adjacent to a railway bridge. There is a lack of pavement along Whetsted Road and a lack of access to Moat Farm. There is a Public Right of Way adjacent to the west. The site is generally flat. The site is at a lower level than the access road to the west. Views of the site are private views from adjacent residential properties and the access road to Moat Farm mostly. There are views of the site from the main railway line.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site scores a number of neutrals with some positives, let down by its heritage score in close proximity to three historic farmsteads and on land use and landscape scores, being the loss of a greenfield site part of a broader parcel that makes a very high contribution to the Green Belt.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is a heritage and landscape concern, the site being in proximity to historic farmsteads and forming part of the landscape setting of the settlement. There is also concern about the ability to provide an appropriate means of access to the site.

Site Reference: 254

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



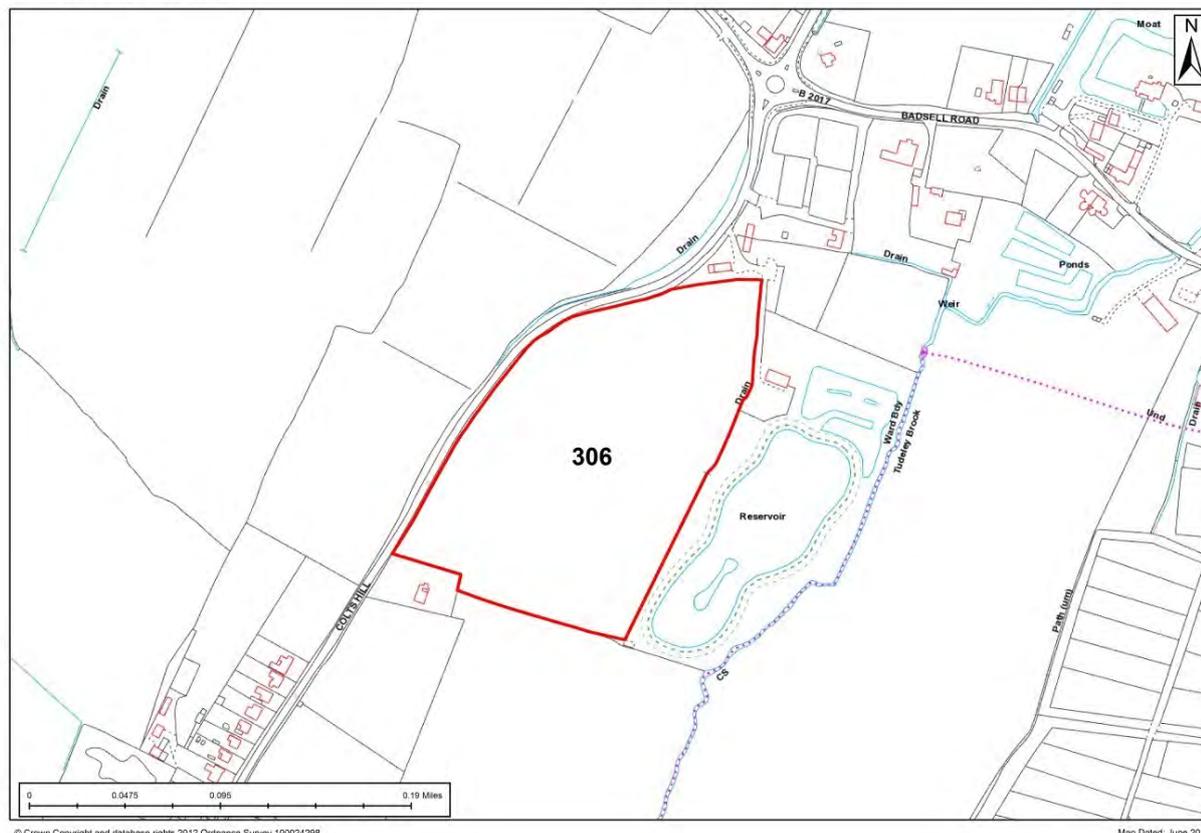
Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	0.56
Developable area (ha):	0.56
Site type:	Part PDL/part greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	Landscape Sensitivity Study (PW10); Green Belt designation; AONB (1 component part); Ecological interest; Highway matters (access); Adjacent to existing Limits to Built Development; ALC: Grade 3

Site Description:	<p>The site partly consists of a commercial use (Capel Fencing) and a field. There are structures on the site associated with the current use and several vehicles. The site is adjoined by agricultural fields and residential development. The site boundaries comprise hedging, trees and domestic boundaries. There is a drain along/close to the western boundary of the site.</p> <p>There is direct (narrow) vehicular access into the site from Sychem Lane. There are pavements along Sychem Lane linking with the wider area. The site is generally flat. The western/rear of the site is seen from across the adjoining field from Church Lane. There are public views from Sychem Lane along the access to the site.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is below the threshold for Sustainability Assessment purposes.
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 is part PDL adjacent to the LBD and likely to be sustainable in this context.

Site Reference: 306

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

Call for Sites 2017 Submission



Parish:	Capel
Settlement:	Remote from settlement centre
Gross area (ha):	5.03
Developable area (ha):	5.03
Site type:	Greenfield site in rural area adjacent to Colts Hill (A228)
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	151
Issues to consider:	Green Belt considerations; AONB (1 component part); Landscape Sensitivity Study (PW7); Ecological interest; notable feature/designation; EA Flood zone 2; ALC: Grade 3
Site Description:	The site is a greenfield site. There are no existing buildings on the site. The site lies adjacent to Colts Hill, a fishery and residential

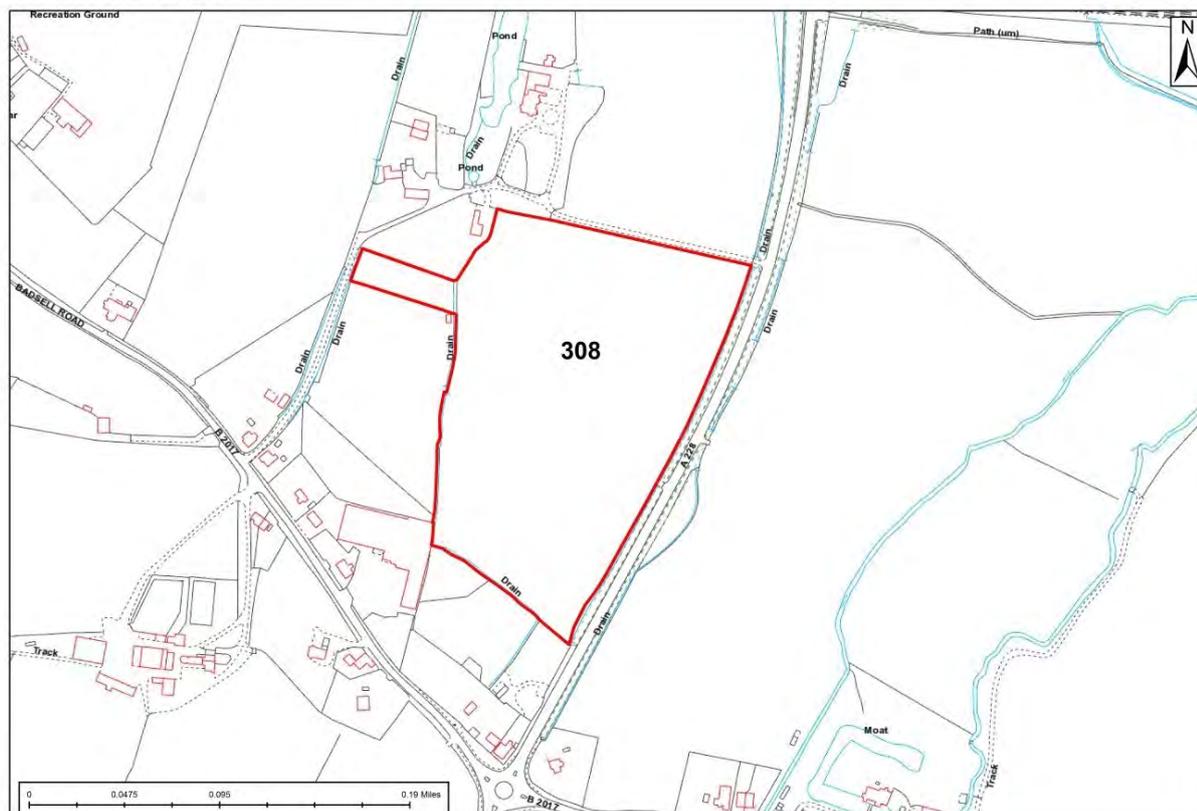
	properties. There are fields adjacent to the site too. Access to the site is from an access driveway/gate off of Colts Hill. There are no pavements along Colts Hill.
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from a settlement centre and unlikely to be sustainable in this context. There is also concern about coalescence between Five Oak Green and Paddock Wood.

	ALC: Grade 3
Site Description:	<p>The site is a managed parcel of green field land. There are no existing buildings on the site other than some portaloos. The site is adjoined by a similar parcel of land and a Place of Worship including a nursery. The main railway line is further to the north. Site boundaries comprise hedging, some chain link. The eastern boundary to the adjacent parcel is open as the site access runs through the middle of these parcels. The site is overgrown along its frontage with Badsell Road.</p> <p>There is vehicular access to the site from Badsell Road. There is a pavement along the Badsell Road frontage of the site. There are no Public Rights of Way on the site but a Bridleway is near by and there are PROW in locality. The site is flat. There is a public view of the site from Badsell Road and a clear view from a metal gate at the site access.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This site receives a mix of scores, several neutrals and some positive ones. Landscape, land use and noise receive negative scores, a reflection of this green belt, greenfield site and its position close to the main railway line.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is a landscape concern that this site would erode the green gap between Five Oak Green and Paddock Wood. This is a significant chunk of a Green Belt parcel the release of which would cause moderate harm.

Site Reference: 308

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

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Map Dated: June 2017

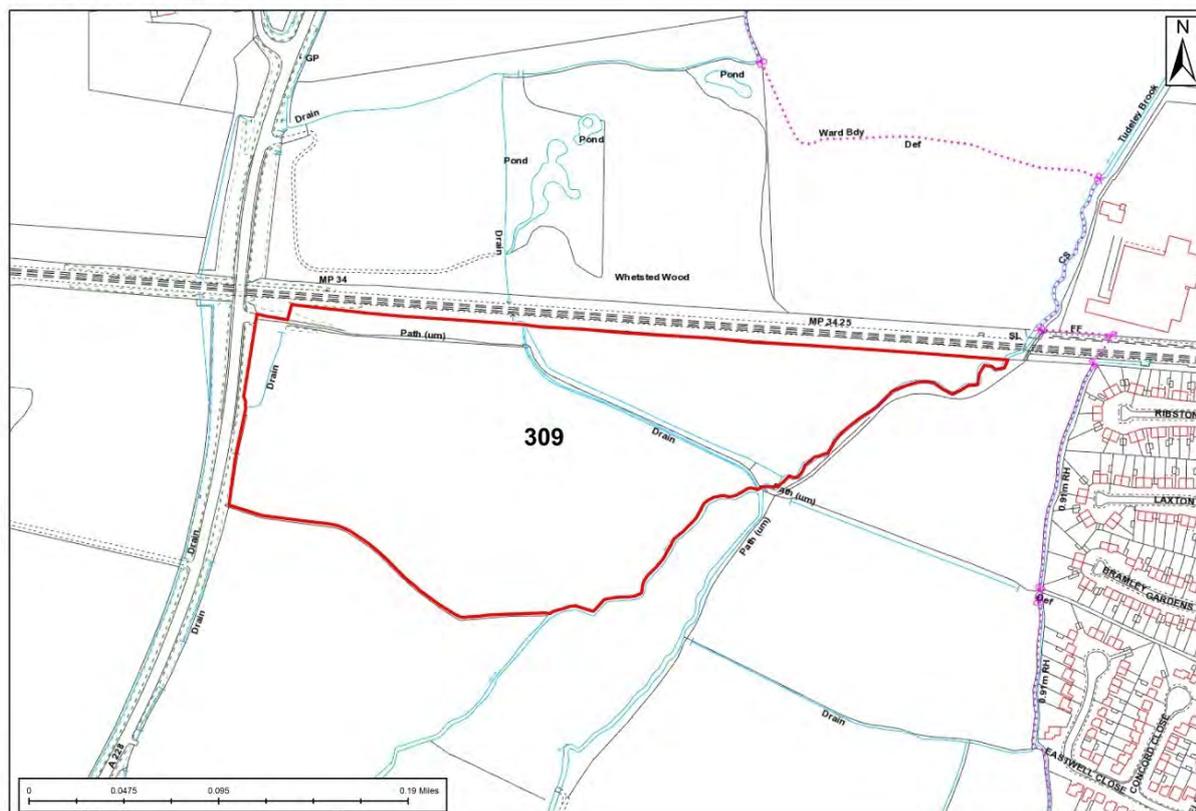
Parish:	Capel
Settlement:	Remote from settlement centre
Gross area (ha):	5.80
Developable area (ha):	5.80
Site type:	Greenfield site adjacent to Maidstone Road (A228)
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	174
Issues to consider:	Green Belt considerations; AONB (1 component part); Land contamination (Works Unspecified Use (medium and low risk)); Ecological interest; Landscape Sensitivity Study (PW10); EA Flood zone 2;

	ALC: Grade 3
Site Description:	<p>Large part of site is agricultural field. Smaller part by site access is green with a chicken compound. There are no other buildings on the site. The site is adjoined by green fields, commercial use, Capel Grange residential care home and some residential uses. There are trees along the eastern boundary of the site, some hedging and other trees. There is an open boundary to the south from the access drive to the residential home to the north.</p> <p>The site is served by a metal access gate off a Bridleway, which is tarmaced. There is pavement along Badsell Road. There is a Bridleway adjacent to the site and Public Rights of Way in the wider area. The site is flat. Public views of the site are limited.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is concern that allocation of this site would result in coalescence concerns between Capel and Paddock Wood. It is also part of a larger Green Belt parcel the release of which would cause very high harm.

Site Reference: 309 (Local Plan Allocation AL/PW1 (site is part of larger allocation))

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

Call for Sites 2017 Submission



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Map Dated: June 2017

Parish:	Capel
Settlement:	Paddock Wood
Gross area (ha):	9.18
Developable area (ha):	5.86
Site type:	Greenfield site adjacent to Maidstone Road (A228) and south of railway line
Potential site use:	Mixed including residential
Potential yield if residential:	4,000 in conjunction with other sites forming wider site allocation
Issues to consider:	Green Belt considerations; AONB (1 component part); Landscape Sensitivity Study (PW8); Ecological interest; notable feature/designation; EA Flood zones 2 (79.38%), 3a (52.1%), and 3b (24.98%); Highways Issues (access);

	ALC: Grade 3 Cross boundary issues
Site Description:	<p>The site comprises an area of woodland and agricultural field, including an overgrown area. There are no existing buildings on the site but it appears that there were buildings on part of the site once, served possibly by a stone track road from Maidstone Road.</p> <p>Adjoining uses include an agricultural field, the public highway, a residential care home and the main railway line. The site has fairly open boundary that includes trees and overgrown vegetation. There are trees along the boundary of the field.</p> <p>The site is served by a metal gate out onto Maidstone Road to west of site. There are pavements in residential streets further to the east of the site. There is a Public Right of Way through the site. The field is generally flat with the woodland topography a bit more complex. There are public views of the site from the Public Right of Way as well as views from the main railway line and from Maidstone Road.</p>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This site is a suitable site, is available and in single ownership. It is considered that it could be delivered within the Local Plan period.
Sustainability Assessment:	<p>Air quality is given a mixed score as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p>

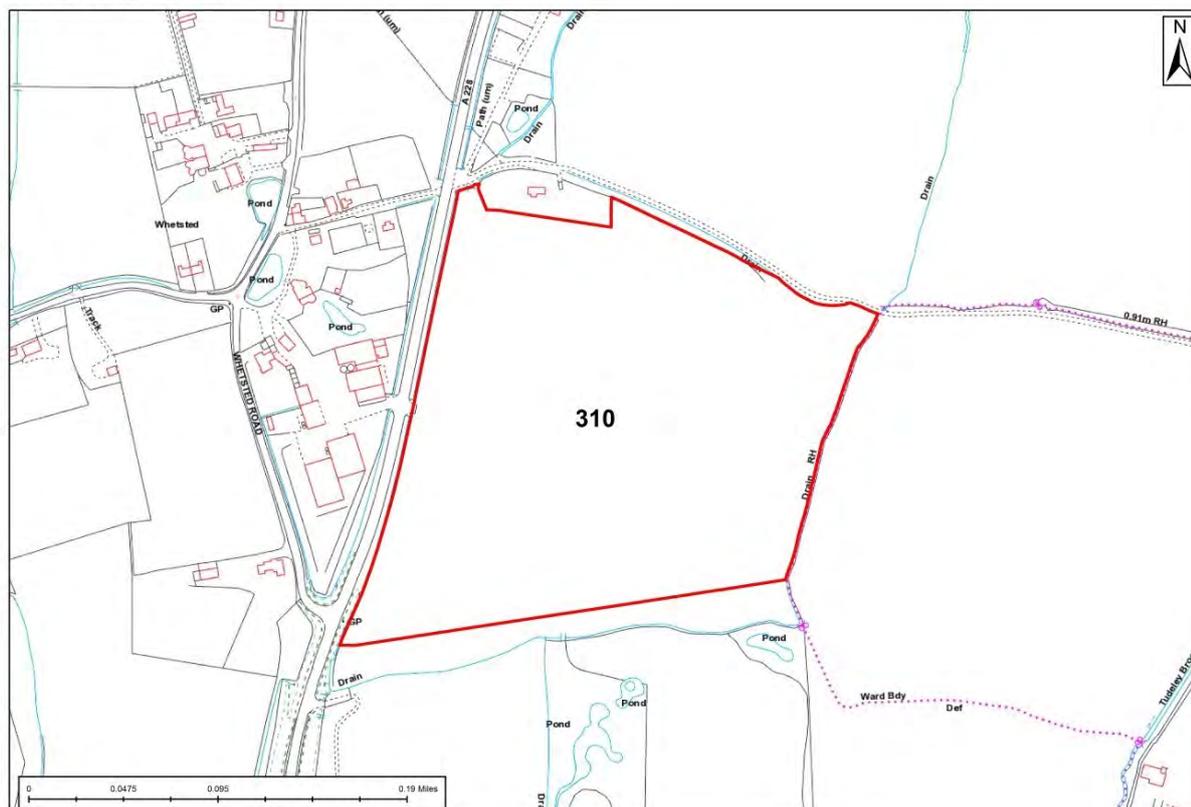
	<p>Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.</p> <p>The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.</p> <p>The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>The travel score is applied following a similar logic to air quality. Waste reduction is generally felt to be outside of the scope of the development proposed.</p>
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	A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	This site is in proximity to Paddock Wood and is likely to be sustainable in this context.

Site Reference: 310 (Local Plan Allocation AL/PW1 (site is part of larger allocation))

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

Call for Sites 2017 Submission



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Map Dated: June 2017

Parish:	Capel
Settlement:	Paddock Wood
Gross area (ha):	10.39
Developable area (ha):	10.34
Site type:	Greenfield site adjacent to Maidstone Road (A228)
Potential site use:	Mixed including residential
Potential yield if residential:	4,000 in conjunction with other sites forming wider site allocation
Issues to consider:	Green Belt considerations; AONB (1 component part); Landscape sensitivity study (PW8); Heritage – Impact on historic farmstead across road; Ecological interest; notable feature/designation; EA Flood zones 2 (11.31%), 3a (0.41%), and 3b (0.2%); Highways issues;

	ALC: Grade 2, Grade 3 Cross boundary issues
Site Description:	The site is a managed arable greenfield which appears to be in agricultural use. There are no existing buildings on the site. The site is adjoined by fields and Maidstone Road to the west. The site boundaries consist of trees and hedges. To the north east the boundary is more open. There is access from the adjacent access track in the north east corner of the site. There is an access track and public Right of Way alongside the north boundary of the site, however there is no formal pedestrian access to the site. There is a Public Right of Way alongside the northern boundary of the site. The site is flat. There are sporadic public views into the site from Maidstone Road. There are more open views into the site from the adjacent access track.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This site is a suitable site, is available and in single ownership. It is considered that it could be delivered within the Local Plan period.
Sustainability Assessment:	<p>Air quality is given a mixed score as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p>

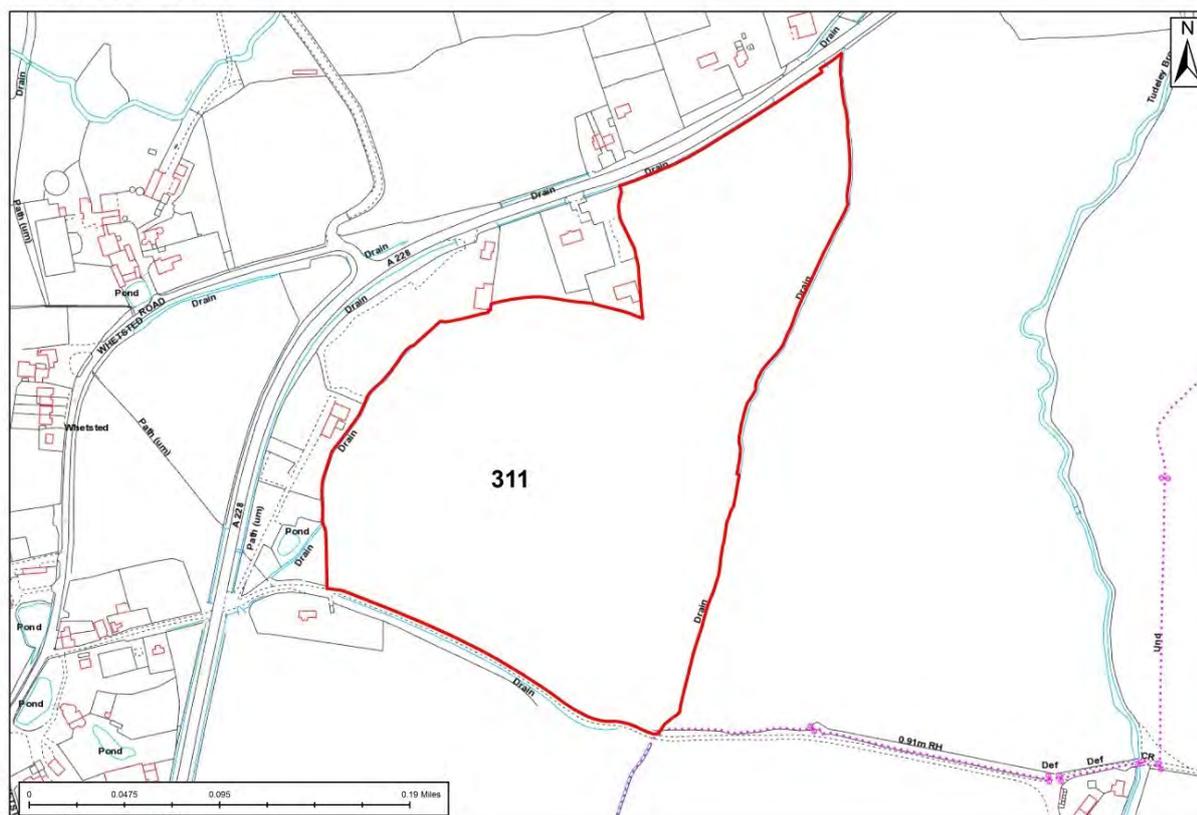
	<p>All new educational pressures created are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.</p> <p>The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.</p> <p>The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>The travel score is applied following a similar logic to air quality.</p> <p>Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.

Reason:	This site in combination with other sites submitted, is in proximity to Paddock Wood and is likely to be sustainable in this context.
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Site Reference: 311 (Local Plan Allocation AL/PW1 (site is part of larger allocation))

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

Call for Sites 2017 Submission



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Map Dated: June 2017

Parish:	Capel
Settlement:	Paddock Wood
Gross area (ha):	11.42
Developable area (ha):	11.23
Site type:	Greenfield site adjacent to Maidstone Road (A228)
Potential site use:	Mixed including residential
Potential yield if residential:	4,000 in conjunction with other sites forming wider site allocation
Issues to consider:	Green Belt considerations; AONB (1 component part); Ecological interest; Land contamination (Recycling/Metal Waste); Landscape Sensitivity Study (PW8); EA Flood zones 2 (38.05%), 3a (1.84%), and 3b (1.65%);

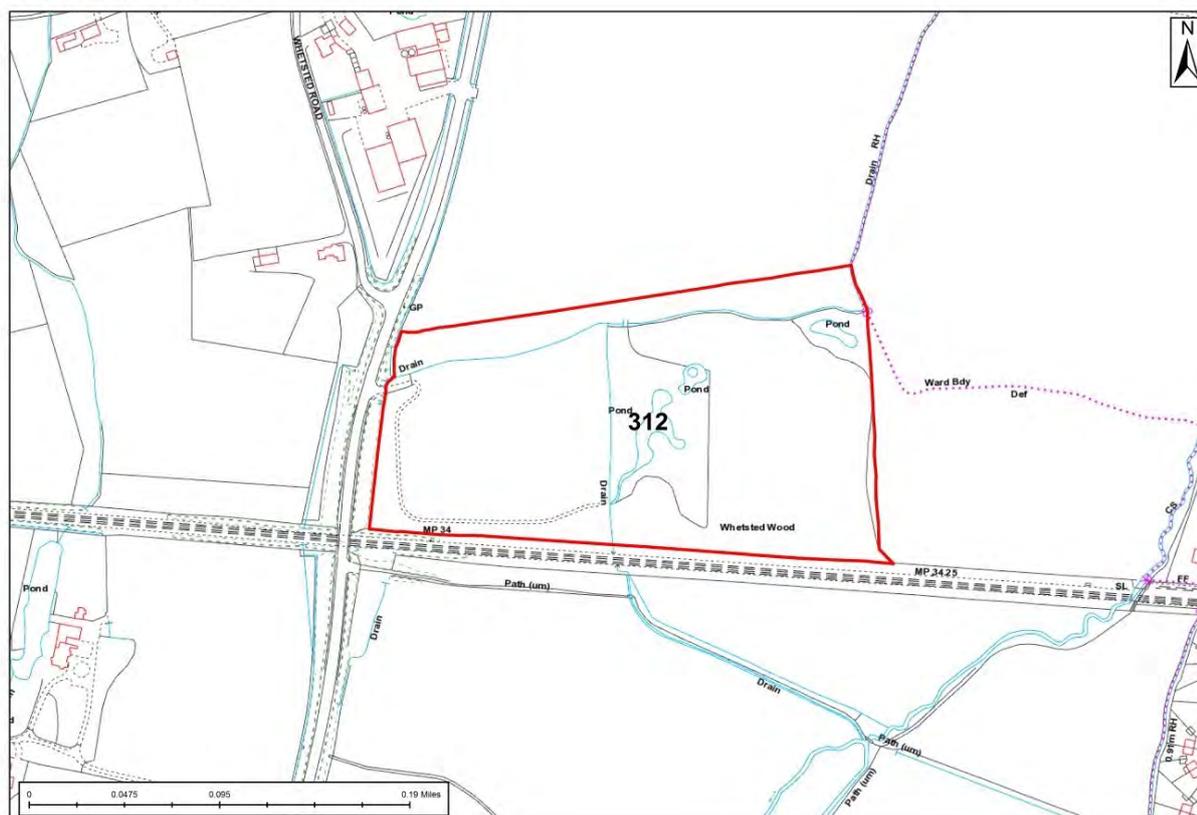
	Highways issues; ALC: Grade 2, Grade 3 Cross boundary issues
Site Description:	<p>The site comprises a managed greenfield site, agricultural in appearance. There are no existing buildings on the site. The site is adjoined by fields and sporadic buildings.</p> <p>Site boundaries comprise hedging and trees. Eastern boundary is not defined. Southern boundary is open adjacent to public path/shared access road. There is an informal access in the south east corner of the site. Whetsted Road adjoins to north of site. There are pavements further east along Maidstone Road and a Bridleway adjacent to the south. The site is generally flat.</p>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This site is a suitable site, is available and in single ownership. It is considered that it could be delivered within the Local Plan period.
Sustainability Assessment:	<p>Air quality is given a mixed score as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created are expected to be met by provision of new or extended schools. Adult education facilities</p>

	<p>are not considered, and it is expected that Royal Tunbridge Wells will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.</p> <p>The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.</p> <p>The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>The travel score is applied following a similar logic to air quality.</p> <p>Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	This site in combination with other sites submitted, is in proximity to Paddock Wood and is likely to be sustainable in this context.

Site Reference: 312 (Local Plan Allocation AL/PW1 (site is part of larger allocation))

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

Call for Sites 2017 Submission



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Map Dated: June 2017

Parish:	Capel
Settlement:	Paddock Wood
Gross area (ha):	7.85
Developable area (ha):	3.49
Site type:	Greenfield site adjacent to Maidstone Road (A228) and north of railway line
Potential site use:	Mixed including residential
Potential yield if residential:	4,000 in conjunction with other sites forming wider site allocation
Issues to consider:	Green Belt considerations; Landscape Sensitivity Study (PW8); AONB (1 component part); Ecological interest; notable feature/designation; Drainage considerations;

	<p>Land contamination (Railway Land – tracks mainly); EA Flood Zones 2 (26.98%), 3a (2.23%), and 3b (0.43%); Highway issues; ALC: Grade 2, Grade 3, Urban Cross boundary issues</p>
Site Description:	<p>Site comprises a field and some woodland. There are no existing buildings on the site. The site is adjoined by the main railway line, public highway, woodland, field and farm. Boundaries to the site include trees.</p> <p>There is vehicular access from Maidstone Road. There is a lack of pavement along this stretch of Maidstone Road. The site is in proximity to built development.</p> <p>Site is generally flat but lies at a lower level than the adjacent Maidstone Road. Public views of the site are restricted. The site can be seen from the bridge area along Maidstone Road and there are views from the railway line.</p>
Suitability:	Suitable: see reason below
Availability:	<p>Available Single ownership</p>
Achievability:	This site is a suitable site, is available and in single ownership. It is considered that it could be delivered within the Local Plan period.
Sustainability Assessment:	<p>Air quality is given a mixed score as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas</p>

of high-income deprivation. However, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.

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

Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.

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

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

The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.

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

Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.

The negative landscape score reflects encroachment into the High Weald Character Area in the south.

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

Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.

Services and Facilities is scored positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).

The travel score is applied following a similar logic to air quality. Waste reduction is generally felt to be outside of the scope of the development proposed.

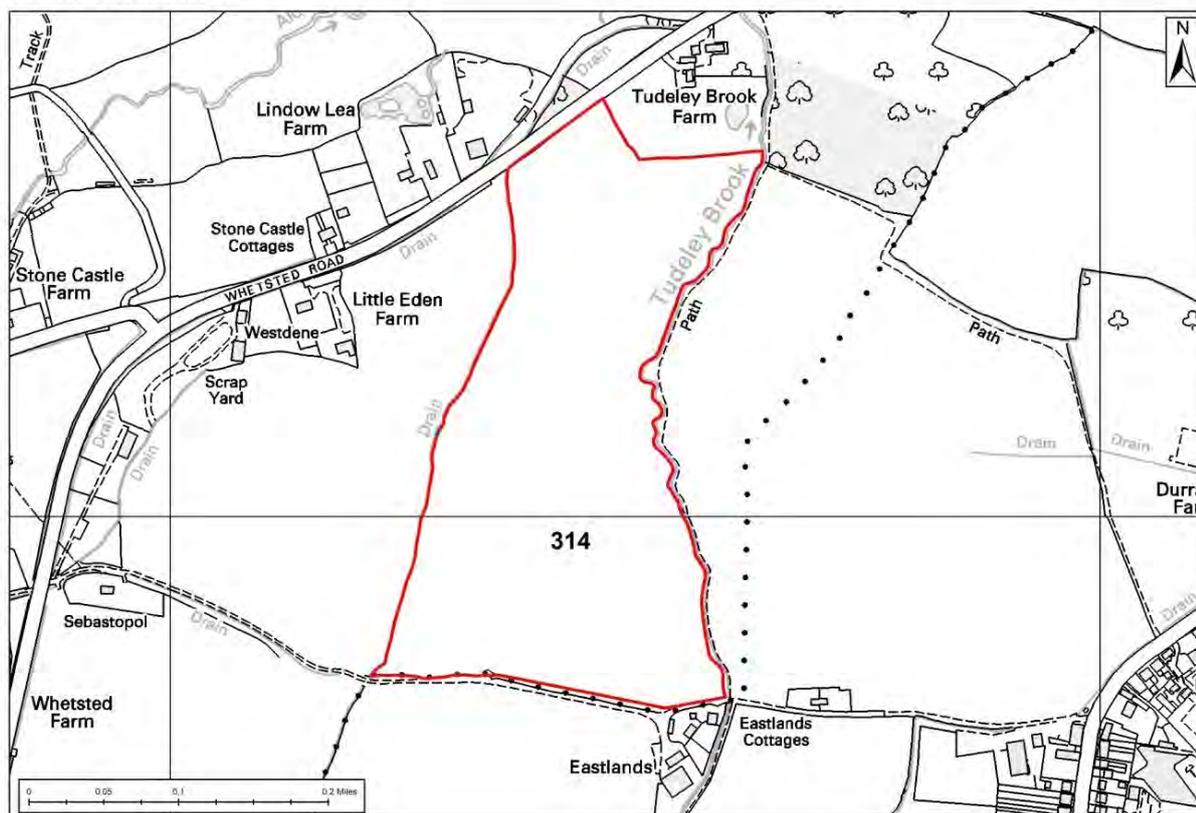
A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all

	would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	This site in combination with other sites submitted, is in proximity to Paddock Wood and is likely to be sustainable in this context.

Site Reference: 314 (Local Plan Allocation AL/PW1 (site is part of larger allocation))

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

Call for Sites 2017 Submission



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Map Dated: June 2017

Parish:	Capel
Settlement:	Paddock Wood
Gross area (ha):	15.23
Developable area (ha):	14.21
Site type:	Greenfield site adjacent to Whetsted Road (A228)
Potential site use:	Mixed including residential
Potential yield if residential:	4,000 in conjunction with other sites forming wider site allocation
Issues to consider:	Green Belt considerations; AONB (1 component part); Landscape Sensitivity Study (PW8); Ecological interest; EA Flood Zones 2 (72.53%), 3a (8.04%), 3b (6.74%); Highways issues;

	ALC: Grade 3 Cross boundary issues
Site Description:	<p>Site consists of a managed greenfield site, agricultural in appearance. There are no existing buildings on the site. The site is adjoined mostly by fields as well as limited residential use and possibly an element of commercial use. Site boundaries comprise hedging and trees. The boundary is more open with cable and posts along the boundary with an access road to the south. The western boundary of the site is not defined.</p> <p>Site has frontage with a shared access road to the south. There is an informal access into site in south west corner and currently a lack of pedestrian access and lack of pavement. There is pavement further east along Maidstone Road. There are Public footpaths and a Bridleway adjacent to the site from which there are public views. The site is generally flat.</p>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This site is a suitable site, is available and in single ownership. It is considered that it could be delivered within the Local Plan period.
Sustainability Assessment:	<p>Air quality is given a mixed score as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, maximum scores cannot be</p>

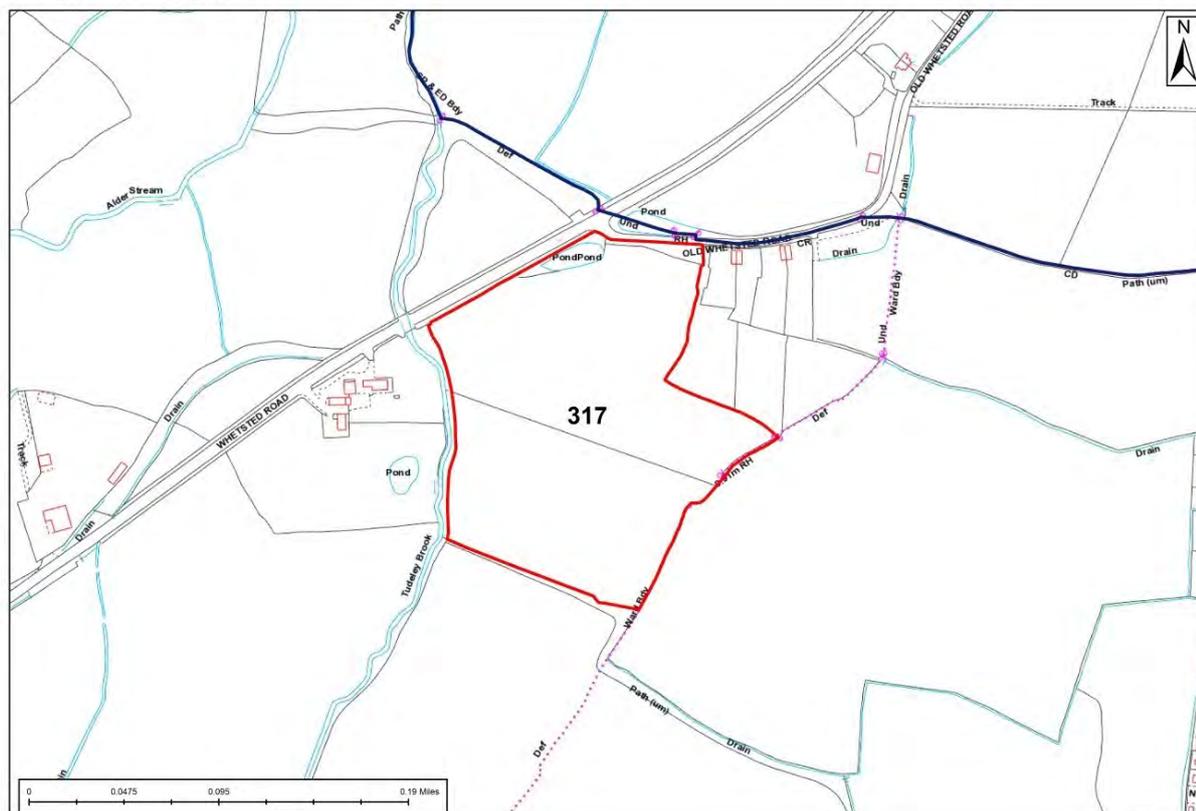
	<p>applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.</p> <p>The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.</p> <p>The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>The travel score is applied following a similar logic to air quality. Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
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Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	This site in combination with other sites submitted, is in proximity to Paddock Wood and is likely to be sustainable in this context.

Site Reference: 317 (Local Plan Allocation AL/PW1 (site is part of larger allocation))

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

Call for Sites 2017 Submission



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Map Dated: June 2017

Parish:	Capel
Settlement:	Paddock Wood
Gross area (ha):	5.30
Developable area (ha):	5.30
Site type:	Greenfield site adjacent to Whetsted Road (A228)
Potential site use:	Mixed including residential
Potential yield if residential:	4,000 in conjunction with other sites forming wider site allocation
Issues to consider:	Green Belt considerations; EA Flood Zones 2 (100%), and 3a (59.45%); Landscape Sensitivity Study (PW8); Highways issues; Ecological interest; notable feature/designation; ALC: Grade 2, Grade 3 Cross boundary issues

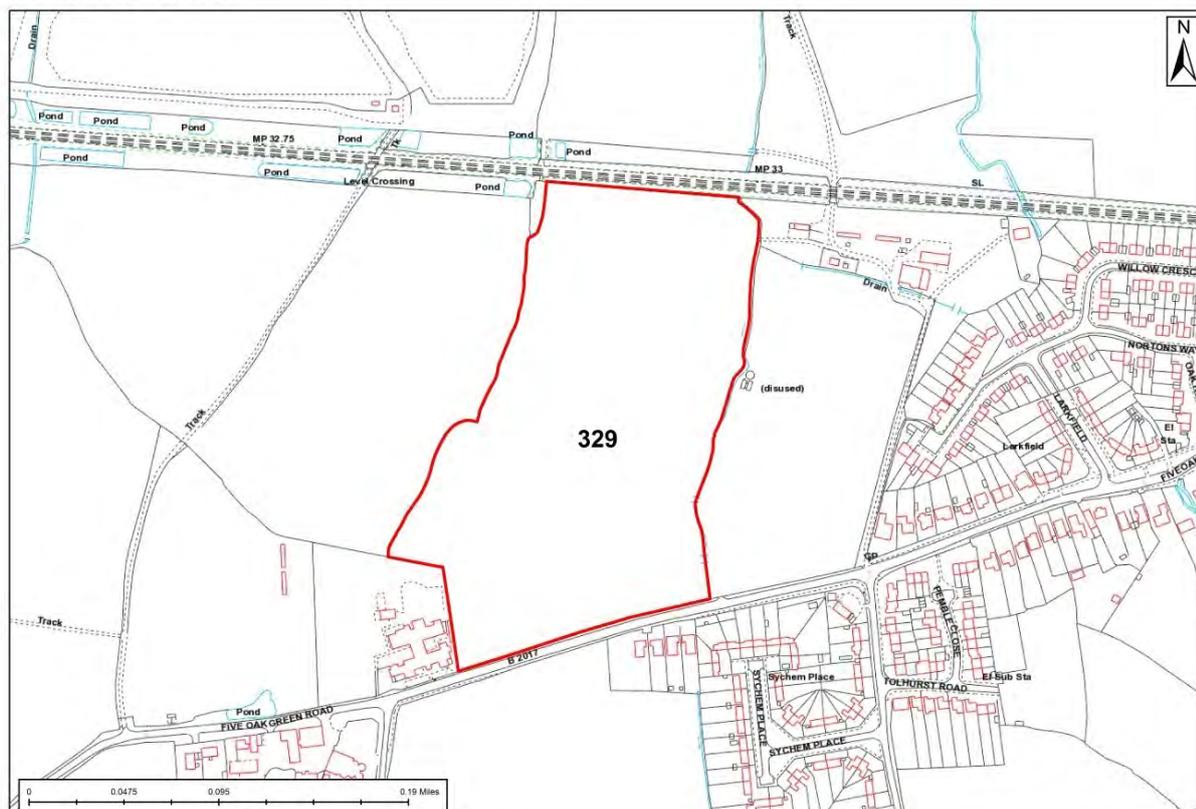
Site Description:	The site is a greenfield site, part of which appears to be managed arable land. Parts of the site are more overgrown. There are no existing buildings on the site. The site is adjoined by fields, and Whetsted Road to the north. The boundaries consist of trees and hedging. There appears to be no formal vehicular access to the site, however it has a frontage with Whetsted Road. The site is adjoined by a public Right of Way. There is no current pedestrian access to the site. The site is flat. There are limited views into the site from Whetsted Road.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This site is a suitable site, is available and in single ownership. It is considered that it could be delivered within the Local Plan period.
Sustainability Assessment:	<p>Air quality is given a mixed score as the proposals pose a high risk to deterioration of local air quality. Traffic will increase substantially and a bypass for Colts Hill will be important. Conversely, active and shared transport options will be given large investments and significant betterment could be seen. However, the improvements will always be working within the confines of Paddock Wood town so can never be given the maximum scores.</p> <p>Generally, biodiversity constraints are limited. There is no risk to the Ashdown Forest and the proposals are not within an SSSI Impact Risk Zone. A slightly positive scores is applied to reflect the potential for significant enhancements in the west.</p> <p>The business score is positive reflecting the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The negative climate change score takes into account the increase in energy and fuel demands created by the scale of development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit to Paddock Wood town which contains areas of high-income deprivation. However, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells will continue to meet this demand.</p> <p>Paddock Wood is not a key ward for a focus on employment. However, the proposals will provide benefits of new employment</p>

	<p>space and job creation, which would offset the loss of agricultural jobs from development on agricultural fields.</p> <p>Equality is scored positively with significant regeneration expected to benefit the areas of income deprivation, and access to facilities for those with impairments felt to be possible with a strong master planning approach.</p> <p>The health objective scores positively due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 4 out of 5 Accessible Natural Greenspace Standards. It was also felt likely the proposals would include provision for elderly care services and improvements in ANG.</p> <p>The negative heritage score reflects the land take required and thus negative impacts that would occur largely upon the setting of heritage assets. However, it was felt that the master planning approach could help ensure a strategy for enhancements was realised.</p> <p>The maximum positive score is applied to the housing objective due to the provision of substantial numbers of new dwellings including affordable and accessible homes.</p> <p>Loss of greenfield land with Best and Most Versatile soils causes land use to be scored negatively. The release of green belt land that contributes moderately-weakly to the 5 purposes is also taken into account.</p> <p>The negative landscape score reflects encroachment into the High Weald Character Area in the south.</p> <p>The negative noise score reflect the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>Services and Facilities is scored positively reflecting the reasonable range of services in Paddock Wood and fact that some services would be outside of desirable walking distances for some new residents (e.g. health centre).</p> <p>The travel score is applied following a similar logic to air quality.</p> <p>Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed water scores is applied as the proposals would represent a substantial demand for water and wastewater treatment, and all would provide significant benefits to Paddock Wood in the form of reductions in existing flood risk.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	This site in combination with other sites submitted, is in proximity to Paddock Wood and is likely to be sustainable in this context.

Site Reference: 329

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

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Map Dated: June 2017

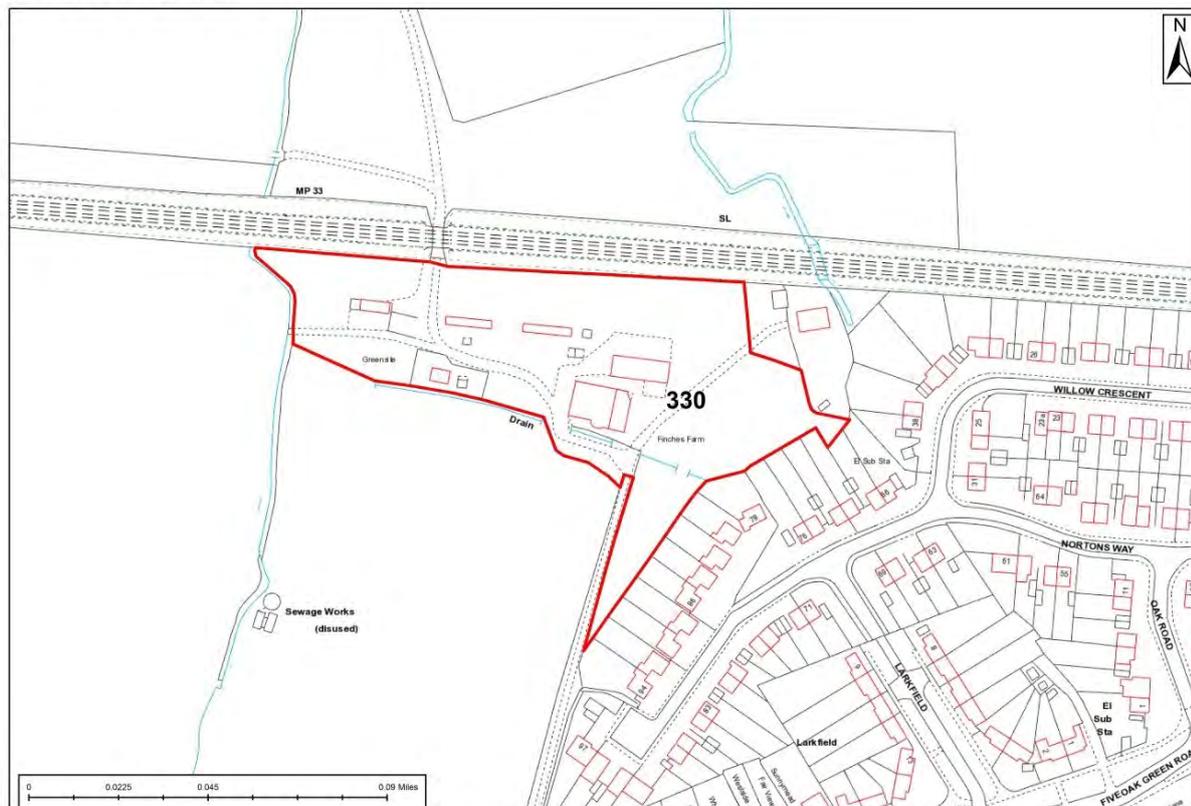
Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	7.33
Developable area (ha):	7.31
Site type:	Greenfield site adjacent to Five Oak Green Road (B2017) and partially adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	219
Issues to consider:	Green Belt considerations; AONB (1 component part); Heritage – setting of a Listed Building; Ecological interest; EA Flood Zones 2 (11.01%), 3a (3.3%), and 3b (0.17%); Landscape Sensitivity Study (PW9);

	Land contamination (Railway Land – tracks mainly); Highway issues; ALC: Grade 3
Site Description:	<p>The site is an agricultural field on which there are no existing buildings. Site adjoins a Primary school, fields and the main railway line. Boundaries of the site comprise mostly hedgerow and trees.</p> <p>The site has a frontage with Five Oak Green Road. It appears that there is currently a lack of vehicular access direct onto the site. There is pavement along Five Oak Green Road on both sides. There are no Public Rights of Way on the site. The site is flat in character and there is a clear public view of the site from Five Oak Green Road.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This site receives a mix of scores including neutrals and some positives. It is let down on its noise score because of its location close to the main railway line. Land use also scores a negative as the site is part of a Green Belt parcel the release of which would cause moderate harm and for heritage and landscape, being adjacent to historic farmsteads.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are heritage and landscape concerns with this site. It lies adjacent to historic farmsteads and forms part of the landscape setting of the settlement.

Site Reference: 330

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

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Map Dated: June 2017

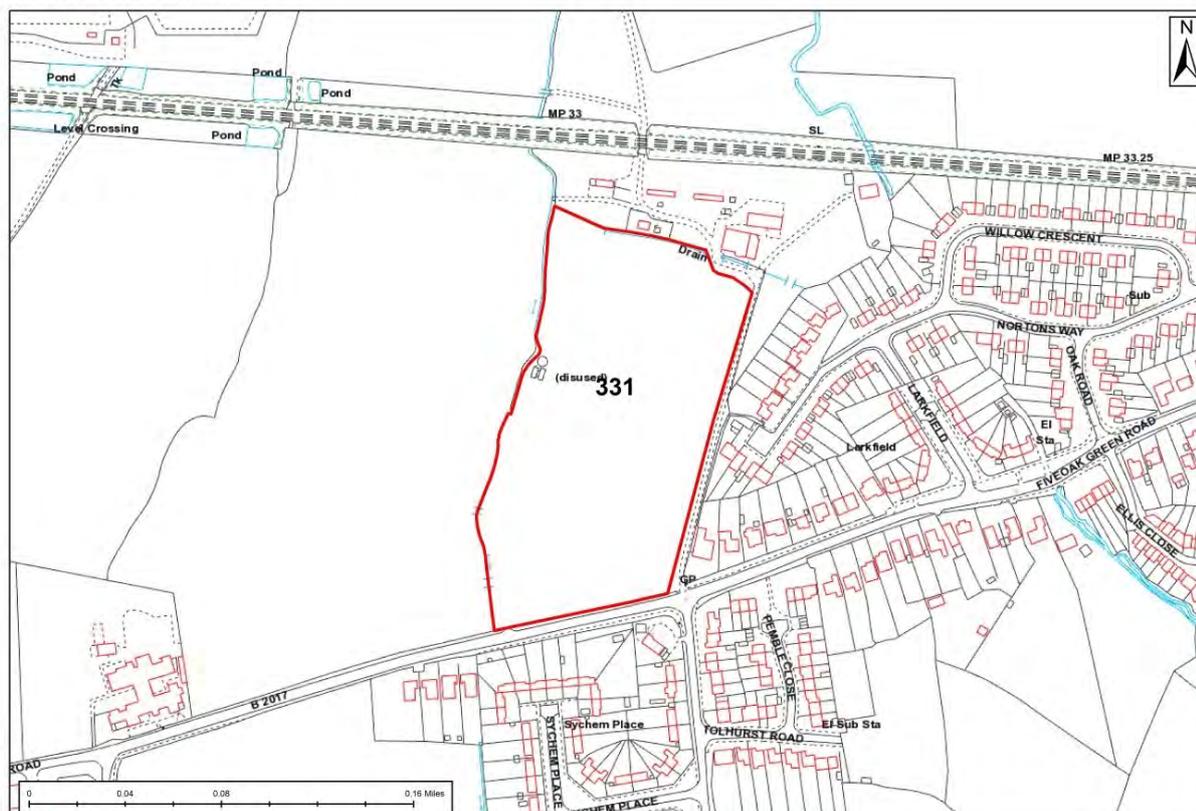
Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	1.38
Developable area (ha):	0.34
Site type:	Developed site including farm buildings adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	10 or less
Issues to consider:	Green Belt considerations; AONB (1 component part); Heritage – Historic farmstead; Ecological interest; notable feature/designation; Land contamination (Railway Land – tracks mainly); Landscape Sensitivity Study (PW9); EA Flood Zones 2 (99.43%), 3a (94.01%), 3b (75.32%); Highway issues;

	ALC: Grade 3
Site Description:	<p>The site consists of a mix of farm buildings, hop picker huts and a residential dwelling. The site is adjoined by the main railway line, residential properties and fields. Site boundaries include trees and some hedging in places along with some domestic fencing.</p> <p>There is vehicular access to the site along a vehicular track to the south that links with Five Oak Green Road. This is also a Public Right of Way, which also runs through the site. There are pavements along Five Oak Green Road. The site is flat in character and there are clear public views of the site from the Public Right of Way.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This site receives a mix of scores including neutrals and some positives. It is let down on its noise score because of its location close to the main railway line. Land use also scores a negative as the site is part of a Green Belt parcel the release of which would cause moderate harm, though it is influenced by existing built development on the site and for heritage and landscape, being adjacent to historic farmsteads.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This is a developed site including farm buildings adjacent to LBD and is likely to be sustainable in this context. Any likely yield on this site however is likely to be of a small scale that is not considered suitable for allocation.

Site Reference: 331

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

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Map Dated: June 2017

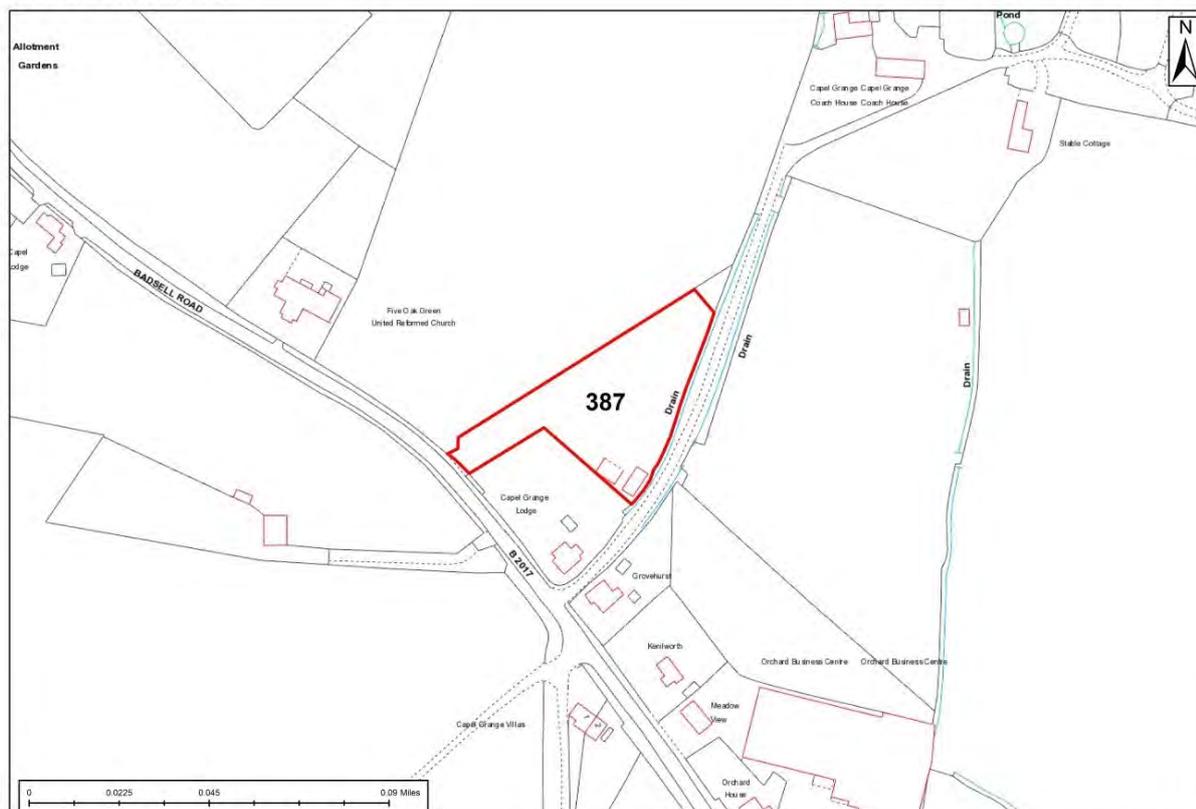
Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	3.39
Developable area (ha):	2.95
Site type:	Greenfield site adjacent to LBD and Five Oak Green Road (B2017)
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	88
Issues to consider:	EA Flood Zones 2 (53.8%), 3a (26.65%) and 3b (13.08%); Green Belt considerations; AONB (1 component part); Ecological interest; Highway issues;

	Landscape Sensitivity Study (PW9); Land contamination (sewage treatment works); ALC: Grade 3
Site Description:	<p>Site is an agricultural field on which there are no existing buildings. The site is adjoined by residential properties to the east and an agricultural field to the west and built development to the north. It lies in proximity to the main railway line. The site boundaries include trees and hedging, with an open boundary to the north.</p> <p>Site shares a road frontage along Five Oak Green Road from which there is a field gate into the site. An access track and Public Right of Way runs adjacent to the east of the site. There is pavement along south of site along Five Oak Green Road. The site is flat in character on the whole. There are views of the site from Five Oak Green Road.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This site receives a mix of scores including neutrals and some positives. It is let down on its noise score because of its location close to the main railway line. Land use also scores a negative as the site is part of a Green Belt parcel the release of which would cause moderate harm and for heritage and landscape, being adjacent to historic farmsteads.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are heritage and landscape concerns with this site. It lies adjacent to historic farmsteads and forms part of the landscape setting of the settlement.

Site Reference: 387

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

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Map Dated: June 2017

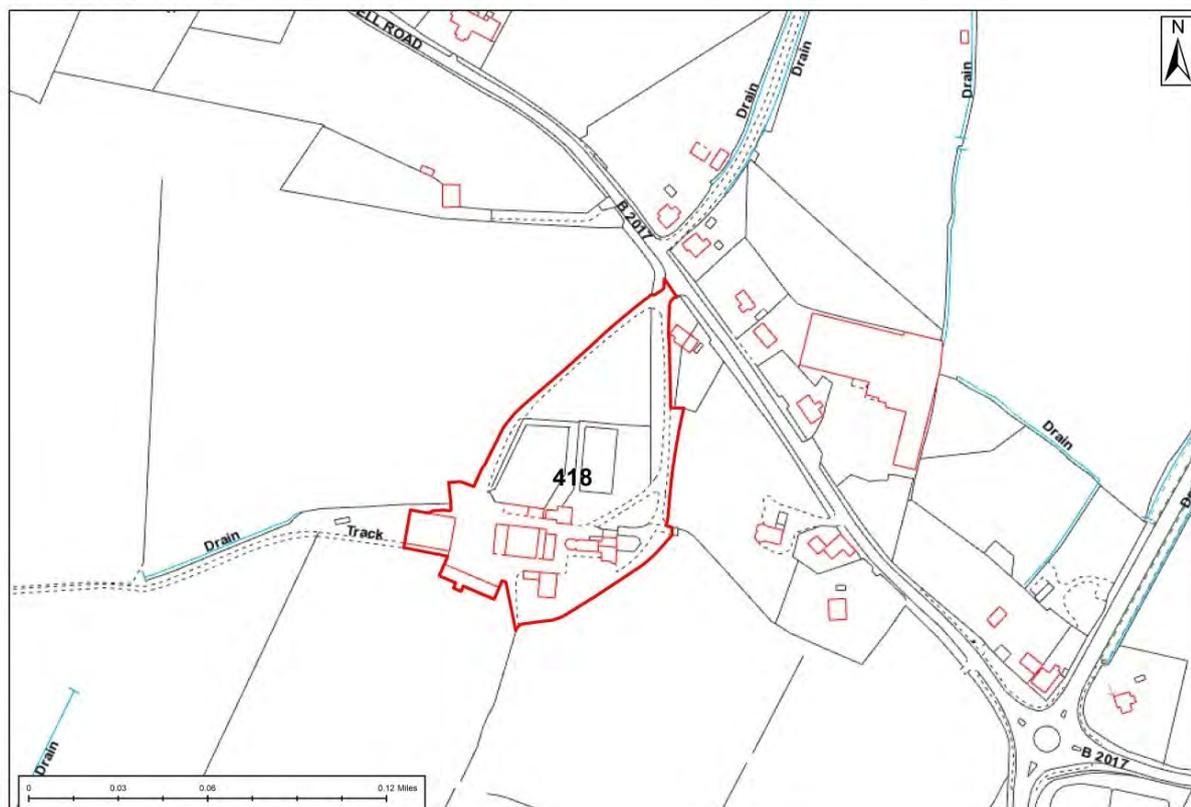
Parish:	Capel
Settlement:	In proximity to Five Oak Green
Gross area (ha):	0.37
Developable area (ha):	0.37
Site type:	Greenfield site adjacent to Badsell Road (B2017)
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	Green Belt considerations; EA Flood Zones 2 (100%), and 3a (70.73%); AONB (1 component part); Ecological interest; notable feature/designation; Landscape Sensitivity Study (PW10); Highway issues;

	ALC: Grade 3
Site Description:	<p>The site is a greenfield site, with the appearance of being used for car boot sales. The site is adjoined by sporadic residential uses, a place of worship and agricultural land. Boundary to the site is open on the western boundary with adjoining site. There are trees along the eastern and northern boundary and some chain link and domestic style boundaries with adjoining residential properties.</p> <p>There is a gate along the boundary with Badsell Road. There is pavement along Badsell Road. There is a Bridleway nearby to the site. The site is generally flat with public views from Badsell Road.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This site receives a mix of scores, several neutrals and some positive ones. Landscape, land use and noise receive negative scores, a reflection of this green belt, greenfield site and its position close to the main railway line.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is a landscape concern that this site would erode the green gap between Five Oak Green and Paddock Wood. In addition, any likely yield is likely to be of a scale that would not be considered suitable for allocation.

Site Reference: 418

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

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Map Dated: June 2017

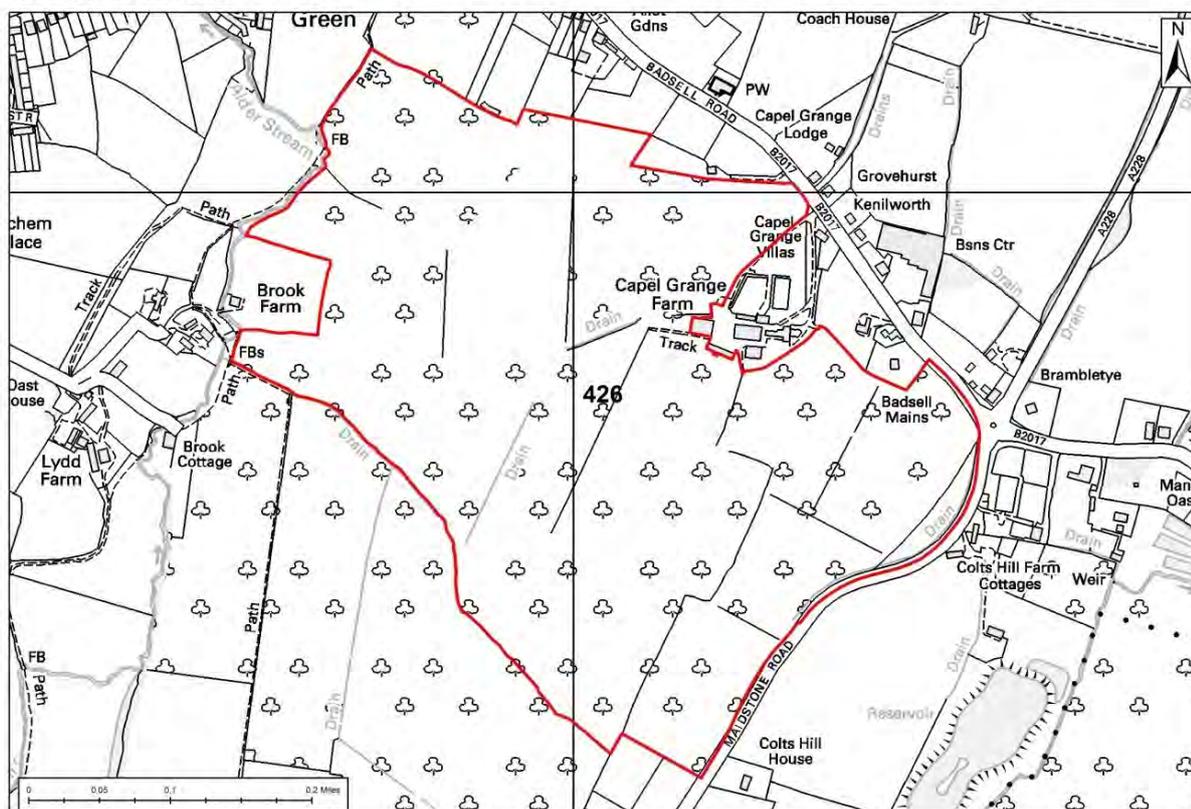
Parish:	Capel
Settlement:	In proximity to Five Oak Green
Gross area (ha):	1.45
Developable area (ha):	1.45
Site type:	Mostly PDL site including Solar Park adjacent to Badsell Road (B2017)
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	44
Issues to consider:	Green Belt considerations; AONB (1 component part); Ecological interest; EA Flood zone 2 (12.13%); Landscape Sensitivity Study (PW10);

	ALC: Grade 2, Grade 3
Site Description:	<p>Site includes a mix of uses. It is part solar farm and includes residential and commercial use and some agricultural use. There are several buildings on the site associated with these uses including ancillary structures, barns, storage barns, tennis court, solar farm structures. The site is adjoined by some residential and agricultural uses. Boundaries of the site are mixed including chain link fences at points, mixed hedging/trees and some domestic boundaries with adjacent properties.</p> <p>There is a gated access into the site from Badsell Road and a made driveway. The opposite side of Badsell Road to the north has pavement. The site is generally flat with some embankments found on site. There are views of the site from the gateway along Badsell road.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	There is uncertainty about land availability of part of the site (solar farm part of site) during the plan period. Other areas of the site are more likely to be deliverable.
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is some PDL on the site. Due to uncertainty about land availability over the Plan period, it is considered unsuitable for allocation

Site Reference: 426

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

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Map Date: June 2017

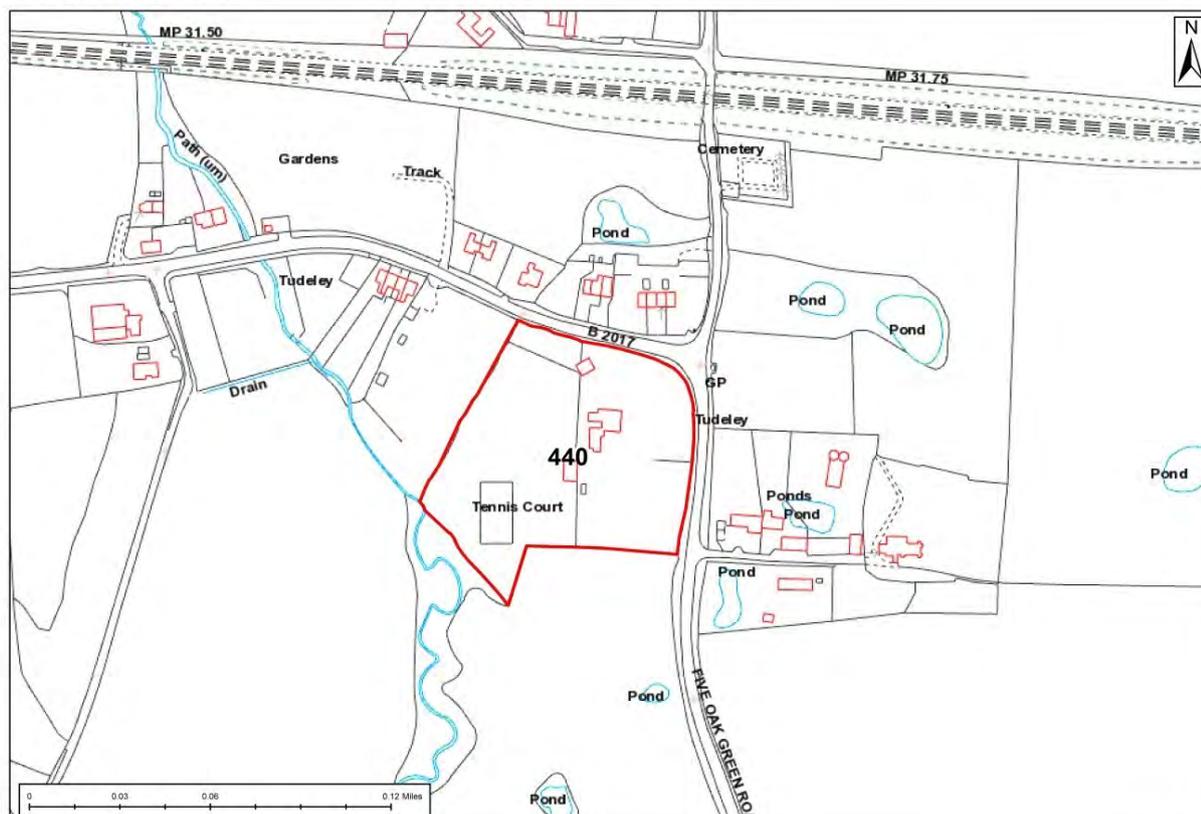
Parish:	Capel
Settlement:	In proximity to Five Oak Green (in part)
Gross area (ha):	36.30
Developable area (ha):	36.14
Site type:	Greenfield site adjacent to Badsell Road (B2017) and Colts Hill (A228)
Potential site use:	Site has been assessed for development potential, notably for residential use as part of a mixed use scheme
Potential yield if residential:	542 - 1084
Issues to consider:	Green Belt considerations; EA Flood Zones 2 and 3; AONB (1 component part); Landscape Sensitivity Study (PW10); Ecological interest; notable feature/designation;

	ALC: Grade 2, Grade 3
Site Description:	<p>Site is an orchard on which there appears to be no existing buildings. The site is adjoined by Badsell Road, Colts Hill and some residential properties at points as well as fields.</p> <p>Boundaries to the site are fairly open in parts e.g. along Badsell Road but others include hedging and trees. There is a narrow metal gate along Badsell Road frontage and pavement along the Badsell Road frontage on the south side, with more continuous pavement on opposite side of Badsell Road. There are Public Rights of Way adjacent to the site. The site has a flat topography. There are public views across parts of the site from Badsell Road.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is concern that development of this site would result in coalescence between Five Oak Green and Paddock Wood. This would be an intrusion into the countryside with significant landscape impact. It is part of a larger Green Belt parcel the release of which would cause very high harm

Site Reference: 440

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

Call for Sites 2017 Submission



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Map Dated: June 2017

Parish:	Capel
Settlement:	Remote from settlement
Gross area (ha):	1.42
Developable area (ha):	1.24
Site type:	PDL site in rural area adjacent to Five Oak Green Road (B2017)
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	37
Issues to consider:	AONB (6 component parts); Green Belt considerations; Ecological interest; notable feature/designation; ALC: Grade 3

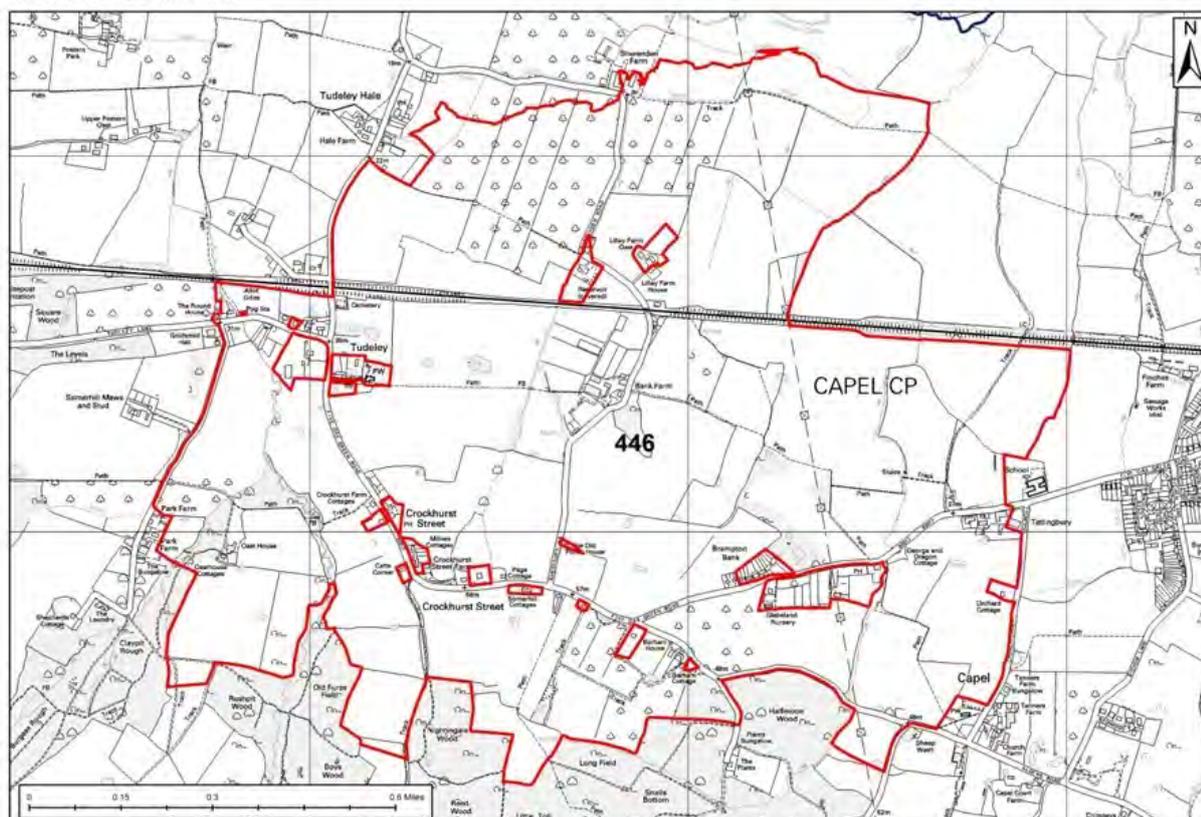
Site Description:	<p>Site comprises a residential property and associated curtilage including tennis courts. The site is adjoined by residential properties and agricultural fields. Site boundaries include domestic boundaries (wooden fencing) along the road frontage and trees.</p> <p>The site has an existing vehicular access off Five Oak Green Road. There is a lack of pavement along this stretch of Five Oak Green Road. There are no Public Rights of Way on the site. Site is flat on the whole. There is a public view of the site from Five Oak Green Road.</p>
Suitability:	Unsuitable: see reason below
Availability:	<p>Available</p> <p>Multiple ownership</p>
Achievability:	N/A
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality. Traffic will increase substantially and movement of vehicles into Royal Tunbridge Wells via the A26 (existing AQMA) is realistic. Likewise, a worsening of the AQMA on Tonbridge High Street must be considered (cross boundary impacts). Conversely, the new settlement will be designed to discourage private car use with active and shared transport given priority. This will bring large benefits.</p> <p>Generally, biodiversity constraints are limited. There is no risk the Ashdown Forest and the site is not within an SSSI Impact Risk Zone. Scores are applied to reflect the constraints in the south (LWS and ancient woodland).</p> <p>The business score is positive and reflects the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The climate change score reflects the increase in energy and fuel demands created by the new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit. However, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells will continue to meet this demand.</p> <p>Capel is not a key ward for a focus on employment. However, it will benefit from new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural land.</p>

	<p>Equality scores positively with access to facilities for those with impairments felt to be possible with a strong master planning approach.</p> <p>The health objective scores well due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 3 out of 5 Accessible Natural Greenspace Standards. It was also felt likely that the proposals would include provision for elderly care services and improvements to ANG.</p> <p>The negative heritage score reflects the increasing land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help enhance a strategy for enhancements was realised.</p> <p>The maximum positive score is given to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.</p> <p>Loss of greenfield, green belt land (albeit with compensation elsewhere) with Best and Most Versatile soils causes the land use objective to be scored negatively.</p> <p>Negative landscape scoring reflects encroachment into the AONB in the south and east whilst also recognising that opportunities for management of GI exist.</p> <p>A negative noise score reflects the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>The Services and Facilities objective scores positively reflecting the likely well thought-out provision in the new settlement as a result of the master planning process. The settlement also benefits from the proximity of enhanced provision at the nearby North Farm retail park, Tonbridge and Royal Tunbridge Wells.</p> <p>A positive score for travel is applied following a similar logic to air quality whilst also considering new bus routes and relatively easy access to train stations.</p> <p>Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed/positive water scores is applied as it would represent a substantial demand for water and wastewater treatment and would provide significant benefits to Five Oak Green in the form of reductions in existing flood risk. The presence of the total catchment of a Groundwater Source Protection Zone north of the railway line also creates a risk that must be carefully managed.</p>
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This is remote from a settlement centre and unlikely to be sustainable in this context. It could be considered in the context of the Tudeley new settlement reasonable alternative

Site Reference: 446 (also see Capel Reasonable Alternative Sheet)

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

Call for Sites 2017 Submission



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Map Dated: June 2017

Parish:	Capel
Settlement:	In proximity to Five Oak Green and Tonbridge
Gross area (ha):	299.32
Developable area (ha):	269.00
Site type:	Largely Greenfield land with some PDL in largely rural area in proximity to settlements of Five Oak Green and Tonbridge
Potential site use:	Site has been submitted as a potential new settlement. It would be a mixed use scheme including residential use.
Potential yield if residential:	Approximately 3,500 – 5,000 (8,070 @ 30 dpha, 4,035 @ 15dpha)
Issues to consider:	Green Belt considerations; AONB (8 component parts); EA Flood Zones 2 and 3;

	<p>Heritage matters (Historic Park and Garden / listed buildings on and adjacent to site);</p> <p>Ecological interest; notable feature/designation;</p> <p>Land contamination (sewage treatment works, cemetery (Modern), railway land (tracks), Works Unspecified Use (medium);</p> <p>Highway matters;</p> <p>Infrastructure;</p> <p>ALC: Grade 3</p>
Site Description:	<p>The site comprises a mix of agricultural land including orchards, farm and pockets of residential uses. There are areas of woodland within the site. The site includes the main railway line and bridges. There are some commercial uses on the site including Berry Gardens as well as paddocks and stables. There are several existing buildings located within the site. The site is adjoined by residential uses, public houses, fields, a reservoir borehole, mews and stud and there is a school adjacent to the site as well. Site boundaries comprise a mix of trees, hedging and fencing.</p>
Suitability:	<p>There are roads that run through the site including Five Oak Green Road, Church Lane, Sherenden Road for example. There are several Public Rights of Way through the site and some roads including parts of Five Oak Green Road and include pavement. The site is flat in areas with localised level changes. There are public views of the site from roads and footpaths and long range views in places.</p>
Availability:	<p>Available</p> <p>Single ownership</p>
Achievability:	<p>This site is available and is in single ownership. It is considered that the site is likely to be deliverable.</p>
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality. Traffic will increase substantially and movement of vehicles into Royal Tunbridge Wells via the A26 (existing AQMA) is realistic. Likewise, a worsening of the AQMA on Tonbridge High Street must be considered (cross boundary impacts). Conversely, the new settlement will be designed to discourage private car use with active and shared transport given priority. This will bring large benefits.</p> <p>Generally, biodiversity constraints are limited. There is no risk the Ashdown Forest and the site is not within an SSSI Impact Risk Zone. Scores are applied to reflect the constraints in the south (LWS and ancient woodland).</p> <p>The business score is positive and reflects the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p>

The climate change score reflects the increase in energy and fuel demands created by the new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels. Deprivation scores positively to reflect the substantial regeneration benefit. However, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.

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

Capel is not a key ward for a focus on employment. However, it will benefit from new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural land.

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

The health objective scores well due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 3 out of 5 Accessible Natural Greenspace Standards. It was also felt likely that the proposals would include provision for elderly care services and improvements to ANG.

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

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

Loss of greenfield, green belt land (albeit with compensation elsewhere) with Best and Most Versatile soils causes the land use objective to be scored negatively.

Negative landscape scoring reflects encroachment into the AONB in the south and east whilst also recognising that opportunities for management of GI exist.

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

Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.

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

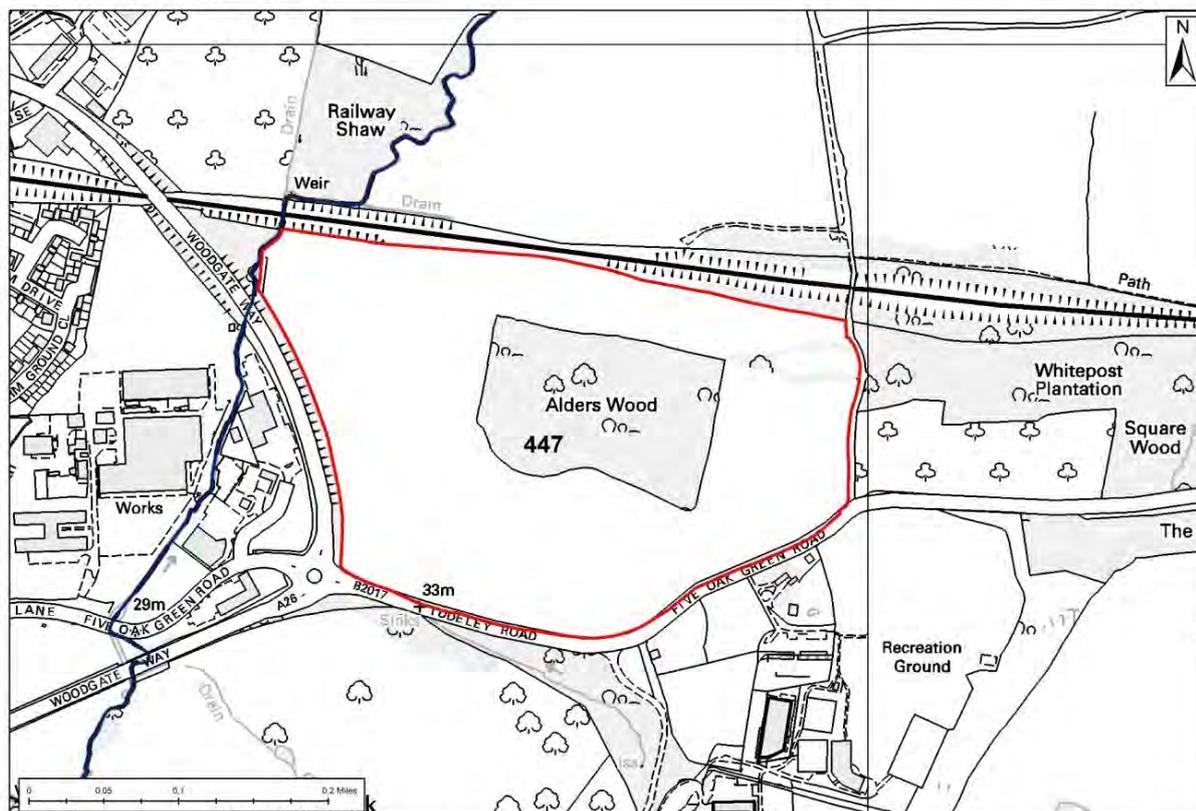
	<p>A positive score for travel is applied following a similar logic to air quality whilst also considering new bus routes and relatively easy access to train stations.</p> <p>Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed/positive water scores is applied as it would represent a substantial demand for water and wastewater treatment and would provide significant benefits to Five Oak Green in the form of reductions in existing flood risk. The presence of the total catchment of a Groundwater Source Protection Zone north of the railway line also creates a risk that must be carefully managed.</p>
Conclusion:	<p>The site has been submitted as a potential new settlement with the potential for housing, employment, etc. development to be delivered on that basis.</p> <p>Given the strong policy protection given to the AONB (a national designation) in the NPPF, the whole site is considered unsuitable as a potential Local Plan allocation.</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).</p> <p>Nationally, development of this scale in the AONB is unprecedented.</p> <p>The southern part of this site is within the AONB. The level of harm (landscape and scenic beauty) that would arise to the AONB is high. This SHELAA has demonstrated the availability of suitable sites outside the AONB. This site as a whole is therefore not suitable for development.</p> <p>A large part of the site is outside (but adjacent) to the AONB – please refer to site 448 for AONB considerations for this part.</p> <p>The site is in the Green Belt: the TWB Green Belt study (2017) identified that the harm caused by the release of land in this broad parcel is “high”.</p> <p>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</p>

	evidenced and justified. Land in the very north-eastern parcel is also subject to flooding concerns
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Site Reference: 447 (Local Plan Allocation AL/CA2) with site 454

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

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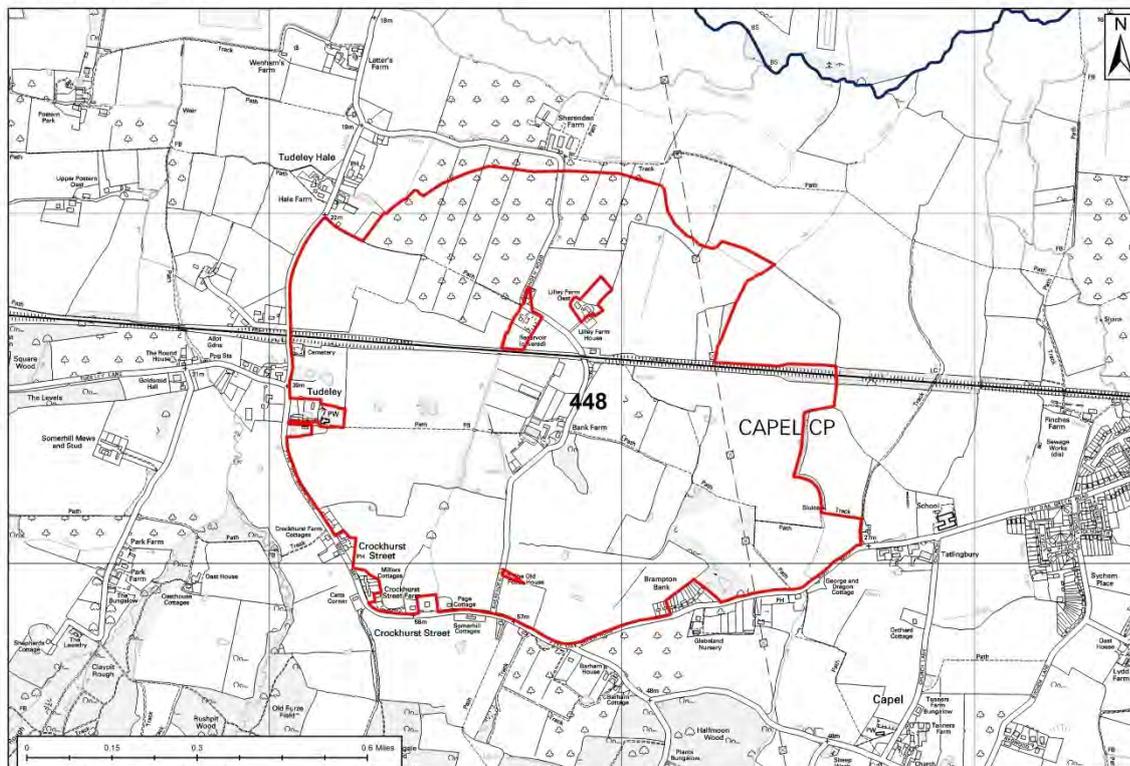
Parish:	Capel
Settlement:	Adjacent to Tonbridge
Gross area (ha):	20.47
Developable area (ha):	11.71
Site type:	Greenfield site adjacent to Woodgate Way adjacent to Tonbridge
Potential site use:	Site has been assessed for development potential, notably for education use
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Green Belt considerations; AONB (2 component parts); Landscape Sensitivity Study (part PE1); Land contamination (railway land – tracks mainly); Ecological interest; notable feature/designation;

	<p>Within the 110 metre buffer zone for Regional High Pressure Gas Pipe; EA Flood Zones 2 (13.39%), 3a (10.92%), and 3b (10.92%); Highway issues; ALC: Grade 2, Grade 3 Cross boundary issues</p>
Site Description:	<p>The site is an agricultural field with an area of woodland on which there are no existing buildings. The site is adjoined by agricultural fields, the main railway line and sporadic residential properties.</p> <p>Site boundaries comprise mostly woodland and hedging, trees and embankment along the main railway line. There is vehicular access from field gates along Postern Lane off of Five Oak Green Road and Tudely Road. There are no pavements along Postern Lane or Five Oak Green Road. There are Footpaths running adjacent to the site and Public rights of Way run adjacent to the site along Postern Lane.</p> <p>The site slopes downwards towards the west the level undulates locally within the site. The site is set in a higher position than the adjacent railway line. Views into the site can be achieved from Five Oak Green Road and Postern Lane otherwise the site is screened by boundary treatments.</p>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	The site is considered suitable for an education use. It is available and in single ownership. It is considered it could be delivered within the Local Plan period.
Sustainability Assessment:	A mixed site. Bus travel is likely to be preferred for most to access the school from TGS which represents a slight worsening of noise pollution and air quality compared to the current rural baseline. However, the improvements in bus services create a positive transport score thus this is a rare site where these objectives do not reflect one another.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	This site is located in proximity to settlements including Tonbridge, and Paddock Wood and is well located to meet requirements of an education need

Site Reference: 448 (Local Plan Allocation AL/CA1)

Site Address: Land at Tudeley, Tudeley, Tonbridge

Call for Sites 2017 Submission



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Map Dated: June 2017

Parish:	Capel
Settlement:	In proximity to Five Oak Green and Tonbridge
Gross area (ha):	157.47
Developable area (ha):	148.62
Site type:	Largely Greenfield land with some PDL in largely rural area in proximity to settlements of Five Oak Green and Tonbridge
Potential site use:	Site has been submitted as a potential new settlement. It would be a mixed use scheme including residential use.
Potential yield if residential:	2,500-2,800 (4,4459 @ 30 dpha, 2,229 @ 15dpha)
Issues to consider:	Green Belt considerations; AONB (2 component parts); Ecological interest; notable feature/designation; SFRA Flood Zones 2 and 3; Heritage matters (listed buildings on and adjacent to the site); Land contamination (sewage treatment works, cemetery (Modern), railway land (tracks)); Highway matters; Infrastructure;

	ALC: Grade 2, Grade 3 Cross boundary issues
Site Description:	The site comprises a mix of agricultural land including orchards, farm and pockets of residential uses. There are areas of woodland within the site. The site includes the main railway line and bridges. There are some commercial uses on the site including Berry Gardens as well as paddocks and stables. There are several existing buildings located within the site. The site is adjoined by residential uses, public houses, fields, a reservoir borehole, mews and stud and there is a school adjacent to the site as well. Site boundaries comprise a mix of trees, hedging and fencing.
Suitability:	There are roads that run through the site including Five Oak Green Road, Church Lane, Sherenden Road for example. There are several Public Rights of Way through the site and some roads including parts of Five Oak Green Road include pavement. The site is flat in areas with localised level changes. There are public views of the site from roads and footpaths and long range views in places.
Availability:	Available Single ownership (excluding railway line)
Achievability:	This site is available and is in single ownership. It is considered that the site is likely to be deliverable.
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality. Traffic will increase substantially and movement of vehicles into Royal Tunbridge Wells via the A26 (existing AQMA) is realistic. Likewise, a worsening of the AQMA on Tonbridge High Street must be considered (cross boundary impacts). Conversely, the new settlement will be designed to discourage private car use with active and shared transport given priority. This will bring large benefits.</p> <p>Generally, biodiversity constraints are limited. There is no risk the Ashdown Forest and the site is not within an SSSI Impact Risk Zone. Scores are applied to reflect the constraints in the south (LWS and ancient woodland).</p> <p>The business score is positive and reflects the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The climate change score reflects the increase in energy and fuel demands created by the new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit. However, maximum scores cannot be</p>

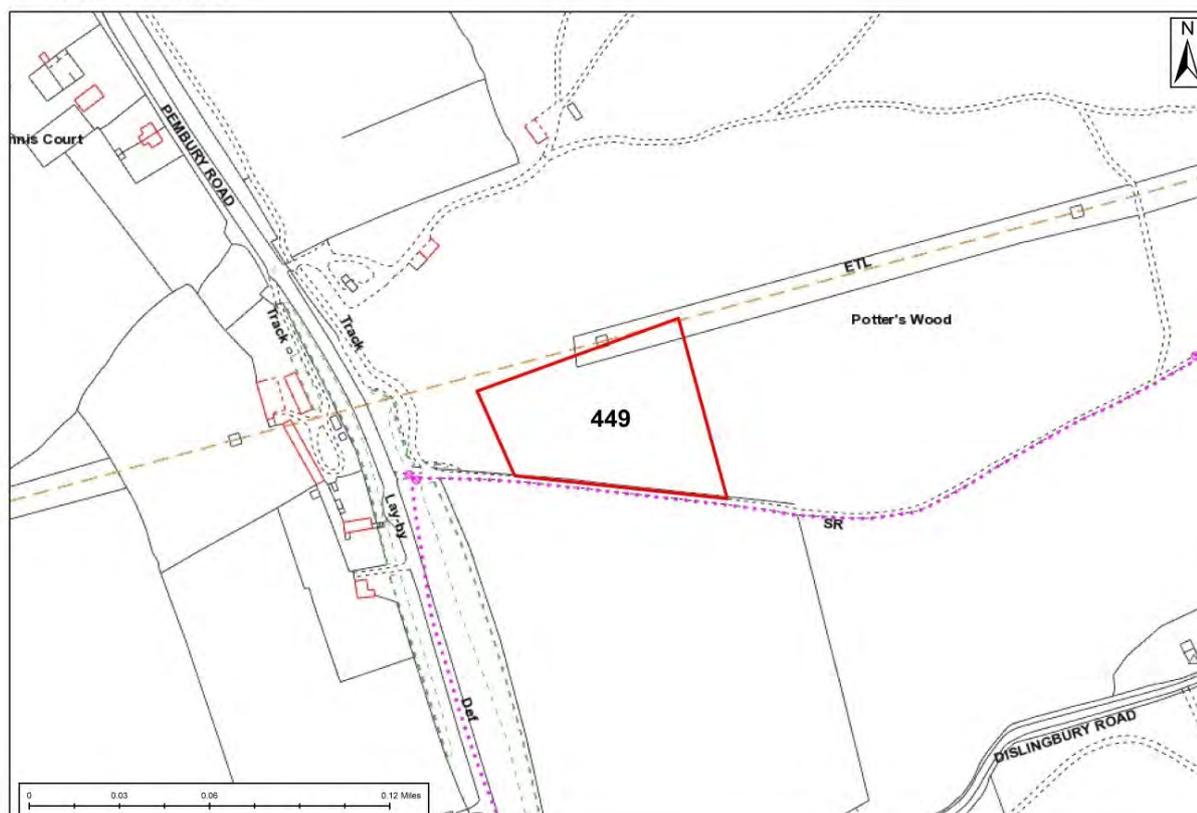
	<p>applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells will continue to meet this demand.</p> <p>Capel is not a key ward for a focus on employment. However, it will benefit from new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural land.</p> <p>Equality scores positively with access to facilities for those with impairments felt to be possible with a strong master planning approach.</p> <p>The health objective scores well due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 3 out of 5 Accessible Natural Greenspace Standards. It was also felt likely that the proposals would include provision for elderly care services and improvements to ANG.</p> <p>The negative heritage score reflects the increasing land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help enhance a strategy for enhancements was realised.</p> <p>The maximum positive score is given to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.</p> <p>Loss of greenfield, green belt land (albeit with compensation elsewhere) with Best and Most Versatile soils causes the land use objective to be scored negatively.</p> <p>Negative landscape scoring reflects encroachment into the AONB in the south and east whilst also recognising that opportunities for management of GI exist.</p> <p>A negative noise score reflects the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>The Services and Facilities objective scores positively reflecting the likely well thought-out provision in the new settlement as a result of the master planning process. The settlement also benefits from the proximity of enhanced provision at the nearby North Farm retail park, Tonbridge and Royal Tunbridge Wells.</p> <p>A positive score for travel is applied following a similar logic to air quality whilst also considering new bus routes and relatively easy access to train stations.</p> <p>Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed/positive water scores is applied as it would represent a substantial demand for water and wastewater treatment and</p>
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	would provide significant benefits to Five Oak Green in the form of reductions in existing flood risk. The presence of the total catchment of a Groundwater Source Protection Zone north of the railway line also creates a risk that must be carefully managed.
Conclusion:	<p>The site has been submitted as a potential new settlement.</p> <p>For the reasons set out, the site is considered suitable as a potential Local Plan allocation subject to further consideration.</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>The site is outside but adjacent to the AONB: whilst regard must be had to the AONB setting, the policy constraints of this national designation do not apply.</p> <p>The site is in the Green Belt: the TWB Green Belt study (2017) identified that the harm caused by the release of land in this broad parcel is “high”.</p> <p>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>Having regard to this, subject to the demonstration that there are exceptional circumstances to release this land from the Green Belt, and that matters such as the provision of appropriate infrastructure (including transport) and the setting of heritage assets can be addressed through a masterplanned approach, the site is considered suitable.</p>

Site Reference: 449

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

Call for Sites 2017 Submission



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Map Dated: June 2017

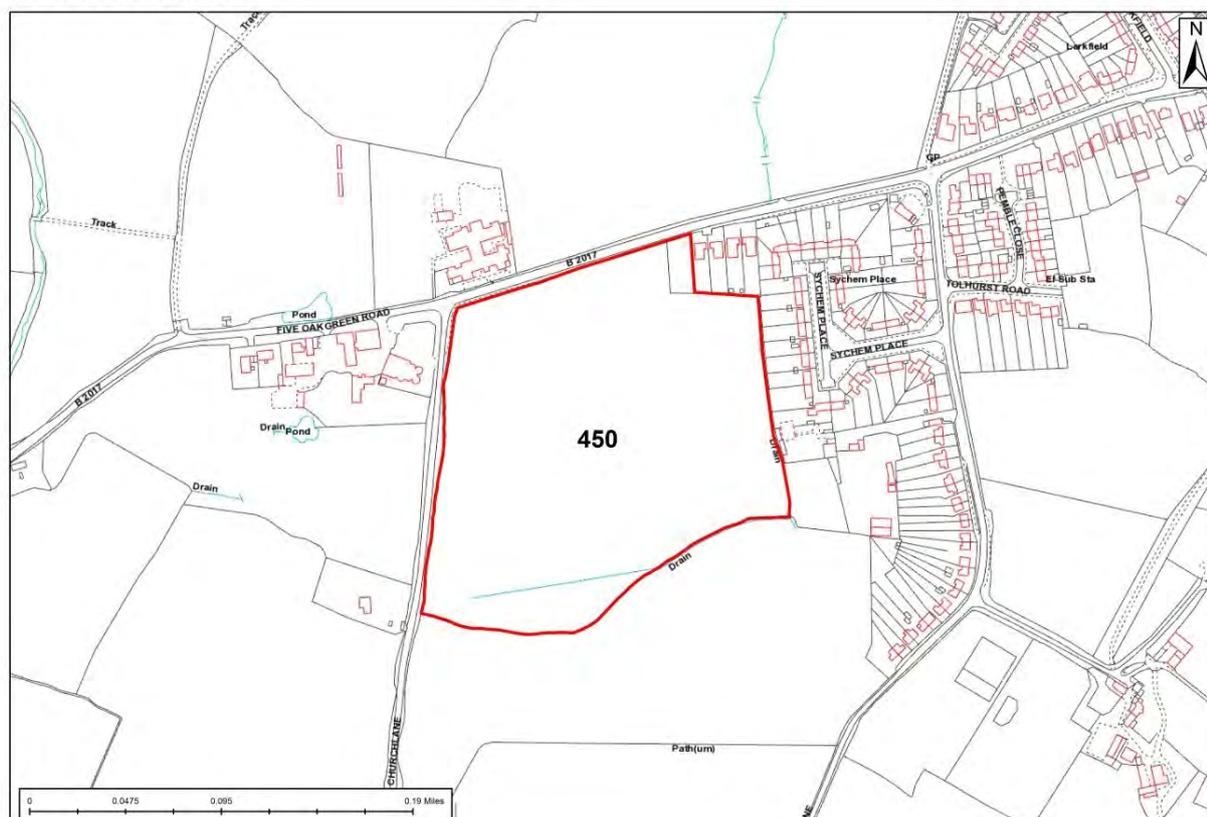
Parish:	Capel
Settlement:	In proximity to Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.82
Developable area (ha):	0.00
Site type:	Greenfield site adjacent to A21
Potential site use:	Site has been assessed for development potential, notably for economic use
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Green Belt considerations; AONB (2 component parts); Landscape Sensitivity Study; Ecological interest; notable feature/designation;
Site Description:	The site comprises a green parcel of land located in Potter's Wood to the east of the A21 dual carriageway. The site is

	<p>bordered by fields and areas of woodland to the north and east. To the south there is a paved works area associated with the A21 roadworks. The RSPB Tudeley Woods Nature reserve is located nearby. There are electricity pylons to the north of the site.</p> <p>There is currently no vehicular access to the site, however, the site is located adjacent to a rural trackway and the A21 works. There are Public Rights of Way in the proximity of the site, however, there is currently no formal pedestrian access to the site. The site is comprised entirely of Ancient Woodland.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is below the threshold for Sustainability Assessment purposes.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site consists entirely of Ancient Woodland is not suitable as an allocation.

Site Reference: 450

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

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Map Dated: June 2017

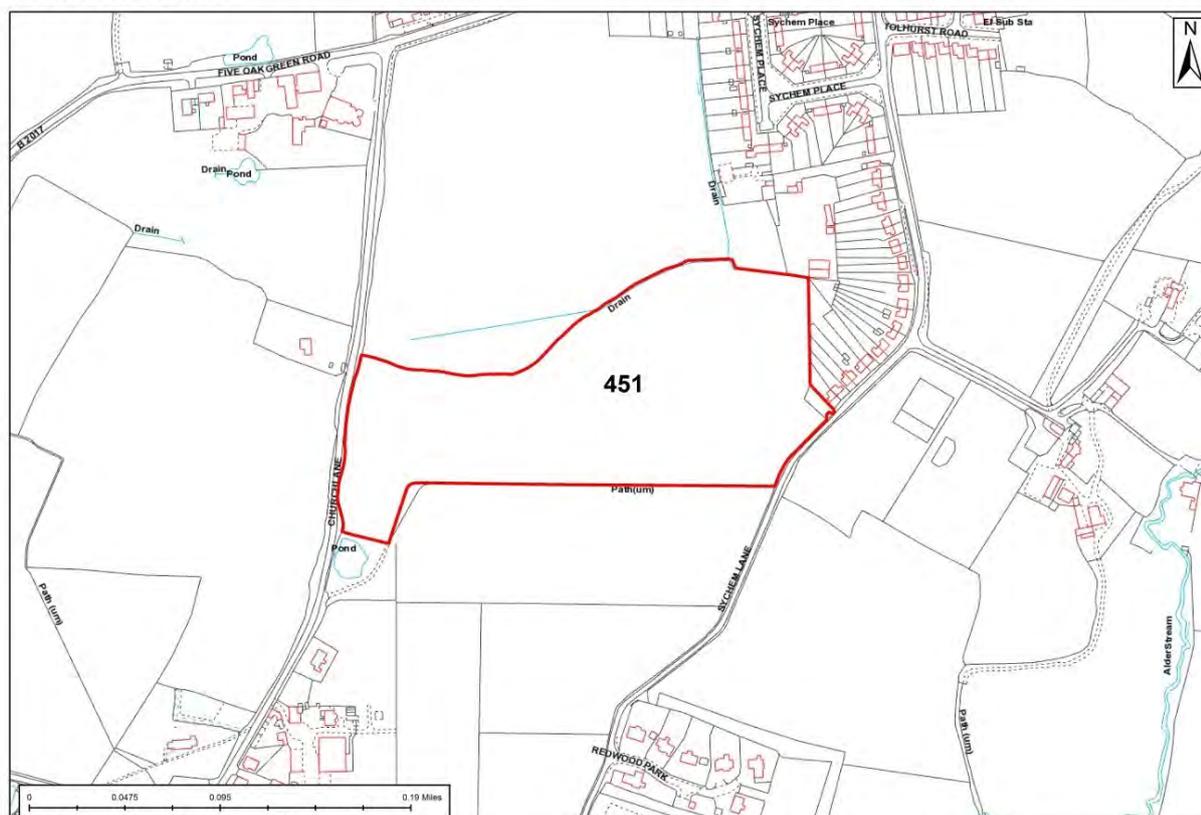
Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	6.67
Developable area (ha):	6.67
Site type:	Greenfield site adjacent to Five Oak Green Road (B2017) and LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	200
Issues to consider:	Green Belt considerations; AONB (1 component part); Heritage matters (adjacent listed buildings); Ecological interest; Landscape Sensitivity Study (PW10); Highway matters;

	Adjacent to existing Limits to Built Development; ALC: Grade 3
Site Description:	<p>The site consists of an agricultural field which has been cropped. There are no existing buildings on the site. The site is adjoined by residential uses, a commercial use, a school and countryside. The boundaries of the site consist mostly of low hedging. There are trees and hedging within the site. There is a ditch located along the boundaries of the site.</p> <p>Field gates providing access into the site can be found on Church Lane and the site has a frontage with Five Oak Green Road. Five Oak Green Road has pavements. There are no pavements along Church Lane. Public Right of Way number WT185 runs along and close to the southern boundary of the site. The site is flat in nature. There are clear public views of the site from Church Lane and Five Oak Green Road.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This site scores mostly neutrals with some positive scores. It is a greenfield site in the Green Belt and forms a parcel the release of which would cause high harm to the Green Belt. This influences the land use score. The loss of a greenfield site in the historic landscape, adjacent to an historic farmstead which forms part of the setting of Five Oak Green influences the negative landscape score given.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are heritage and landscape concerns with this site. It lies adjacent to an historic farmstead and forms part of the landscape setting of the settlement. It is a Green Belt parcel the release of which would cause high harm.

Site Reference: 451

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

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Map Dated: June 2017

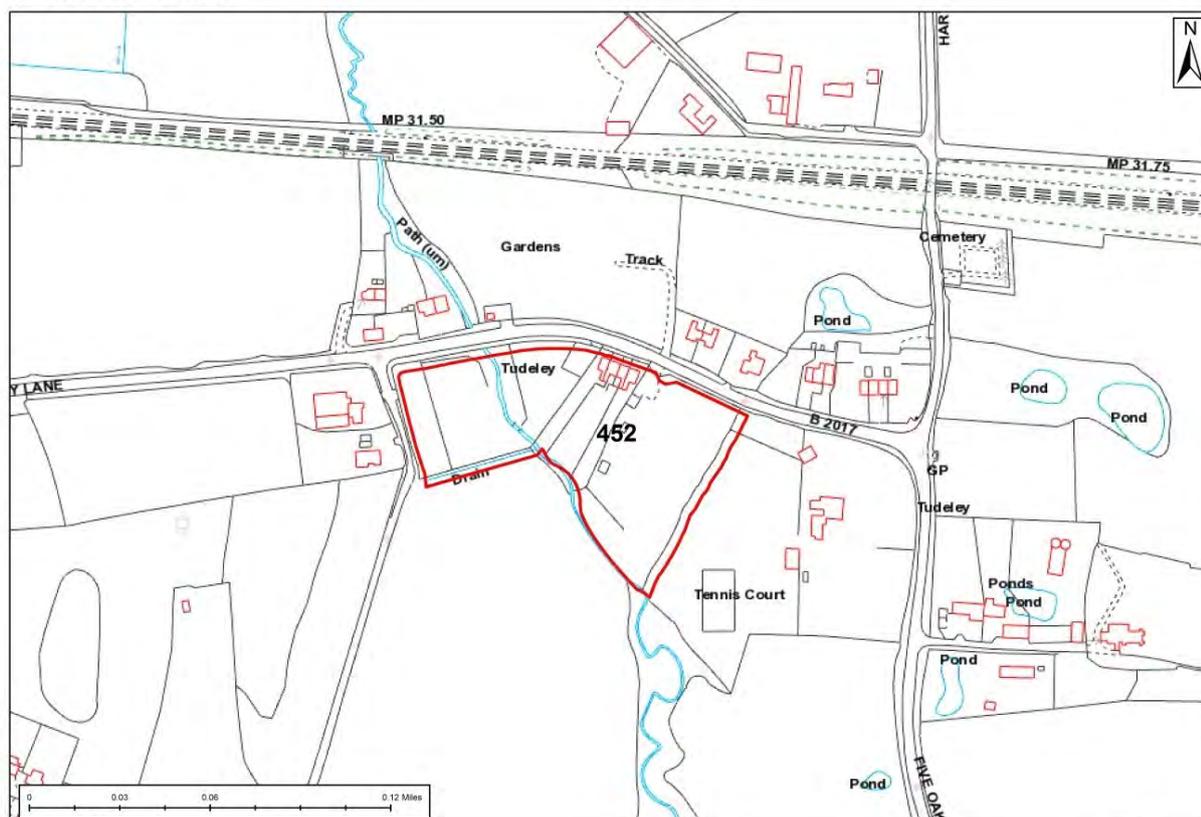
Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	5.09
Developable area (ha):	5.09
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	153
Issues to consider:	Green Belt considerations; Landscape Sensitivity Study (PW10); AONB (1 component part); Ecological interest; ALC: Grade 3
Site Description:	The site consists of an agricultural field which has been cropped. There are no existing buildings on the site. The site is adjoined by

	residential uses, a commercial use, fields and lies in proximity to the Primary School. The boundaries of the site consist mostly of low hedging. There are trees and hedging within the site. Field gates providing access into the site can be found on Church Lane and Sychem Lane and the site lies in proximity to Five Oak Green Road, which has pavements. There are no pavements along Church Lane. Public Right of Way number WT185 runs along and close to the southern boundary of the site. The site is flat in nature. There are clear public views of the site from Church Lane and Five Oak Green Road.
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This sites scores mostly neutrals with some positive scores. It is a greenfield site in the Green Belt and forms part of a larger parcel the release of which would cause very high harm to the Green Belt. The site is a relatively small part of that so the score has been adjusted to reflect this. This influences the land use score. The loss of a greenfield site in the historic landscape, adjacent to an historic farmstead which forms part of the setting of Five Oak Green influences the negative landscape score given.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are heritage and landscape concerns with this site. It lies adjacent to an historic farmstead and forms part of the landscape setting of the settlement. It is part of a Green Belt parcel the release of which would cause very high harm.

Site Reference: 452

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

Call for Sites 2017 Submission



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Map Dated: June 2017

Parish:	Capel
Settlement:	Remote from a settlement centre
Gross area (ha):	1.28
Developable area (ha):	1.20
Site type:	Predominantly PDL in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	36
Issues to consider:	Green Belt considerations; AONB (2 component parts); Ecological interest; notable feature/designation; Potential drainage considerations; Highway Matters; Heritage matters (adjacent to listed building);

	ALC: Grade 3
Site Description:	This site includes a terrace of cottages and associated structures in the middle of the site, as well as grass parcels of land on either side of the dwellings. The parcel is adjoined by Goldsmid Hall, residential properties and other fields. The boundaries of the parcel comprise wire fencing, trees, hedging and domestic boundaries within the site. There are trees within the site. Devils Gill (a stream) runs through part of the site and adjacent to the southern parcel of the site. This is adjacent to the Goldsmid Hall car park and has a frontage with Tudeley Lane. There are Public Rights of Way located north west of this parcel. This parcel of the site is flat. The parcel is quite exposed from the Goldsmid car park and Tudeley Lane and it is enclosed to the south.
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality. Traffic will increase substantially and movement of vehicles into Royal Tunbridge Wells via the A26 (existing AQMA) is realistic. Likewise, a worsening of the AQMA on Tonbridge High Street must be considered (cross boundary impacts). Conversely, the new settlement will be designed to discourage private car use with active and shared transport given priority. This will bring large benefits.</p> <p>Generally, biodiversity constraints are limited. There is no risk the Ashdown Forest and the site is not within an SSSI Impact Risk Zone. Scores are applied to reflect the constraints in the south (LWS and ancient woodland).</p> <p>The business score is positive and reflects the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The climate change score reflects the increase in energy and fuel demands created by the new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit. However, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells will continue to meet this demand.</p> <p>Capel is not a key ward for a focus on employment. However, it will benefit from new employment space and job creation, which</p>

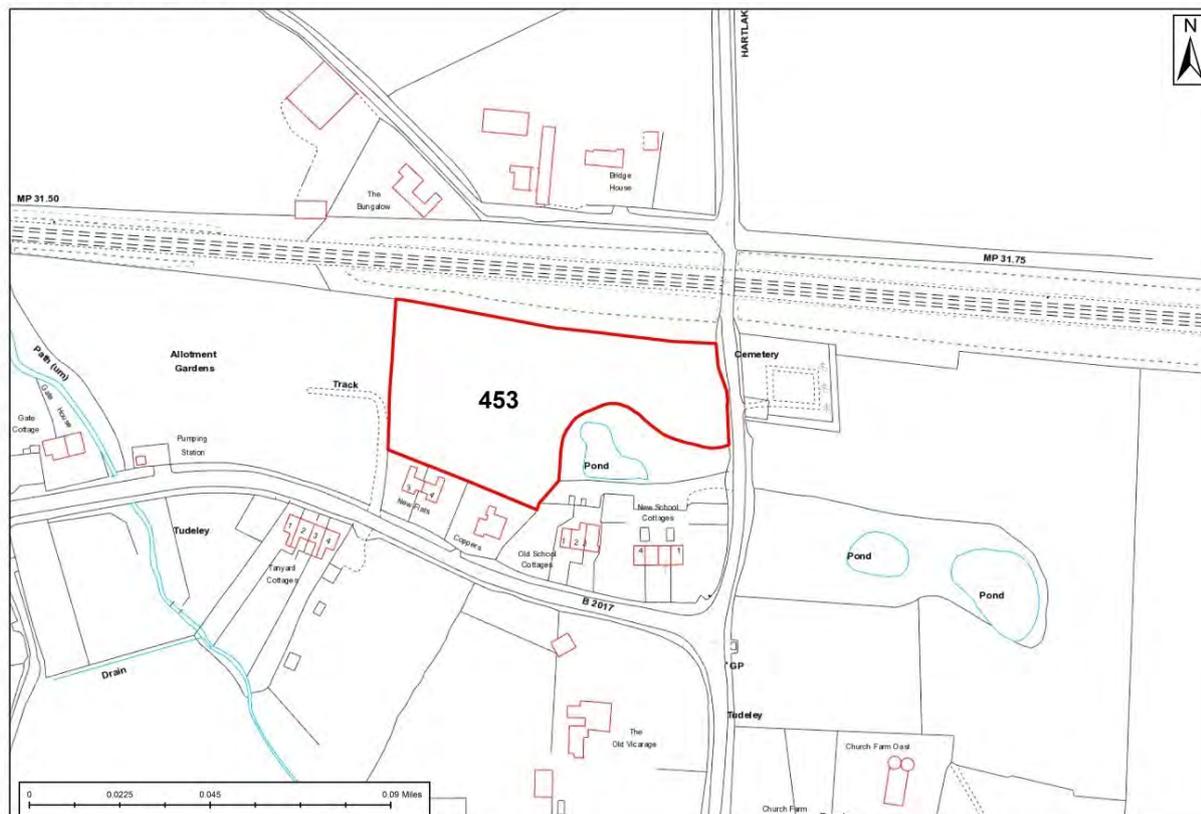
	<p>would offset the loss of agricultural jobs from development on agricultural land.</p> <p>Equality scores positively with access to facilities for those with impairments felt to be possible with a strong master planning approach.</p> <p>The health objective scores well due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 3 out of 5 Accessible Natural Greenspace Standards. It was also felt likely that the proposals would include provision for elderly care services and improvements to ANG.</p> <p>The negative heritage score reflects the increasing land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help enhance a strategy for enhancements was realised.</p> <p>The maximum positive score is given to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.</p> <p>Loss of greenfield, green belt land (albeit with compensation elsewhere) with Best and Most Versatile soils causes the land use objective to be scored negatively.</p> <p>Negative landscape scoring reflects encroachment into the AONB in the south and east whilst also recognising that opportunities for management of GI exist.</p> <p>A negative noise score reflects the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>The Services and Facilities objective scores positively reflecting the likely well thought-out provision in the new settlement as a result of the master planning process. The settlement also benefits from the proximity of enhanced provision at the nearby North Farm retail park, Tonbridge and Royal Tunbridge Wells.</p> <p>A positive score for travel is applied following a similar logic to air quality whilst also considering new bus routes and relatively easy access to train stations.</p> <p>Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed/positive water scores is applied as it would represent a substantial demand for water and wastewater treatment and would provide significant benefits to Five Oak Green in the form of reductions in existing flood risk. The presence of the total catchment of a Groundwater Source Protection Zone north of the railway line also creates a risk that must be carefully managed.</p>
Conclusion:	This site is considered unsuitable as a potential site allocation.

Reason:	The site is remote from the settlement centre and is likely to be unsustainable in this context. It could be considered in the context of the Tudeley new settlement reasonable alternative
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Site Reference: 453

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

Call for Sites 2017 Submission



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Map Dated: June 2017

Parish:	Capel
Settlement:	Remote from a settlement centre
Gross area (ha):	0.70
Developable area (ha):	0.69
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	21
Issues to consider:	Green Belt Designation; AONB (2 component parts); Ecological interest; notable feature/designation; Highway Matters; Potential Drainage Considerations; Heritage matters (adjacent to listed building); ALC: Grade 3

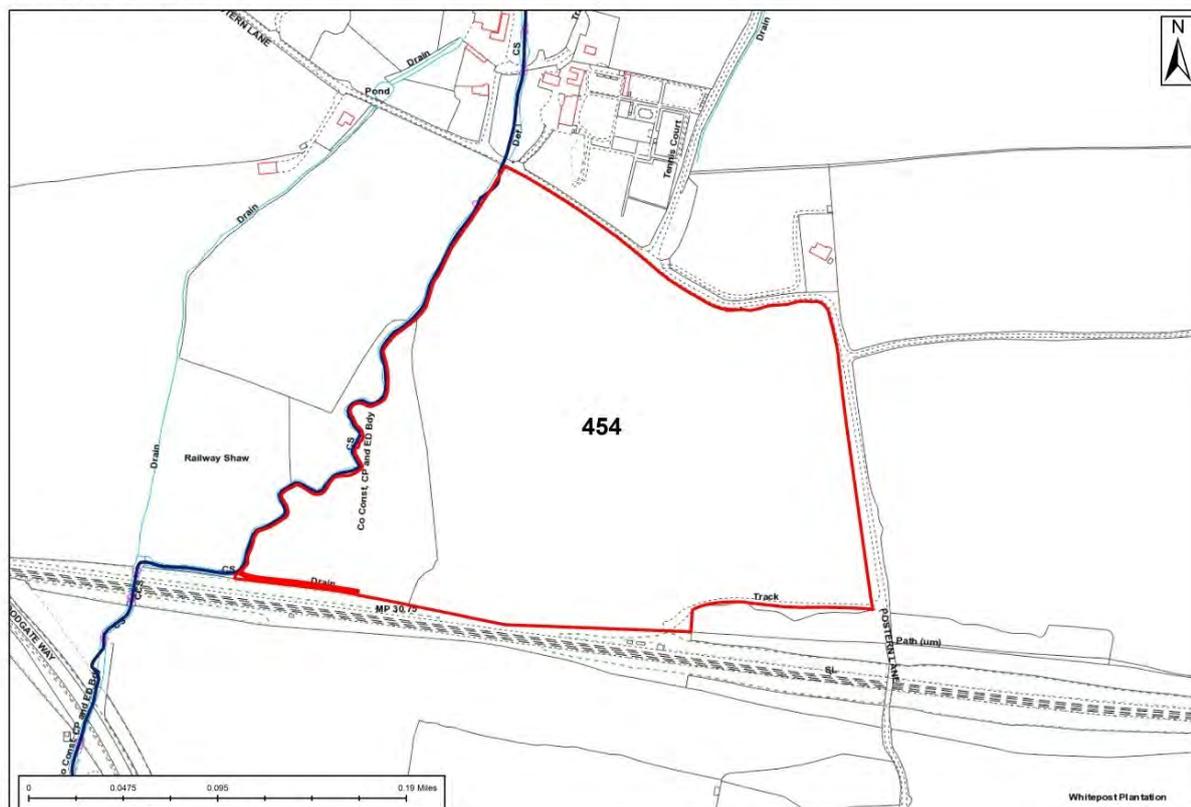
Site Description:	Site is a greenfield site. There are no existing buildings. The parcel is adjoined by the main railway line, cemetery, allotments and residential properties. It has boundaries comprising trees, hedging and some domestic boundaries. This has a frontage with Hartlake Road. It has a slight slope down southwards towards an adjacent pond. There are views of the northern parcel from the railway bridge area and rear of the adjacent residential properties.
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	<p>Air quality is given a mixed score. There is a high risk to deterioration of local air quality. Traffic will increase substantially and movement of vehicles into Royal Tunbridge Wells via the A26 (existing AQMA) is realistic. Likewise, a worsening of the AQMA on Tonbridge High Street must be considered (cross boundary impacts). Conversely, the new settlement will be designed to discourage private car use with active and shared transport given priority. This will bring large benefits.</p> <p>Generally, biodiversity constraints are limited. There is no risk the Ashdown Forest and the site is not within an SSSI Impact Risk Zone. Scores are applied to reflect the constraints in the south (LWS and ancient woodland).</p> <p>The business score is positive and reflects the number of new customers that could support existing businesses. Provision of new business space is likely to be significant. However, this is offset by losses to the rural economy from developing upon agricultural fields. For this reason, the positive score does not reach the maximum.</p> <p>The climate change score reflects the increase in energy and fuel demands created by the new development with consideration of the fact that a master planning approach is more likely to implement adaptation measures and support alternative fuels.</p> <p>Deprivation scores positively to reflect the substantial regeneration benefit. However, maximum scores cannot be applied as the proposals are unlikely to address existing problems of fuel poverty.</p> <p>All new educational pressures created are expected to be met by provision of new or extended schools. Adult education facilities are not considered, and it is expected that Royal Tunbridge Wells will continue to meet this demand.</p> <p>Capel is not a key ward for a focus on employment. However, it will benefit from new employment space and job creation, which would offset the loss of agricultural jobs from development on agricultural land.</p> <p>Equality scores positively with access to facilities for those with impairments felt to be possible with a strong master planning approach.</p>

	<p>The health objective scores well due to the provision of sports facilities that would help improve physical activity rates and the locality meeting 3 out of 5 Accessible Natural Greenspace Standards. It was also felt likely that the proposals would include provision for elderly care services and improvements to ANG. The negative heritage score reflects the increasing land take required and thus negative impacts that would occur largely upon the setting of heritage assets, with assets in the south being most sensitive. However, it was felt that the master planning approach could help enhance a strategy for enhancements was realised. The maximum positive score is given to the housing objective for provision of substantial numbers of new dwellings including affordable and accessible.</p> <p>Loss of greenfield, green belt land (albeit with compensation elsewhere) with Best and Most Versatile soils causes the land use objective to be scored negatively.</p> <p>Negative landscape scoring reflects encroachment into the AONB in the south and east whilst also recognising that opportunities for management of GI exist.</p> <p>A negative noise score reflects the scale of development and the location of development adjacent to the railway line.</p> <p>Minimal demolition would be necessary to facilitate the proposals. Choice of materials will be determined at Development Management stage.</p> <p>The Services and Facilities objective scores positively reflecting the likely well thought-out provision in the new settlement as a result of the master planning process. The settlement also benefits from the proximity of enhanced provision at the nearby North Farm retail park, Tonbridge and Royal Tunbridge Wells.</p> <p>A positive score for travel is applied following a similar logic to air quality whilst also considering new bus routes and relatively easy access to train stations.</p> <p>Waste reduction is generally felt to be outside of the scope of the development proposed.</p> <p>A mixed/positive water scores is applied as it would represent a substantial demand for water and wastewater treatment and would provide significant benefits to Five Oak Green in the form of reductions in existing flood risk. The presence of the total catchment of a Groundwater Source Protection Zone north of the railway line also creates a risk that must be carefully managed.</p>
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is remote from the settlement centre and unlikely to be sustainable in this context. It could be considered in the context of the Tudeley new settlement reasonable alternative

Site Reference: 454 (Local Plan Allocation AL/CA2) with site 447

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

Call for Sites 2017 Submission



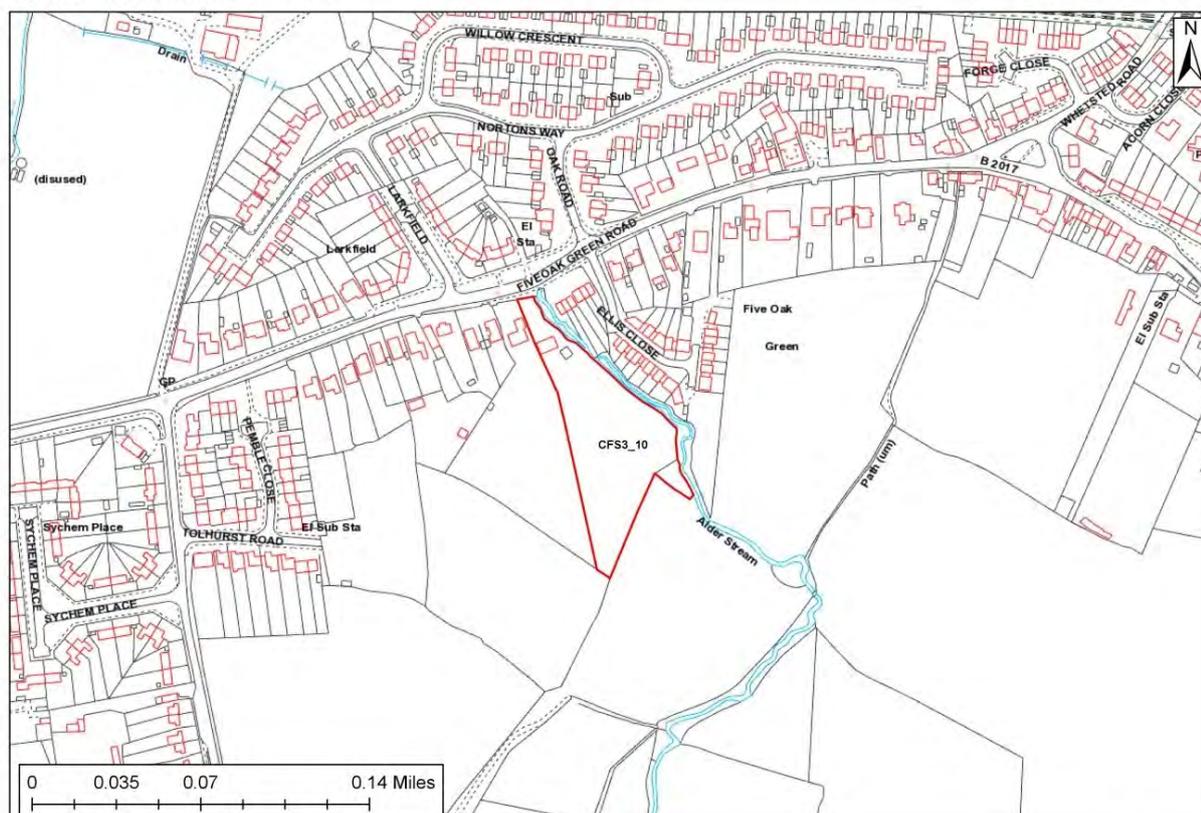
Parish:	Capel
Settlement:	Adjacent to Tonbridge
Gross area (ha):	11.85
Developable area (ha):	6.70
Site type:	Greenfield site in rural area adjacent to Tonbridge
Potential site use:	Site has been assessed for development potential, notably for education use
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Green Belt considerations; AONB (1 component part); Land contamination (railway land – tracks mainly); Ecological interest; notable feature/designation; EA Flood Zones 2 (43.91%), 3a (43.42%), and 3b (43.42%);

	<p>Highways issues; Within the 110 metre buffer zone for Regional High Pressure Gas Pipe; ALC: Grade 2, Grade 3 Cross boundary issues</p>
Site Description:	<p>Site is an agricultural field on which there are no existing buildings. The site is adjoined by the main railway line, fields, residential uses. Site boundaries include hedging and trees including some trees within the site. The site is served by a long vehicular access, Postern Lane serving site and others from Five Oak Green Road. There is a lack of pavement along Postern Lane. There is a Public Right of Way adjacent to east of the site. The site is generally flat in nature. There are public views from Postern Lane.</p>
Suitability:	<p>Suitable: see reason below</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>The site is considered suitable for an education use. It is available and in single ownership. It is considered it could be delivered within the Local Plan period.</p>
Sustainability Assessment:	<p>A mixed site. Bus travel is likely to be preferred for most to access the school from TGS which represents a slight worsening of noise pollution and air quality compared to the current rural baseline. However, the improvements in bus services creates a positive transport score thus this is a rare site where these objectives do not reflect one another.</p>
Conclusion:	<p>Site is suitable as a potential Local Plan allocation subject to further consideration.</p>
Reason:	<p>This site is located in proximity to settlements including Tonbridge, and Paddock Wood and is well located to meet requirements of an education need</p>

Site Reference: Late site 10

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

Call for Sites 2017 - Additional Submissions



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Map Dated: January 2018

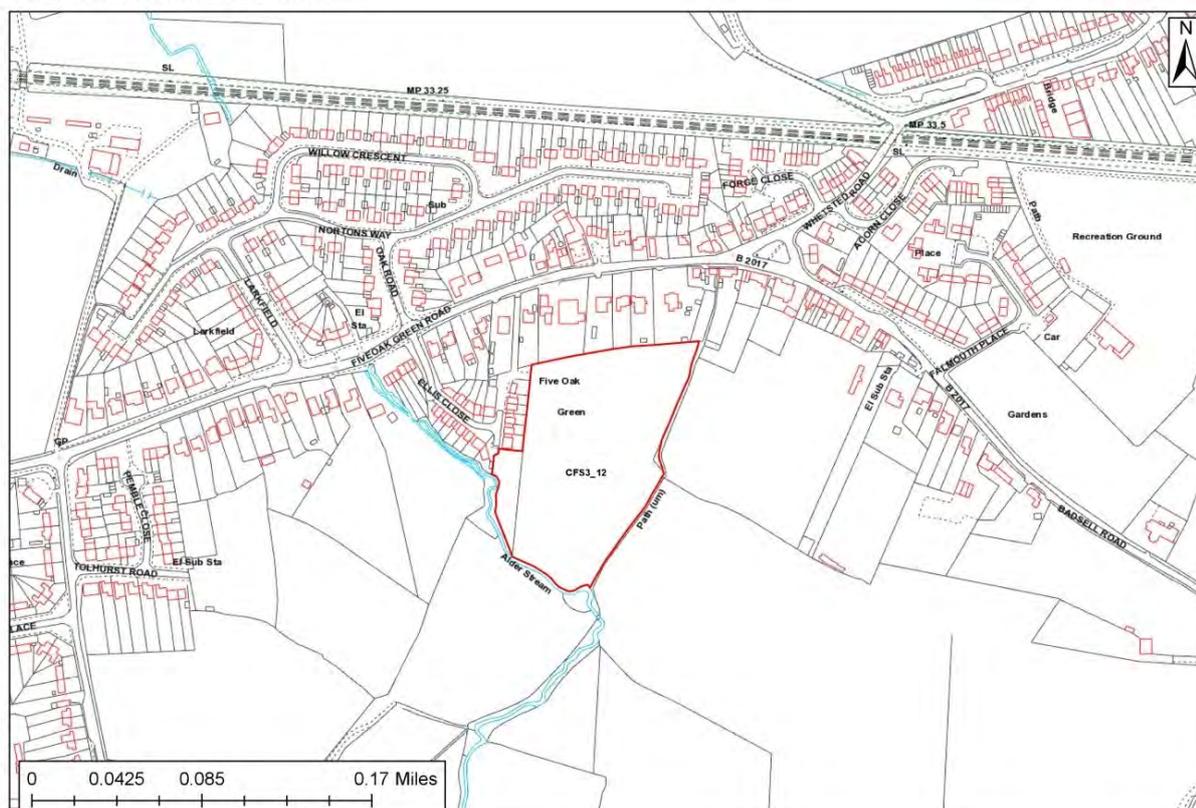
Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	0.77
Developable area (ha):	0.67
Site type:	Mostly greenfield site that includes a dwelling part within / part adjacent to existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	20
Issues to consider:	Green Belt considerations; AONB (1 component part); Flooding considerations; SFRA Flood Zone 2, 3a, 3b; Land contamination (Works Unspecified Use (Medium)); Ecological interest; notable feature/designation;

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

Site Reference: Late site 12

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

Call for Sites 2017 - Additional Submissions



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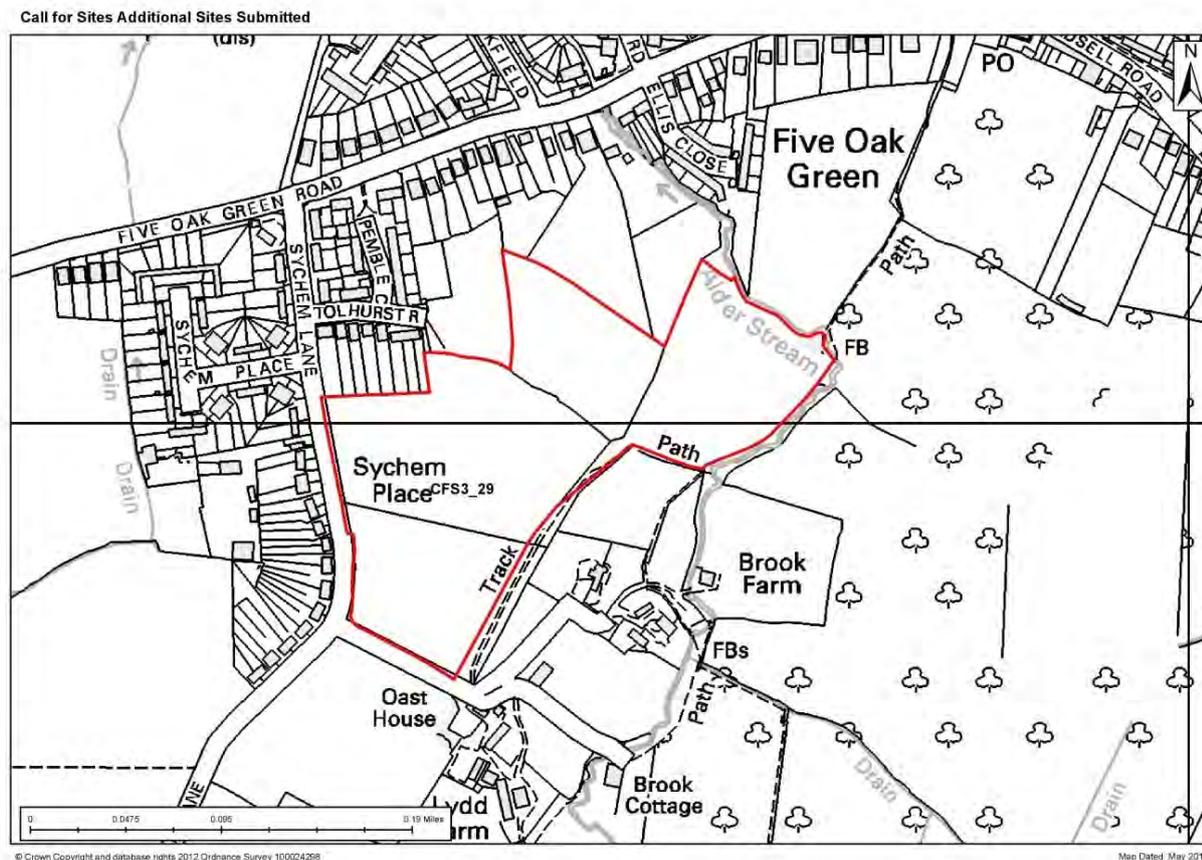
Map Date: January 2016

Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	2.10
Developable area (ha):	1.99
Site type:	Greenfield site adjacent to existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	60
Issues to consider:	Green Belt considerations; AONB (1 component part); Ecological interest; notable feature/designation; Land contamination (Works Unspecified Use (medium)); Flooding considerations; SFRA Flood Zone 2, 3a, 3b; ALC: Grade 2, Grade 3

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

Site Reference: Late site 29

Site Address: Land at Sychem Lane, Five Oak Green



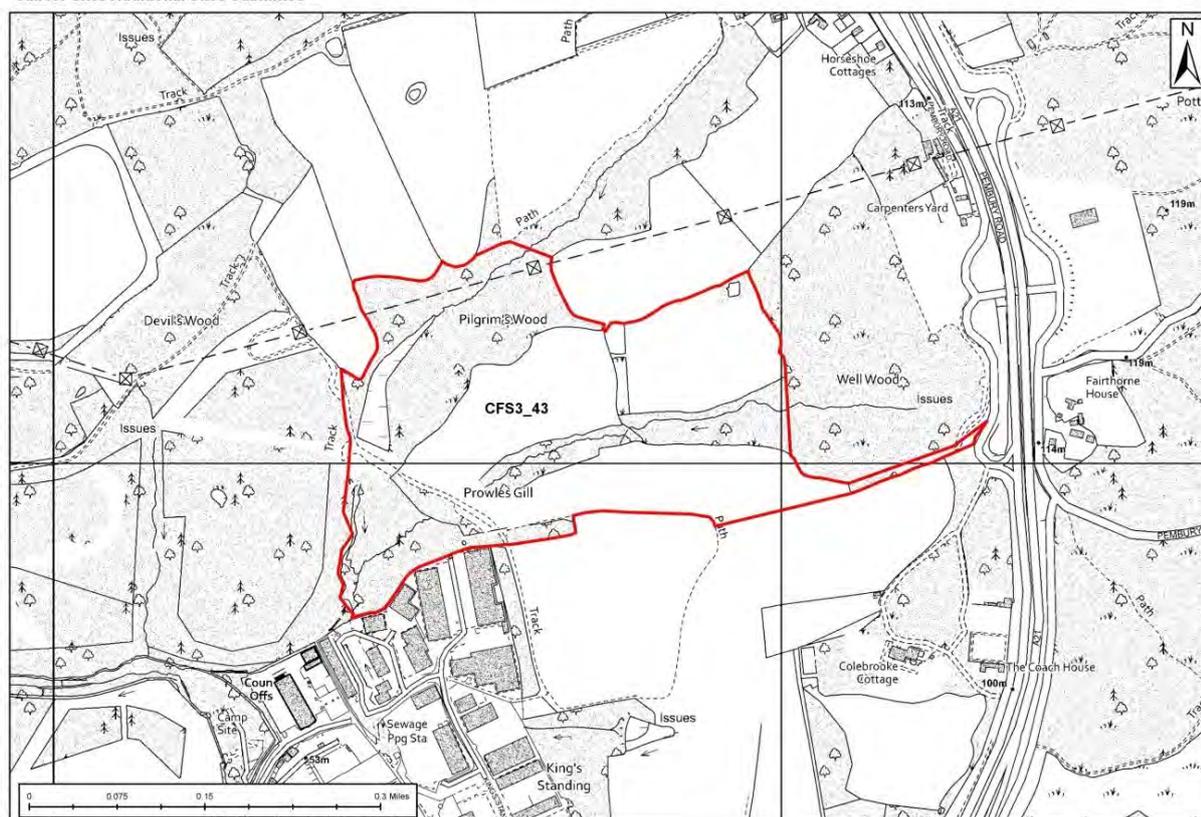
Parish:	Capel
Settlement:	Five Oak Green
Gross area (ha):	6.23
Developable area (ha):	6.02
Site type:	Greenfield site part adjacent to existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	181
Issues to consider:	Green Belt considerations; AONB (1 component part); Ecological interest; notable feature/designation; Flooding considerations; SFRA Flood Zone 2, 3a, and 3b; ALC: Grade 2, Grade 3

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

Site Reference: Late site 43 (Local Plan Allocation AL/RTW12 (site is part of larger allocation)) small part of site allocated only in conjunction with site 57

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

Call for Sites Additional Sites Submitted



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Map Dated: December 2018

Parish:	Capel
Settlement:	In proximity to Main Urban Area: Royal Tunbridge Wells and Southborough
Gross area (ha):	21.48
Developable area (ha):	7.16
Site type:	Greenfield site part adjacent to existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for economic use.
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Green Belt considerations; AONB (6 component parts); Ecological interest; notable feature/designation;

	Part of site within 110m High Pressure Gas Main buffer; ALC: Grade 3
Site Description:	<p>This is an undeveloped site that includes extensive areas of woodland and a pond. There are no existing buildings on the site. It lies in close proximity of the A21, which is to the east, with a thin strip of the site adjacent to this. The site is in close proximity of the Longfield Road commercial area, which adjoins the site towards its south west corner. Part of the southern portion of the site overlaps with site submission 57.</p> <p>Most boundaries comprise trees with the southern boundary of the site being more open with the adjacent field to the south. A Public Right of Way runs along the southern boundary of the site. The topography of the site rises in a north east direction.</p>
Suitability:	Mostly Unsuitable: see reason below
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 is a constrained site, which includes extensive areas of Ancient Woodland. The combination of topography, landscape and views means that the site is considered unsuitable for allocation. An area in the southern part of the site (the overlap with site 57) is better related to existing development and is considered to be suitable for consideration in conjunction with the remainder of site 57.

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

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