

Tunbridge Wells Borough



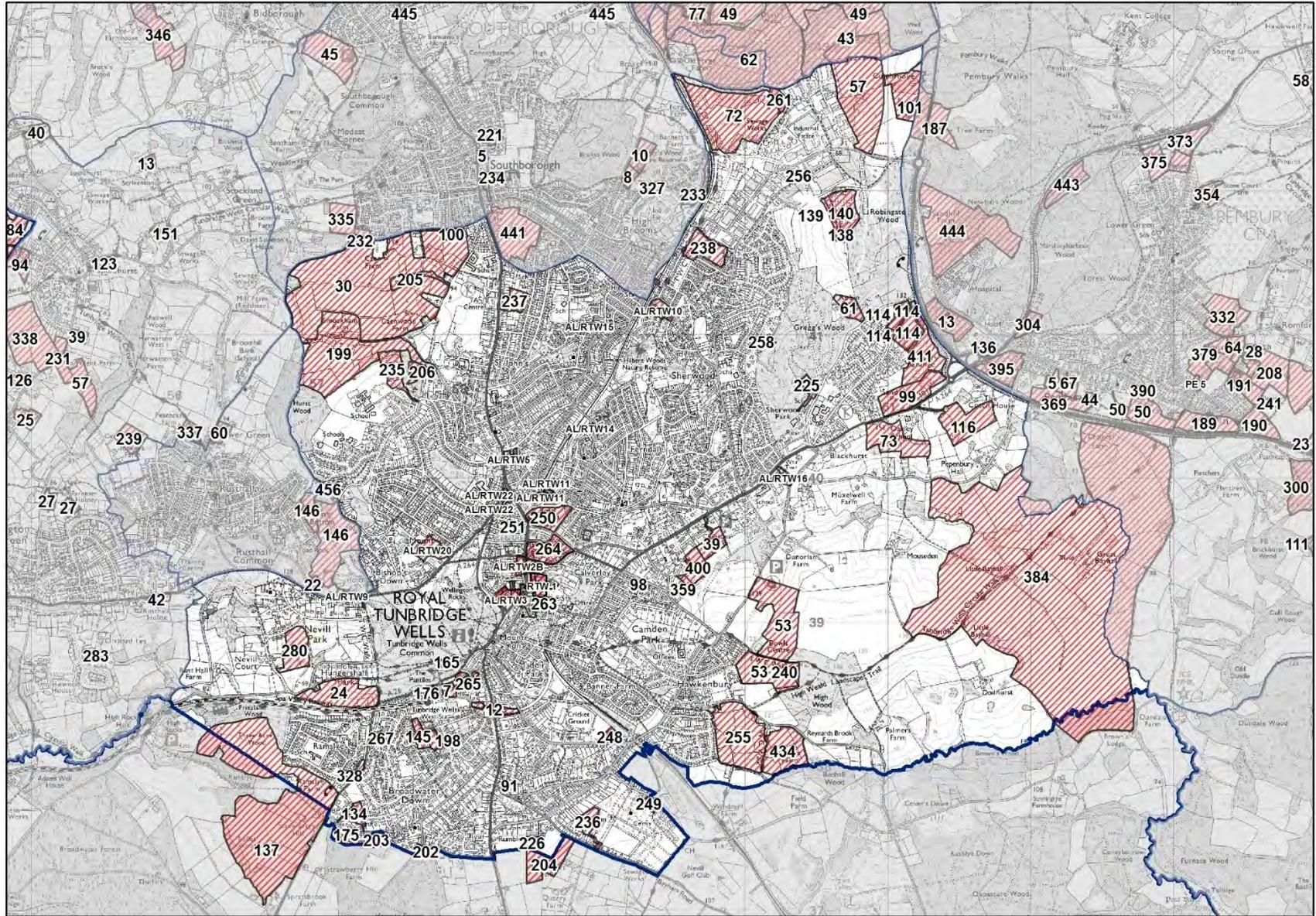
Tunbridge Wells Borough Council

Site Assessment Sheets for Royal Tunbridge Wells

Strategic Housing and Economic Land Availability Assessment –
Regulation 18 Consultation

July 2019

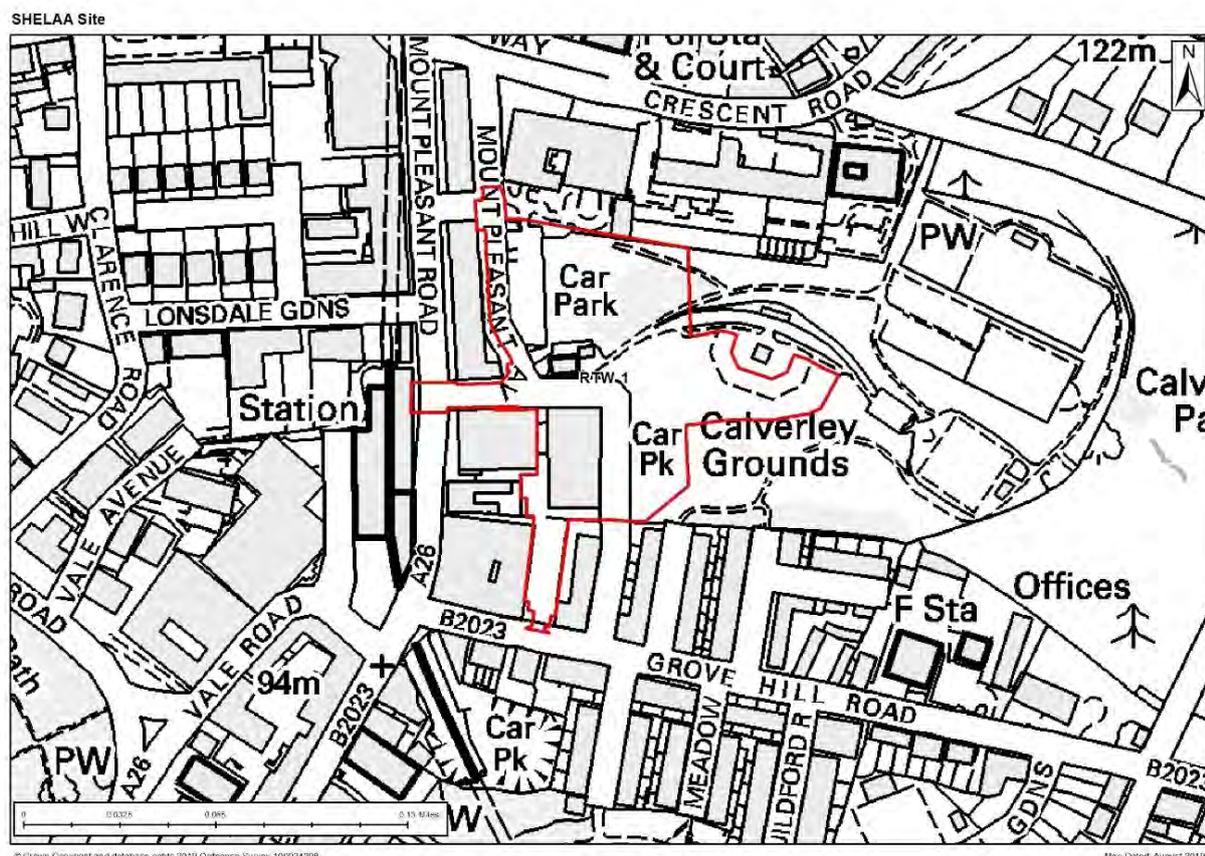




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Site Reference: Local Plan Allocation AL/RTW1 comprising sites 262 and 263

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



Location:	Royal Tunbridge Wells
Settlement:	Royal Tunbridge Wells
Gross area (ha):	2.00
Developable area (ha):	2.00
Site type:	Mostly PDL within the LBD
Potential site use:	Site has been assessed for development potential, notably for mixed use including new offices, including Council offices, theatre, underground parking.
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	The Mount Pleasant Avenue Car Park is allocated in the Site Allocations Local Plan 2016 (AL/RTW21);

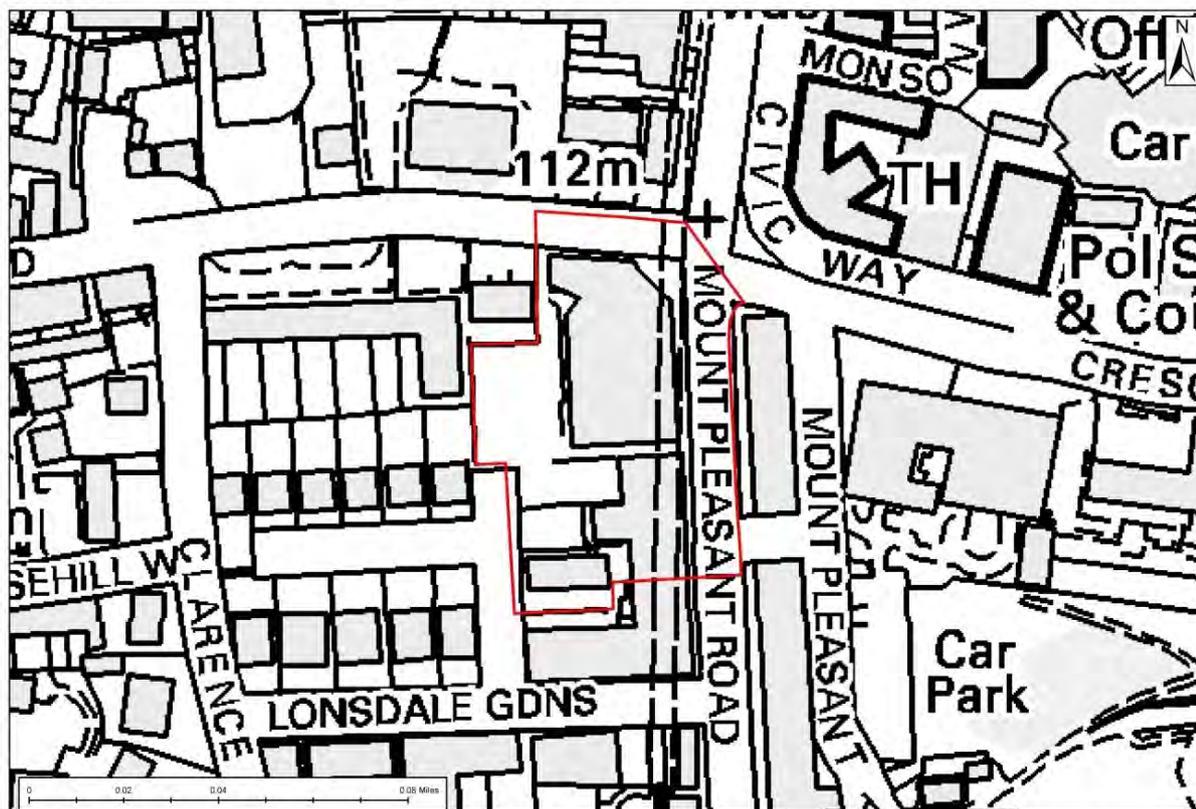
	<p>Tree Preservation Order; AONB (1 component part); Heritage (Within Conservation Area and Arcadian Area / adjacent to listed buildings / part within/adjacent to Historic Park and Garden); Local Plan Landscape designation; Loss of parking provision; Ecological interest; notable feature/designation; Potential land contamination; Highway matters; ALC: Urban; As of 1st April 2019, there is existing planning permission for redevelopment of the site to provide new offices, including Council offices, theatre, underground parking, and associated landscaping and infrastructure works (18/00076/ FULL): - Tunbridge Wells Borough Council was the applicant for this permission, and owns the majority of the land within the site. It is currently reviewing whether to implement this consent.</p>
Site Description:	<p>The site comprises part of Calverley Grounds, a registered Historic Park and Garden, car parks, a dental surgery, public conveniences, public highway, and the car park/service yard to Hoopers' department store. There is a Tree Preservation Order relating to trees along the northern-most boundary of the site.</p> <p>There are existing means of vehicular access from Mount Pleasant Road and Mount Pleasant Avenue.</p>
Suitability:	Suitable: see reason below, though note review
Availability:	<p>Available Multiple ownership</p>
Achievability:	<p>This site is a suitable site. It has an existing planning consent, the implementation of which is under review by the Local Authority (Tunbridge Wells Borough Council). If the Local Authority proceeds with implementation of the planning consent then it is likely the site would be delivered in the Local Plan period. If the Local Authority decides not to proceed with the planning permission then there is doubt over the deliverability of the site.</p>
Sustainability Assessment:	<p>This site has a mixed range of scores. Air quality score is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. Loss of greenspace with connectivity to a SLNCV has caused the biodiversity objective to be scored negatively. Likewise the land use objective is scored slightly negatively due to the loss of greenfield land. Positive score for services reflects the benefits the proposals would bring to tourism and leisure. Health scores slightly positively due to the wellbeing benefits of providing a more inviting entrance to Calvary Grounds (a Historic Park and Garden) and attracting more visitors. Conversely, the loss of some of the existing heritage asset,</p>

	causes the heritage objective to score negatively. The Landscape/Townscape objective scores as slightly negative due to the loss of green open space in Calvary Grounds and alteration to the park setting.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration. Implementation of an existing planning consent is under review by Tunbridge Wells Borough Council.
Reason:	This is a largely PDL site that has an existing planning permission, located in a sustainable location within the centre of Tunbridge Wells. Suitability for allocation to be kept under review.

Site Reference: SALP AL/RTW2B (Local Plan Allocation AL/RTW3)

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

SHELAA Site



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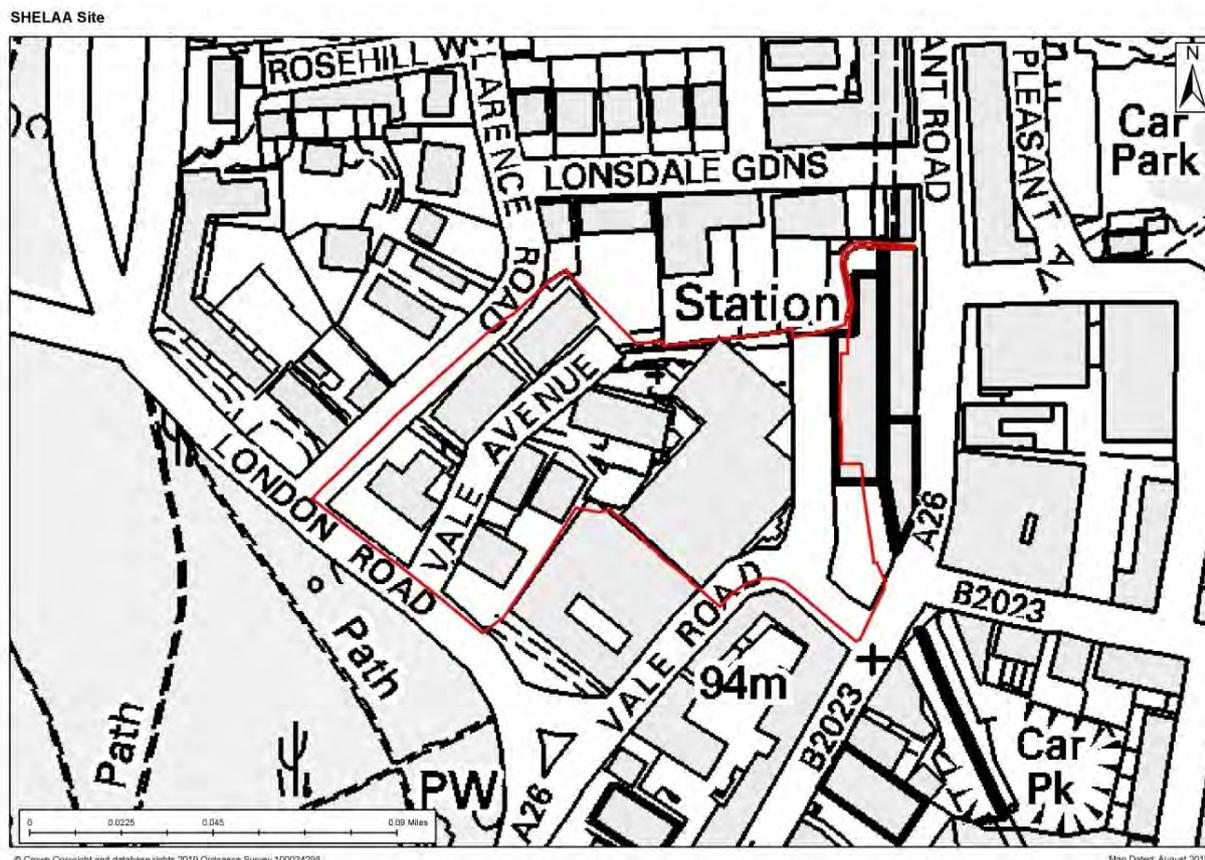
Map Dated: August 2019

Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.97
Developable area (ha):	0.97
Site type:	PDL site within the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for a mixed of uses including residential, retail and other uses
Potential yield if residential:	100
Issues to consider:	Existing Allocation AL/RTW2B in the Site Allocations Local Plan; AONB (1 component part); Heritage - Conservation Area; Ecological interest; notable feature/designation; Land contamination (Unspecified Use (medium risk)); Cycle Route Adjacent;

	ALC: Urban; This site currently has planning consent for a mixed use scheme including 99 dwellings (17/02262/FULL) as of 1st April 2019
Site Description:	Site is now a cleared site. It previously consisted of a cinema and retail units, which have now been demolished and the major part of the site cleared. The site occupies a prominent position at a key node in the road network and the townscape, in the Primary Shopping Area and the heart of the town centre and the Conservation Area. It lies in an area in which there is a mix of uses including the civic complex to the north east of the site. There are residential uses in the area too.
Suitability:	Suitable: see reason below
Availability:	Available Ownership unconfirmed
Achievability:	This site is a suitable site that is an existing allocation and which has an existing planning permission. It is considered likely that the site could be delivered within the Local Plan period.
Sustainability Assessment:	A mostly sustainable site. Air quality score is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. The proposal for the site would represent a form of regeneration in an area of medium income deprivation and thus scores slightly positively for deprivation. There is an existing high demand for school places locally and thus the education objective score negatively. Travel and Services objectives score particularly well because the central location means new residents have access to a wide range of services and would not necessarily require a private car. The Landscape/Townscape objective scores as partially positive due to the improvement in the townscape likely to occur as a result of development in an area thought of as an eye sore
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	The site is a PDL site within the LBD of Tunbridge Wells and is a sustainable site in this context. The site currently has planning permission. It is an existing allocation that it is considered could be carried forward.

(Local Plan Allocation AL/RTW4) includes sites 200 and 268

Site Address: Vale Avenue Area of Change, Tunbridge Wells



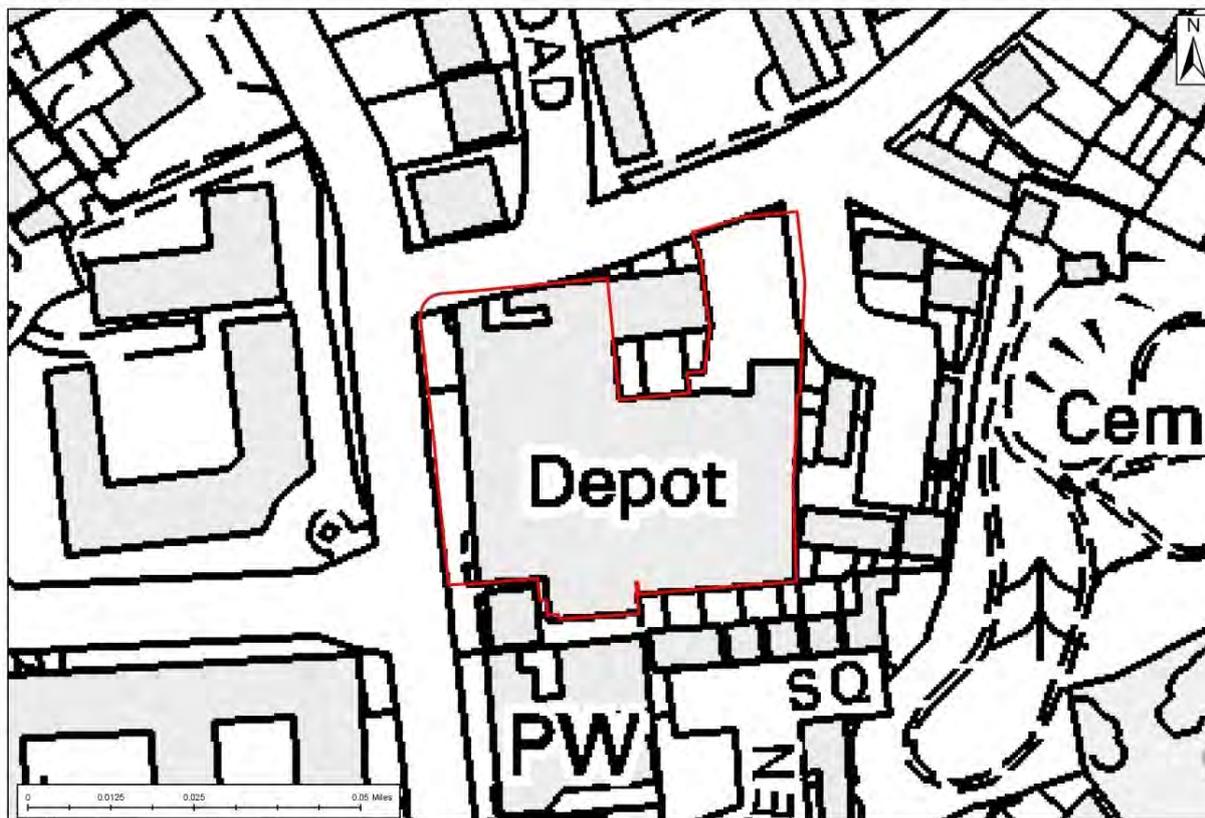
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.88
Developable area (ha):	1.88
Site type:	PDL site within the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for a mix of uses including residential, office and hotel/conference use
Potential yield if residential:	100
Issues to consider:	Existing Allocation AL/RTW3 in the Site Allocations Local Plan; AONB (1 component part); Heritage - Conservation Area and Listed Building; Ecological interest; notable feature/designation; Land contamination (Railway Land – tracks mainly);

	Cycle Route; in Proximity to Cycle Route 18; ALC: Urban
Site Description:	The site includes office, retail, leisure and residential uses on the Vale Avenue, Vale Road and London Road frontages, and a four-level public car park above a large retail unit. It occupies a prominent location in the town centre, between the railway station and Tunbridge Wells Common
Suitability:	Suitable: see reason below
Availability:	Available Multiple ownership
Achievability:	Ownership issues would need to be resolved before redevelopment of part of the site could proceed. It is a suitable site that is an existing site allocation. It is available and could be delivered in the Local Plan period.
Sustainability Assessment:	Air quality is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. There is an existing high demand for school places locally and thus the education objective score negatively. Travel and Services objectives score particularly well because the central location means new residents have access to a wide range of services and would not necessarily require a private car. The Landscape/Townscape objective scores as partially unknown due to the difficulty of assessing impacts without a design.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	The site is a PDL site within the LBD of Royal Tunbridge Wells and is a sustainable site in this context. This is an existing site allocation that it is considered could be carried forward.

Site Reference: SALP AL/RTW5 (Local Plan Allocation AL/RTW17 in part)

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

SHELAA Site



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Map Dated: August 2019

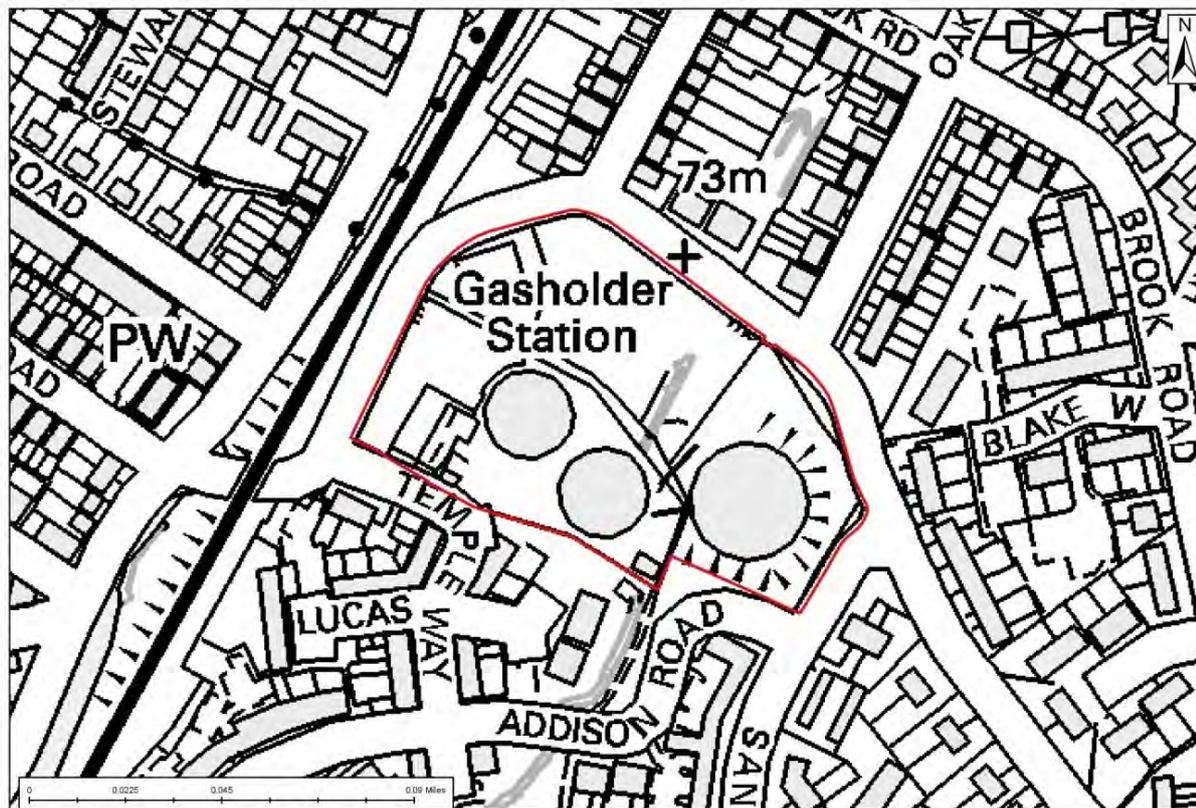
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.64
Developable area (ha):	0.64
Site type:	PDL site within the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	65-90
Issues to consider:	Existing Allocation AL/RTW5 in the Site Allocations Local Plan; Ecological interest; notable feature/designation; Land contamination (Depot / Dispensing of Automotive Vehicles); ALC: Urban; This site currently has planning consent for 89 dwellings on part of the site (17/00731/FULL) as of 1st April 2019

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

Site Reference: SALP AL/RTW10 (Local Plan Allocation AL/RTW29)

Site Address: Former Gasworks, Sandhurst Road

SHELAA Site



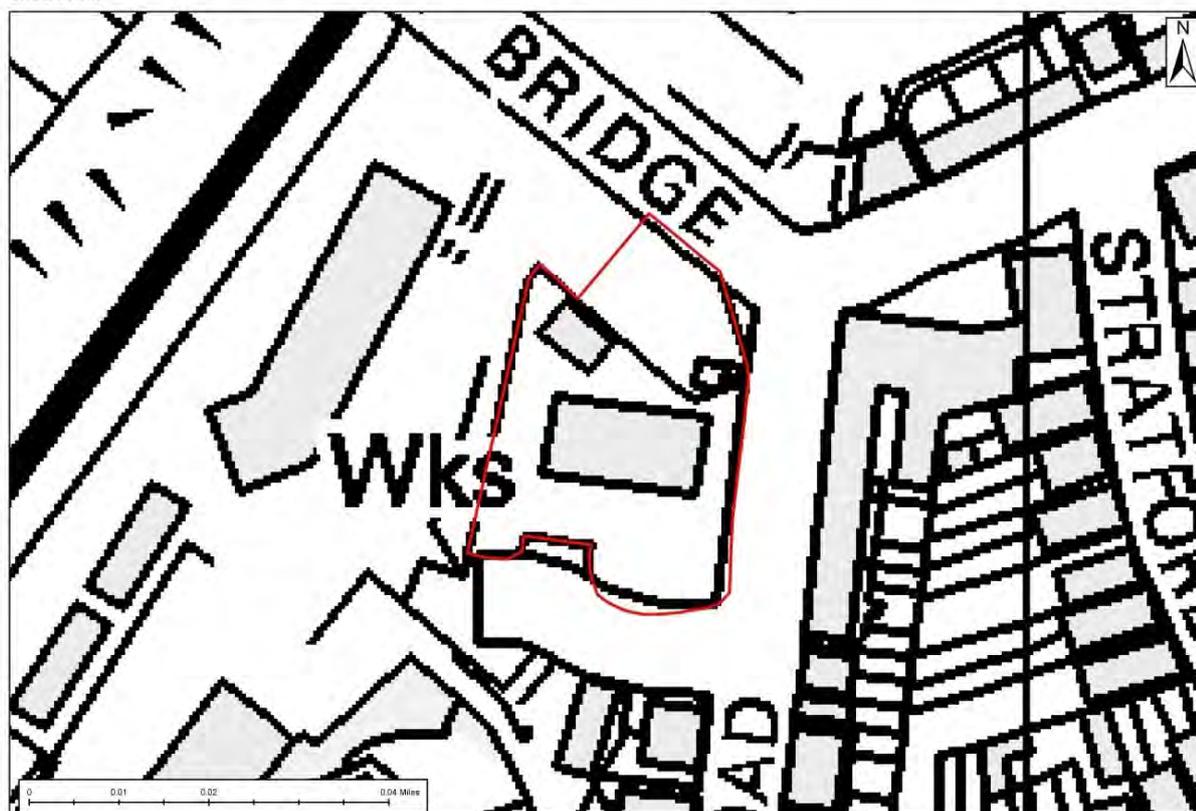
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.78
Developable area (ha):	1.78
Site type:	PDL site within the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	170
Issues to consider:	Existing Allocation AL/RTW10 in the Site Allocations Local Plan; Ecological interest; notable feature/designation; Land contamination (Gas Works & Coke Works); ALC: Urban
Site Description:	The site is a large and relatively flat site, within a predominantly residential area and close to High Brooms railway station. It is bounded by Sandhurst Road to three boundaries and new

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

Site Reference: SALP AL/RTW14 (Local Plan Allocation AL/RTW30)

Site Address: Land at Medway Road, Tunbridge Wells

SHELAA Site



Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.25
Developable area (ha):	0.25
Site type:	PDL site within the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	35
Issues to consider:	Existing Allocation AL/RTW14 in the Site Allocations Local Plan; AONB (1 component part); Ecological interest; notable feature/designation; Land contamination (Depot / Dispensing of Automotive Vehicles); ALC: Urban; Highway issues;

	This site currently has a planning application for 35 dwellings (19/00365/FULL) as of 1st April 2019
Site Description:	The site contains industrial units but is in a predominantly residential area, much of which has been recently developed. It is close to both recreation open space and the town centre. It lies to the south of Grosvenor Bridge on the west side of Medway Road.
Suitability:	Suitable: see reason below
Availability:	Available Multiple ownership
Achievability:	This is a suitable site that has existing planning permission. It is also a current site allocation. It is available and it is considered that the site could be delivered within the Local Plan period.
Sustainability Assessment:	A reasonable site. Loss of potential business space in favour of residential housing causes the Business objective to be negative. However, the wide range and accessibility of services in this town centre location suits this location for residential housing.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	The site is a PDL site within the LBD of Royal Tunbridge Wells and is a sustainable site in this context. The site currently has planning permission.

Site Reference: SALP AL/RTW15 (Local Plan Allocation AL/RTW31)

Site Address: 123-129 Silverdale Road, Tunbridge Wells

SHELAA Site



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Map Dated: August 2019

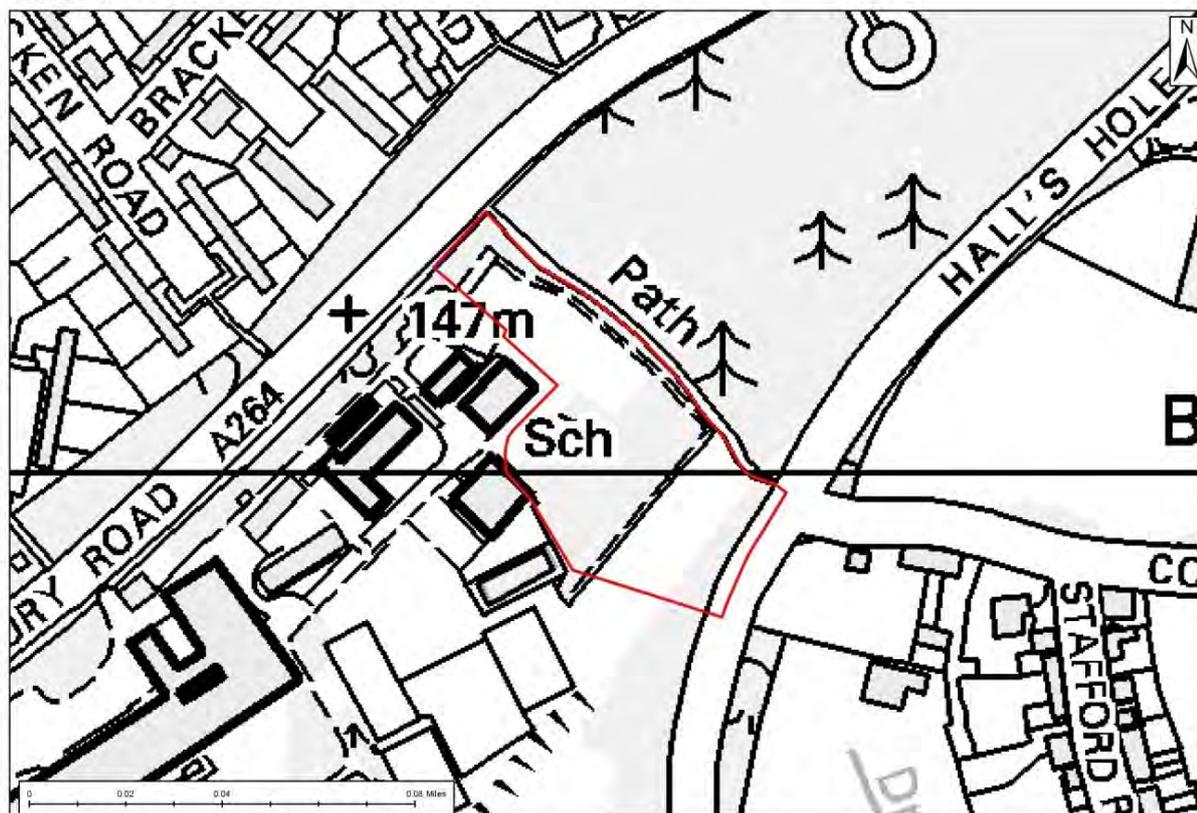
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.27
Developable area (ha):	0.27
Site type:	PDL site within the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	13
Issues to consider:	Existing Allocation AL/RTW15 in the Site Allocations Local Plan; AONB (1 component part); Ecological interest; notable feature/designation; Land contamination (Coal Related Activities); ALC: Urban; This site currently has a planning application for 13 dwellings (18/01876/FULL) as of 1st April 2019

Site Description:	The site lies north of Silverdale Road and consists of three occupied residential properties, a former coal yard and a number of vacant commercial buildings. It is located in a predominantly residential neighbourhood, close to local shops and services, and within walking distance of High Brooms railway station.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This site has an existing planning permission and is an existing site allocation. It is a suitable site which is available. It is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	Development here would represent a form of regeneration and thus the Deprivation objective scores slightly positively. Remaining objectives are largely neutral or positive reflecting the central location and access to services with no significant wildlife or landscape issues
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	The site is a PDL site within the LBD of Royal Tunbridge Wells and is a sustainable site in this context. The site currently has planning permission.

Site Reference: SALP AL/RTW16 (Local Plan Allocation AL/RTW32)

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

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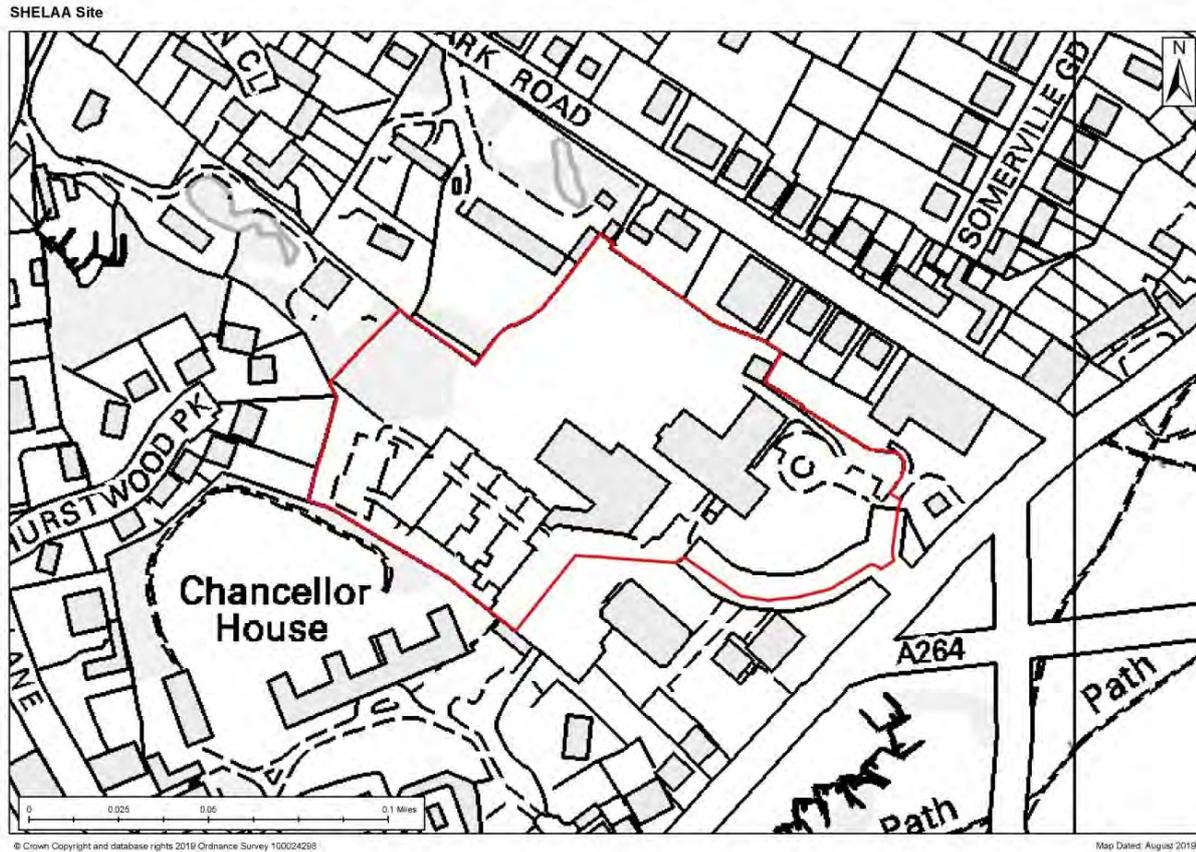


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.67
Developable area (ha):	0.67
Site type:	Greenfield site within the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use (C2/ retirement housing)
Potential yield if residential:	69 (C2)
Issues to consider:	Existing Allocation AL/RTW16 in the Site Allocations Local Plan; AONB (2 component parts); Heritage - Conservation Area; Ecological interest; notable feature/designation; Cycle Route Adjacent; Within 110m buffer of HPGM;

	ALC: Urban, Grade 3; This site currently has planning consent for a 69-bed care home (Class C2 Use) (16/07697/FULL) as of 1st April 2019
Site Description:	This site is a greenfield plot of land that forms part of the curtilage of Beechwood Sacred Heart School. It lies east of the main school complex and has a frontage with Pembury Road from which the school complex has direct vehicular and pedestrian access. Hall's Hole Road adjoins the site to the rear. The site includes an area of woodland adjacent to Hall's Hole Road. There is further woodland to the north east of the site and built development, mostly residential on the opposite side of Pembury Road.
Suitability:	Suitable: see reason below
Availability:	Available Ownership unconfirmed
Achievability:	This is a suitable site which is available and has existing planning consent. It is considered likely that the site will be delivered during the Local Plan period.
Sustainability Assessment:	The location of this site on the Pembury Road causes a few objectives to score slightly negatively. For example, air is slightly negative due to the potential for bringing sensitive receptors in contact with high levels of pollutants. However, the health objective scores positively due to proposal that this site meets needs for residential care in the borough
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	The site is a part PDL site within the LBD of Royal Tunbridge Wells and is a sustainable site in this context. The site currently has planning permission.

Site Reference: SALP AL/RTW20 (Local Plan Allocation AL/RTW19)

Site Address: 77 Mount Ephraim, Tunbridge Wells



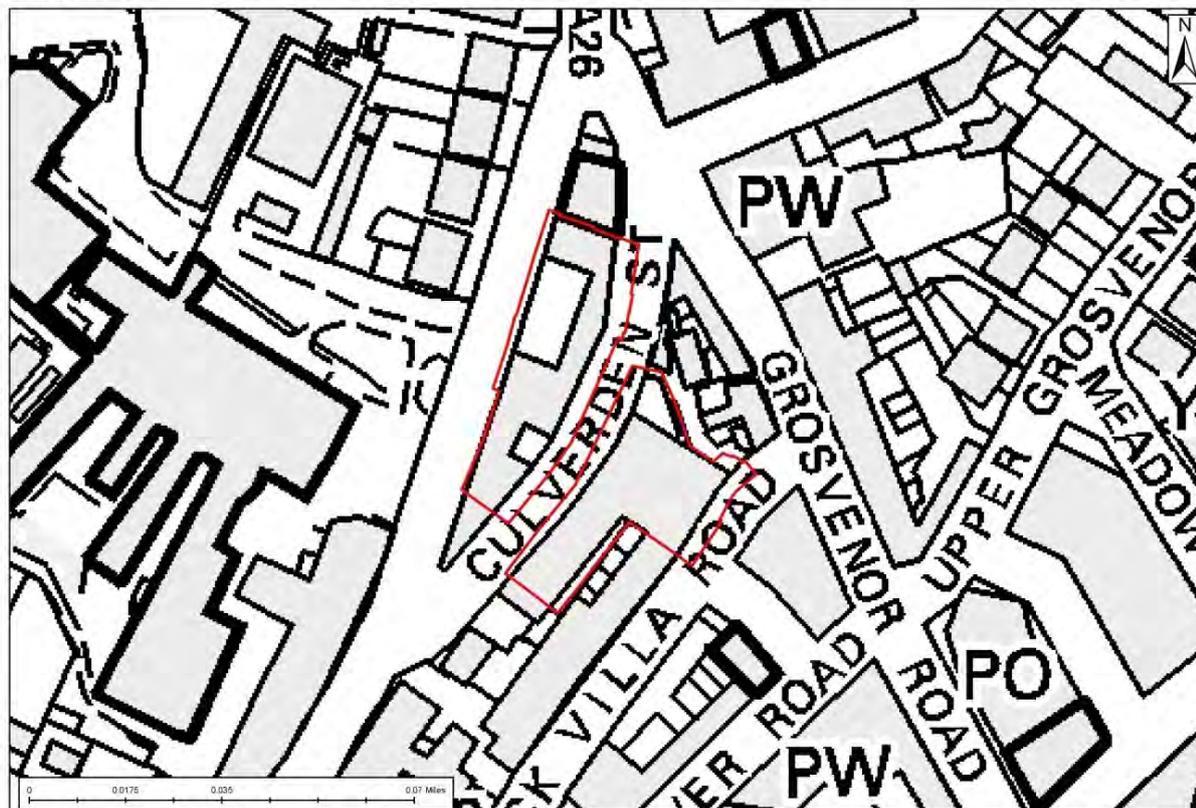
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	2.72
Developable area (ha):	2.72
Site type:	PDL site within the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for mixed use including office use, and financial and professional services and other uses
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Existing Allocation in the Site Allocations Local Plan; AONB (1 component part); Heritage - Conservation Area; Ecological interest; notable feature/designation; Land contamination (Unknown Filled Ground (low risk));

	Cycle Route Adjacent; ALC: Urban
Site Description:	This site comprises two office buildings with a substantial area of car parking and a landscaped area. The site has been occupied for B1 office uses within an area in which these uses are predominant, although there are also some residential and hotel uses located nearby. The site has a frontage with Mount Ephraim from which there is direct vehicular and pedestrian access.
Suitability:	Suitable: see reason below
Availability:	Available Ownership unconfirmed
Achievability:	This is a suitable site that is an existing allocation. It is available and it is considered that the site could be delivered within the period of the Local Plan.
Sustainability Assessment:	Air quality is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. Likewise, noise levels on the A26 which is already a sensitive location. Travel and Services objectives score particularly well because the central location means employees do not necessarily require a private car.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	The site is a PDL site within the LBD of Royal Tunbridge Wells and is a sustainable site in this context. It is an existing allocation which it is considered could be carried forward.

Site Reference: SALP AL/RTW22 (Local Plan Allocation AL/RTW8)

Site Address: Lifestyle Ford, Mount Ephraim, Tunbridge Wells

SHELAA Site



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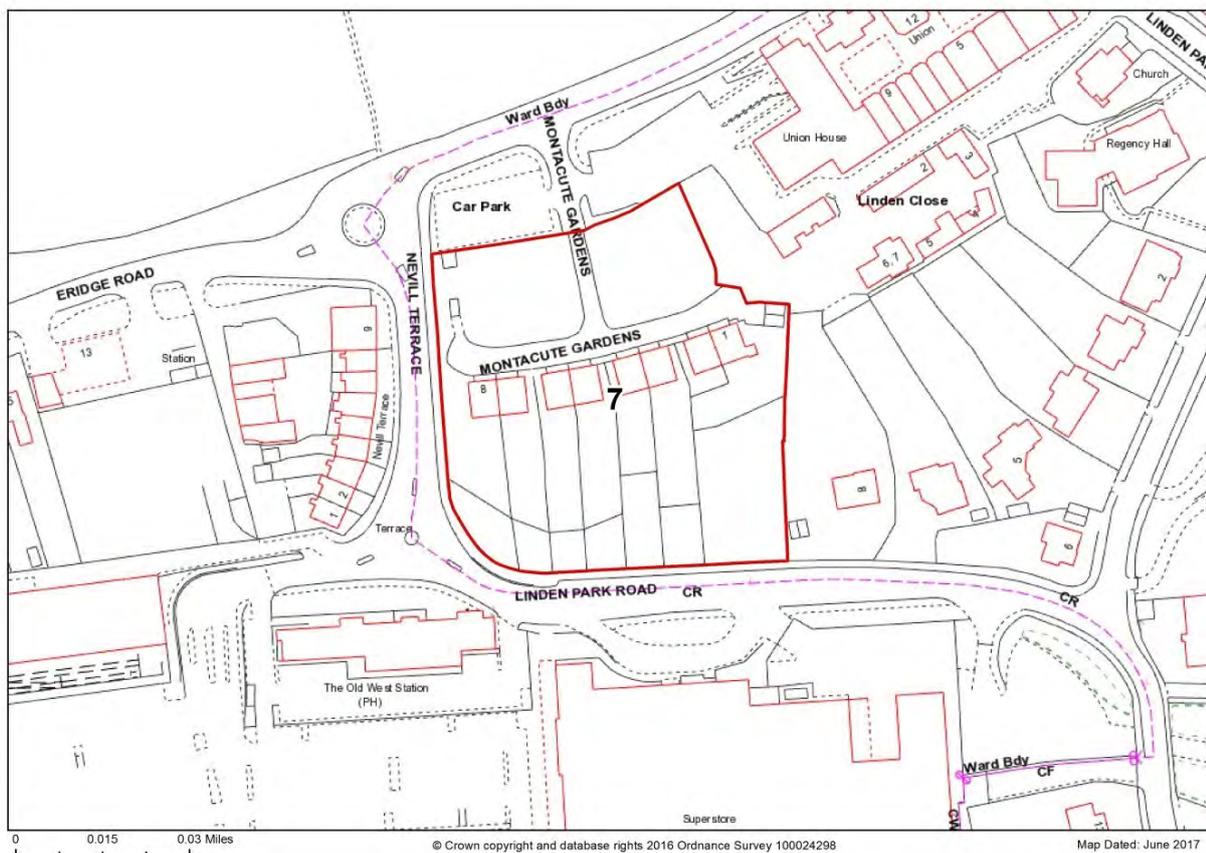
Map Dated: August 2019

Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.45
Developable area (ha):	0.45
Site type:	PDL site within the LBD of RTW
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	80
Issues to consider:	Existing Allocation AL/RTW22 in the Site Allocations Local Plan; Heritage - Conservation Area and Listed Building; Ecological interest; notable feature/designation; Land contamination (Repairs and Sales of Motor Vehicles); ALC: Urban

Site Description:	<p>The site consists of two parcels that together make up Lifestyle Ford. The site consists of a car showroom on land between Mount Ephraim and Culverden Street and repair/maintenance workshops between Culverden Street and Rock Villa Road.</p> <p>The site lies in an area that includes a mix of uses including residential. There is a fall in levels from the north west.</p>
Suitability:	Suitable: see reason below
Availability:	Available Ownership unconfirmed
Achievability:	This is a suitable site. It is available and it is considered that this site could come forward within the Local Plan period.
Sustainability Assessment:	Air quality is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. Loss of business space in favour for residential housing causes the business objective to be scored negatively. Preventing some demolition enables the resources objective to score positively. The Landscape/Townscape objective scores as partially unknown due to the difficulty of assessing impacts without a design
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	The site is a PDL site within the LBD of Royal Tunbridge Wells and is a sustainable site in this context.

Site Reference: 7

Site Address: Montacute Gardens, Royal Tunbridge Wells

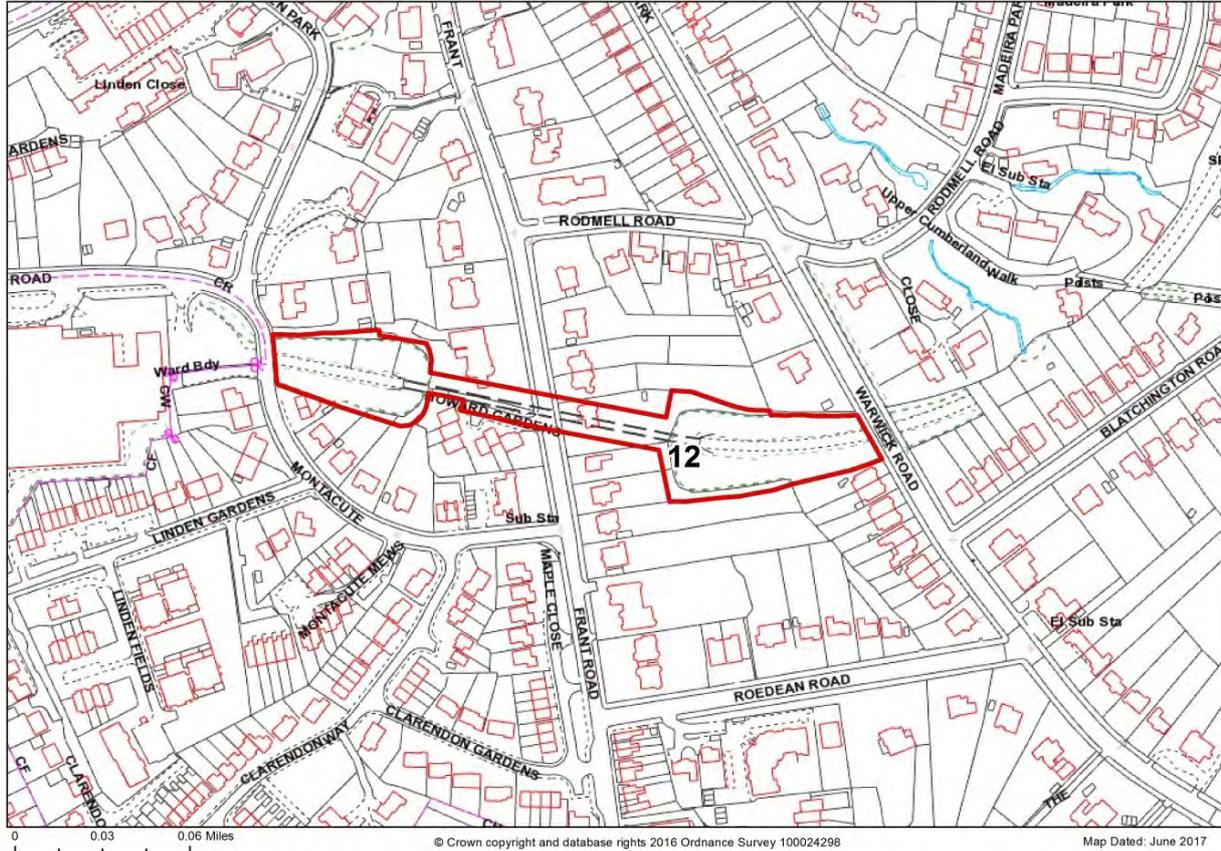


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.86
Developable area (ha):	0.85
Site type:	Part PDL (footprint of existing dwellings) / part greenfield site within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	25
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; Heritage matters (Conservation Area/adjacent to Listed Building); Tree Preservation Order; EA Flood Zones 2 and 3; Topography; Highway matters (access);

	Land contamination (Brewing and Malting); ALC: Urban
Site Description:	The site consists of several residential properties and includes an area of green space and parking area for the properties. There are several terraced villas on the site. The site is adjoined by a car park, residential properties and offices. Sainsbury's and Great West Station (restaurant) are located to the south of the site. Site boundaries include trees and hedges. There is fencing along the southern boundary adjacent to Linden Park Road. Vehicular access to the site is from the existing access road to the properties, which goes through the adjacent car park from the A26, Eridge Road. Pedestrian access to the site is from the existing access road. The site is generally flat. There is a difference in level between the rear of the site and the adjacent Linden Park Road. The site is well screened with limited views into and out of the site.
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	The majority of objectives for this site score as unknown, neutral or positive. The negative score given for heritage is informed by the location of the site in the Tunbridge Wells Conservation Area and the positive contribution the existing buildings and their setting is considered to make to the Conservation Area.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	Allocation of this site is considered to result in harm to both the visual amenities and setting of the Conservation Area in which the site lies. In addition there are significant level changes constraining the site and concerns regarding the ability to provide an appropriate means of vehicular access to the site

Site Reference: 12

Site Address: Tunbridge Wells West to Grove Junction

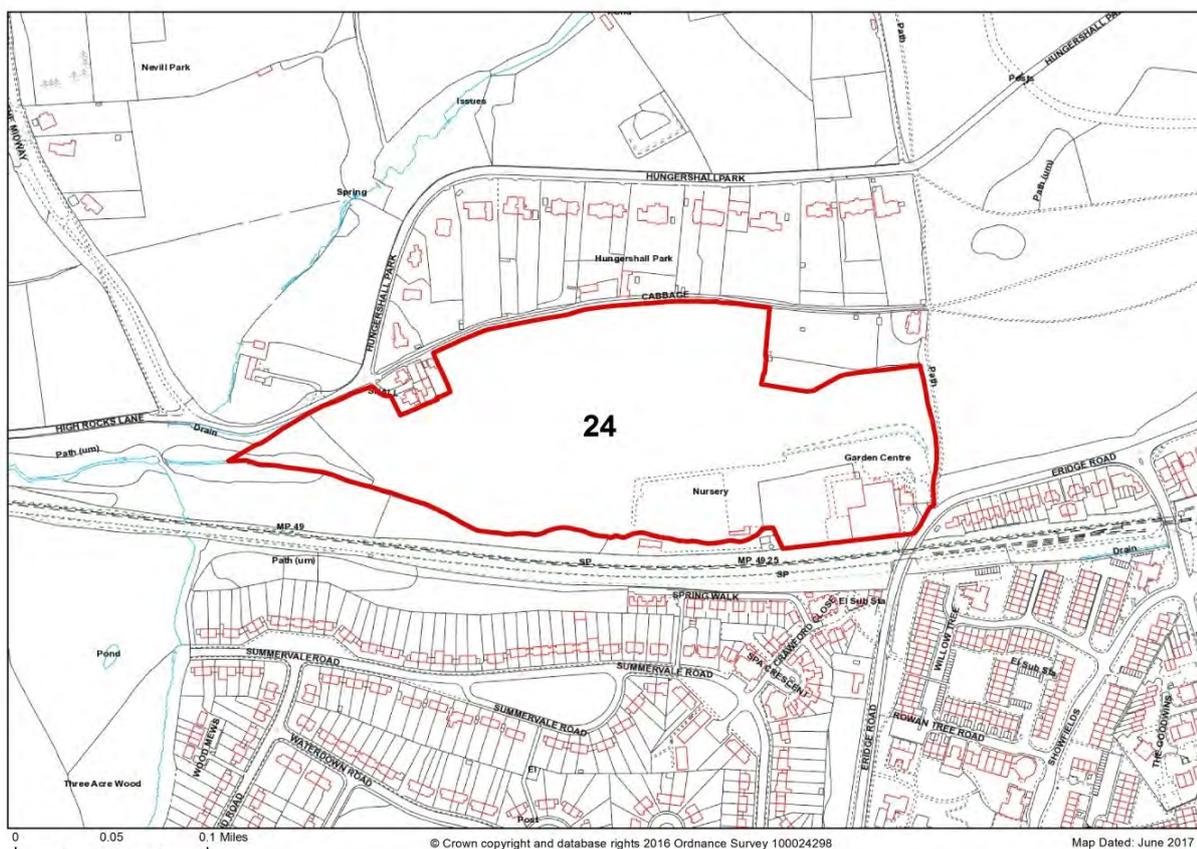


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.08
Developable area (ha):	1.08
Site type:	PDL site within LBD
Potential site use:	Site has been assessed for development potential, notably for continue as protected railway line or residential use
Potential yield if residential:	32
Issues to consider:	AONB (2 component parts); Heritage issues (within Conservation Area); Ecological interest; notable feature/designation; Tree Preservation Order; Potential level differences between the site and adjacent land; Highway issues; Site Allocation Local Plan: Safeguarding Former Railway Line policy AL/STR3; Land contamination (Railway Land – tracks mainly);

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

Site Reference: 24 (Local Plan Allocation AL/RTW16)

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



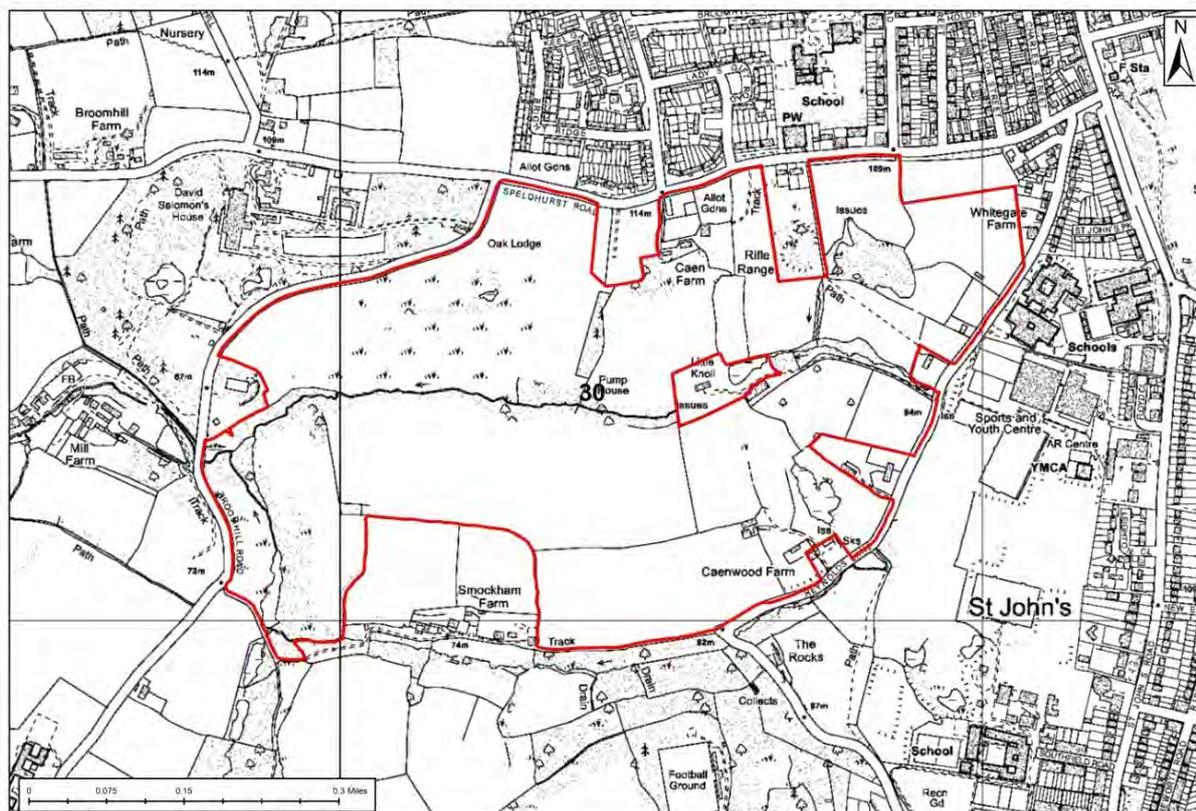
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	7.91
Developable area (ha):	6.53
Site type:	Part PDL site / part greenfield site partly within, mostly adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for a mix including retail and residential use.
Potential yield if residential:	Mixed use scheme with no residential yield specified
Issues to consider:	Green Belt considerations; AONB (2 component parts); Heritage matters (adjacent to Conservation Area, Listed Buildings, and Arcadian area); Landscape Sensitivity Study (SP20); Ecological interest; notable feature/designation; Land contamination (Railway Land – tracks mainly);

	EA Flood Zones 2 (20.41%), 3a (17.47%), and 3b (17.47%); Highway matters; Partly within but mostly adjacent to the existing Limits to Built Development; In proximity to local cycle route; ALC: Grade 4, Urban
Site Description:	<p>The site includes a garden centre and associated car park as well as woodland/scrub on the northern part of the site and a parcel of woodland/scrub to the western end of the site. It also includes a hand car wash facility. There is one main garden centre building, and associated structures. The site includes a further building at the entrance to the site. The site is adjoined by residential properties and Tunbridge Wells Common. Site boundaries comprise trees and there are some metal railings. Some boundaries are more open with glimpses through from the adjacent Common. National Cycle Route 18 runs adjacent to the site along Cabbage Stalk Lane.</p> <p>The site has vehicular access direct from Eridge Road, close to a railway bridge and bend in the road. Cabbage Stalk Lane to the north of the site is single car width and has some banked sections and brick walls. There is pedestrian access to the site from Eridge Road and nearby footpaths across The Common. There are pavements along Eridge Road but none east of site on this side of the road adjacent to the Common. There is a Public Rights of Way nearby adjacent to the east of the site. The southern area of the site is flat, with a steep rise to the north. The topography is complex with a drop from Cabbage Stalk Lane. Cabbage Stalk Lane drops down towards the Hungershall Park end of the lane.</p>
Suitability:	Suitable: see reason below
Availability:	Available Multiple ownership
Achievability:	This site is suitable and is available. Subject to ownership issues, it is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	Flood zones 2 and 3 present on site are unlikely to prevent development and can be factored into scheme design.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is a part PDL site and in partly within, mostly adjacent to the LBD and main urban area of Tunbridge Wells. The site is likely to be sustainable in this context. It would form a logical extension to the LBD

Site Reference: 30 in conjunction with sites 100, 199 and 205

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

Call for Sites 2017 Submission



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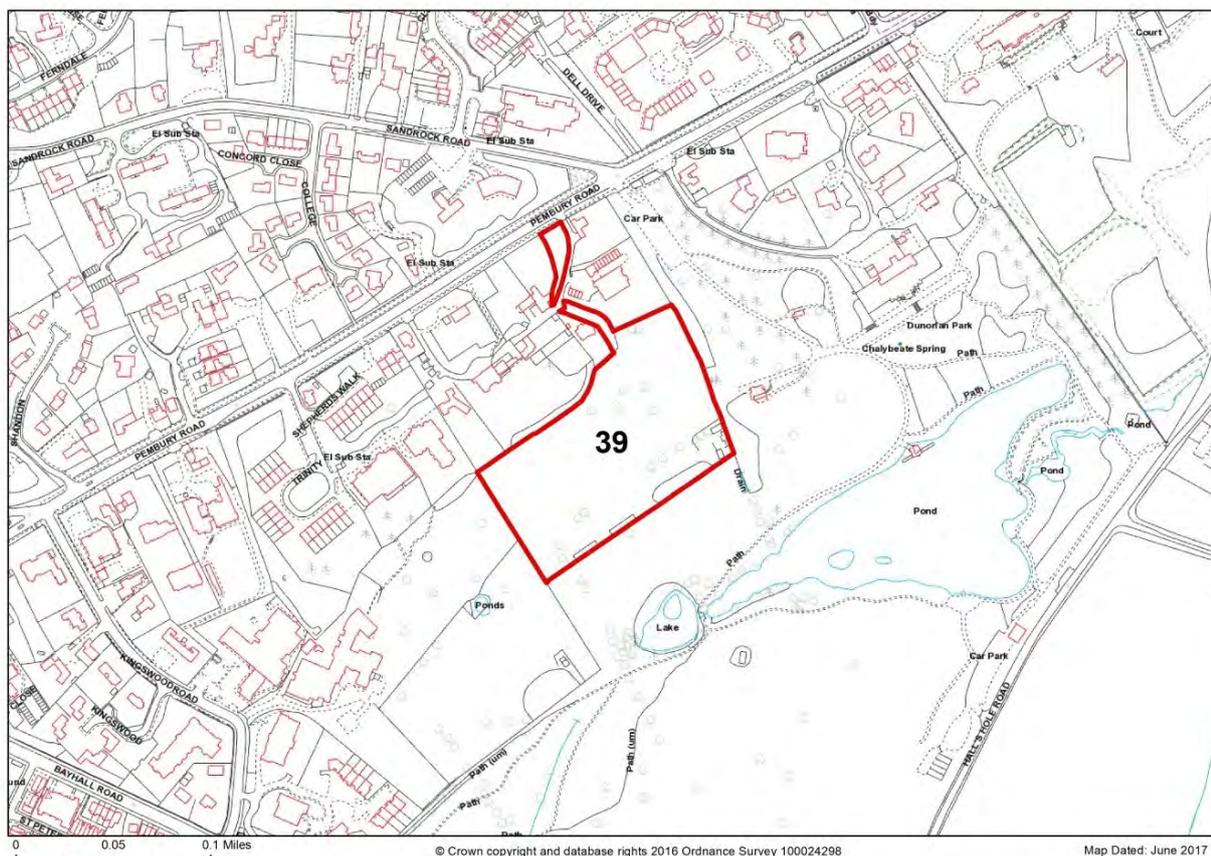
Map Dated: Feb 2018

Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells/Southborough
Gross area (ha):	61.37
Developable area (ha):	51.78
Site type:	Greenfield site partly adjacent to and in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for a mix including residential use and education use
Potential yield if residential:	750 – 1,500 (777 @ 15 dpha, 1,553 @ 30 dpha)
Issues to consider:	Green Belt considerations; AONB character area (3 component parts); Landscape Sensitivity Study (SP12); Ecological interest; notable feature/designation; Tree Preservation Order; Highway matters;

	EA Flood Zones 2 and 3 Heritage matters (adjacent to Historic Farmsteads/Listed Buildings); Land contamination (Manufacture of Clay Bricks, Unknown Filled Ground, landfill site); ALC: Grade 3, Grade 4, Urban
Site Description:	<p>The site consists of predominantly agricultural greenfield land with pockets of woodland. There are existing buildings on the site at Caenwood Farm and Caen Farm. The site is adjoined by a former rifle range, agricultural land, woodland and some residential properties on Reynolds Lane. There are former allotments to the north off Speldhurst Road, school and a sports centre. There is hedging and mature trees around most of the perimeter of the site forming the site boundaries. There are some small watercourses on the site.</p> <p>There are several gates on the site periphery, but no formal access into the site. Pedestrian access to the site is by Public Rights of Way. There is a lack of pavement on Reynolds Lane and Broomhill Road although there is some pavement on Speldhurst Road. There is a Public Right of Way towards the north east corner of the site and further ones along parts of the southern and western boundaries. The site has a complex topography. The highest point of the site is in the north with undulating countryside throughout. This site is enclosed.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This is a large site that would make a significant positive contribution to the housing objective. However, the substantial use of private vehicles in this location causes the noise and air objectives to score very negatively. The site also has sensitive biodiversity, heritage and landscape features.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are landscape impact concerns as well as significant highway concerns

Site Reference: 39

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



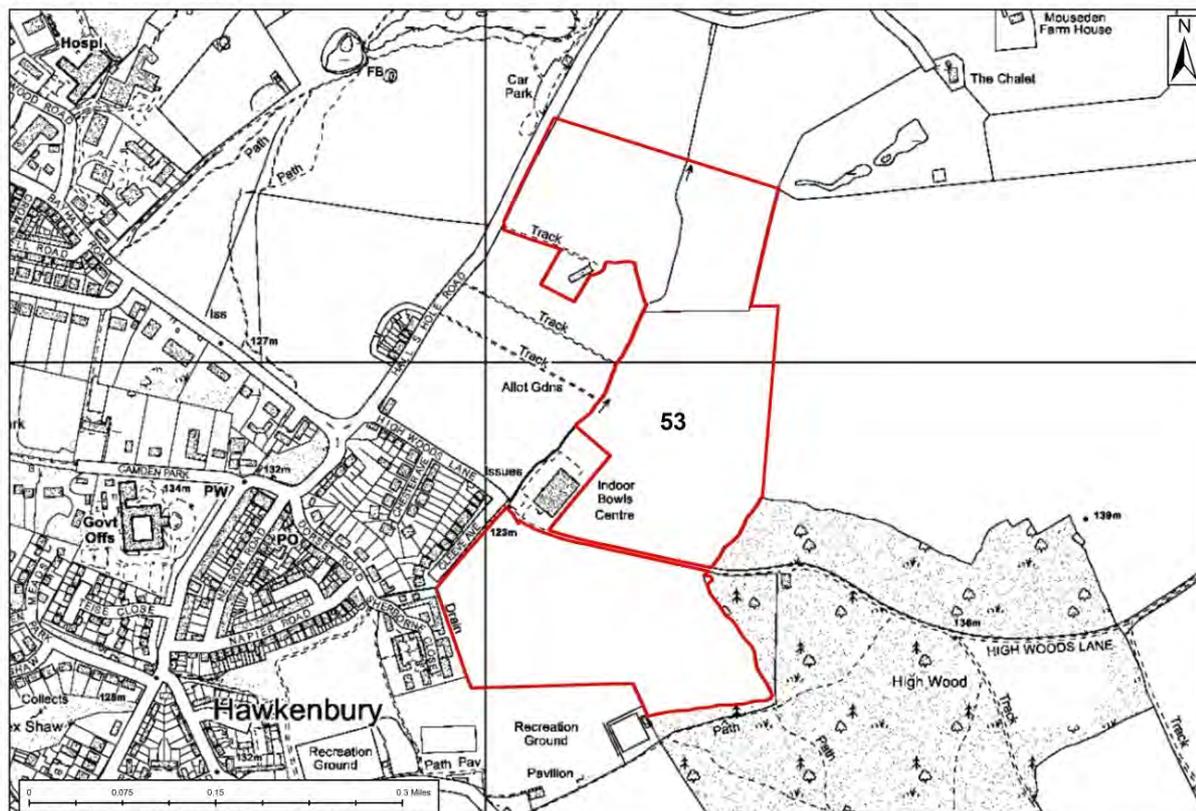
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	2.50
Developable area (ha):	2.50
Site type:	Greenfield site partly within, mostly adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	75
Issues to consider:	Green Belt considerations; AONB (1 component part); Landscape Sensitivity Study (Part BA1); Ecological interest; notable feature/designation; Heritage matters (Conservation Area / Dunorlan Park Historic Park and Garden); Tree Preservation Orders;

	<p>Highway matters (access); Part within (access) / mostly adjacent to existing Limits to Built Development; In proximity to national cycle route; Local Plan Landscape designation; ALC: Grade 3, Urban</p>
Site Description:	<p>The site is a parcel of unmanaged land, overgrown with shrubbery. There are no existing buildings on the site. The site is adjoined by Dunorlan Park and residential properties. Boundaries comprise mature trees and bushes on all sides, apart from along the boundary with some of the residential curtilages where there is garden decking. There are some trees scattered across the site. The site access along Pembury Road runs adjacent to National Cycle Route 18. Vehicular access to the site is through a gate off a private road leading from Pembury Road. There is a lack of pavement on the private road but the site is accessible through the gate. There are pavements along Pembury Road. The site slopes downwards to the south.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	<p>This site scores mostly neutral scores with some positive ones. It is let down on its heritage score, influenced by the sites location in the Tunbridge Wells Conservation Area and being adjacent to Dunorlan Park, an Historic Park and Garden. Part of the site has archaeological potential which influences this score too. The site is a greenfield site and a small part of a larger Green Belt parcel the release of which would cause very high harm. The score for land use has been adjusted to reflect the size of the site. The negative landscape score is influenced by the impact the site has on the setting of the landscape whilst the negative score for noise has been informed by the sites position along the Pembury Road.</p>
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	It is considered there is a significant heritage concern if this site were to be allocated. It lies adjacent to an – Historic Park and Garden, the setting of which would be harmed

Site Reference: 53 (Local Plan Allocation AL/RTW23 (part site))

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

Call for Sites 2017 Submission



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Map Dated: Feb 2018

Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	19.68
Developable area (ha):	18.50
Site type:	Greenfield site comprising two parcels, one adjacent to LBD and the second within proximity of LBD
Potential site use:	Site has been assessed for development potential, notably for residential use or recreation use.
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Green Belt considerations; AONB (4 component parts); Landscape Sensitivity Study (southern parcel BA5);

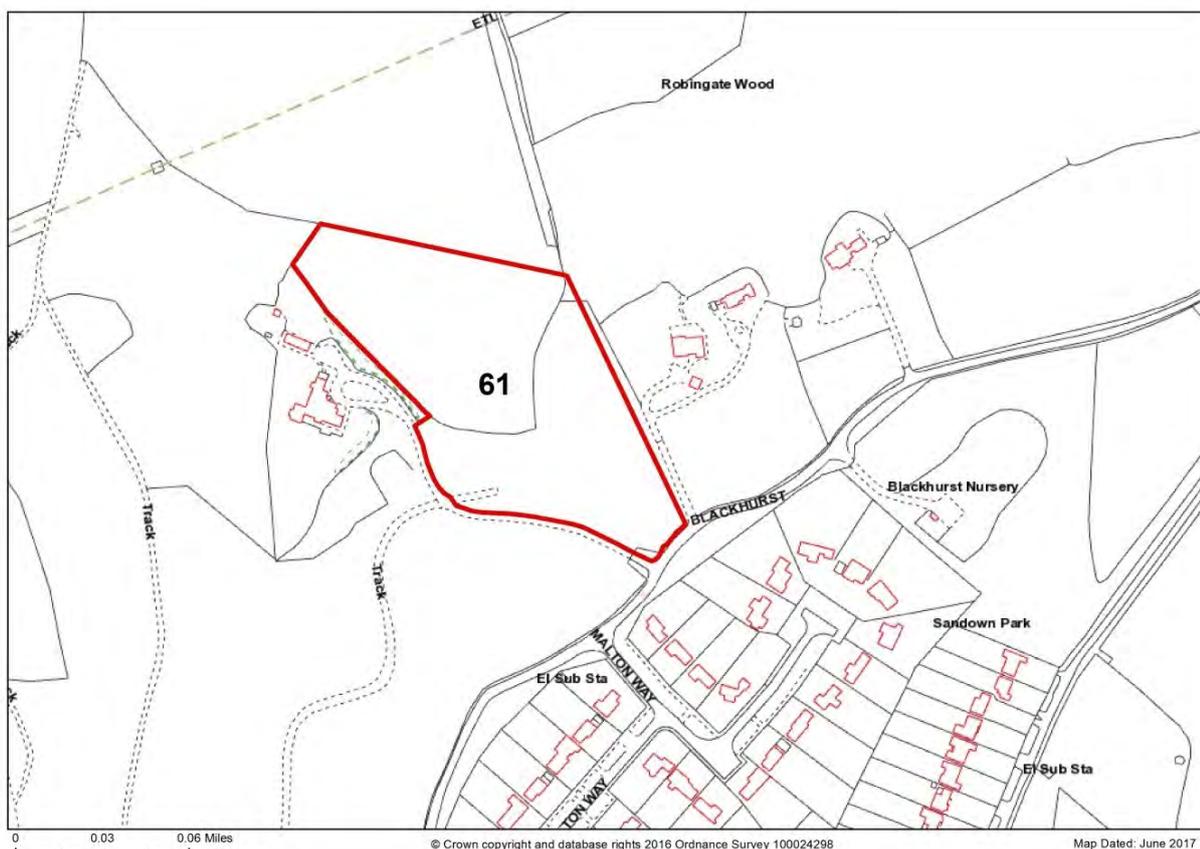
	<p>Ecological interest; notable feature/designation; Highway matters; Part adjacent to Limits to Built Development; Heritage matters (Adjoins Conservation Area / Dunorlan Park Historic Park and Garden); Land contamination (Depot / Dispensing of Automotive Vehicles); ALC: Grade 3; The lower part of this site currently has planning consent for the change of use of part of the land to expand existing recreational facilities (17/03232/FULL) as of 1st April 2019</p>
Site Description:	<p>The site consists of two parcels and comprises agricultural fields in use for arable purposes. Plot A includes part woodland. There are no existing buildings on Plot A. There is an existing barn on parcel B. The site is adjoined by a bowls club, recreation ground, woodland, residential properties, allotment gardens and other fields. The boundaries of the site consist of mostly hedging, trees and woodland. There is no defined boundary to the east of Plot B. Vehicular access to the site is through field gates to both parcels of land. High Woods Lane east of Cleeve Avenue is possibly a private road. There is a lack of pedestrian access to the site. There is a lack of pavement along High Woods Lane, beyond the bowls club going east. There is a bridleway adjacent to the site to the south. The site has an undulating topography. This site is exposed.</p>
Suitability:	Suitable in part: see reason below
Availability:	<p>Available Multiple ownership</p>
Achievability:	<p>The area of the site that is considered suitable is available and it is considered that this could be delivered within the Local Plan period.</p>
Sustainability Assessment:	<p>This site on balance is highly sustainable, the parcel to the north being less so as it is more detached from the built up area than the southern parcel. Most scores are neutral and there are positive scores. The site scores negatively for heritage being a large site immediately adjacent to an Historic Park and Garden and having a negative impact on the setting of this and the landscape setting of Tunbridge Wells. A negative score for land use is influenced by the loss of a greenfield site, part of a broader Green Belt parcel that would cause very high harm if released from the Green Belt, the score adjusted to reflect fact that site is part of the bigger parcel. It also results in the loss of grade 3 agricultural soils. The site forms part of the landscape setting of Tunbridge Wells and would result in the loss of a greenfield site in the AONB, which has informed the negative landscape score given.</p>
Conclusion:	<p>Site is suitable in part as a potential Local Plan allocation subject to further consideration.</p>
Reason:	<p>The southern parcel of this site lies adjacent to the LBD and is likely to be sustainable in this context. This would form a logical</p>

	extension to LBD. The remaining area, the first parcel whilst in proximity to the LBD would not form a logical extension to the LBD and is considered to adversely affect the landscape setting of the town and is part of a Green Belt parcel the release of which is considered to result in very high harm, and setting of an Historic Park and Garden
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	ALC: Grade 3, Grade 4
Site Description:	<p>The site comprises a parcel of undeveloped land that includes ponds, a stream and woodland. There are no existing buildings on the site. The site is adjoined by a business park and fields and Longfield Road adjoins the site to the south. The site boundaries include trees and some fencing. The boundary is quite open in places.</p> <p>There is an existing access into the site off Longfield Road along the southern boundary. There are pavements along Longfield Road on the opposite side of the site. Pavement is lacking along the site frontage. There is a Public Right of Way on the site towards the northern end of the site. The site has a complex topography. The site rises northwards from the access along Longfield Road.</p>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is considered a suitable economic site. It is available and in single ownership. It is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	The Employment objective scores very highly due to the creation of new jobs in a ward that has one of the highest levels of unemployment in the borough.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is adjacent to the LBD in proximity to the Longfield Road commercial area. The site would be suitable for an expansion of this economic area, being sited adjacent to existing economic uses.

Site Reference: 61

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

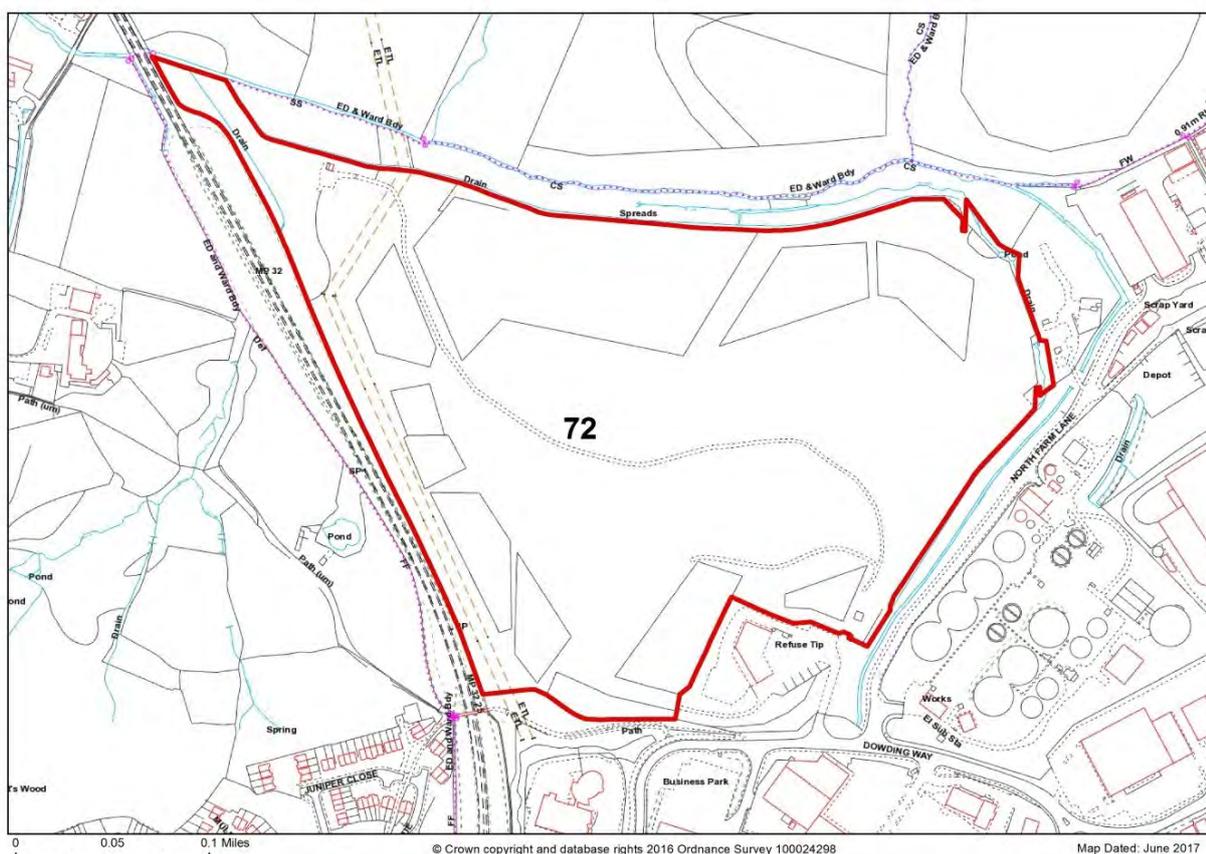


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	2.07
Developable area (ha):	0.71
Site type:	Greenfield site within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	21
Issues to consider:	Green Belt considerations; AONB (2 component parts); Landscape Sensitivity Study (adjacent to PE1); Ecological interest; notable feature/designation; Tree Preservation Order; Highway matters; ALC: Non-Agricultural

Site Description:	The site is a parcel of land that comprises woodland and an open parcel of land. There are no existing buildings on the site. There are residential properties to the south east and more sporadic lower density residential to the east and west. To the north is a construction site at Knights Park / more open land. There is wire fence to west and north and trees on other boundaries. There is a lack of vehicle and pedestrian access to the site. There is a lack of pavements along Blackhurst Lane. The topography of the site falls away northwards. There are public views of the site from parts of the Blackhurst Lane frontage. Long distance views are seen in the far northern distance.
Suitability:	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 site is largely Ancient Woodland and is protected by a Tree Preservation Order. The remainder of the site would not form a logical extension to built development

Site Reference: 72 (Local Plan Allocation AL/RTW14) in conjunction with site 261

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

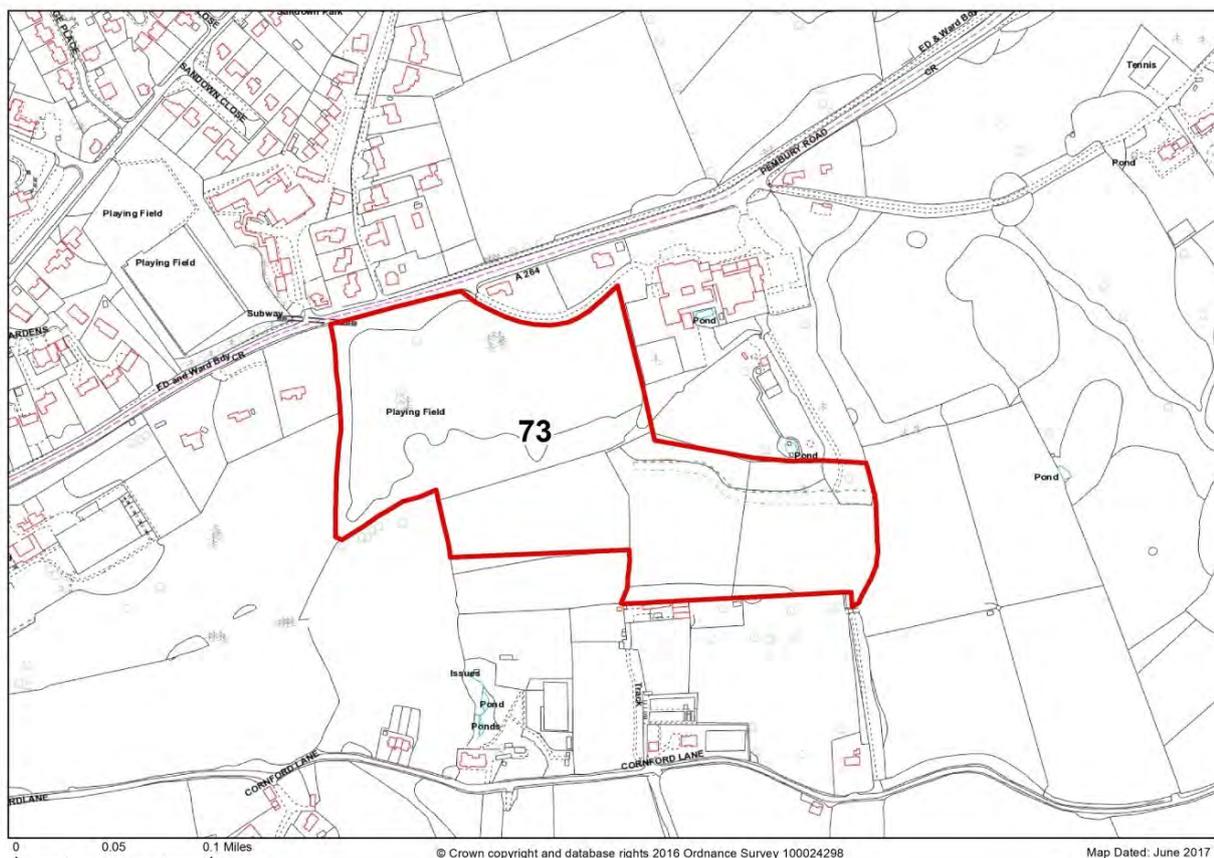


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	20.19
Developable area (ha):	20.07
Site type:	Former landfill site adjacent to / in proximity of LBD
Potential site use:	Site has been assessed for development potential, notably for Sports and Leisure (or renewable energy)
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Green Belt considerations; Land contamination (Railway Land, landfill site); Rural Fringe designation; Mostly adjacent to existing Limits to Built Development; Landscape Sensitivity Study (PE2); Ecological interest; notable feature/designation;

	EA Flood zones 2 and 3; Highway matters; Noise considerations; Minerals and waste; ALC: Grade 3, Grade 4
Site Description:	The site comprises a former landfill site. It is currently grassed over, and part of the site is sometimes used for grazing. There are pockets of trees. There are no existing buildings on the site. The site is adjacent to Tunbridge Wells household refuse and recycling centre and other commercial uses. There is open land to the north and a sewage works to the east of site. There is a railway line to the west. Site boundaries comprise the railway line to the west, trees and hedging. The site has a frontage with North Farm Lane. There is an access to the site off Dowding Way. There are pavements along North Farm Lane, and public footpaths in close proximity. The site is a relatively steep sloped mound. The site is generally exposed.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	The site is available and in single ownership. It is considered that the site could come forward during the period of the Local Plan
Sustainability Assessment:	Water objective is given an unknown score as, while it is likely that flood issues on site can be overcome, the specific proposed use is not detailed and thus consumption requirements are unclear. The Employment objective scores very highly due to the creation of new jobs in a ward that has one of the highest levels of unemployment in the borough. Climate change objective is scored as unknown as there is potential for a solar farm on the site but no guarantees are given.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	The site lies adjacent to and in proximity to the LBD and lies in the proximity of the Longfield Road commercial area. The site would be suitable for an expansion of this economic area. It is constrained however by the topography and former landfill use of the site.

Site Reference: 73

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



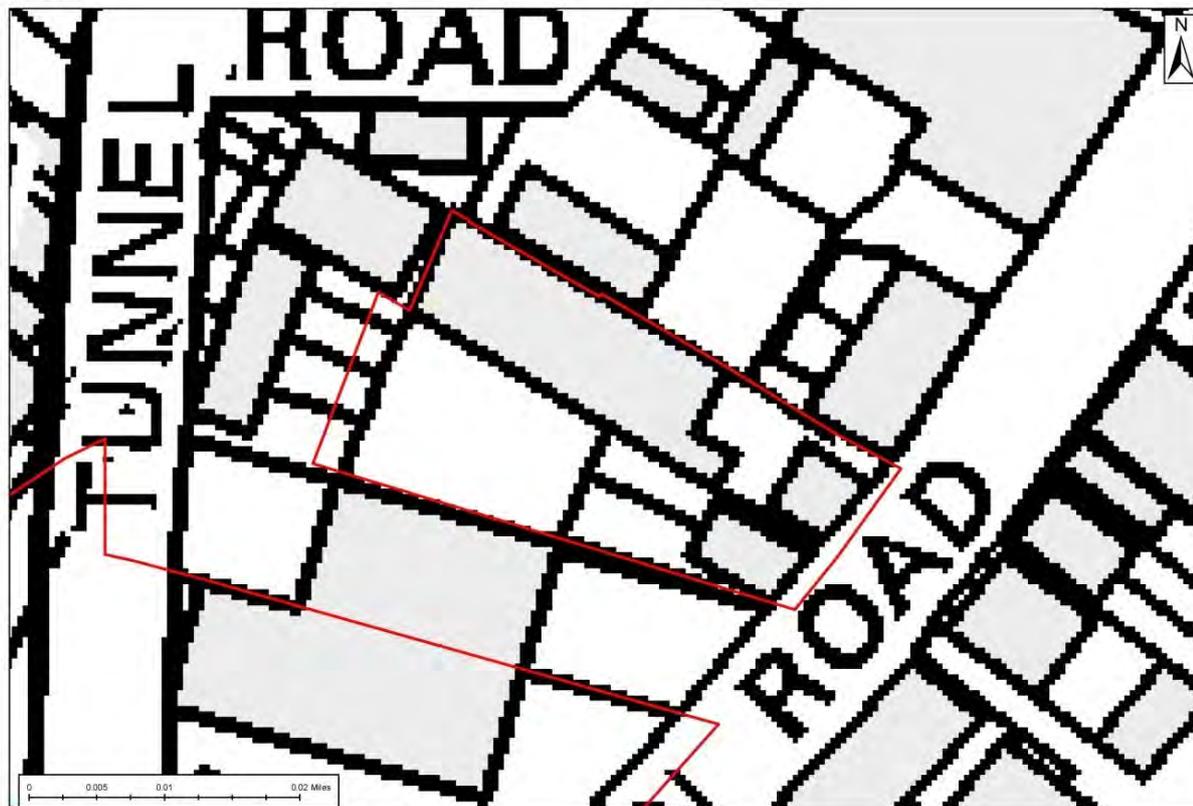
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells/Southborough
Gross area (ha):	7.12
Developable area (ha):	7.12
Site type:	Greenfield site part adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use or education use
Potential yield if residential:	214
Issues to consider:	Green Belt considerations; AONB (3 component parts); Landscape Sensitivity Study (BA3); Ecological interest; notable feature/designation; Tree Preservation Order; Heritage issues (part within the Conservation Area); Local Plan Landscape designation; Highway issues (access); In proximity to national cycle route;

	Adjacent to Limits to Built Development; ALC: Grade 3, Urban
Site Description:	The site consists of an unmanaged green field. There are no existing buildings on the site. The site is adjoined by residential properties to the north, with Oakley School to the east. There is intermittent scattered development to the west and south. The boundaries of the site consist of mature trees on the southern and western edges. There is school fencing to the east. The site is open along its northern boundary. The site frontage along Pembury Road runs adjacent to National Cycle Route 18. Vehicular and pedestrian access to the site is down a private residential driveway to 'Oakley Lodge', which leads to Oakley School. There is currently a lack of pavement. The land is flat with a slight slope down to the southern boundary of the site.
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This site scores a number of neutral scores with some positive ones. Negative scores are given for air, heritage, land use and landscape and noise. The site is a greenfield site in the AONB, part of a larger Green Belt parcel of land that would cause very high harm if released from the Green Belt. The land use score has been adjusted to reflect site is a smaller part of the larger parcel. The location of the site along Pembury Road relative to distance to key services and facilities and ease of use by pedestrians is likely to encourage car use. This has informed the air score given. Noise score reflects location along the busy Pembury Road.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is considered not to be well related to the existing built form, which primarily lies on the opposite side of Pembury Road. There is significant landscape concern associated with this site as well as potential highway concerns. Furthermore the site does form part of a larger Green Belt parcel, that would cause very high harm if released from the Green Belt

Site Reference: 85; SALP AL/RTW11 (Local Plan Allocation AL/RTW7)

Site Address: Land at Goods Station Road, Tunbridge Wells

SHELAA Site



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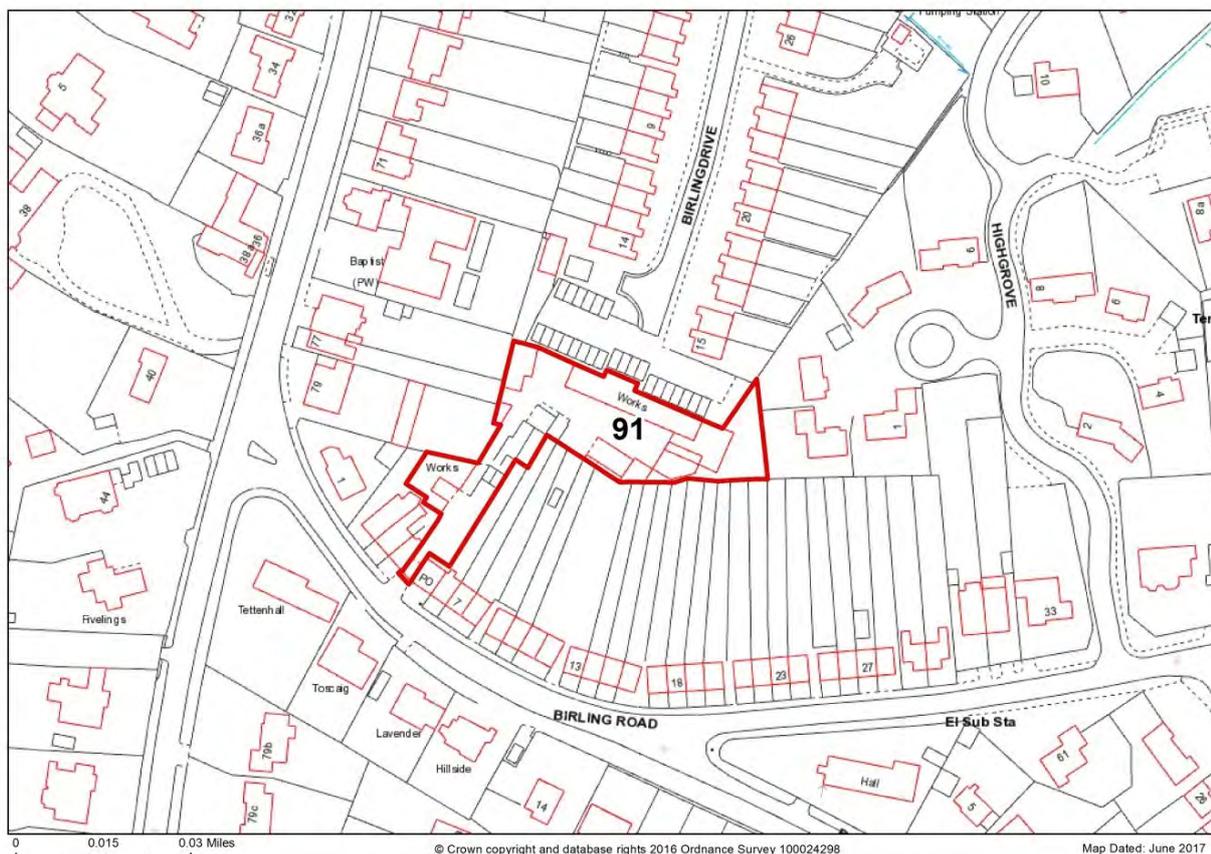
Map Dated: August 2019

Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.17
Developable area (ha):	0.17
Site type:	Mostly PDL site within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	10-15
Issues to consider:	Existing site allocation AL/RTW11 in Site Allocations Local Plan; AONB (1 component part); Ecological interest; notable feature/designation; Potential land contamination issues; Potential noise consideration from adjacent uses; ALC: Urban

Site Description:	The site includes a mix of uses including residential, commercial and office. There is a pair of semi-detached Victorian cottages, a three storey building that has office use and a commercial building to the rear. The site is adjoined by commercial and residential uses. The site boundary is largely open along its frontage with Goods Station Road, comprising a small chain link fence. There is an adjacent flank wall and fence along part of the northern boundary and some domestic boundary treatments (fencing). The access along the side of site serves other uses to the east. There is direct vehicular access from Goods Station Road and pedestrian access. There is a Public Rights of Way adjacent to the south of the site. The site is generally flat with a slight rise on the site entrance. This site is generally exposed at the frontage with Goods Station Road but rear part of the site is enclosed.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is a suitable site, which is available and in single ownership. It is likely the site could be delivered during the Local Plan period.
Sustainability Assessment:	Mostly sustainable site. Air quality score is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. Loss of business space in favour for residential housing causes the business objective to be scored negatively. A conversion of the existing warehouse enables the resources objective to score positively.
Conclusion:	Site is suitable as a potential site allocation
Reason:	Site is a mostly PDL site within the LBD, located in proximity to the centre of Tunbridge Wells. The site is likely to be sustainable in this context.

Site Reference: 91

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



Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.23
Developable area (ha):	0.23
Site type:	PDL site within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	AONB (1 component part); Ecological interest; Potential land contamination; Heritage matters (part Conservation/adjacent to Conservation Area); Highway matters (access); ALC: Urban

Site Description:	The site is in commercial use. There are several buildings on the site. The site is adjoined by residential properties and a Public House. There is a commercial use at 5 Birling Road. There are garages adjacent to the rear of the site. The site boundaries are a mix of walls, fencing and trees. Vehicular access is from Birling Road, close to the junction with Frant Road and there is pedestrian access from Birling Road, which has pavements. There is a northwards drop in level from Birling Road into the site. Public views of the site are limited due to the siting of site largely to the rear of existing built development. This site is generally enclosed.
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple 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 is a PDL site within the LBD and is considered a sustainable site in this context. Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 98

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

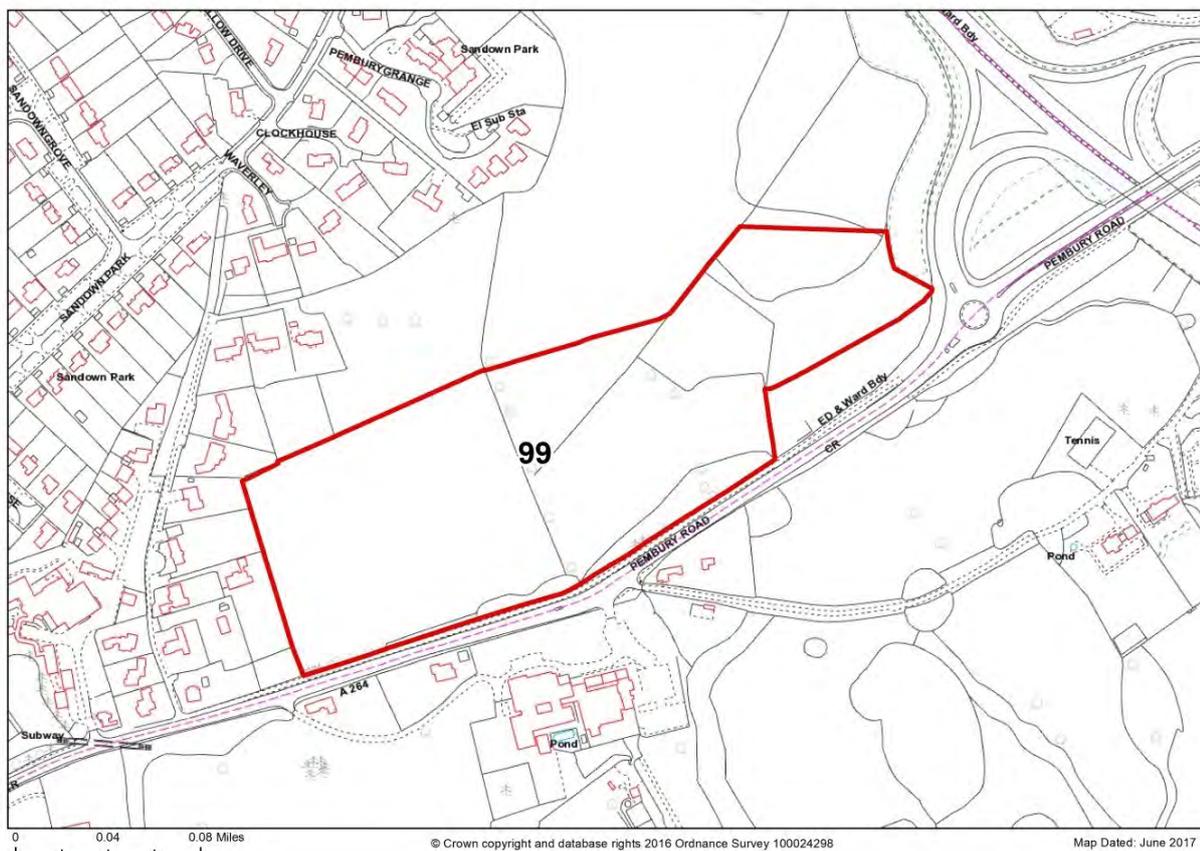


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.06
Developable area (ha):	0.06
Site type:	PDL site within the LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	AONB (1 component); Highway matters; Ecological interest; Loss of playground for school if the school is not relocated; ALC: Urban
Site Description:	The site comprises a school playground. There is one single storey building at the northern end of the site. The site is adjoined

	by residential properties mainly with retail use - Dunorlan Park Stores is to the east. There is a tall brick wall along all boundaries with metal trellis above. The site is currently a playground for St. Peter's School. There is no direct vehicular access into the site but the site has frontages with Windmill Street and Bayhall Road. There is a gated entrance in to the site from Windmill Street and there are pavements along Windmill Street and Bayhall Road. The site is flat. This site is generally exposed.
Suitability:	Unsuitable: see reason below
Availability:	Available Ownership unconfirmed
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 is a PDL site within the LBD and is considered a sustainable site in this context. Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation. The site coming forward is also dependant upon relocation of the existing school.

Site Reference: 99

Site Address: Land at Pembury Road, Tunbridge Wells

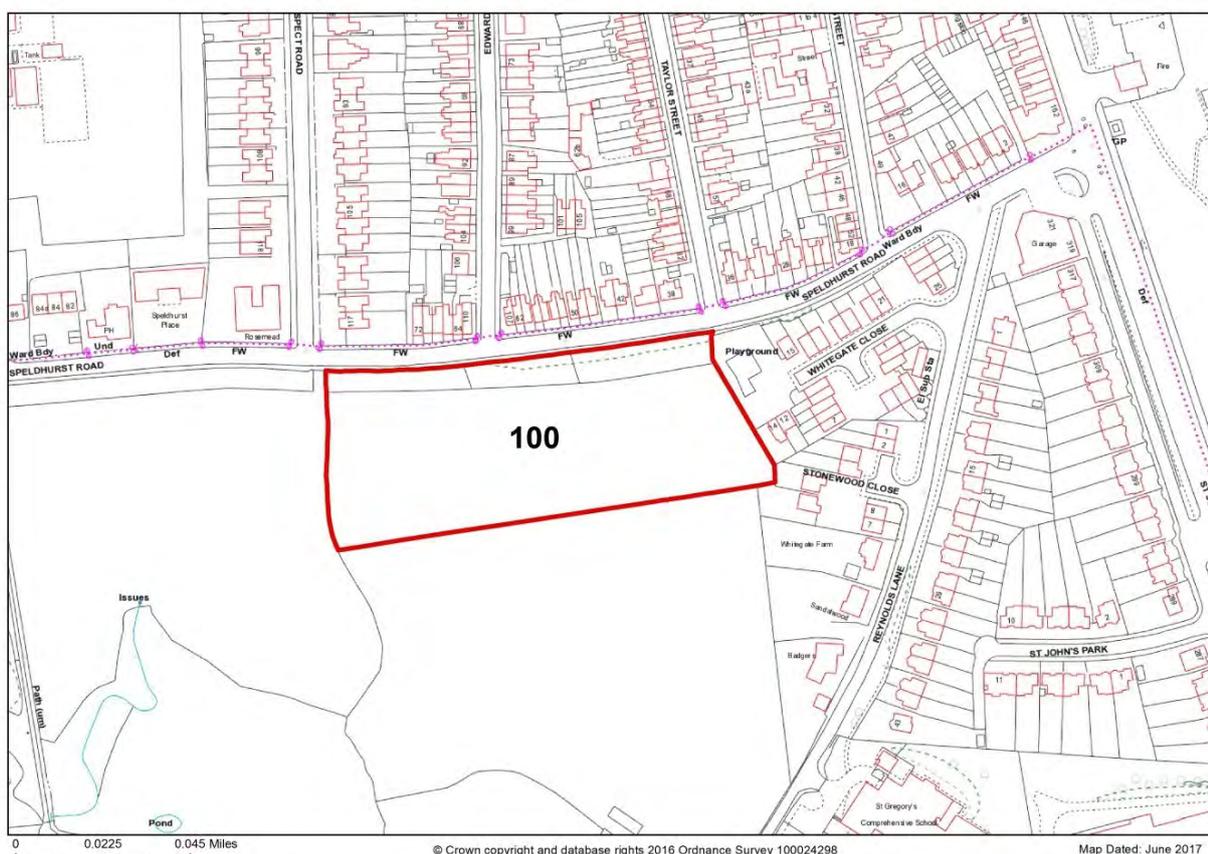


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	6.57
Developable area (ha):	6.57
Site type:	Greenfield site part adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	197
Issues to consider:	Green Belt considerations; AONB (1 component part); Landscape Sensitivity Study (PE4); Potential road noise; Tree Preservation Orders; Adjacent to existing Limits to Built Development; Heritage matters (part within / adjacent to Conservation Area); Ecological interest; notable feature/designation; Highway matters;

	In proximity to national cycle route; ALC: Grade 3, Urban
Site Description:	<p>The site is an unmanaged greenfield to the east and west with a woodland parcel in between. There are no existing buildings on the site. The site is adjoined by agricultural use to the north and there is residential visible to north (Pembury Grange) and west. Pembury Road is to the south. The boundaries consist of low wire fencing to the north and there is substantial woodland along Pembury Road. There is a mix of trees and hedging. The site frontage long Pembury Road runs adjacent to National Cycle Route 18.</p> <p>There is currently a lack of vehicular and pedestrian access to the site. The site slopes down to the east, where it is at a lower level relative to Pembury Road. The site rises up to the west to road level. There are far reaching views at the highest levels of the site to beyond the hospital at Pembury.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	<p>This site scores a number of neutral scores with some positive ones. Negative scores are given for air, climate change, heritage, land use, landscape and noise. The site is a greenfield site in the AONB, part of a Green Belt parcel of land that would cause high harm if released from the Green Belt. The location of the site along Pembury Road relative to distance to key services and facilities is likely to encourage car use. This has informed the air score and climate change score given. Noise score reflects location along the busy Pembury Road. The site forms part of the landscape setting of the main urban area of Tunbridge Wells and helps prevent coalescence between Tunbridge Wells and Pembury, the frontage is within the Conservation Area. This has influenced the heritage and landscape scores given.</p>
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	<p>There are significant concerns about impact on the landscape and settlement pattern as well as concerns that this would result in coalescence of settlements (Royal Tunbridge Wells and Pembury). The site is part of a Green Belt parcel the release of which would cause high harm. There are also highway concerns.</p>

Site Reference: 100 in conjunction with sites 30, 199 and 205

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

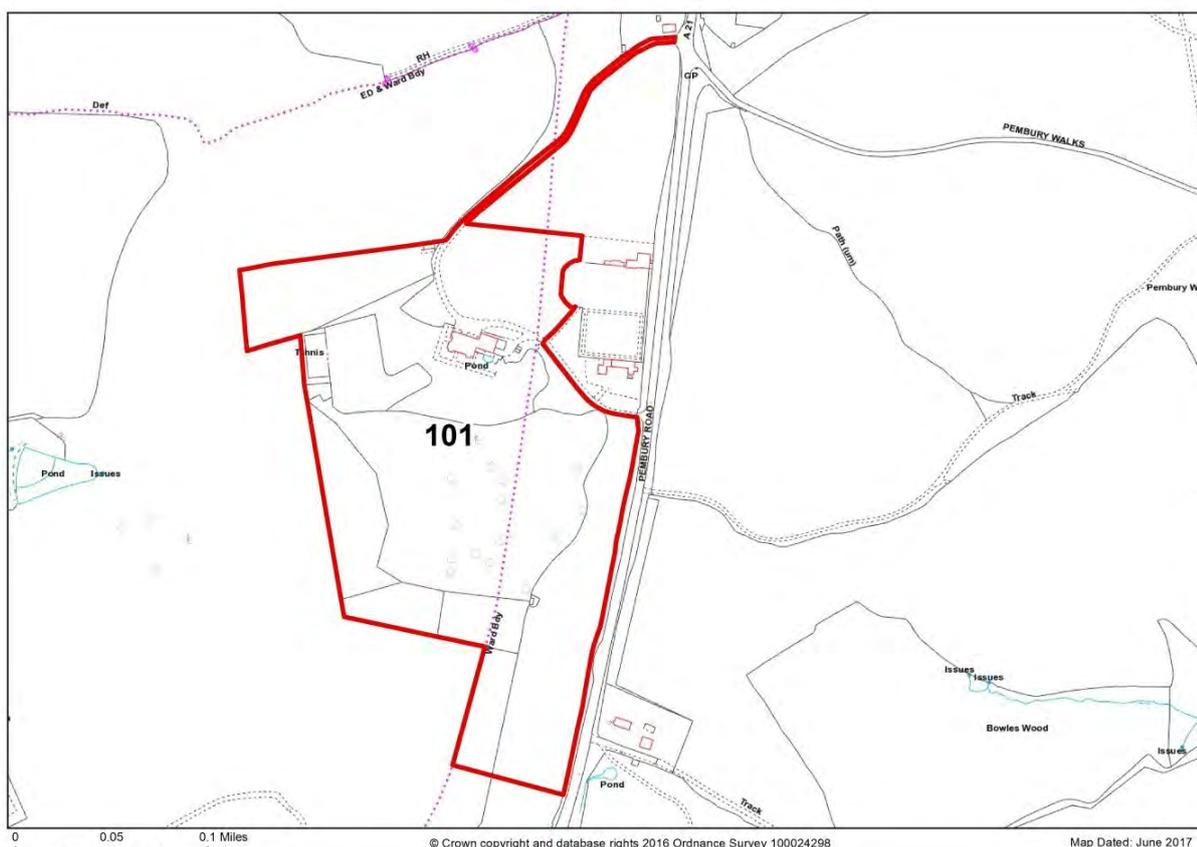


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells/Southborough
Gross area (ha):	1.19
Developable area (ha):	1.19
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for a mix including residential use and education use
Potential yield if residential:	750 – 1,500 (777 @ 15 dpha, 1,553 @ 30 dpha)
Issues to consider:	Green Belt considerations; AONB (1 component part); Ecological interest; Tree Preservation Order; Adjacent to the existing Limits to Built Development; Landscape Sensitivity Study (SP12);

	Highway matters; ALC: Urban
Site Description:	<p>The site is a green field site in agricultural use. There are no existing buildings on the site. The site is adjoined by residential properties to the east and north, agricultural uses to the west and south. Site boundaries consist of dense hedging and trees along Speldhurst Road, with lower hedging around other boundaries of the site.</p> <p>There is a gate along the northern frontage of the site with Speldhurst Road, which opens onto a hedge. There is currently a lack of pedestrian access to the site. There is a lack of pavement along the frontage of the site with Speldhurst Road, but there is some pavement along the north side of Speldhurst Road opposite the site. The site slopes away to the south. There is a bund along Speldhurst Road, which rises to the east and sinks to a ditch in the west. Public views into the site are limited. The site is well screened from surrounding roads and houses.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This is a large site that would make a significant positive contribution to the housing objective. However, the substantial use of private vehicles in this location causes the noise and air objectives to score very negatively. The site also has sensitive biodiversity, heritage and landscape features.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are landscape impact concerns as well as significant highway concerns

Site Reference: 101 (Local Plan Allocation AL/RTW13 (part site))

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

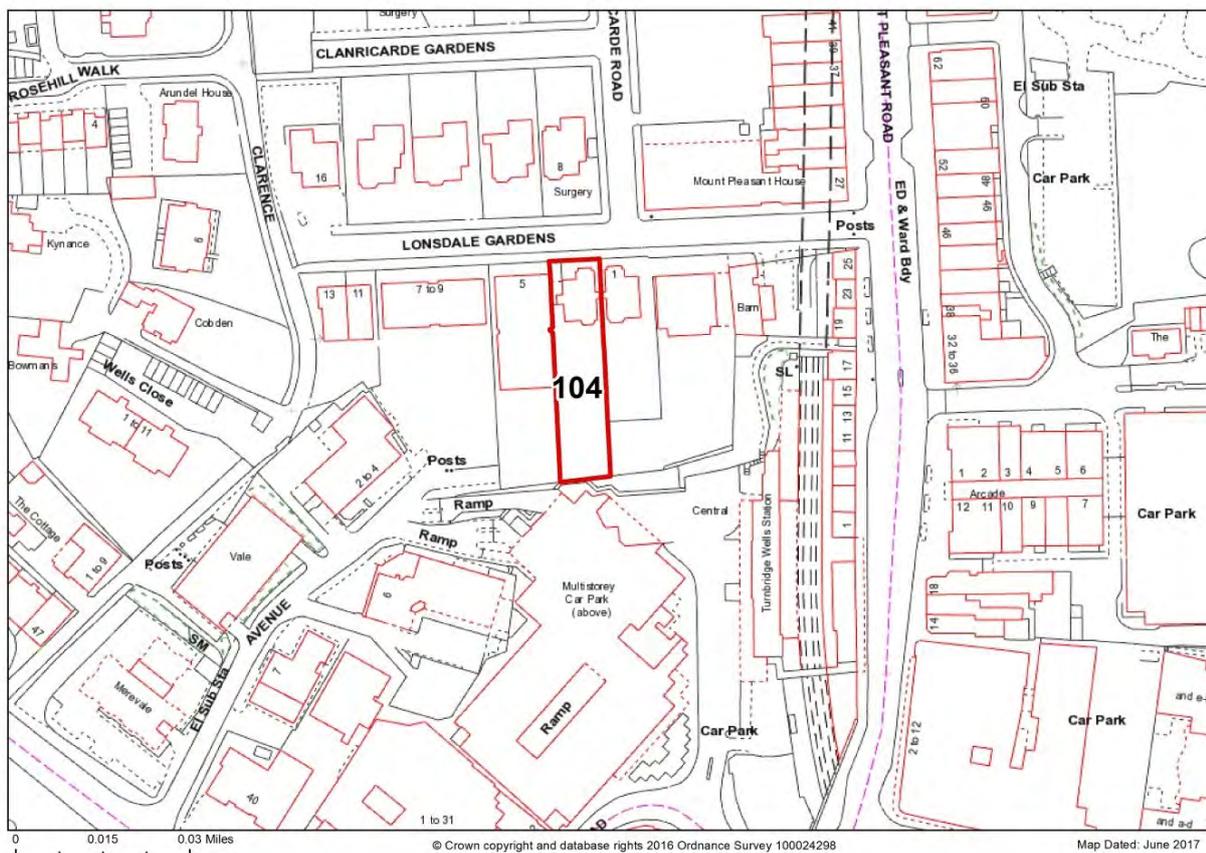


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	9.40
Developable area (ha):	6.98
Site type:	Part greenfield / part PDL site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for economic use
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Green Belt considerations; AONB (3 component parts); Ecological interest; notable feature/designation; Highway matters; Landscape Sensitivity Study (PE3); ALC: Grade 3, Non-Agricultural

Site Description:	<p>The site includes a vacant residential property, tennis court, swimming pool, parkland and woodland copse. The site is adjoined by the A21, fields and some residential uses. The boundaries of the site consist of mostly mature trees and the A21 is to the eastern boundary. There are trees and a pond within the site.</p> <p>There is existing vehicular and pedestrian access to the site. There are Public Rights of Way further to the north and south of the site. The topography generally rises to the east of the site, with flatter areas.</p>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is considered a suitable economic site. It is available and in single ownership. It is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	The Employment objective scores very highly due to the creation of new jobs in a ward that has one of the highest levels of unemployment in the borough. Air Quality scores slightly negatively compared to the adjacent site (Policy RTW 12) because of the direct vehicular access with the A21 making extensions to bus routes serving the retail park more cumbersome, and encouraging private car use.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is part PDL site adjacent to the A21 and in proximity to the Longfield Road commercial area. The site would be suitable for an expansion of this economic area.

Site Reference: 104

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

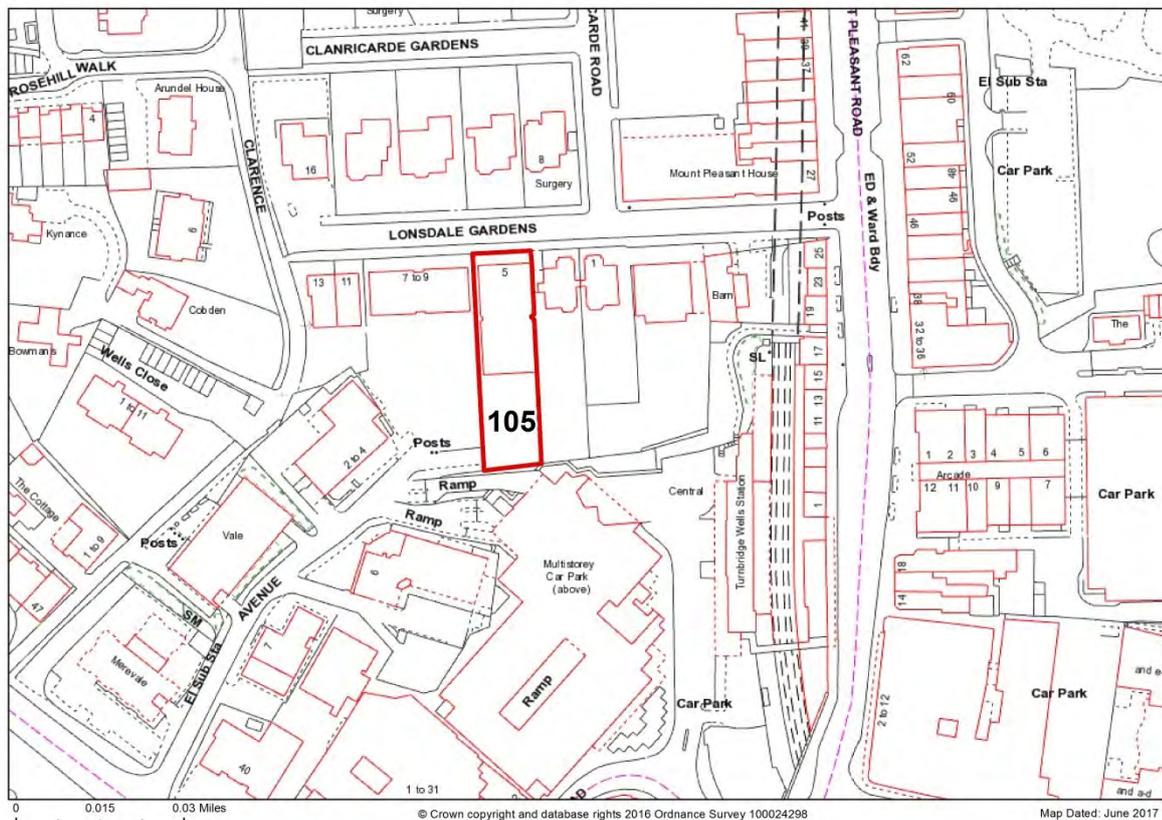


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.09
Developable area (ha):	0.09
Site type:	PDL site within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10 units
Issues to consider:	AONB (1 component part); Heritage matters (within Conservation Area); Ecological interest; notable feature/designation; ALC: Urban
Site Description:	The site is in office use. There is an existing building on the site. The site is adjoined by commercial uses and offices. There is a children's nursery across the street and some residential. The building abuts adjacent buildings on both sides. It has an open frontage with soft landscaping. Cars park out on the road frontage

	with Lonsdale Gardens. There is parking to the rear of the building, which is accessed from Vale Avenue. The site is located in the centre of Tunbridge Wells. There is pedestrian access to the site and provision of pavements. The site is at a lower level than Lonsdale Gardens. The land at the rear of the building is much lower than Lonsdale Gardens. The site is generally exposed.
Suitability:	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 is a PDL site in the LBD and is a sustainable site in this context. Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 105

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

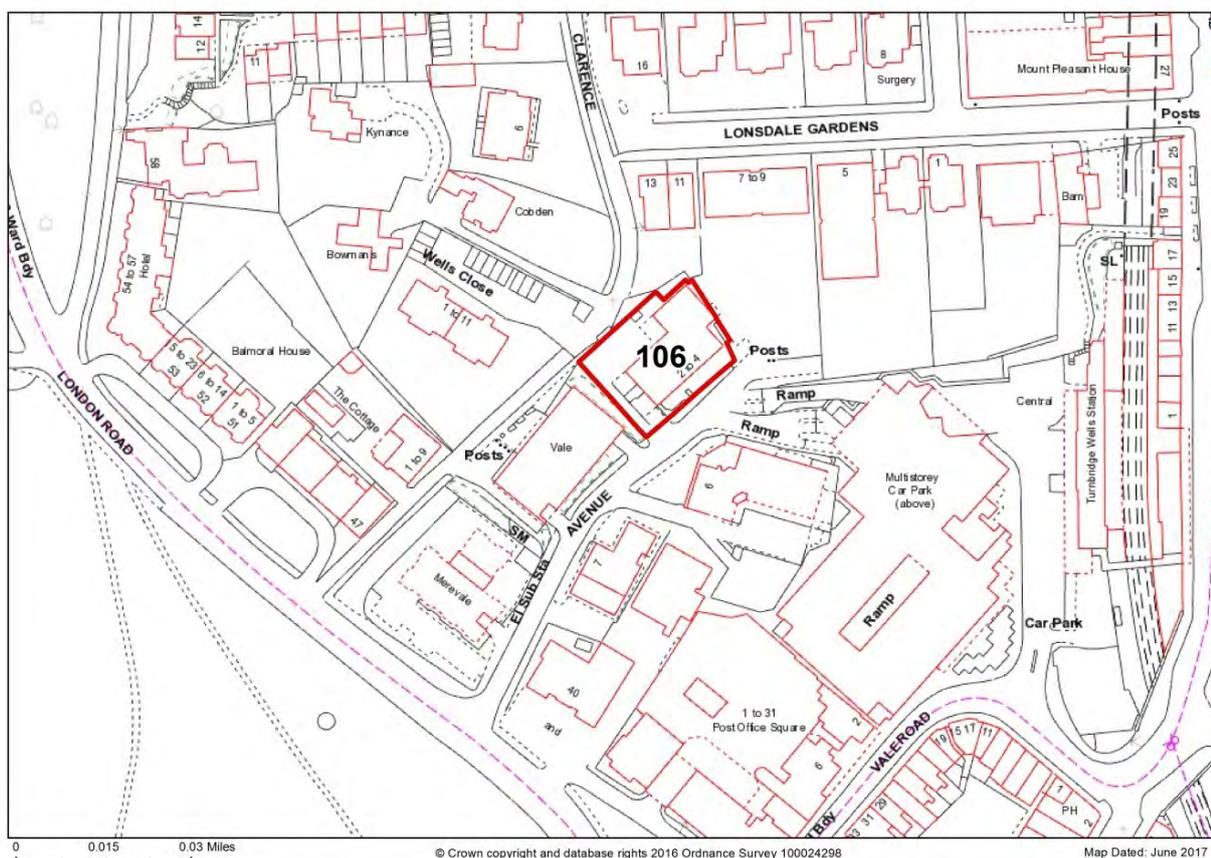


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.10
Developable area (ha):	0.10
Site type:	PDL site within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10 units
Issues to consider:	AONB (1 component part); Heritage matters (within Conservation Area); Ecological interest; notable feature/designation; ALC: Urban
Site Description:	The site is in office use. There is an existing office building on the site. There are commercial uses and offices and a children's nursery across the street; and some residential. The site frontage is open to Lonsdale Gardens and to the rear from Vale Avenue. Cars park out on the road frontage with Lonsdale Gardens. There is parking to the rear of the building, which is accessed from Vale

	Avenue. The site is located in the centre of Tunbridge Wells. There is pedestrian access to the site and provision of pavements. The site is flat but set at a significantly lower level than the main frontage with Lonsdale Gardens. The rear is at a much lower level than Lonsdale Gardens. This site is generally exposed.
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 is a PDL site in the LBD and is a sustainable site in this context. Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 106

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



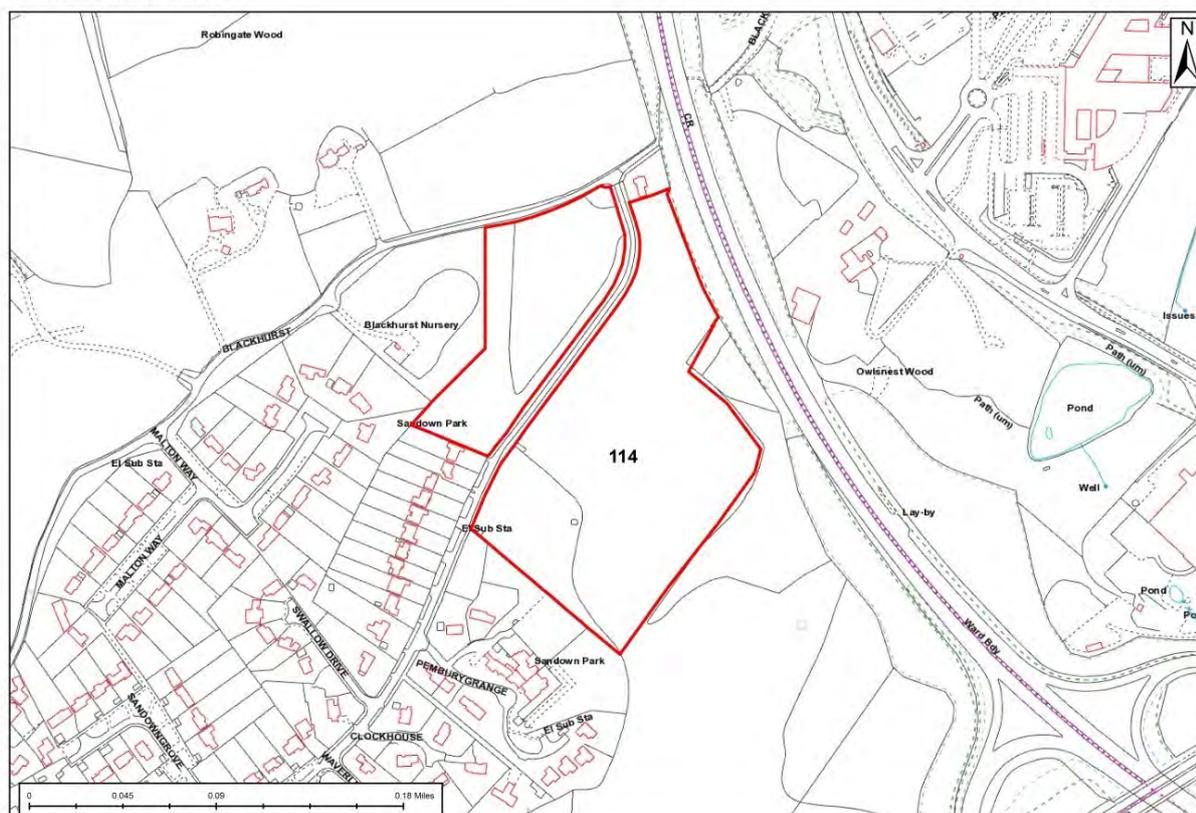
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.10
Developable area (ha):	0.10
Site type:	PDL site within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10 units
Issues to consider:	AONB (1 component part); Tree Preservation Order; Heritage matters (within Conservation Area); Ecological interest; notable feature/designation; ALC: Urban
Site Description:	The site comprises an office building. There is one existing building on the site. The site is mostly adjoined by the offices,

	<p>commercial and residential uses in Lonsdale Gardens. In Vale Avenue there are other office and commercial uses. The site boundary is open along Vale Avenue. There are some trees and planting alongside boundaries. To the rear is a large concrete wall with fencing on top adjacent to Clarence Road.</p> <p>There is vehicular access to the site from Vale Avenue to a rear car park and there is undercroft parking. Pedestrian access to the site is currently from Vale Avenue. The rear portion of the site is at a higher level than the front of the site. The site is generally level along its immediate frontage with Vale Avenue. This site is generally exposed.</p>
Suitability:	Unsuitable: see reason below
Availability:	Unavailable 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 is a PDL site within the LBD, and is sustainable in this context. Any likely yields from this site are likely to be of a scale that would be unsuitable for allocation

Site Reference: 114

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

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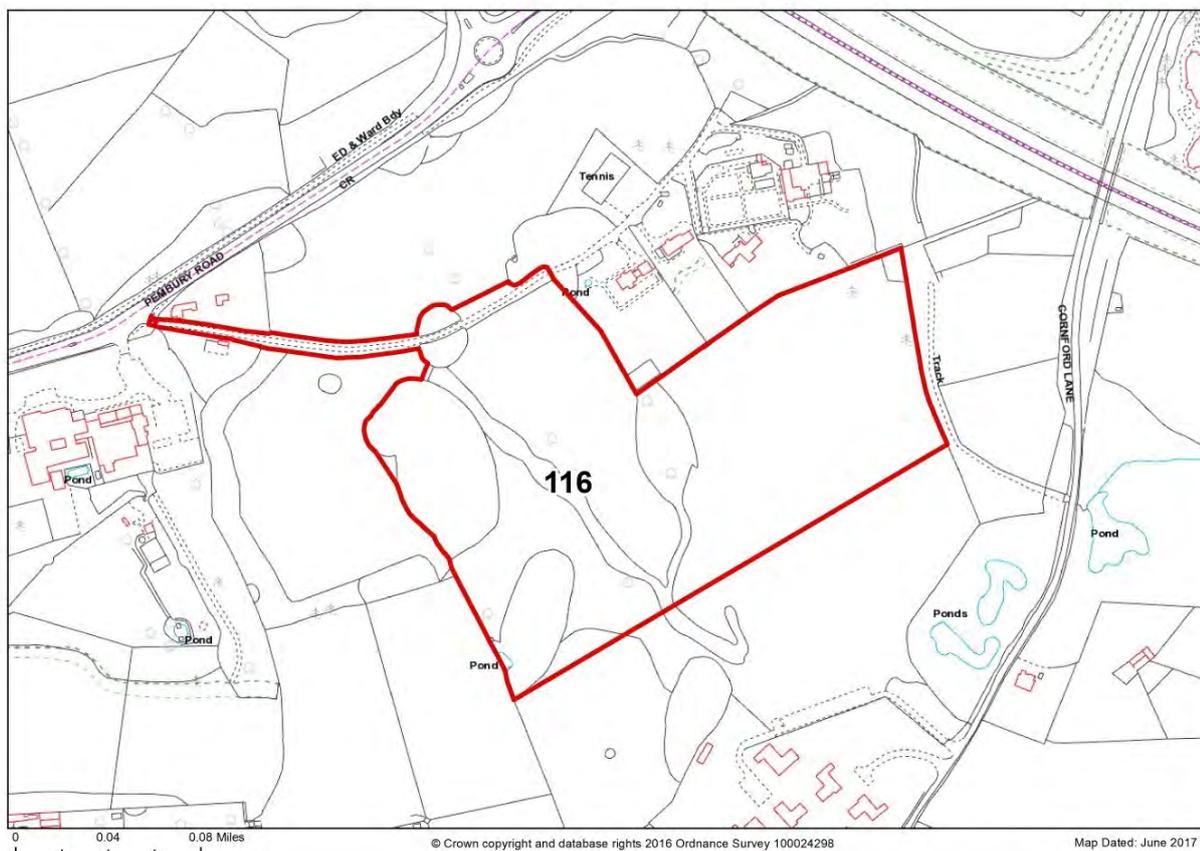
Map Dated: Feb 2018

Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	10.43
Developable area (ha):	9.74
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use C2 and C3 uses
Potential yield if residential:	292
Issues to consider:	Green Belt considerations; AONB (2 component parts); Landscape Sensitivity Study (PE4); Ecological interest; notable feature/designation; Potential noise considerations from A21; Highway matters; High pressure gas main under Pembury Road/Black Hurst Lane;

	Heritage matters (adjacent to Listed Building); Adjacent to existing Limits to Built Development; ALC: Grade 3
Site Description:	The site comprises a managed greenfield. There are two parts to the site with a footway running through the middle that leads straight off Sandown Park. The site includes woodland. There are no existing buildings on the site. There is a pill box in the south west corner of the site. The site is adjoined by residential properties to the south, woodland and Pembury Road; the A21 is close by. There are mature trees along the boundaries and along the footway through the middle of the site. There is some chain link fencing. The back end of the site has lower trees and fencing. There is vehicular access to the site from Sandown Park to both parcels of land through metal field gates. Sandown Park has pavements right up to the end adjacent to the site. The site is quite flat. The footway through the site is dipped. There is a slight slope downwards to the south east. The site is enclosed around the sides but more open from south adjacent to Sandown Park and in the site along the footway
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This site scores a number of neutral scores with some positive ones. Negative scores are given for air, land use and noise. Land Use score is informed by the loss of a greenfield site which is part of a Green Belt parcel the release of which would cause high harm. Air and noise scores are influenced by the location of the site adjacent to the A21 and close to the Pembury Road.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are significant concerns about impact on the landscape and settlement pattern. The site is part of a Green Belt parcel the release of which would cause high harm. There are also highway concerns.

Site Reference: 116

Site Address: Land south of Pembury Road, Tunbridge Wells

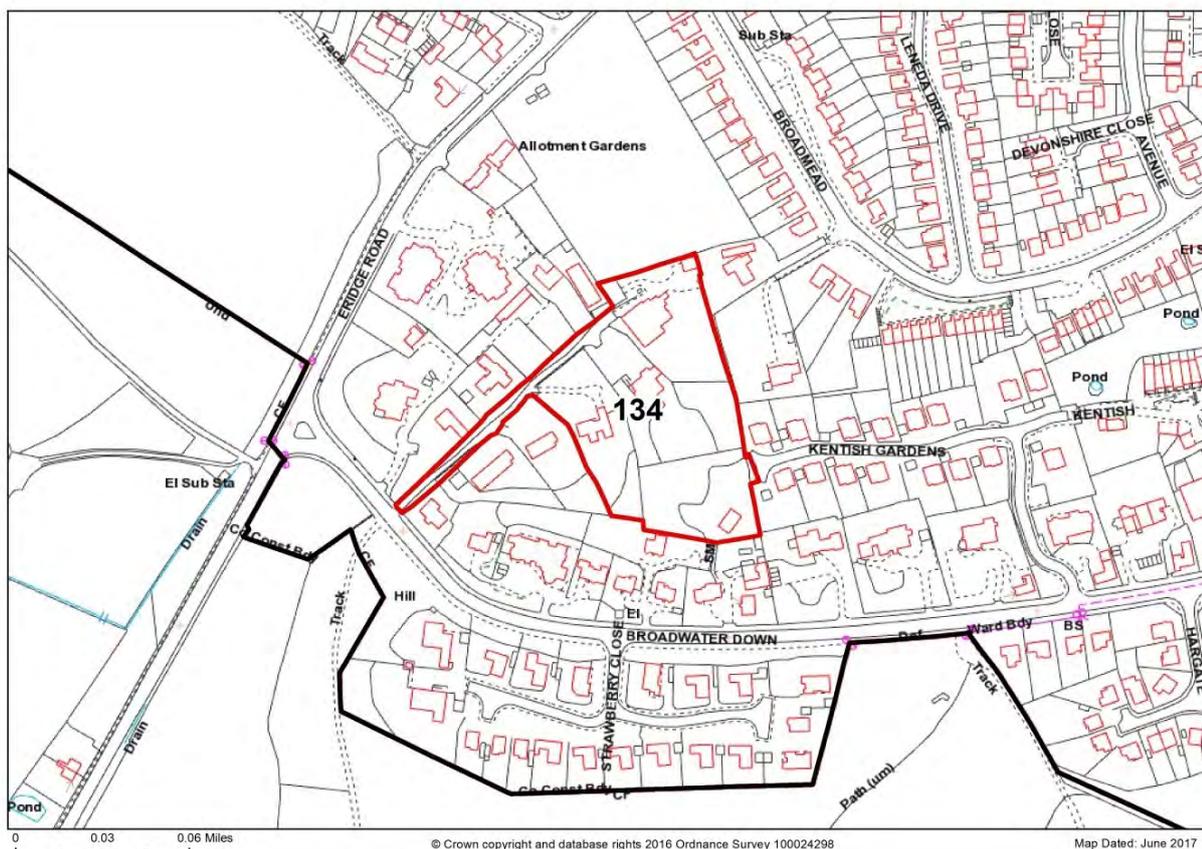


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	7.19
Developable area (ha):	7.19
Site type:	Greenfield site in proximity of LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	216
Issues to consider:	Green Belt designation; AONB (2 component parts); Landscape Sensitivity Study (BA3); Ecological interest; notable feature/designation; Heritage matters (part with / mostly adjacent to Conservation Area); Highway matters; Potential road noise; In proximity to national cycle route;

	ALC: Grade 3
Site Description:	The site is a parcel of planted woodland. There are no existing buildings on the site. Residential uses adjoin the site to the north-east. The boundaries consist of low wooden fencing and planted non-native hedging along the northern boundary. The site access along Pembury Road runs adjacent to National Cycle Route 18. Vehicle access and pedestrian access is by a single track road off Pembury Road, down a private driveway There is no pavement There is a gradual slope down to the south. The site is screened and public views are limited.
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site scores neutral scores and some positives. Negative scores have been given for land use, landscape and biodiversity. The site is a greenfield site in the AONB, a woodland parcel, the loss of which would be detrimental to the AONB, reflected in the negative landscape score given along with impact on the setting of Tunbridge Wells. Land use is influenced by the site being the Green Belt, part of a parcel that would cause very high harm if released. The negative biodiversity score is influenced by the wooded nature of the site.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	Site is not well related to existing built development and would not form a logical extension to the LBD. Allocation of this site would be significantly harmful to the landscape and landscape setting of the main urban area of Tunbridge Wells. The site is also Green Belt, part of a parcel that would cause very high harm if released.

Site Reference: 134 (overlap with site 175)

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



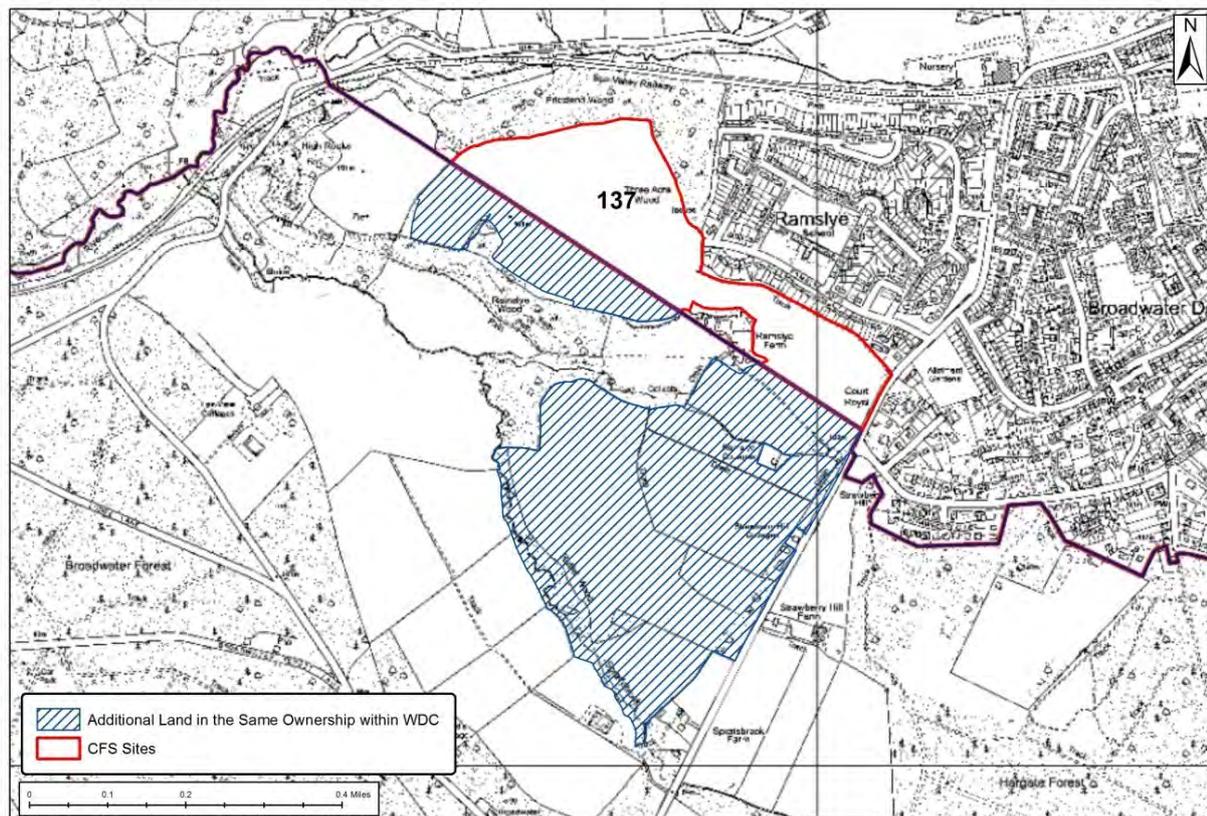
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.35
Developable area (ha):	1.35
Site type:	Part PDL/ part greenfield site within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	41
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; Heritage matters (part in / mostly adjacent to Conservation Area and Arcadian Area); Local Plan landscape designation; Tree Preservation Order;

	Highway matters; ALC: Urban
Site Description:	The site consists of residential dwellings and their gardens. The site is adjoined by residential properties and allotment gardens. The boundaries of the site comprise residential curtilages, fences and hedging. There are mature trees to the rear of the existing properties providing screening. There is existing vehicular access to the site from an existing single track road off Broadwater Down. There are pavements along Broadwater Down but these are lacking along the single-track road serving the site. The site has a varying topography, which rises to the south east of the site. This site is generally enclosed.
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This site scores mostly neutral scores with several positive ones. It scores a slight negative for noise, a reflection of the location of the site near the A26 Eridge Road. The heritage and landscape scores are informed by the possibility that development of the site will impact upon the setting of the Conservation Area and affect townscape quality.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is part PDL sited within the LBD and is sustainable in this context. It is a constrained site meaning that the likely yield on the site would be of such a scale considered unsuitable for allocation

Site Reference: 137 (Local Plan Allocation AL/RTW18 (part site))

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

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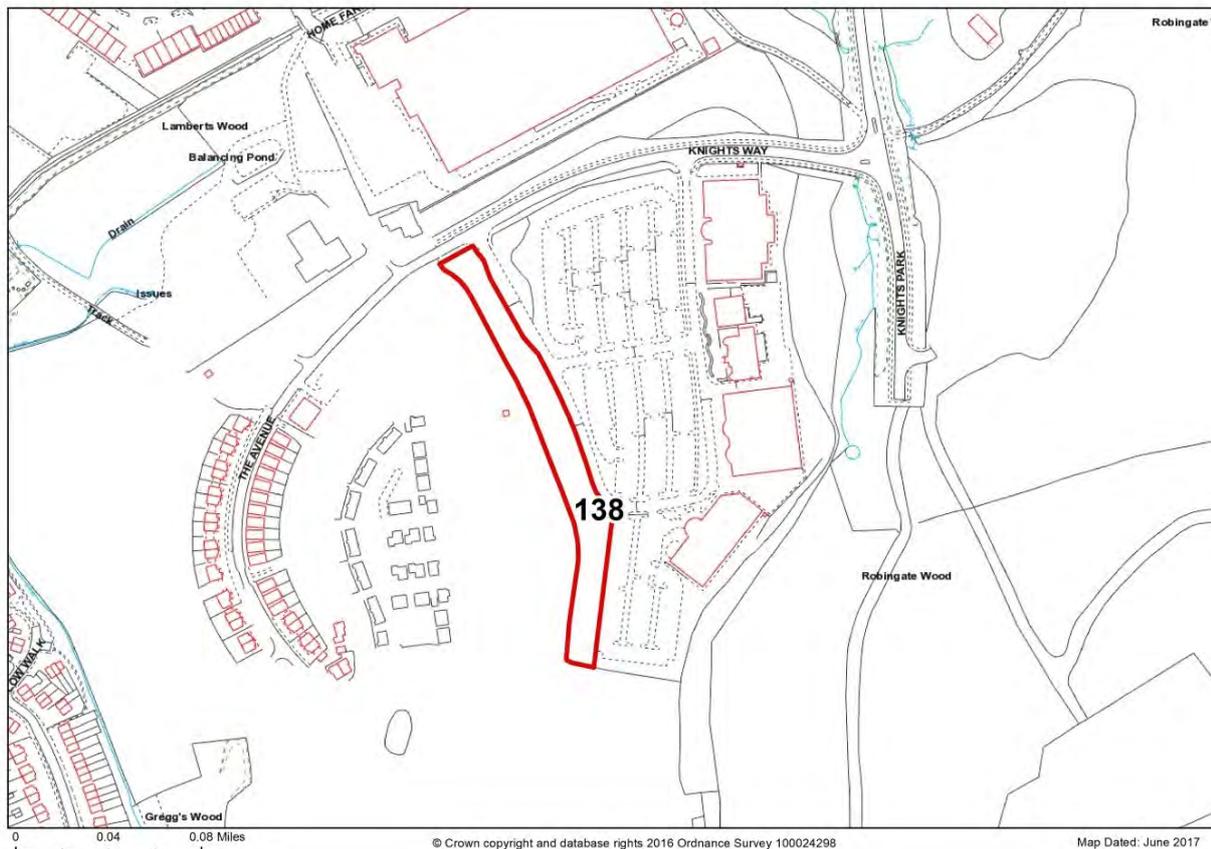
Map Dated: Feb 2018

Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	55.79
Developable area (ha):	52.38
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential and education
Potential yield if residential:	270
Issues to consider:	Cross boundary issues; Green Belt designation; AONB (2 component parts); Landscape Sensitivity Study (ES1); Ecological interest; notable feature/designation; Heritage matters (adjacent to Conservation Area);

	Adjacent to existing Limits to Built Development; Highway matters; Land contamination (Unknown Filled Ground (medium)); ALC: Grade 4, Urban
Site Description:	The site consists of managed agricultural land. There are no existing buildings on the site. The site is adjoined by residential properties, woodland and fields. Boundaries of the site comprise fences to the backs of the residential properties and hedging alongside the A26, Eridge Road. There are trees along boundaries too. There is no defined boundary to the south. There is an existing vehicular access to the site, from Eridge Road. This lies outside the borough boundary. There is a further gate north on Eridge Road. There is a track along the edge of the field and pavement along Eridge Road. The site has an undulating topography.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is a suitable site. It is available and is in single ownership. It is likely that the site could be delivered in the Local Plan period.
Sustainability Assessment:	The scores for this site are mixed. Despite likely contributions to improved active travel and sustainable transport options, air quality is scored as negative overall because of the large size of the development and likelihood that new vehicles will utilise the A26 as a through route. The Water objective is scored as mixed overall to reflect the conflict between the site being in flood zone 1 but also increasing demand on existing water supplies. Negative score for noise because the site is near to the main Gatwick flight path and is likely to result in a large increase of vehicle movements onto a road that already experiences high levels of road noise. This site scores positively for the education, employment and equality objectives because of the provision of a new secondary school in an area of high demand which will provide new jobs and is likely to be non selective, mixed gender school in an area where selective and single gender schools are common. The latter benefit is not guaranteed by policy though. Negative land use and landscape scores reflects the loss of greenfield land which is also green belt. Finally heritage score negatively due to the compromised setting of the Hill Fort (a Scheduled Ancient Monument) and complete loss of assart field.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	The site lies adjacent to the main urban area and is likely to be sustainable in this context. It is also adjacent to the A26 Eridge Road a key distributor road.

Site Reference: 138 (Local Plan Allocation AL/RTW15 (site is part of larger allocation)) in conjunction with sites 139 and 140

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

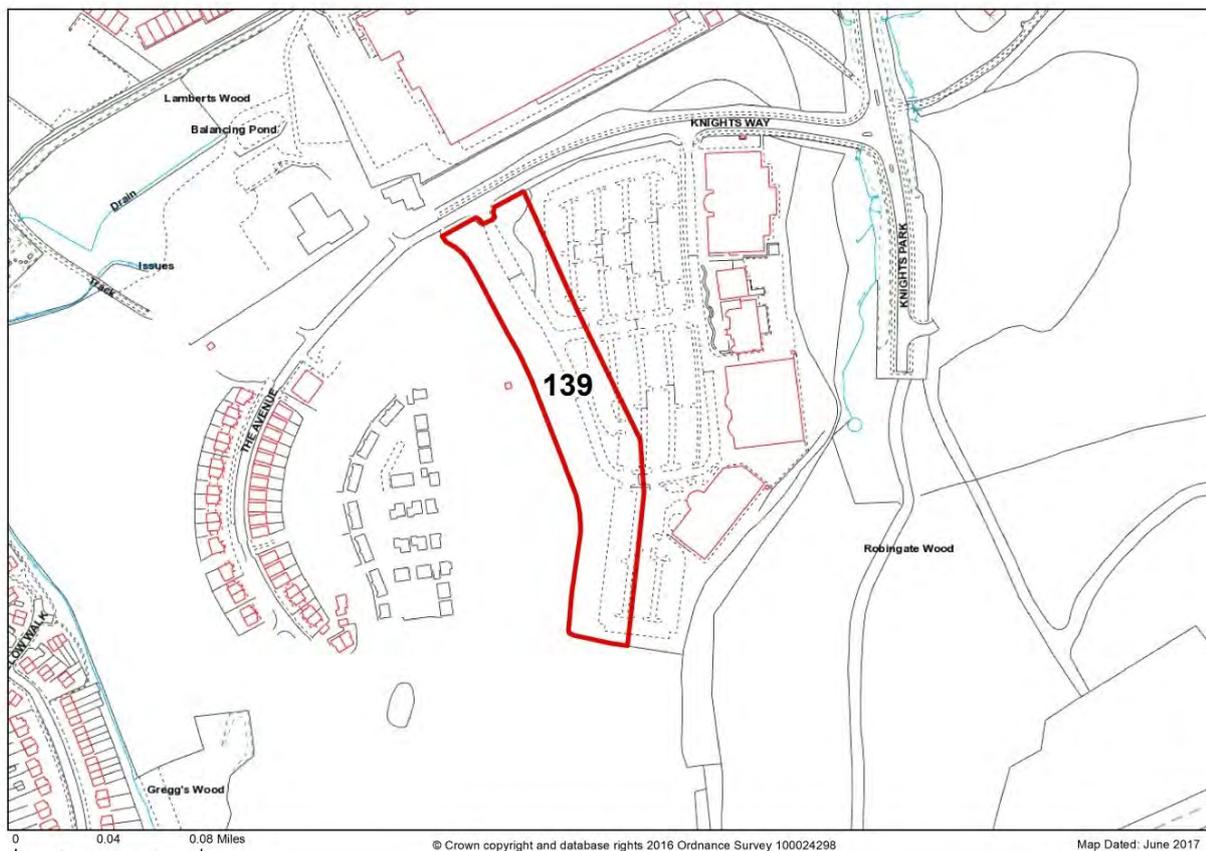


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.67
Developable area (ha):	0.67
Site type:	Greenfield site within the LBD
Potential site use:	Site has been assessed for development potential, notably for leisure use
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Landscape Sensitivity Study (adjacent to PE1); Ecological interest; notable feature/designation; Highway matters; In proximity to local cycle route; AONB (1 component part); ALC: Grade 3

Site Description:	The site consists of a woodland strip. There are no existing buildings on the site. The site is adjacent to a leisure complex, school, residential construction site (some are now occupied). The site boundaries comprise mostly structural landscaping/trees. There is currently a lack of vehicular access on the site. The site is adjacent to Knights Way and vehicular access to the leisure complex. There are pavements along Knights Way and wider locality. The belt of woodland sits at a raised level relative to the vehicular access into the leisure complex adjacent to the site. The woodland belt is seen as a landscape buffer to the adjacent leisure complex.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This site in conjunction with other sites is considered a suitable site. It is available and in single ownership. It is considered that the site could be delivered during the Local Plan period.
Sustainability Assessment:	The Employment objective scores very highly due to the creation of new jobs in a ward that has one of the highest levels of unemployment in the borough. A slight positive score for Air reflects the probability that intensification of leisure use will involve loss of some parking spaces thus forcing users to consider the alternative modes of transport that already exist and would be further improved by this allocation.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	The site in conjunction with sites 139 and 140, is located within the LBD of the main urban area and is sustainable in this context. It is located as part of an existing leisure and commercial area. Economic use of the site would be in keeping with that.

Site Reference: 139 Allocation AL/RTW15 (site is part of larger allocation)) in conjunction with sites 138 and 140

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

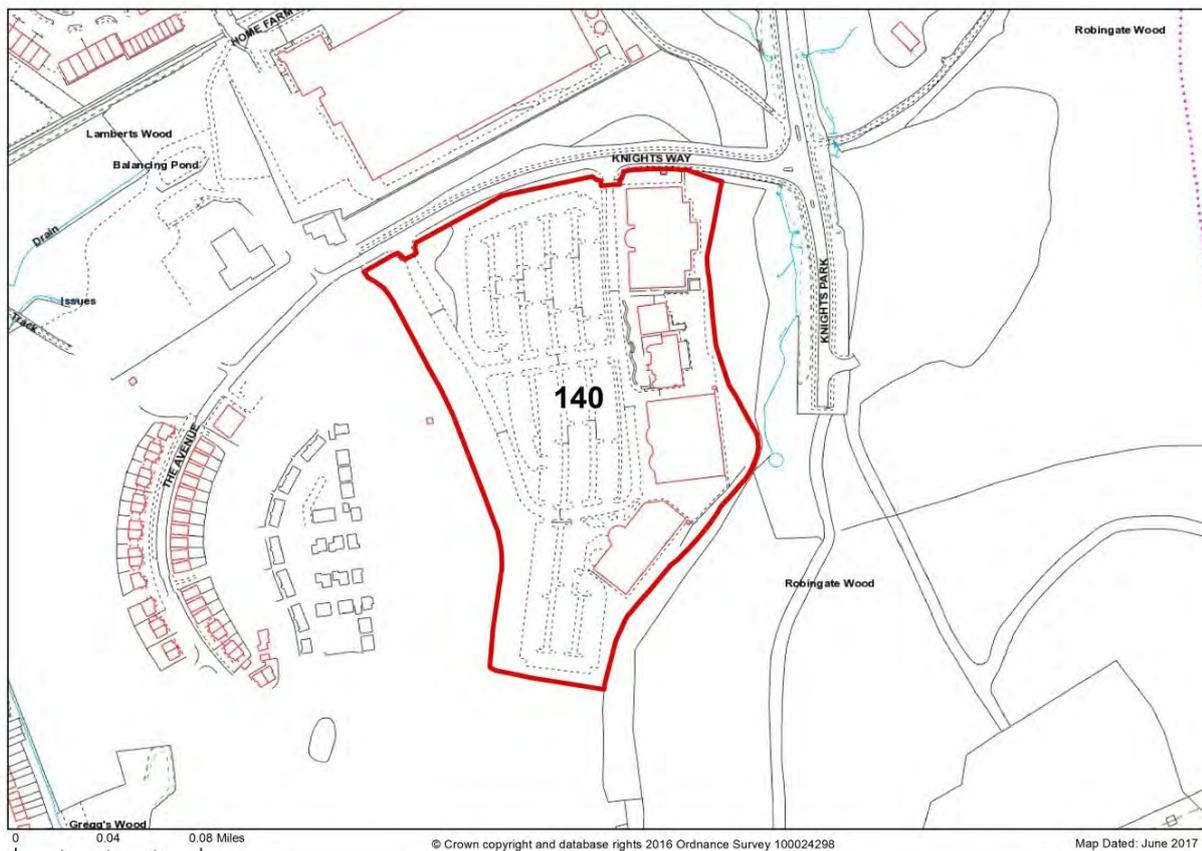


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.57
Developable area (ha):	1.57
Site type:	Part greenfield / Part PDL site within LBD
Potential site use:	Site has been assessed for development potential, notably for leisure use
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	AONB (1 component part); Landscape Sensitivity Study (adjacent to PE1); Ecological interest; notable feature/designation; Highway matters; Loss of parking provision; In proximity to local cycle route; ALC: Grade 3, Non-Agricultural

Site Description:	<p>The site comprises a strip of woodland plus the access road and associated landscaping to the adjacent leisure complex and some of the car park. There are no existing buildings on the site. The site is adjoined by a leisure complex and associated car park area; residential development/school and construction site. The site boundaries comprise structural landscaping/trees. The eastern boundary is undefined. The wooded part of the site forms a landscape strip along the boundary with the adjacent leisure complex and includes the access road into it.</p> <p>There is vehicular access to the site which includes the vehicular access to the leisure complex. There is pavement along Knights Way and in wider locality. There are Public Rights of Way further north of the site. The belt of woodland sits at a raised level relative to the vehicular access. The access road and car park is generally flat. This site is generally exposed.</p>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This site in conjunction with other sites is considered a suitable site. It is available and in single ownership. It is considered that the site could be delivered during the Local Plan period.
Sustainability Assessment:	The Employment objective scores very highly due to the creation of new jobs in a ward that has one of the highest levels of unemployment in the borough. A slight positive score for Air reflects the probability that intensification of leisure use will involve loss of some parking spaces thus forcing users to consider the alternative modes of transport that already exist and would be further improved by this allocation.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	The site in conjunction with sites 138 and 140, is located within the LBD of the main urban area and is sustainable in this context. It is located as part of an existing leisure and commercial area. Economic use of the site would be in keeping with that.

Site Reference: 140 (Local Plan Allocation AL/RTW15) in conjunction with sites 138 and 139

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

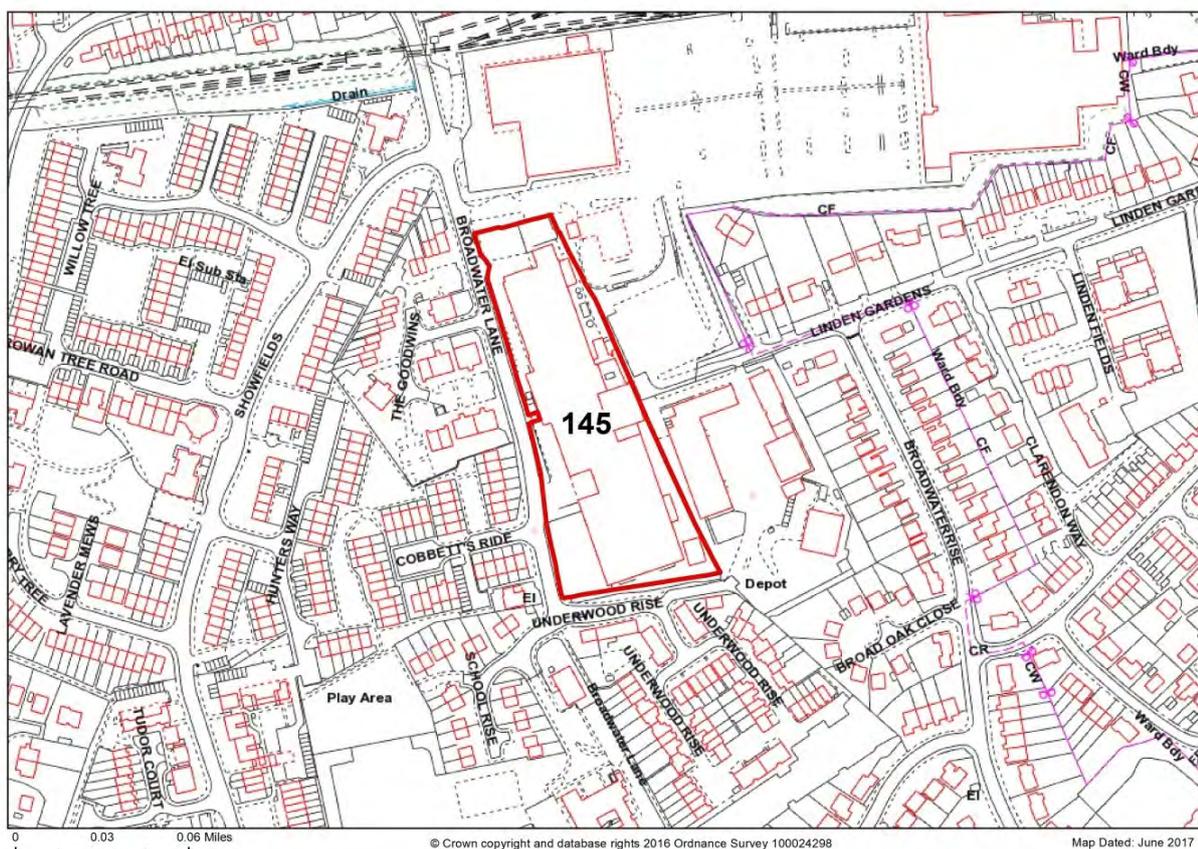


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	5.91
Developable area (ha):	4.90
Site type:	Largely PDL site / part greenfield site within LBD
Potential site use:	Site has been assessed for development potential, notably for leisure use
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	AONB (1 component part); Landscape Sensitivity Study (adjacent to PE1); Ecological interest; notable feature/designation; Highway matters; Loss of parking provision; In proximity to local cycle route; ALC: Grade 3, Non Agricultural, Urban

Site Description:	<p>The site includes a mix of uses which are primarily leisure related – cinema, bowling complex, fitness and wellbeing, restaurant, pub, and associated large area of parking. It includes a woodland strip.</p> <p>There are five existing buildings on the site including three large ones. There is a tree belt and there are trees and hedges within the site. The site is adjoined by an industrial estate to the north, woodland, residential development under construction to east and a field. Site boundaries comprise mostly structural landscaping/trees.</p> <p>There is vehicular access to the site direct from Knights Way. There is pedestrian access to the site and there are pavements along Knights Way. There are Public Rights of Way further north of the site. The car park area of the site is arranged in a series of terraces. The area where the buildings are located is flat. The belt of woodland sits at a raised level relative to the vehicular access. This site is exposed.</p>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This site in conjunction with other sites is considered a suitable site. It is available and in single ownership. It is considered that the site could be delivered during the Local Plan period.
Sustainability Assessment:	The Employment objective scores very highly due to the creation of new jobs in a ward that has one of the highest levels of unemployment in the borough. A slight positive score for Air reflects the probability that intensification of leisure use will involve loss of some parking spaces thus forcing users to consider the alternative modes of transport that already exist and would be further improved by this allocation.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	The site is located within the LBD of the main urban area and is sustainable in this context. It is located as part of an existing leisure and commercial area. Economic use of the site would be in keeping with that.

Site Reference: 145; SALP AL/RTW13

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

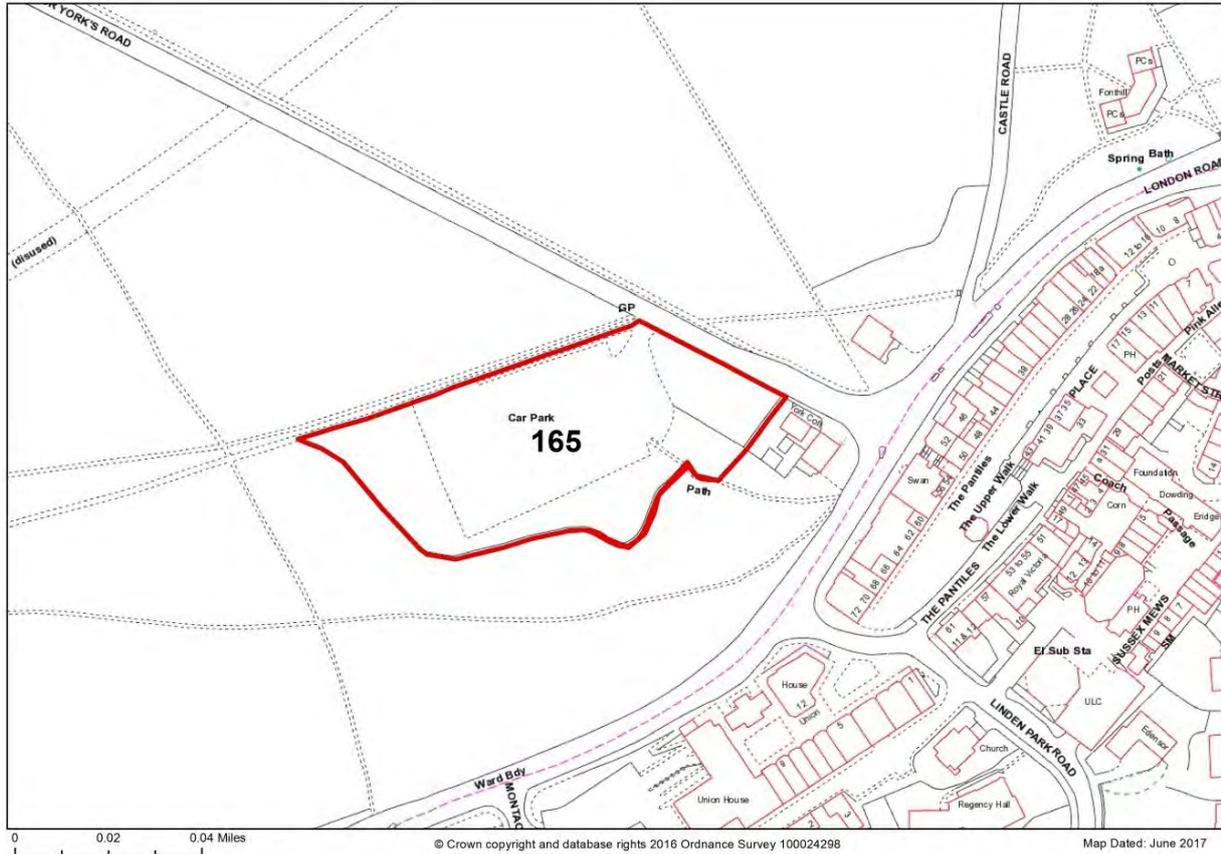


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.36
Developable area (ha):	1.36
Site type:	PDL site within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	41
Issues to consider:	Existing allocation AL/RTW13 in Site Allocations Local Plan; AONB (1 component part); Ecological interest; notable feature/designation; Land contamination (Timber Treatment Works, Works Unspecified Use (medium), Depot, Unspecified Use – medium risk); Highway matters; Potential noise from adjacent uses; ALC: Urban

Site Description:	<p>The site comprises a factory site. There is one large building with smaller associated ones. There is a car park at the southern end of the site. The site is adjoined by residential uses, a Depot/disused telephone engineering centre and other commercial – Sainsbury’s petrol filling station and Homebase. There is a mix of brick walls with railings and fencing and bollards along the site frontage with Broadwater Lane. There are railings to the north. There is fencing and trees adjacent to Underwood Rise. There are trees along the southern boundary and adjacent to the engineering centre. There is a designated cycle route further to the north west of the site.</p> <p>There are two direct access points from Broadwater Lane. There is also a further access road to the north that is gated and leads to Homebase and Sainsbury’s, and a car park on site at southern end with access. There are pavements along Broadwater Lane. The site is flat on the whole with level changes at vehicle access points. This site is an exposed site, particularly along Broadwater Lane.</p>
Suitability:	Unsuitable: see reason below
Availability:	Availability is uncertain Single ownership
Achievability:	N/A
Sustainability Assessment:	The Employment objective scores very highly due to the creation of new jobs in a ward that has one of the highest levels of unemployment in the borough. A slight positive score for Air reflects the probability that intensification of leisure use will involve loss of some parking spaces thus forcing users to consider the alternative modes of transport that already exist and would be further improved by this allocation.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is concern regarding the deliverability of this site during the Plan period. In addition the employment use of the site is protected by strategic protection of employment policy in the Local Plan

Site Reference: 165

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

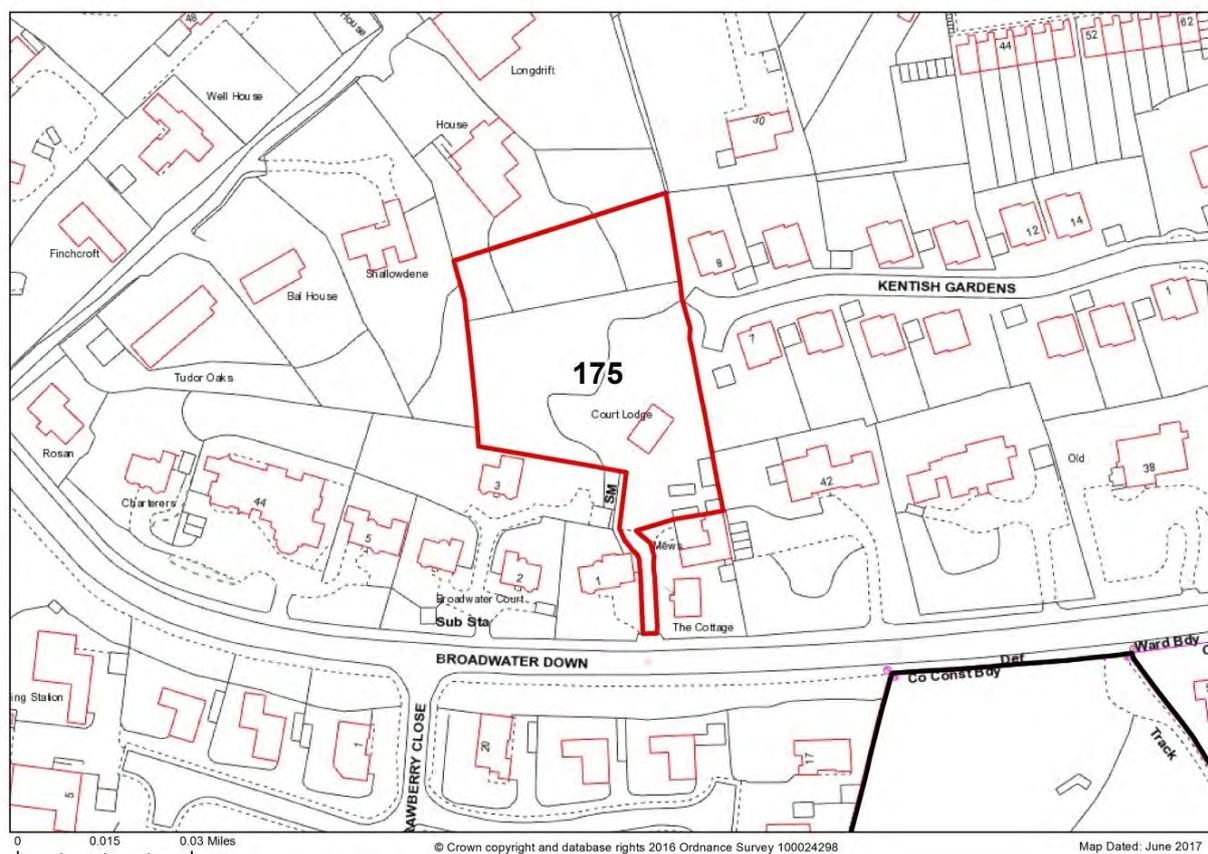


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.77
Developable area (ha):	0.77
Site type:	Part greenfield/mostly PDL site within close proximity of LBD
Potential site use:	Site has been assessed for development potential, notably for residential
Potential yield if residential:	23
Issues to consider:	Green Belt designation; AONB (1 component); Landscape Sensitivity Study (SP20); Ecological interest; notable feature/designation; Commons Land; Heritage matters (within Conservation Area / adjacent to listed building);

	In proximity to national cycle route; ALC: Grade 4
Site Description:	<p>The site consists of a car park and green areas around it on Tunbridge Wells and Rusthall Common. There are trees immediately adjacent and areas of grass. There is a kiosk at the site entrance. There is Common land surrounding most of the site. The site is adjacent to Major Yorks Road and Close to London Road and the Pantiles area. The site entrance is quite open along its frontage with Major Yorks Road. Boundaries of the site are open adjacent to footpaths and to the west. The boundary is more enclosed to the south and past the entrance with Major Yorks Road. There are drainage ditches adjacent to the site.</p> <p>There is direct vehicular access into the site from Major Yorks Road. Pedestrian access is also from the surrounding footpaths. There is a restricted byway running though the site close to its northern edge. There are Public Rights of Way near the site including a further Public Right of Way adjacent to the northern boundary and to the north east of the site. The site is generally flat. The site is exposed from the adjacent Common, but is more enclosed from Major Yorks Road and from the south.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	<p>This site scores a number of both neutral and positive scores. It scores negative on biodiversity, heritage, land use and landscape as well as noise. The biodiversity score is influenced by the sites position, surrounded by the Tunbridge Wells and Rusthall Common a designated Local Wildlife Site. The land use score is influenced by the sites location in the Green Belt, being part of a larger parcel the release of which would cause very high harm. The landscape score is reflective of the contribution the site along with the wider Common makes to the setting of Tunbridge Wells and concern about effect on townscape arising from development of the site. The negative noise score is influenced by the sites location relative to the A26.</p>
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	<p>Whilst the site is in proximity to the main urban area and sustainable in that context, it is not considered this site would form a logical extension to the LBD. Furthermore, allocation of the site for development would harm the setting of Tunbridge Wells and the Green Belt and townscape. There is also uncertainty about delivery of the site as it is designated Common Land</p>

Site Reference: 175 (overlaps with site 134)

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

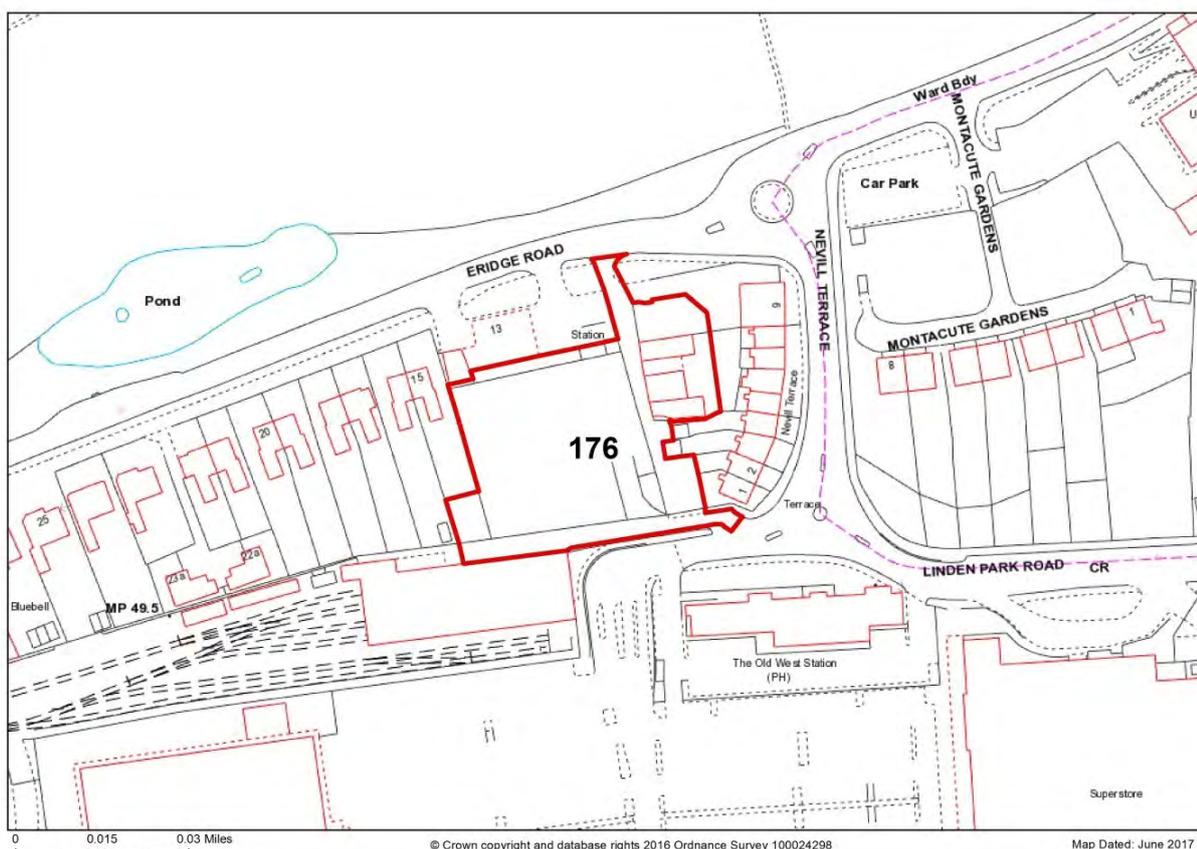


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.46
Developable area (ha):	0.46
Site type:	Part PDL/ part greenfield within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10 units
Issues to consider:	Landscape Sensitivity Study (in proximity to ES1, ES2, and ES3); AONB (1 component part); Ecological interest; notable feature/designation; Heritage matters (part in / mostly adjacent to Conservation Area and Arcadian Area); Local Plan landscape designation; Tree Preservation Order;

	Highway matters; ALC: Urban
Site Description:	The site comprises residential properties and their garden curtilages including outhouses. The site is adjoined by residential properties and gardens. There are mature trees, hedging and shrubbery on the site boundaries. Vehicular access to the site is along an access road from Broadwater Down. This is single-track, and goes past the front of other houses. Pedestrian access to the site is along this access. The site has a slope down to the north of the site. This site is generally enclosed.
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This site scores mostly neutral scores with several positive ones. It scores a slight negative for noise, a reflection of the location of the site near the A26 Eridge Road. The heritage and landscape scores are informed by the possibility that development of the site will impact upon the setting of the Conservation Area and affect townscape quality.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is part PDL sited within the LBD and is sustainable in this context. It is a constrained site meaning that the likely yield on the site would be of such a scale considered unsuitable for allocation

Site Reference: 176; SALP AL/RTW6 (Local Plan Allocation AL/RTW11 (site is part of larger allocation))

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

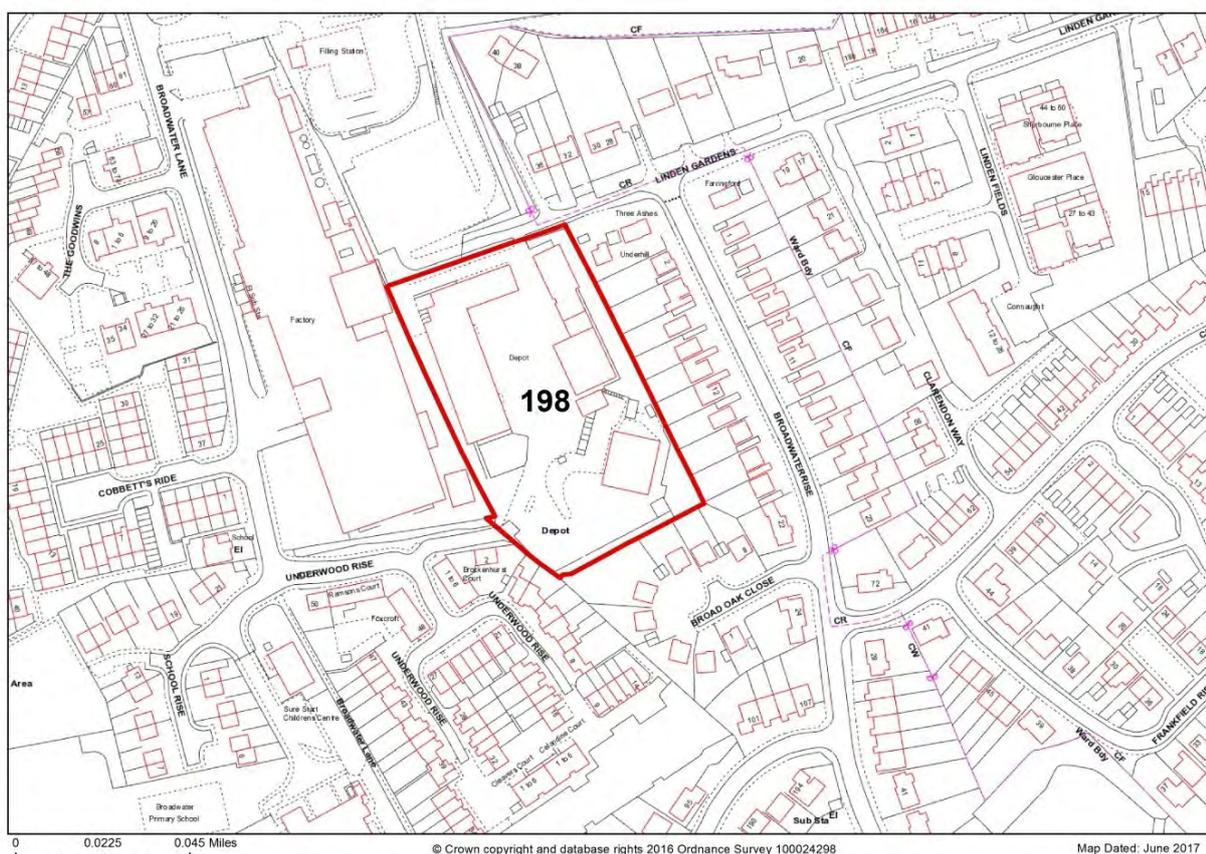


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.41
Developable area (ha):	0.34
Site type:	PDL site within LBD
Potential site use:	Site has been assessed for development potential, notably for a mix including residential, retail, employment.
Potential yield if residential:	37-60
Issues to consider:	Existing allocation AL/RTW6 in Site Allocation Local Plan; AONB (1 component part); Landscape Sensitivity Study (adjacent to SP20); Ecological interest; notable feature/designation; EA Flood Zones 2 and 3; Heritage matters (Conservation Area);

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

Site Reference: 198; SALP AL/RTW13 (Local Plan Allocation AL/RTW20)

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



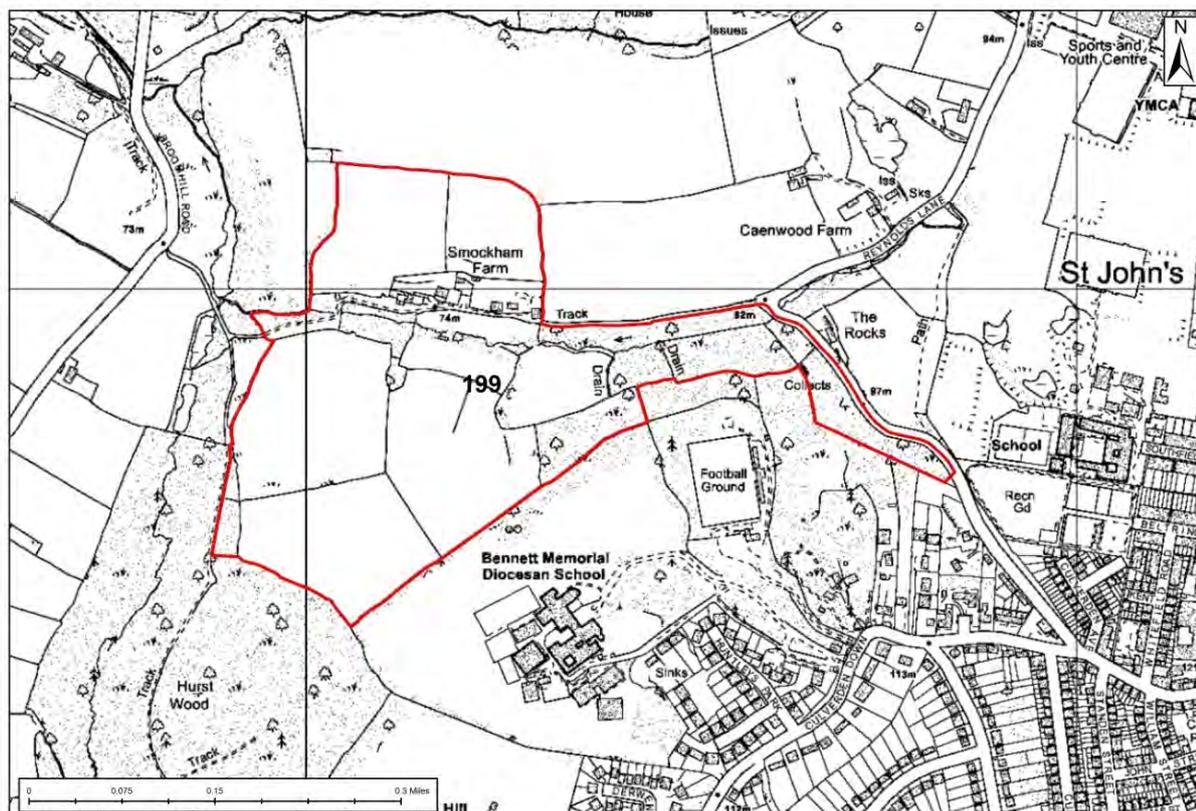
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.08
Developable area (ha):	1.08
Site type:	PDL site within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	50
Issues to consider:	Existing allocation AL/RTW13 in Site Allocations Local Plan; AONB (1 component part); Ecological interest; notable feature/designation; Land contamination (Works Unspecified Use (medium), and Depot, Unspecified Use – medium); Highway matters;

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

Site Reference: 199 in conjunction with sites 30, 100 and 205

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

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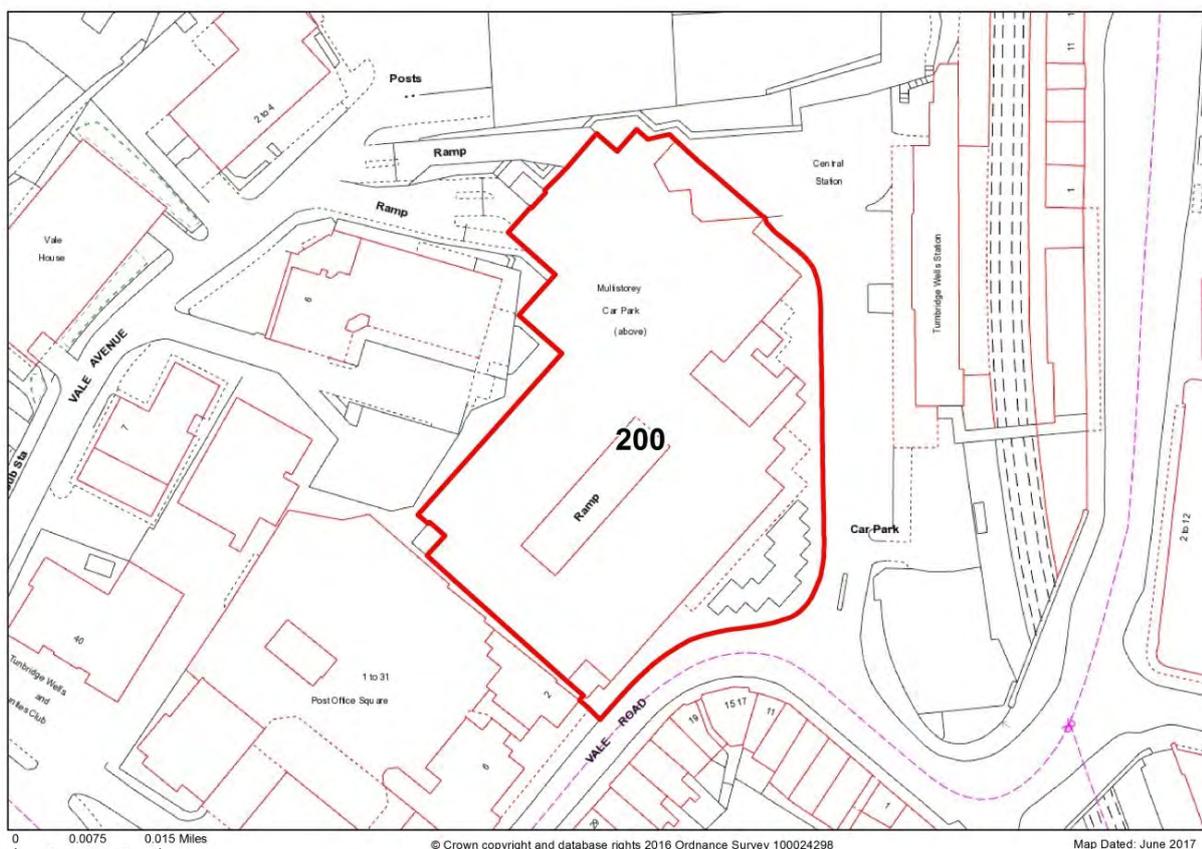
Map Dated: Feb 2018

Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells/Southborough
Gross area (ha):	23.06
Developable area (ha):	19.22
Site type:	Part greenfield/ part PDL site part adjacent to, mostly in proximity of LBD of main urban area
Potential site use:	Site has been assessed for development potential, notably for a mix including residential use and education use
Potential yield if residential:	750 – 1,500 (777 @ 15 dpha, 1,553 @ 30 dpha)
Issues to consider:	Green Belt designation; AONB character area (3 component parts); Landscape Sensitivity Study (SP12); Heritage matters (listed building(s) on site); Highway matters;

	Ecological interest; notable feature/designation; Rural Fringe; Adjacent to existing Limits to Built Development (one corner of site); ALC: Grade 3, Grade 4
Site Description:	<p>The site is in use for agricultural purposes including animal grazing and also includes a disused industrial area (probably a timber yard or scrap yard), several disused barns and woodland. The site includes buildings at Smockham Farm and associated outbuildings. There is a watercourse, woodland and hedging within the site.</p> <p>The site is adjoined by agricultural land and woodland. Site boundaries comprise woodland, particularly to the south of the Public Right of Way which runs east to west across the middle of the site. The south west corner has lower hedging and fencing. Vehicular access to the site is by a track to Smockham Farm. Pedestrian access to the site is by a Public Right of Way which shares the vehicular access track and runs past Smockham Farm. There is a lack of pavements in the vicinity of the site. The site has a complex topography, very undulating, highest point to the south-east of the submitted site, falling quite steeply in parts to the watercourse that runs through the middle of the site. Site is generally enclosed.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This is a large site that would make a significant positive contribution to the housing objective. However, the substantial use of private vehicles in this location causes the noise and air objectives to score very negatively. The site also has sensitive biodiversity, heritage and landscape features.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are landscape impact concerns as well as significant highway concerns

Site Reference: 200; SALP AL/RTW3 (Local Plan Allocation AL/RTW4 (site is part of larger allocation)) in conjunction with site number 268

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



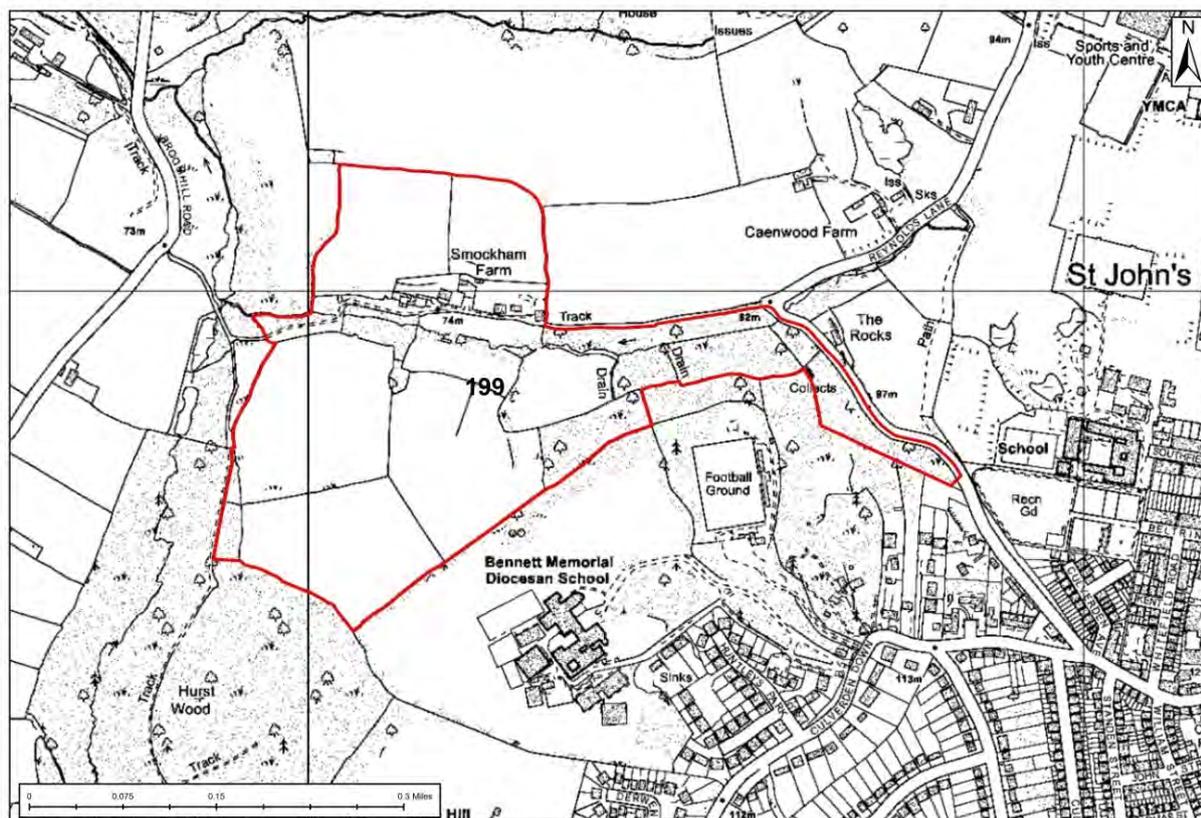
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.43
Developable area (ha):	0.43
Site type:	PDL site within LBD
Potential site use:	Site has been assessed for development potential, notably for a mix of uses including residential use.
Potential yield if residential:	100
Issues to consider:	Existing allocation AL/RTW3 in Site Allocations Local Plan; AONB (1 component part); Ecological interest; notable feature/designation;

	Heritage matters (within the Conservation Area / adjacent to listed building); Potential land contamination; Loss of parking provision; Highway matters; ALC: Urban
Site Description:	The site comprises a retail building and multi-storey car park. The site is adjoined by office uses, commercial uses, the railway station and some residential uses. The boundaries of the site are mixed and include hard and soft landscaping. There are some trees but the site is predominantly urban in nature. There is existing vehicular access to the site from Vale Avenue. The site fronts Vale Avenue and Vale Road from which there is pedestrian access to the site. The site itself is set at varying levels but the site is at a lower level than the surrounding town centre generally. This site is generally exposed.
Suitability:	Suitable: see reason below
Availability:	Available Multiple ownership
Achievability:	This site is an existing allocation. This site is a suitable site. It is available. It is considered that it could be delivered in the Local Plan period.
Sustainability Assessment:	Air quality is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. There is an existing high demand for school places locally and thus the education objective score negatively. Travel and Services objectives score particularly well because the central location means new residents have access to a wide range of services and would not necessarily require a private car. The Landscape/Townscape objective scores as partially unknown due to the difficulty of assessing impacts without a design
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is a PDL site within the LBD, located in the centre of Tunbridge Wells. The site is likely to be sustainable in this context.

Site Reference: 205 in conjunction with sites 30, 100 and 199

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

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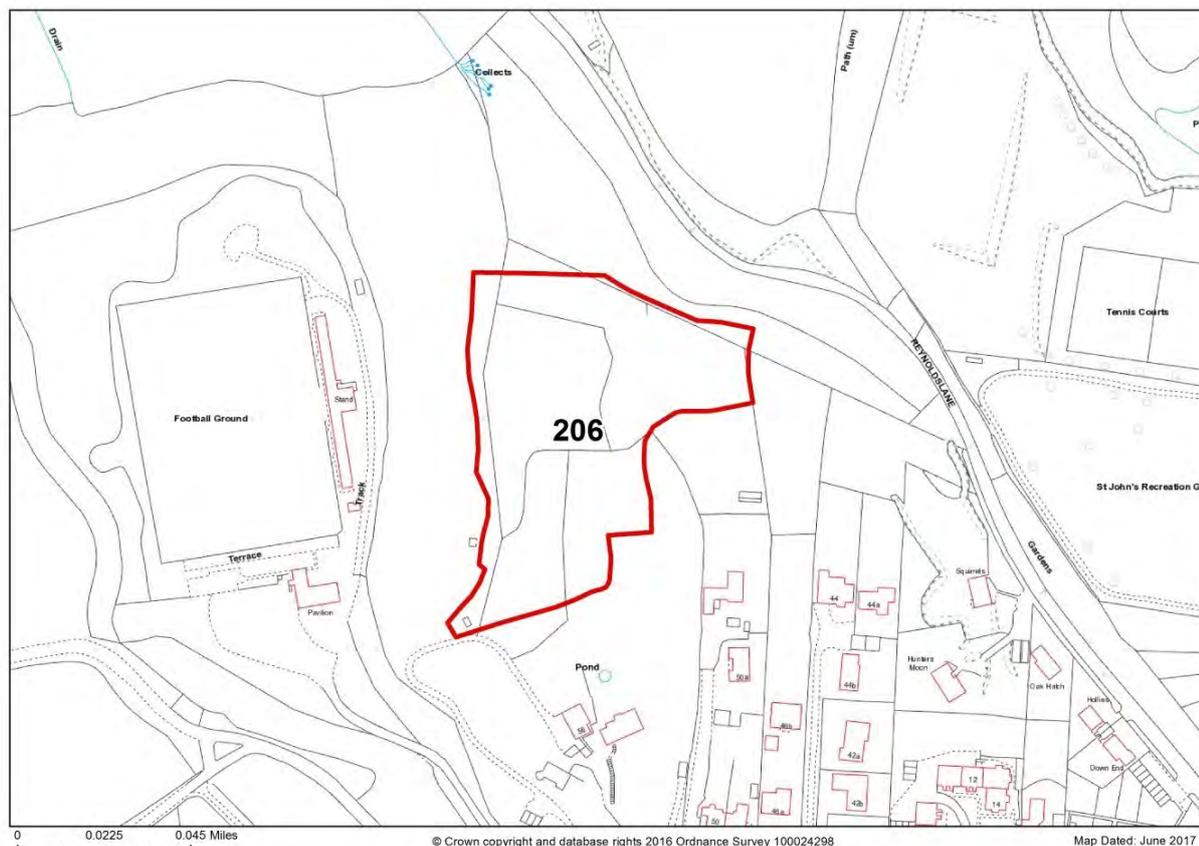
Map Dated: Feb 2018

Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.93
Developable area (ha):	0.94
Site type:	Part PDL, part greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for a mix including residential use and education use
Potential yield if residential:	750 – 1,500 (777 @ 15 dpha, 1,553 @ 30 dpha)
Issues to consider:	Green Belt designation; AONB (2 component parts); Landscape Sensitivity Study (SP12); Highway matters; Ecological interest; notable feature/designation;

	Land contamination (Manufacture of Clay Bricks and Unknown Filled Ground); ALC: Grade 4
Site Description:	<p>The site consists of a residential property and its domestic curtilage including large gardens, small watercourse and pond, and disused tennis court and outbuildings. There is a long drive way which goes through woodland. The site is adjoined by agricultural land, a school, sports centre and some residential. Boundaries of the site consist of woodland along the site access, and hedging and mature trees around other boundaries of the site.</p> <p>There is existing vehicular access to the site along a single track lane off Reynolds Lane. Pedestrian access to the site is along this track. There is a lack of pavements in the vicinity of the site. The topography of the site dips towards the north-east down to a watercourse and pond. This site is generally enclosed.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This is a large site that would make a significant positive contribution to the housing objective. However, the substantial use of private vehicles in this location causes the noise and air objectives to score very negatively. The site also has sensitive biodiversity, heritage and landscape features.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are landscape impact concerns as well as significant highway concerns

Site Reference: 206

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

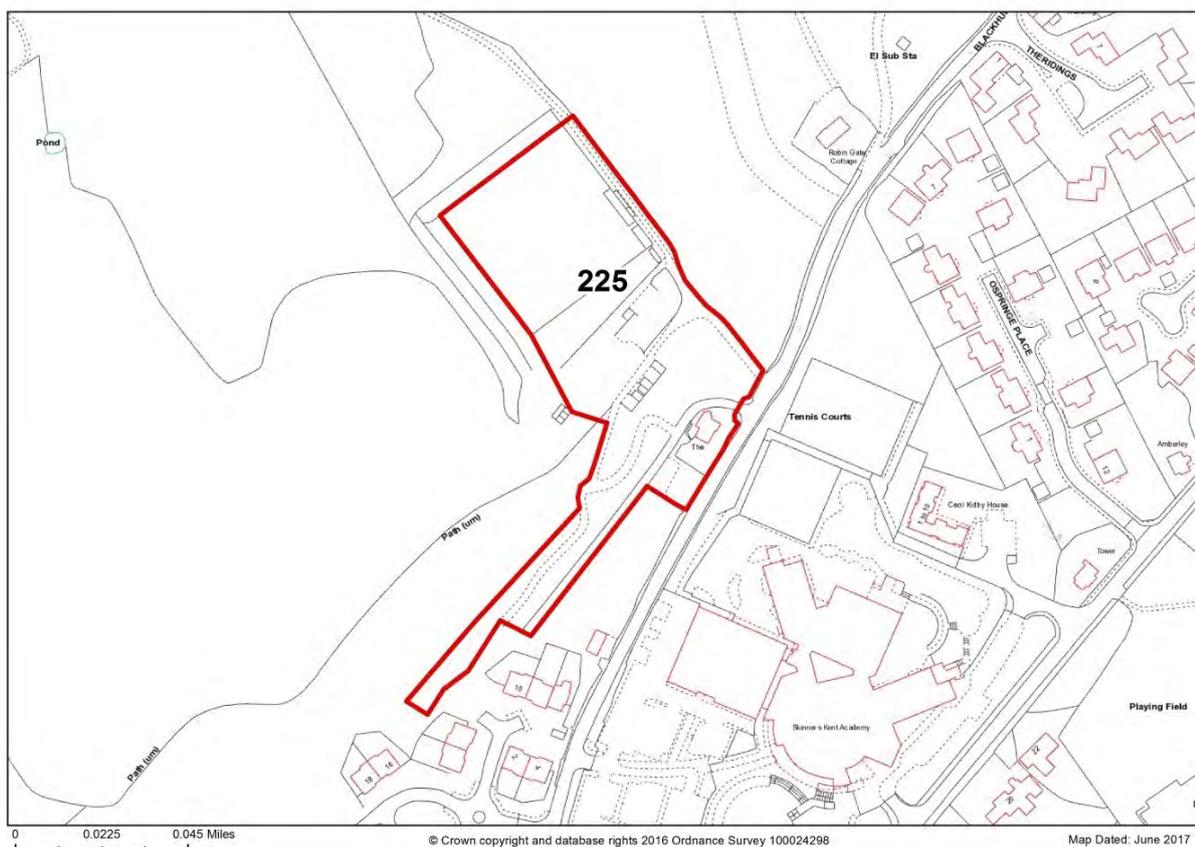


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.14
Developable area (ha):	0.66
Site type:	Greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10 units
Issues to consider:	AONB (1 component part); Landscape Sensitivity Study (SP13); Ecological interest; notable feature/designation; Land contamination (Manufacture of Clay Bricks and Unknown Filled Ground); Rural Fringe designation; Highway matters; ALC: Grade 4 Planning consent granted for 5 units

Site Description:	<p>The site comprises partly domestic garden and partly cleared land.</p> <p>There are some storage outbuildings on the site. The site is adjoined by residential properties along and off Culverden Down, some woodland, with a sports stadium to the west. The site boundaries consist of high, mature trees and hedging on all boundaries and there are trees within the site.</p> <p>There is existing vehicular and pedestrian access to the site from the driveway serving numbers 54 and 56 Culverden Down. There is a lack of pavement along this. The site has varying levels. The existing access road slopes down to the north west before the site flattens out. This site is generally enclosed.</p>
Suitability:	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 currently has planning consent.

Site Reference: 225

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

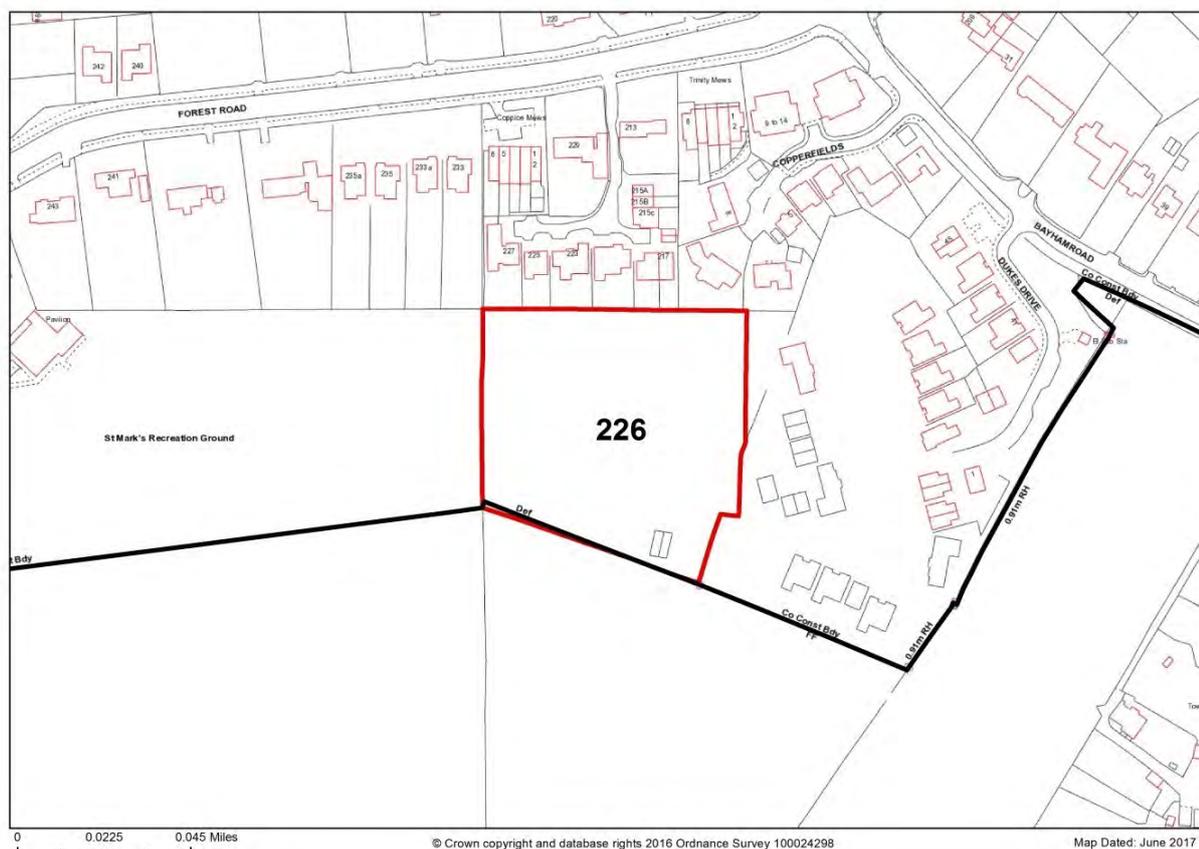


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.26
Developable area (ha):	0.28
Site type:	Part PDL/part greenfield site within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10 units
Issues to consider:	AONB character area (2 component parts); Ecological interest; notable feature/designation; Highway matters; Within 110 metre buffer zone for Regional High Pressure Gas Pipe; Tree Preservation Order; ALC: Non-Agricultural, Urban

Site Description:	The site comprises woodland with pathways through and a residential property, The Lodge, a gated private property and associated structures. Skinners Academy opposite is opposite the site and there is woodland to the north, east and west with some scattered residential uses. The boundaries of the site comprise mostly trees and hedging throughout. There is a vehicular access to the existing residential property on the site. The site has a frontage with Blackhurst Lane. There is a lack of pavement on Blackhurst Lane. The site slopes down towards the north west. This site is an enclosed site.
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:	There are significant concerns regarding impact on heritage and biodiversity. The likely yield from this site is of a scale that would not be suitable as an allocation

Site Reference: 226

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

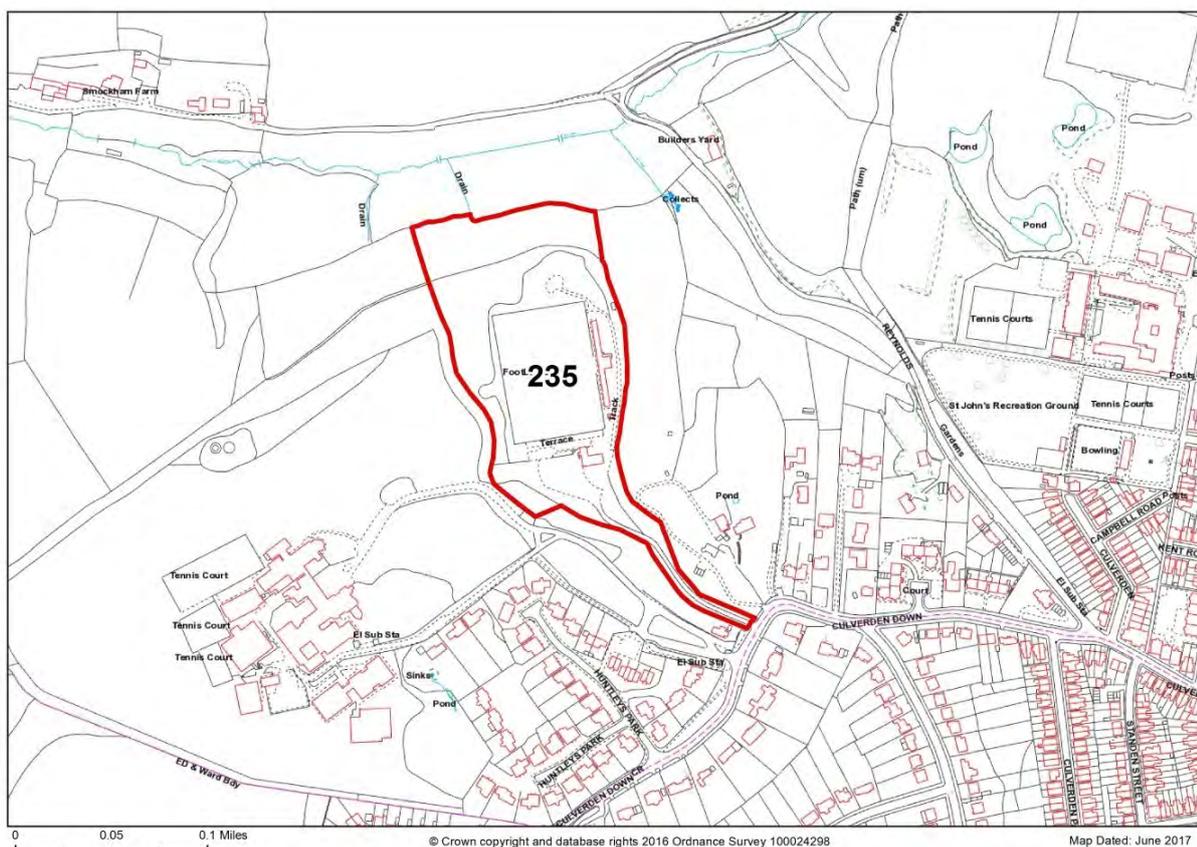


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.07
Developable area (ha):	1.07
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	32
Issues to consider:	AONB (2 component parts); Ecological interest; Loss of rugby pitch; Adjacent to existing Limits to Built Development; Landscape Sensitivity Study (ES5); Heritage – Conservation Area; Highway matters; ALC: Grade 3, Urban

Site Description:	<p>The site forms part of a larger recreation ground. It is used as a rugby pitch. There are no existing buildings on the site but there is currently a net structure associated with the rugby use. The site is adjoined by the remainder of the recreation ground (Tunbridge Wells Rugby Club use it), residential properties and fields. There is a mix of hedging and fencing. Trees are mostly along the southern boundary and there are trees adjacent to the rest of the recreation ground.</p> <p>Vehicular access and pedestrian access to the site is via the main access to the recreation ground from Frant Road. The site is generally flat with a slight level change to the west and south. This site is exposed.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This site has been given mostly neutral scores with some positive ones. The proximity to main urban area of Tunbridge Wells means that the Services objectives scores well. Negative scores have been given for landscape and land use, influenced by the greenfield nature of the site and the likely impact on the townscape/settlement edge through the release of this site. It is an historic field.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is a landscape concern about the allocation of this site

Site Reference: 235 (Local Plan Allocation AL/RTW21)

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



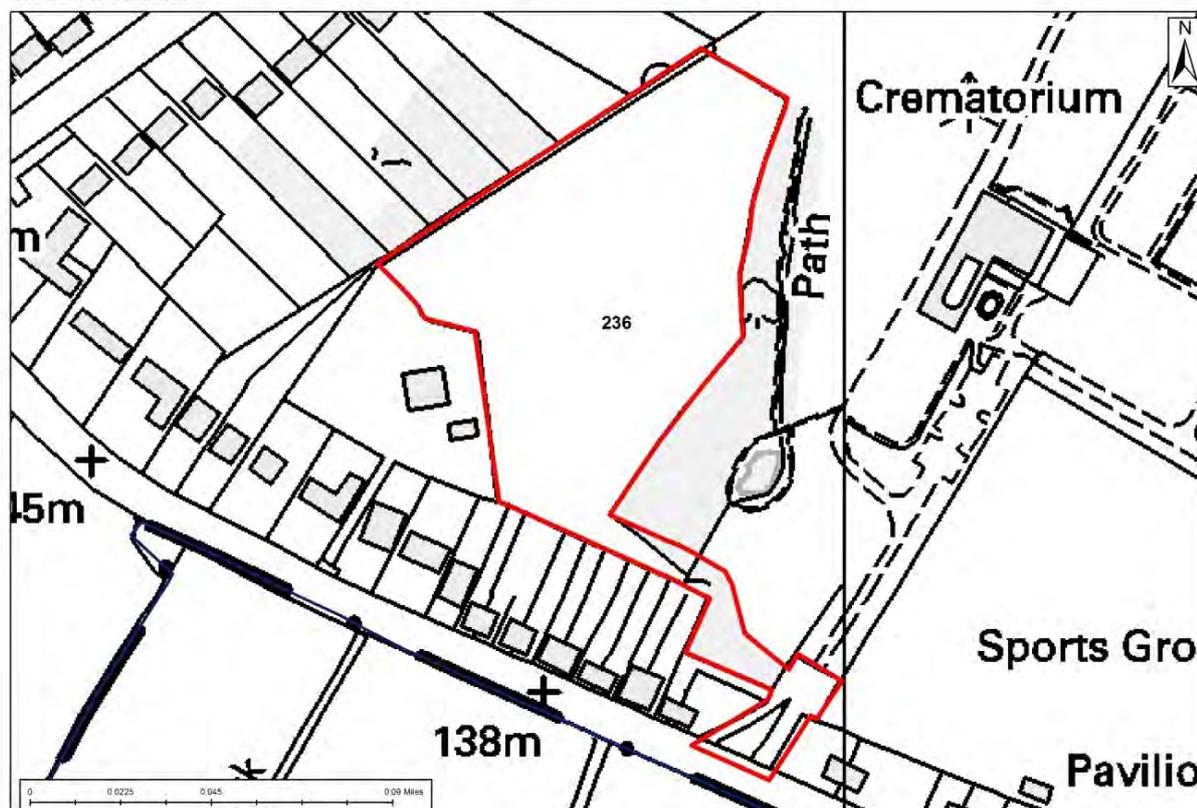
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	3.60
Developable area (ha):	2.10
Site type:	PDL site part adjacent to/in proximity of LBD of main urban area
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	30
Issues to consider:	Green Belt considerations; AONB character area (2 component parts); Landscape Sensitivity Study (SP13); Ecological interest; notable feature/designation; Rural Fringe designation; Highway matters; Loss of football ground; Adjacent to existing Limits to Built Development;

	ALC: Grade 3, Urban
Site Description:	<p>The site comprises a football stadium and associated land, occupied by Tunbridge Wells Football Club. There is the main stadium structure with other buildings and storage containers on the site. The site is adjoined by a school, residential properties and woodland. Boundaries of the site mainly comprise significant trees.</p> <p>There is direct vehicular and pedestrian access to the site from Culverden Down. Culverden Down is served by pavements. The site is flat. This site is generally exposed although is visible from the site's access.</p>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is considered to be a suitable site. It is available and is in single ownership. It is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	A largely sustainable site with loss of greenfield land being the only significant detractor.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is a PDL site part adjacent to and within proximity of the LBD of the main urban area of Tunbridge Wells. The site is likely to be sustainable in this context. It is sited within proximity to existing built development.

Site Reference: 236 (Local Plan Allocation AL/RTW22)

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

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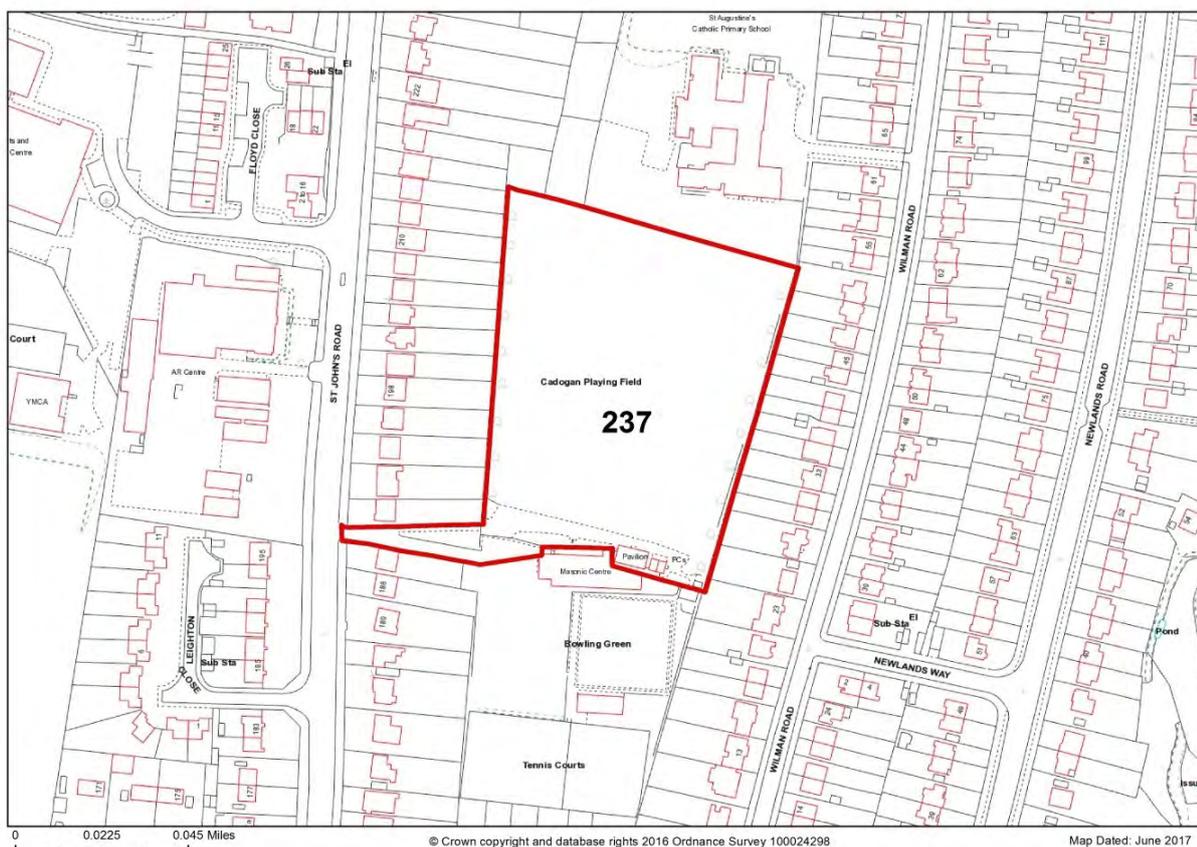
Map Dated: July 2019

Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.94
Developable area (ha):	1.94
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	20-25
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; Adjacent to existing Limits to Built Development; Highway matters (access); Loss of playing pitch; Landscape Sensitivity Study (ES6); ALC: Urban

Site Description:	<p>The site comprises a (former) playing pitch. There are no existing buildings on the site. The site is surrounded by residential properties and a crematorium to the east. Boundaries comprise hedging and trees, garden fences and mature woodland towards the crematorium edge.</p> <p>Vehicular and pedestrian access is currently taken via a grassy track from the crematorium entrance. This is mostly a flat site with a gradual, slight slope down to the west. This site is generally enclosed.</p>
Suitability:	Suitable: see reason below
Availability:	<p>Available</p> <p>Multiple ownership</p>
Achievability:	This is considered to be a suitable site. It is available. It is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	This site has been given mostly neutral scores. The proximity to main urban area of Tunbridge Wells means that the Services objectives scores well. Lack of pedestrian access along Bayham Road means the housing, transport and equality objectives can not score as highly as other sites in the urban area. The presence of Groundwater Source Protection Zone on the site was considered and felt to have a low risk of contamination.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is adjacent to the LBD and within proximity of the main urban area of Tunbridge Wells. The site is likely to be sustainable in this context. It lies in proximity to existing built development and would form a logical extension to the LBD.

Site Reference: 237 (Local Plan Allocation AL/RTW24)

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

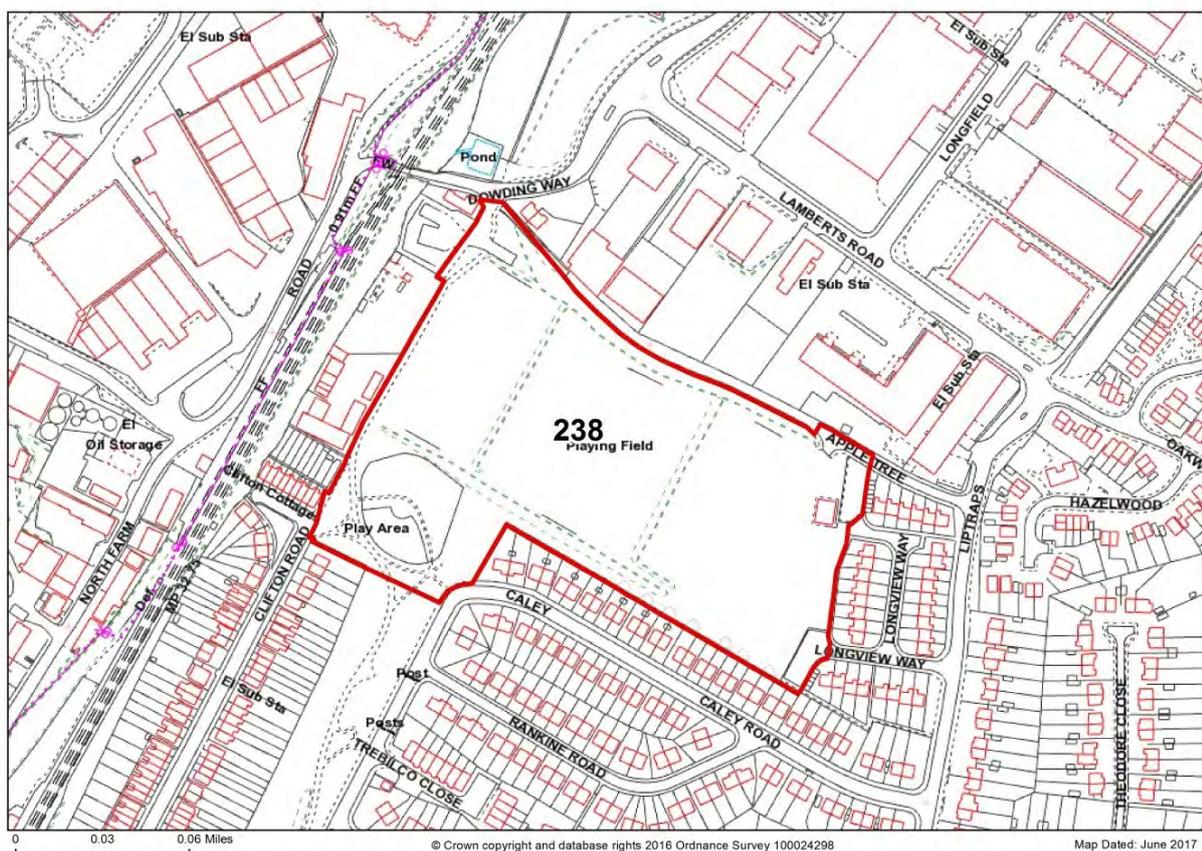


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.67
Developable area (ha):	1.67
Site type:	Greenfield site within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	30-40
Issues to consider:	Ecological interest; notable feature/designation; Highway matters; Loss of playing pitch; Adjacent to school; ALC: Urban
Site Description:	The site comprises a sports ground. The site has an area of hard standing for parking. The site has a pavilion building on it.

	<p>It is adjoined by residential properties, a school, a Masonic Centre and a Tennis and Bowling Club. The boundaries consist of a mix of fencing and hedging primarily. There are some trees around the site boundary and along the entrance drive from the Public Highway. There is a designated cycle route further west of the site.</p> <p>Vehicular access is direct from St. John's Road and is shared with the Masonic Centre and Tennis / Bowling club for most of the access length. A padlocked gate leads to the Sports Field from this shared access. Pedestrian access is available as there is a network of pavements in the locality and the area is flat as is the site. The site is quite self-contained. It is seen mostly from the private properties around the edge of the site. Public view is more limited and the main public view is from the site access. This site is generally enclosed.</p>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is considered to be a suitable site. It is available and is in single ownership. It is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	Air quality is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. The removal of existing sports facilities causes the health objective to score poorer than other sites in the area as local residents will lose out.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is within the LBD within proximity of the centre of the main urban area of Tunbridge Wells. The site is considered sustainable in this context.

Site Reference: 238 (Local Plan Allocation AL/RTW25)

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

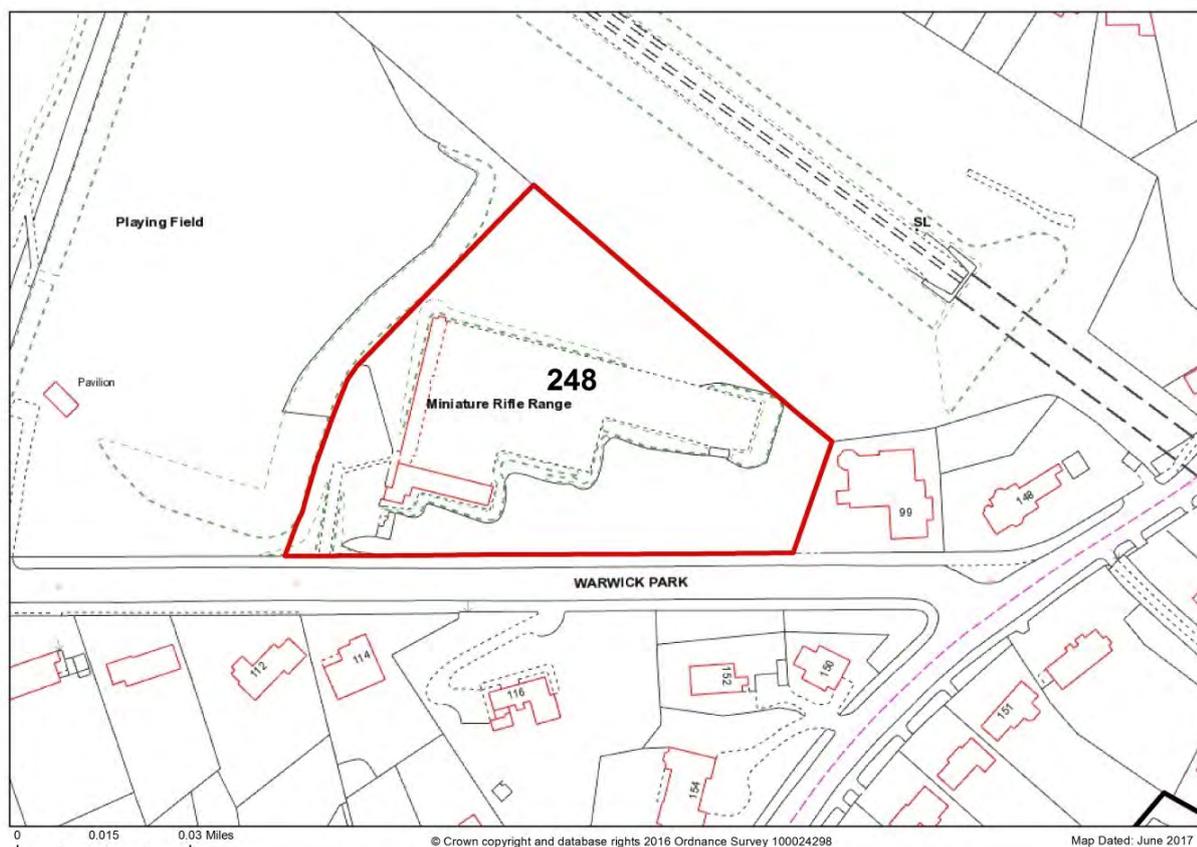


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	4.22
Developable area (ha):	3.92
Site type:	Greenfield site within LBD
Potential site use:	Site has been assessed for development potential, notably for a mix of residential use and sports and leisure
Potential yield if residential:	60
Issues to consider:	Ecological interest; notable feature/designation; EA Flood Zones 2 and 3; Highway matters (access); Loss of playing field/play area; Potential noise issues; Land contamination (Unknown Filled Ground (low risk)); ALC: Urban

Site Description:	The site comprises a playing field and children's play area. There is a pavilion on the site. The site is adjoined by residential properties and industrial uses to the north along Lamberts Road. There are some trees with clear views through in places. The boundaries are quite open, screened to a degree by the trees. Vehicular access to the site is from Apple Tree Lane. There is pedestrian access to the site from Clifton Road, Apple Tree Lane and Dowding Way. There is a Public Right of Way along the northern boundary of the site along Apple Tree Lane. The playing field is flat. The land falls down to a play area, which sits in a flat basin feature. The site is exposed.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is considered to be a suitable site. It is available and is in single ownership. It is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	Education objective scores positive as local schools have adequate capacity. Score for the health, services and equality objectives are not as high as they could be due to the loss of sports facilities and accessible open space for the residents of Sherwood, which is an area with relatively high income deprivation. Flood zones 2 and 3 present on site are unlikely to prevent development and can be factored into scheme design.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is within the LBD within the main urban area of Tunbridge Wells /in proximity to Southborough. The site is considered to be sustainable in this context.

Site Reference: 248 (SALP AL/RTW8)

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

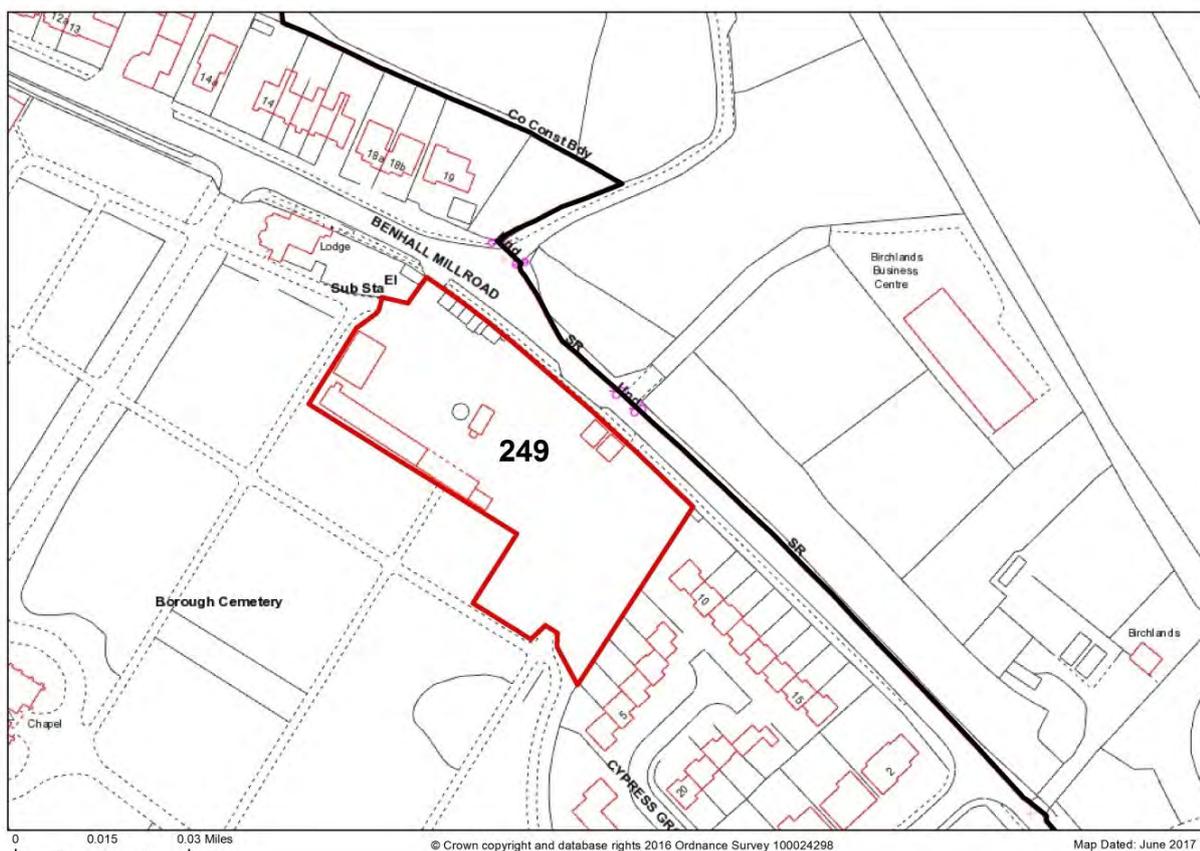


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.00
Developable area (ha):	1.00
Site type:	PDL site within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10 units
Issues to consider:	Existing site allocation AL/RTW8 in Site Allocations Local Plan; Landscape Sensitivity Study (in proximity to ES6); AONB (1 component part); Ecological interest; Heritage matters (potential Conservation Area); Local Plan Landscape designations; Loss of rifle range;

	Land contamination (Railway Lane – tracks mainly and Works High Risk); ALC: Urban
Site Description:	The site comprises a rifle range. There are wooden huts on the site associated with this use. The site is adjoined by residential properties and a recreation ground. The boundaries of the site consist of dense hedging and mature trees around all sides. There is vehicular and pedestrian access to the site through a gated access from Warwick Park. There is pavement along Warwick Park. The site is a little sunken compared to Warwick Park, with a sloped access into the site. This site is generally enclosed.
Suitability:	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 a PDL site within the LBD of Royal Tunbridge Wells and is likely to be sustainable in this context. Site constraints mean that any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 249 (Local Plan Allocation AL/RTW26)

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

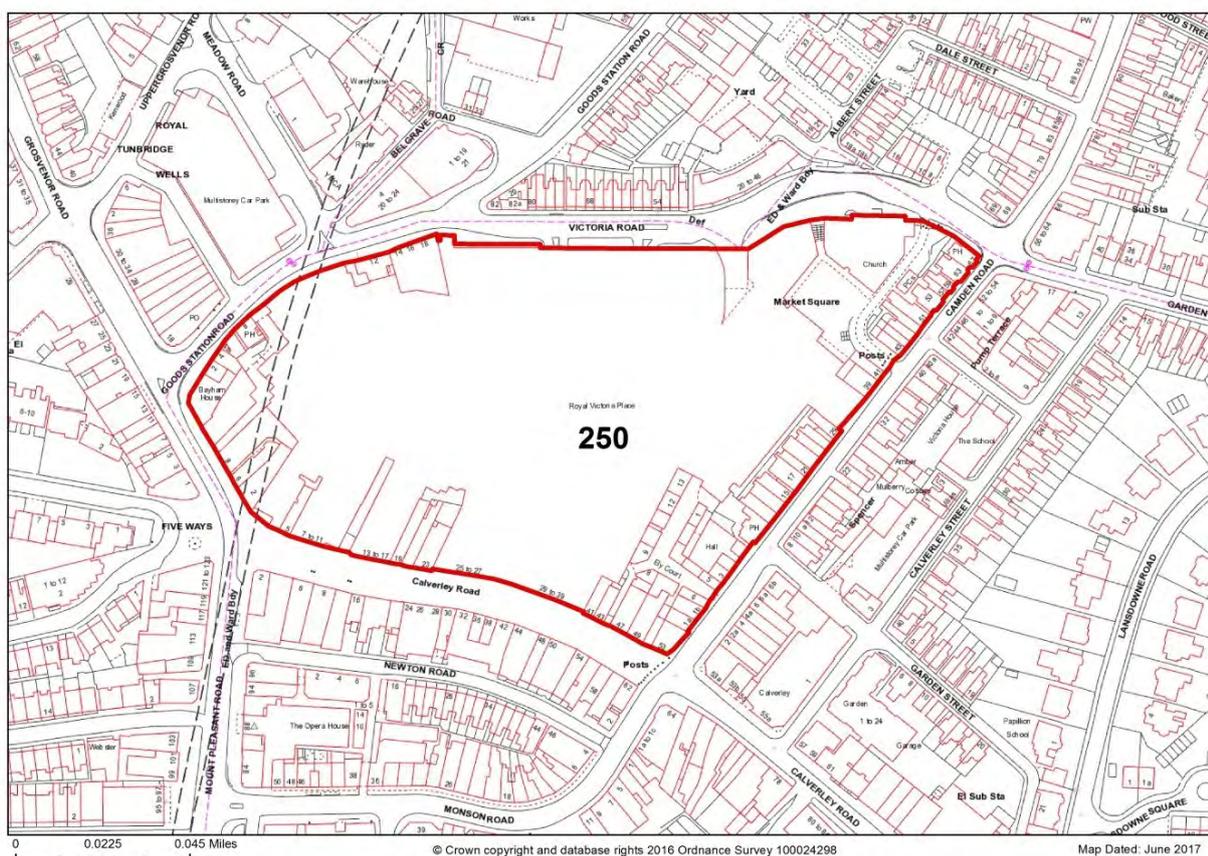


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.52
Developable area (ha):	0.52
Site type:	PDL site within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	20
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; Landscape Sensitivity Study (ES6); Land contamination (Cemetery (modern)); Heritage matters (adjacent to Listed Building); ALC: Grade 3, Urban

Site Description:	<p>The site consists of a Cemetery Depot. There are several existing buildings on the site. One building abuts Benhall Mill Road. The site is adjoined by a Cemetery and residential use primarily, fields to part of the north and a Business Centre. There are sandstone and brick boundary walls along part of the site frontage with Benhall Mill Road. There is hedging along the internal boundaries of the site. There are trees within the site. There is a 40 miles per hour speed limit along Benhall Mill Road.</p> <p>Vehicular access to the site is via the access to the cemetery off Benhall Mill Road, and also directly from Benhall Mill Road. There is pedestrian access to the site by the cemetery access off Benhall Mill Road but there is an absence of direct public access to the Depot compound. The site is generally flat. Benhall Mill Road has a slight slope down along the frontage of the site with an eastwards direction. This site is generally enclosed.</p>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is a PDL site within the LBD. This is considered to be a suitable site. It is available and is in single ownership. It is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	This site has been given mostly neutral scores. The proximity to main urban area of Tunbridge Wells means that the Services objectives scores well. The heritage objective is scored as unknown due to the specialist advice that would be required.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	The site is a PDL site within the LBD of Royal Tunbridge Wells and is therefore likely to be sustainable in this context.

Site Reference: 250 (Local Plan Allocation AL/RTW2) including site 251

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

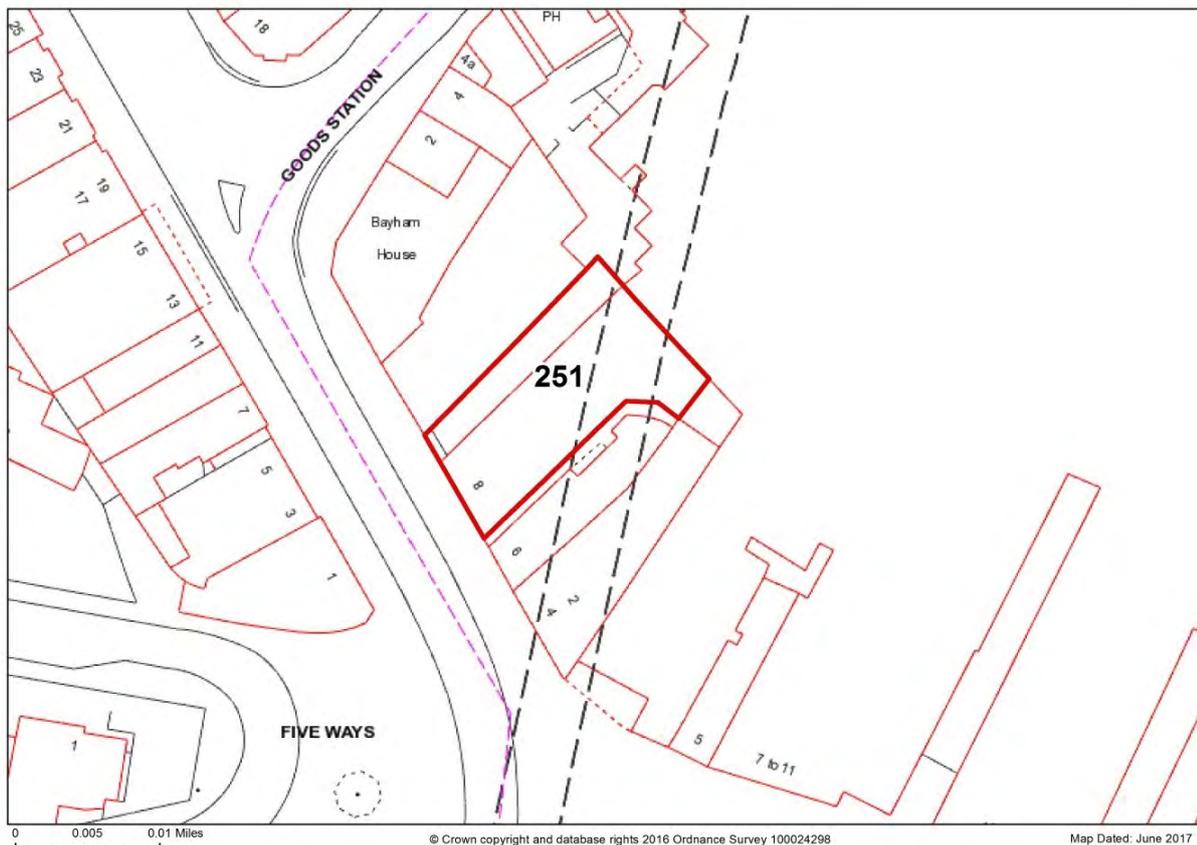


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	3.69
Developable area (ha):	3.69
Site type:	PDL site within LBD
Potential site use:	Site has been assessed for development potential, notably for a mix including A1, A2, A3, A4, D2 and other supporting similar sui generis uses
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; Highway matters; Heritage matters (part within Conservation Area / site includes and is adjacent to listed buildings);

	Potential land contamination; ALC: Urban
Site Description:	<p>The site comprises the Town Centre shopping centre and complementary uses. There are retail frontages along Grosvenor Road and Calverley Road. The site also includes the Camden Centre and Market Square. There are several buildings on the site. There is one main shopping centre building with many other individual premises/ buildings making up this one large site. The site is adjoined by retail and commercial uses with possibly some residential. The buildings open out onto pavements along Grosvenor Road, Calverley Road and Camden Road. The rear part includes the Camden Centre and outside space (Market Square), which is at a lower level than Camden Road. The Victoria Road part of site is close to traffic lights and the junction with Camden Road. There are traffic lights near the service road to the shopping centre and steps up from Victoria Road to Market Square.</p> <p>The shopping centre has a delivery entrance off Victoria Road. Most buildings front onto the Public Highway. There is a vehicular entrance and bollards from Victoria Road. The Car Park to the shopping centre is along Victoria Road. There is pedestrian access direct from the pavements/ streets adjoining the site. The site is flat along most frontages – Calverley Road and Grosvenor Road. Victoria Road has a slope down from Camden Road and Market Square is at a lower level than Camden Road. The site is exposed.</p>
Suitability:	Suitable: see reason below
Availability:	Available Multiple ownership
Achievability:	This is considered to be a suitable site. It is available and subject to ownership matters, it is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	A largely sustainable site. Air quality score is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is a large PDL site within the LBD and in the centre of the main urban area of Tunbridge Wells. The site is sustainable in this context. It is suitable for a mix of uses reflecting its town centre location.

Site Reference: 251 (Local Plan allocation AL/RTW2 with site 250) site also forms part of site 250

Site Address: 8 Grosvenor Road, Tunbridge Wells

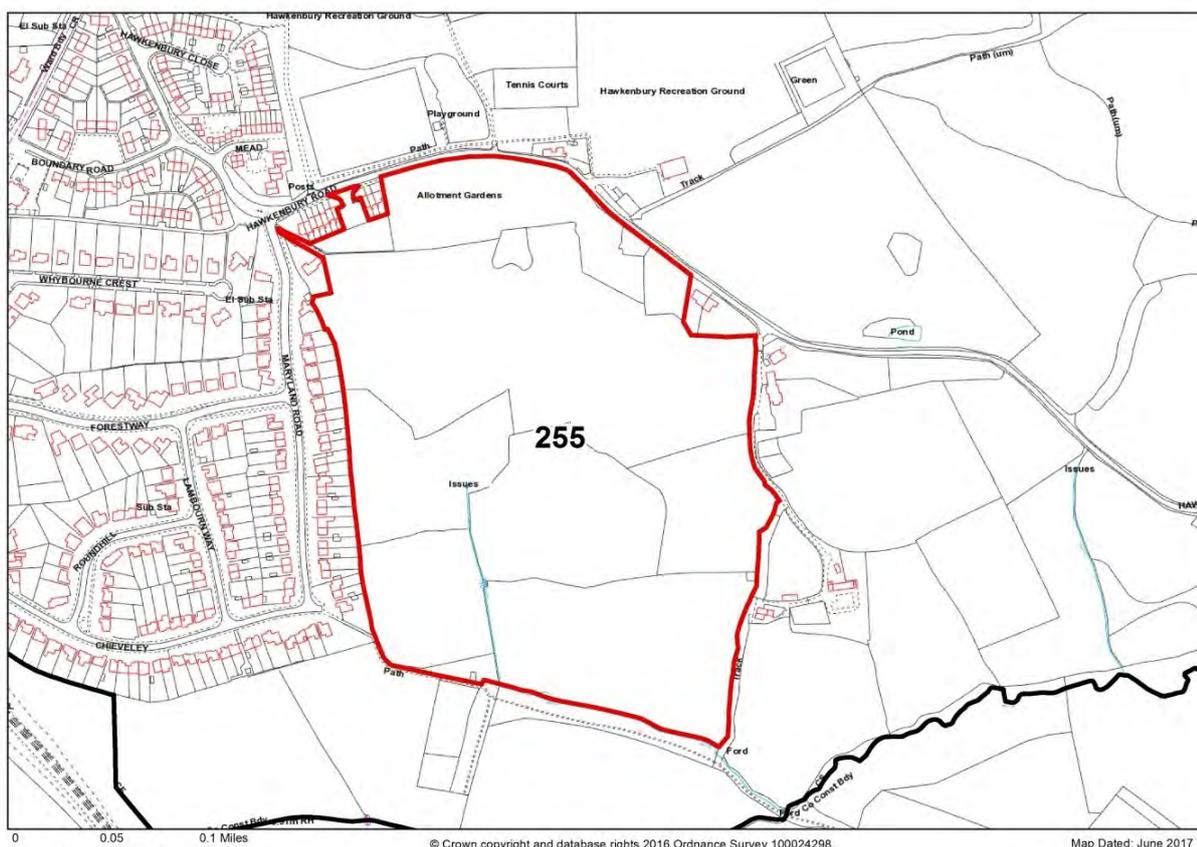


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.04
Developable area (ha):	0.04
Site type:	PDL site within the LBD
Potential site use:	Site has been assessed for development potential, notably for a mix include ng A1, A2, A3, A4, D2 and other supporting similar sui generis uses as part of site 250
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	AONB (1 component part); Heritage matters (part within Conservation Area); Ecological interest; notable feature/designation; ALC: Urban
Site Description:	The site comprises the Tunbridge Wells Gateway. There is one existing building on the site, which is two storey. The site is

	<p>adjoined by retail uses and other commercial uses in the locality. The building abuts the pavement along the Grosvenor Rod frontage and there is a flank wall down the west side facing an alleyway. To the east, there are adjoining buildings. There are no natural features. There is no existing vehicular access to the site. The building fronts onto Grosvenor Road. There is pedestrian access to the site direct from the pavement along Grosvenor Road. This site is generally exposed.</p>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is considered to be a suitable site. It is available and is in single ownership. It is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	A largely sustainable site. Air quality score is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site in conjunction with site 250 is a large PDL site within the LBD and in the centre of the main urban area of Tunbridge Wells. The site is sustainable in this context. It is suitable for a mix of uses reflecting its town centre location.

Site Reference: 255; SALP AL/GB3 (Local Plan Allocation AL/RTW27)

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

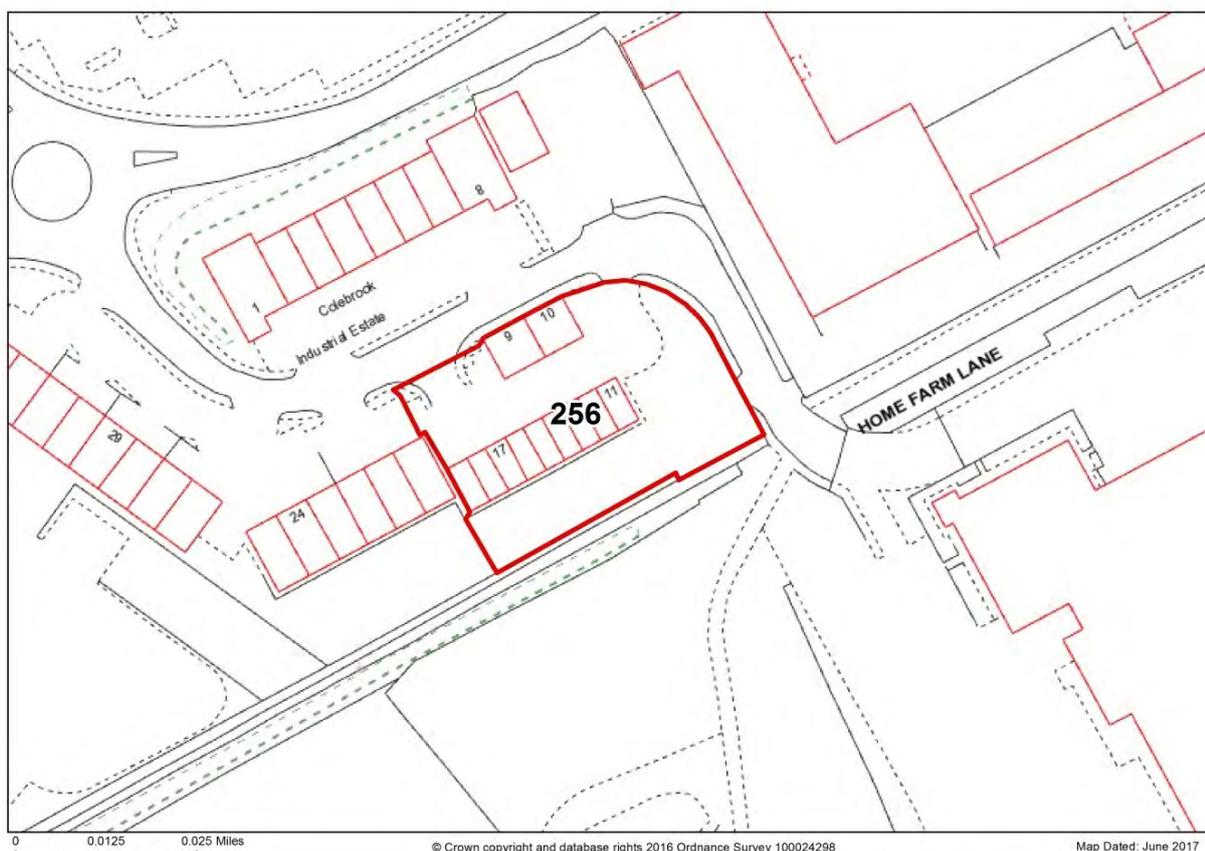


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	13.93
Developable area (ha):	13.93
Site type:	Greenfield site within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use and education use
Potential yield if residential:	220-250
Issues to consider:	Existing allocation AL/GB3 in Site Allocations Local Plan; AONB (1 component part); Ecological interest; notable feature/designation; Highway matters; Land contamination (manufacture of clay bricks and abattoirs and animal slaughter);

	<p>Within existing Limits to Built Development; ALC: Urban; This site currently has planning consent for 239 dwellings (16/07023/HYBRID) with a further planning application for an increase of 8 additional dwellings (18/03951/FULL) as of 1st April 2019</p>
Site Description:	<p>Prior to built development being carried out on this site (see planning consent reference as above), the site was originally comprised allotment gardens along part of the northern end of the site adjacent to Hawkenbury Road. The remainder of the site originally comprised green fields with sporadic small timber sheds on the allotment gardens. The site is adjoined by residential properties, recreation uses, car park and fields. The boundaries of the site are mostly comprised of hedging along the site frontage with Hawkenbury Road. There are also mature trees and hedgerows along boundaries.</p> <p>This site now has vehicle access as part of the new built development. There is a lack of pavement along a large stretch of Hawkenbury Road. There is pavement further to the west. There are Public Rights of Way adjacent to the site including to the south and east. Hawkenbury Road drops away to the east, with a sharper fall on the bend in the road. The northern end of the site is undulating and there is a sharper fall further south. This site is generally exposed.</p>
Suitability:	Suitable: see reason below
Availability:	Available Multiple ownership
Achievability:	There is an existing allocation on this site, which benefits from current planning permission currently under construction.
Sustainability Assessment:	This site has a mix of scores. This is mostly because the relatively large scale of development causes potential impacts to be more extreme.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is within the LBD in proximity to the main urban area of Tunbridge Wells. The site is likely to be sustainable in this context. There is an existing planning consent on this site.

Site Reference: 256

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

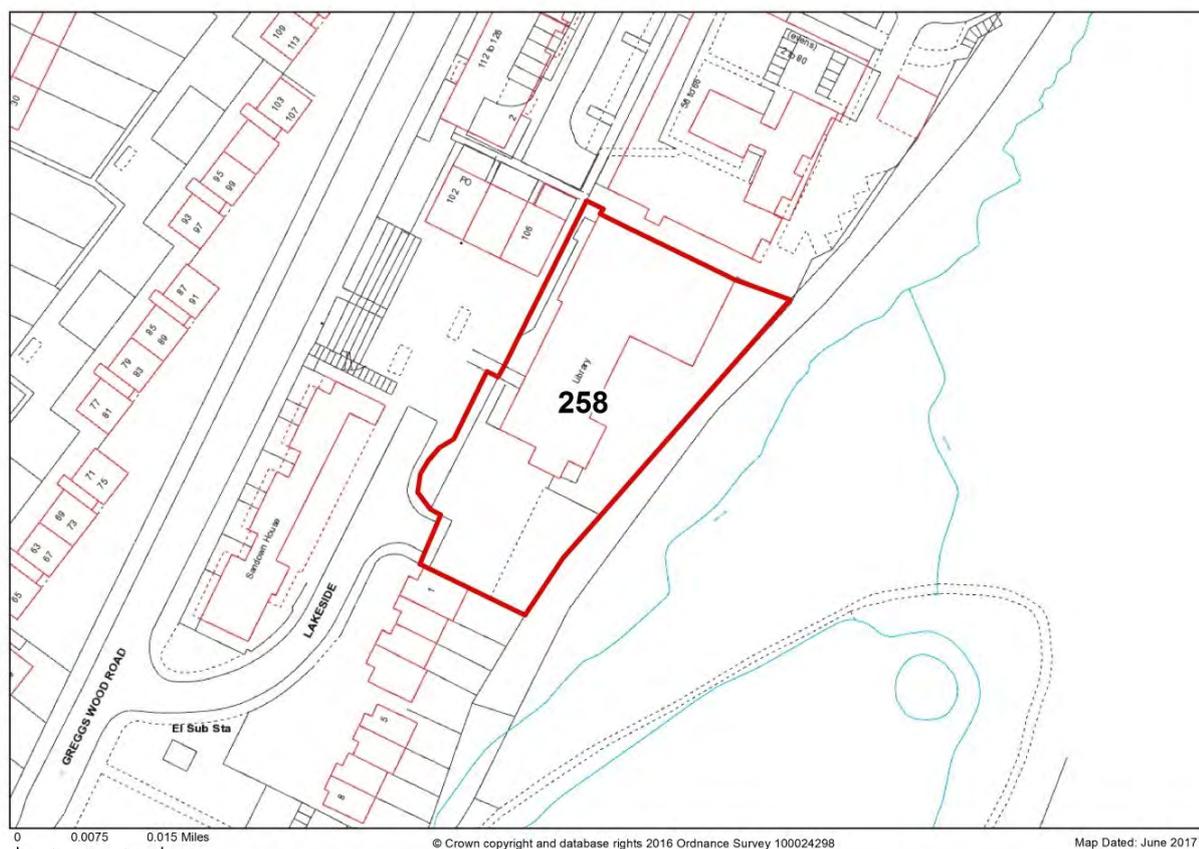


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.30
Developable area (ha):	0.30
Site type:	PDL site within the LBD
Potential site use:	Site has been assessed for development potential, for economic use
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; Potential noise considerations; Within the 110 metre buffer zone for Regional High Pressure Gas Pipe; Land contamination (Works Unspecified Use (medium)); Highway matters;

	In proximity to local cycle route; ALC: Urban
Site Description:	<p>The site includes industrial units that form part of a larger industrial estate. It also includes an informal parking area. There is one terrace of approximately nine units and a further block of two units towards the front of the site. The terrace is single storey and is set back from adjacent units to the west. The block at the front of the site has a sloped roof. It appears that some occupiers use more than one unit. The site is adjoined by industrial uses to the north, east, west and it is adjoined by Lambert's Wood. The site has an open boundary along its main frontage. There are trees along the rear boundary. The site is more open to the sides where to the west is a low level brick wall. To the east is some planting.</p> <p>There is vehicular access to the site direct from the road to the front of the site. There is pavement to the front of the site and in wider locality along Dowding Way, Longfield Road for example. There are Rights of Way near by including adjacent to the south of site along Home Farm Lane. The site is generally flat. This site is generally exposed.</p>
Suitability:	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:	Site is a PDL site within the LBD, located within the Longfield Road commercial area of the main urban area of Tunbridge Wells. The site is considered suitable for an economic use. It is a small site which it is considered could come forward as an economic windfall site, though the site is constrained.

Site Reference: 258

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

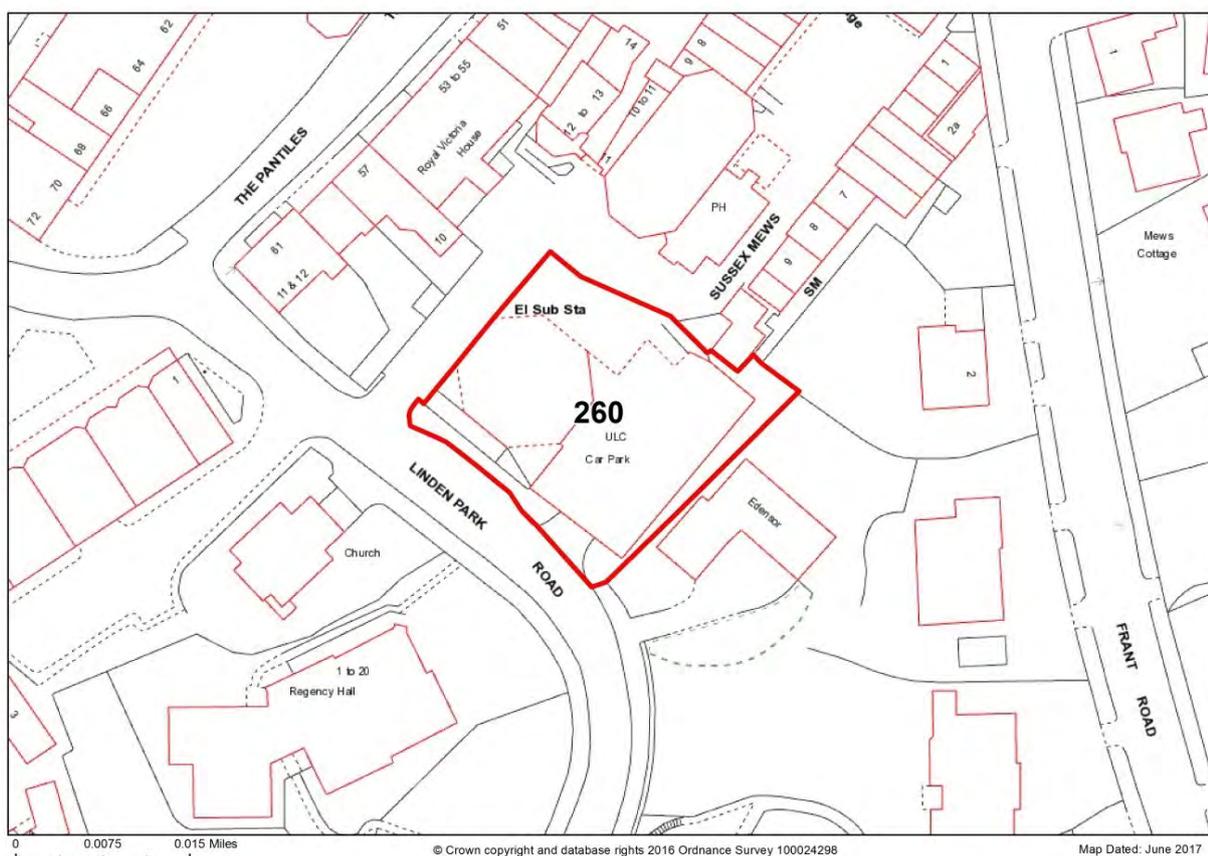


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.20
Developable area (ha):	0.06
Site type:	PDL site within the LBD
Potential site use:	Site has been assessed for development potential, notably for residential use and community use
Potential yield if residential:	Less than 10 units
Issues to consider:	Potential loss of community centre and associated uses; AONB (1 component part); Highway matters; Public access to adjacent Greggs Wood; Ecological interest; notable feature/designation; Land contamination (Unspecified Use – medium risk); ALC: Urban

Site Description:	<p>The site comprises a community centre and associated uses and car park. There is a community centre building on the site, which is adjoined by residential and community and retail uses – Pharmacy, newsagent and convenience store. Boundaries to the site include trees to the east (Greggs Wood). The site is more open to the front where the site has a public entrance that opens onto a community square. The car park is adjacent to the flank elevation of residential uses to the south west.</p> <p>There is vehicular access to the site from Lakeside where there is a car park. There is pedestrian access to the site from adjacent pavements. The site is flat but the topography of the wider context is terraced in character. It is terraced down from Greggs Wood Road. Land to the east of the site falls from the site too. This site is an exposed site.</p>
Suitability:	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:	Site is a PDL site within the LBD of the main urban area of Tunbridge Wells. The site is sustainable in this context. Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 260; SALP AL/RTW24 (Local Plan Allocation AL/RTW10 (site is part of larger allocation))

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

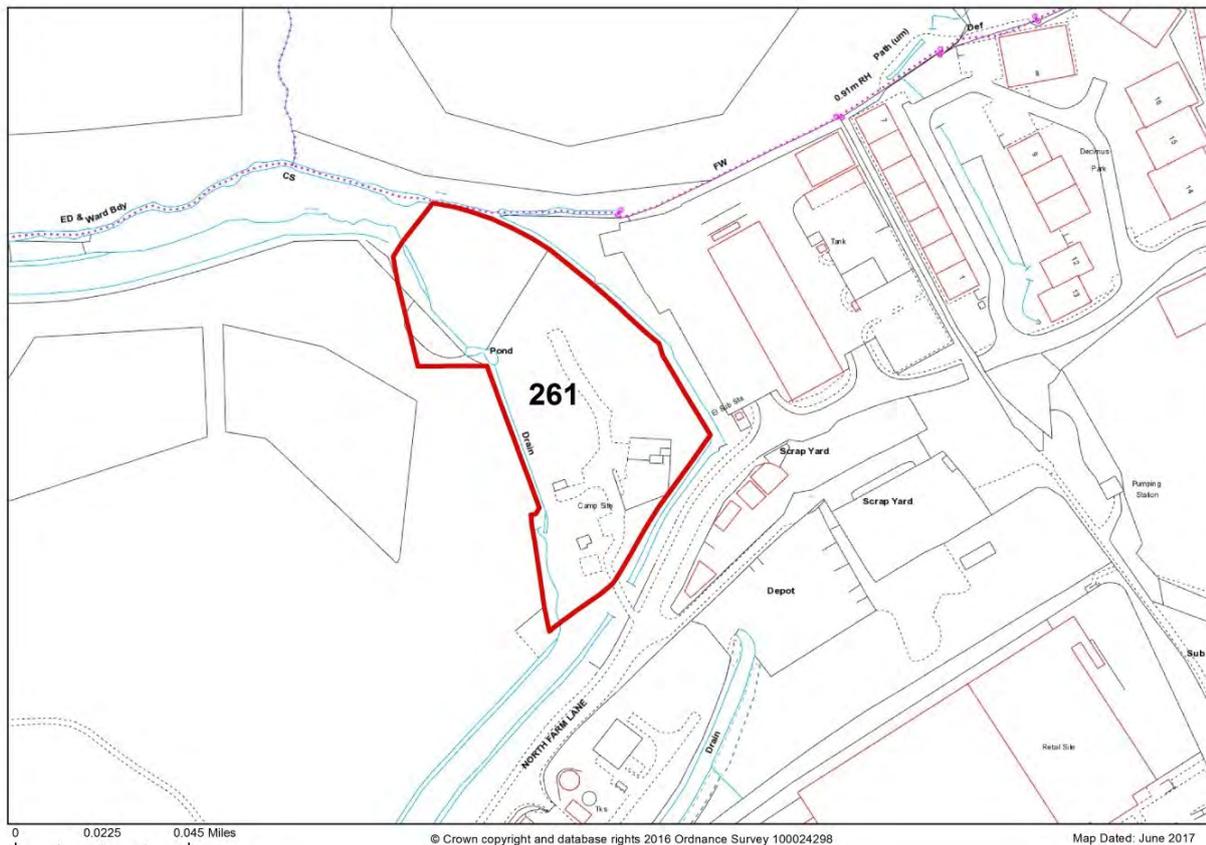


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.13
Developable area (ha):	0.13
Site type:	PDL site within the LBD
Potential site use:	Site has been assessed for development potential, notably for office use
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Existing site allocation AL/RTW24 in Site Allocations Local Plan; AONB (1 component part); Ecological interest; notable feature/designation; Heritage matters (within Conservation Area / adjacent to listed buildings); Highway matters;

	<p>Potential loss of car park; ALC: Urban; This site currently has planning consent for the change of use from Sui Generis to offices with classes B1 (business) and A2 (Financial and Professional Services) (18/01928/FULL) as of 1st April 2019</p>
Site Description:	<p>The site comprises an auction house and car park. The site is adjoined by residential uses and the Pantiles commercial area. The boundaries of the site consist of walls and shrubbery on three sides with a more open vehicle access point. There are no natural features on the site.</p> <p>There is vehicular and pedestrian access to the site. The site is a flat site with a multi-level car park. This site is generally exposed.</p>
Suitability:	Suitable: see reason below
Availability:	<p>Available Single ownership</p>
Achievability:	<p>This is considered to be a suitable site. It is available and is in single ownership. It is considered that the site could be delivered in the Local Plan period.</p>
Sustainability Assessment:	Highly sustainable site which utilises an existing previously developed site.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is a PDL site within the LBD, located in proximity to the centre of the main urban area of Tunbridge Wells. The site is sustainable in this context. It currently has planning consent.

Site Reference: 261 (Local Plan Allocation AL/RTW14 (site is part of larger allocation)) in conjunction with site 72

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

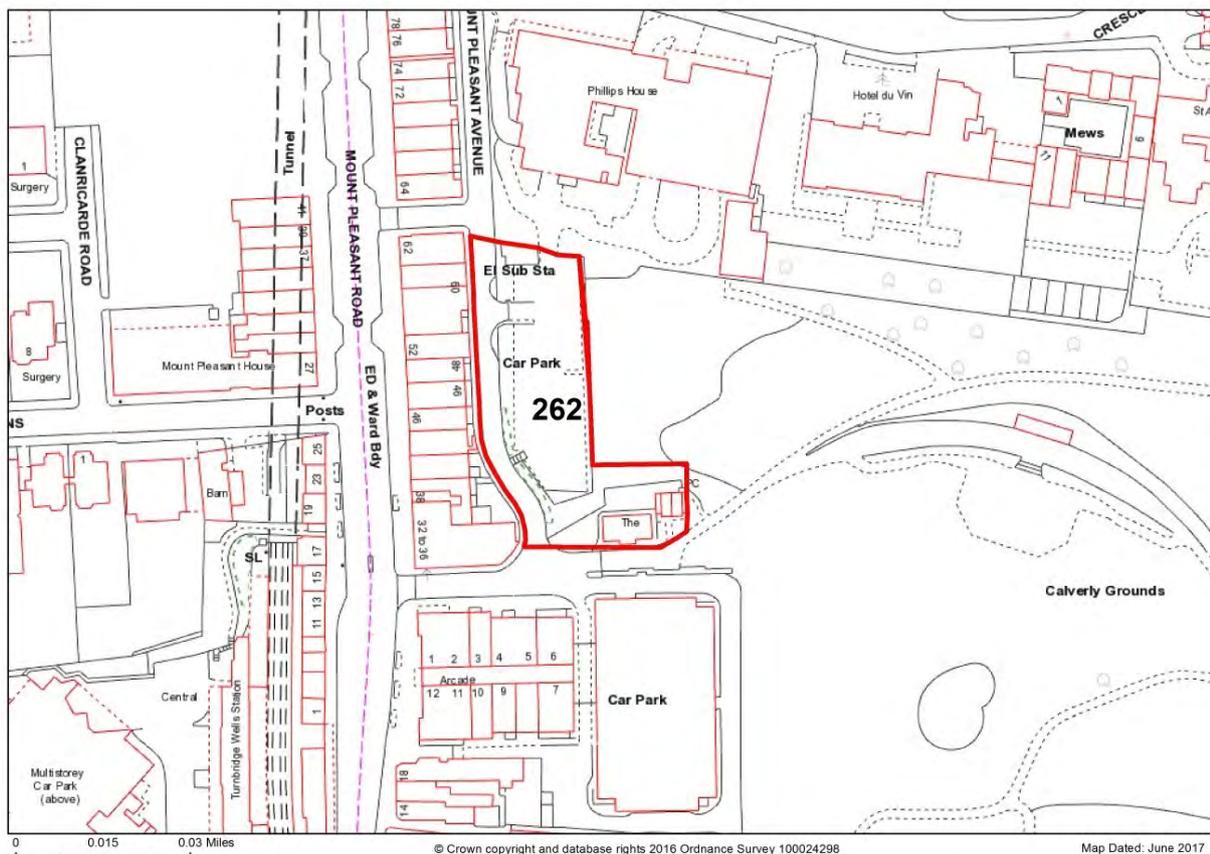


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	1.11
Developable area (ha):	0.89
Site type:	Former gypsy site within LBD
Potential site use:	Site has been assessed for development potential, notably for Sports and Leisure (or renewable energy)
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	AONB (1 component part); Landscape Sensitivity Study (PE2); Ecological interest; notable feature/designation; EA Flood Zones 2 and 3;

	Highway matters; Potential noise and smell considerations; Land contamination (landfill site); ALC: Grade 4
Site Description:	<p>The site consists of an abandoned parcel of land, overgrown with brambles. The rear of the site is covered by woodland. There is a stream on the site. There are drainage ditches. There are no existing buildings on the site. There are some areas of hard standing. The site is adjoined by industrial uses – scrap yard, Council Depot, waste recycling centre. There is woodland to the north. Boundaries of the site comprise fencing, trees and brambles.</p> <p>The site fronts North Farm Lane off Downing Way. There is a gate and dropped curb along North Farm Lane to the site. There is pavement along the northern side of North Farm Lane. There is a Public Right of Way opposite the site running along the southern side of North Farm Lane. There is a slight rise up to the north west.</p> <p>This site is generally enclosed but is exposed in part along North Farm Lane.</p>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is considered to be a suitable site. It is available and is in single ownership. It is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	Water objective is given an unknown score as, while it is likely that flood issues on site can be overcome, the specific proposed use is not detailed and thus consumption requirements are unclear. The Employment objective scores very highly due to the creation of new jobs in a ward that has one of the highest levels of unemployment in the borough. Climate change objective is scored as unknown as there is potential for a solar farm on the site but no guarantees are given.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	The site in conjunction with site 72, lies adjacent to and in proximity to the LBD and lies in the proximity of the Longfield Road commercial area. The site would be suitable for an expansion of this economic area. It is constrained however by the topography and former landfill use of site 72.

Site Reference: 262; SALP AL/RTW21 (Local Plan Allocation AL/RTW1 (site is part of larger allocation)) in conjunction with site 263

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



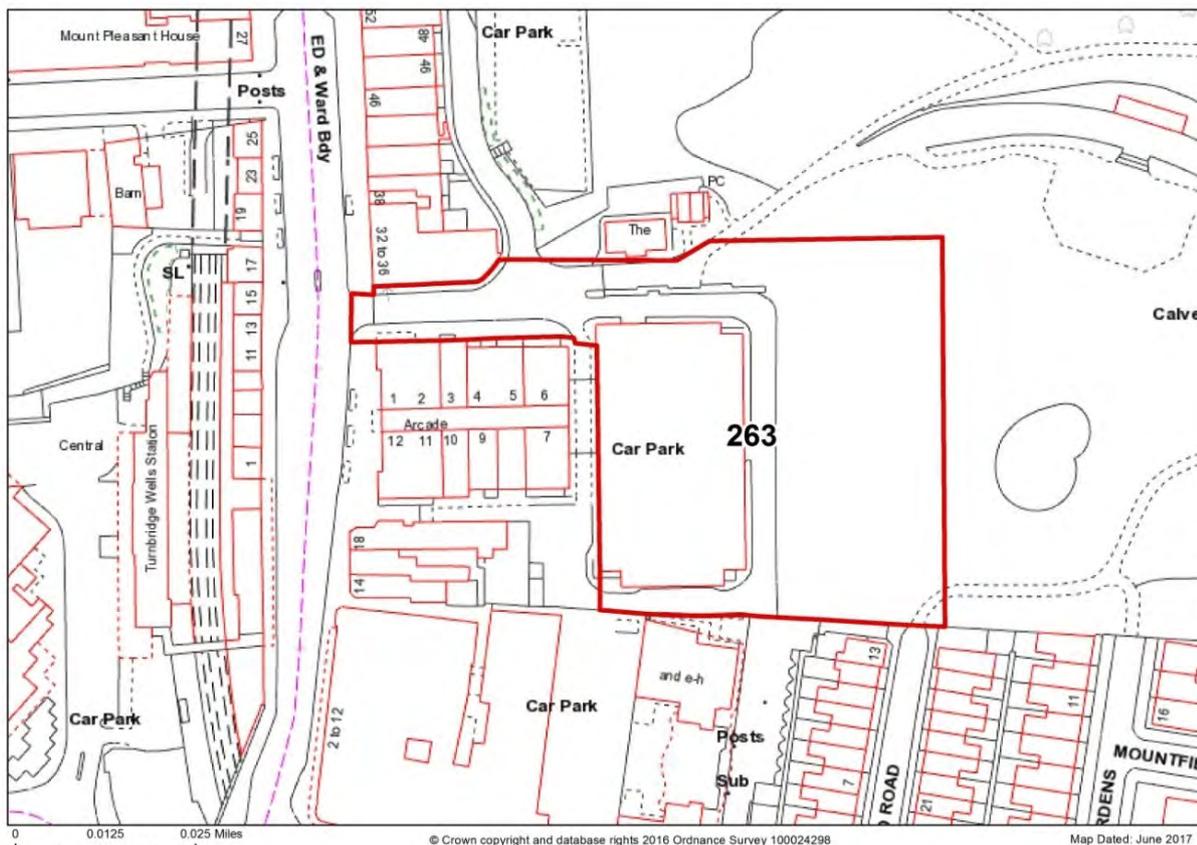
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.29
Developable area (ha):	0.29
Site type:	Mostly PDL site within LBD
Potential site use:	Site has been assessed for development potential, notably for community/Leisure, possibly retail, mixed use, office
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Existing allocation AL/RTW21 in Site Allocations Local Plan; Tree Preservation Order; AONB (1 component part); Ecological interest; notable feature/designation;

	<p>Heritage matters (within Conservation Area and Arcadian Area / adjacent to listed buildings / part within/adjacent to Historic Park and Garden);</p> <p>Local Plan Landscape designation;</p> <p>Loss of parking provision;</p> <p>Highway matters;</p> <p>ALC: Urban;</p> <p>This site as part of the wider allocation currently has planning consent for the redevelopment of the site to provide new offices, including Council offices, a theatre, underground parking, and associated landscape and infrastructure works (18/00076/FULL) as of 1st April 2019</p>
Site Description:	<p>The site comprises a car park with a dental practice and a set of public toilets accessed from Calverley Grounds. The car park is used by AXA on week days. There are two buildings on the site. These are the dental practice and the toilets. The site is adjoined by Calverley Grounds, Mount Pleasant Avenue, Town Centre commercial uses, residential, AXA offices and the Great Hall. There are various trees along Mount Pleasant Avenue, and trees forming a backdrop to the dentist, toilet block and Calverley Grounds. The site is more open to the north.</p> <p>There is vehicular access to the car park from Mount Pleasant Avenue. There is pedestrian access from Calverley Grounds to the dental practice and toilet block. The car park is accessible and there are steps from Mount Pleasant Avenue. The dental practice part of the site is flat, level with the entrance to Calverley Grounds. The toilet block is slightly raised from the entrance. There is a retaining wall behind the car park at a much higher level, higher than Mount Pleasant Avenue. This site is exposed to the south and more enclosed from other sides. It is more open from the north.</p>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is considered to be a suitable site. It is available and is in single ownership. It is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	<p>This site has a mixed range of scores. Air quality score is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. Loss of greenspace with connectivity to a SLNCV has caused the biodiversity objective to be scored negatively. Likewise the land use objective is scored slightly negatively due to the loss of greenfield land. Positive score for services reflects the benefits the proposals would bring to tourism and leisure. Health scores slightly positively due to the wellbeing benefits of providing a more inviting entrance to Calvary Grounds (a Historic Park and Garden) and attracting more visitors. Conversely, the loss of some of the existing heritage asset,</p>

	causes the heritage objective to score negatively. The Landscape/Townscape objective scores as slightly negative due to the loss of green open space in Calvary Grounds and alteration to the park setting.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is mostly a PDL site within the LBD, located in the centre of the main urban area of Tunbridge Wells. The site is sustainable in this context. It currently has planning consent.

Site Reference: 263 (Local Plan Allocation AL/RTW1 (site is part of larger allocation)) in conjunction with site number 262

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



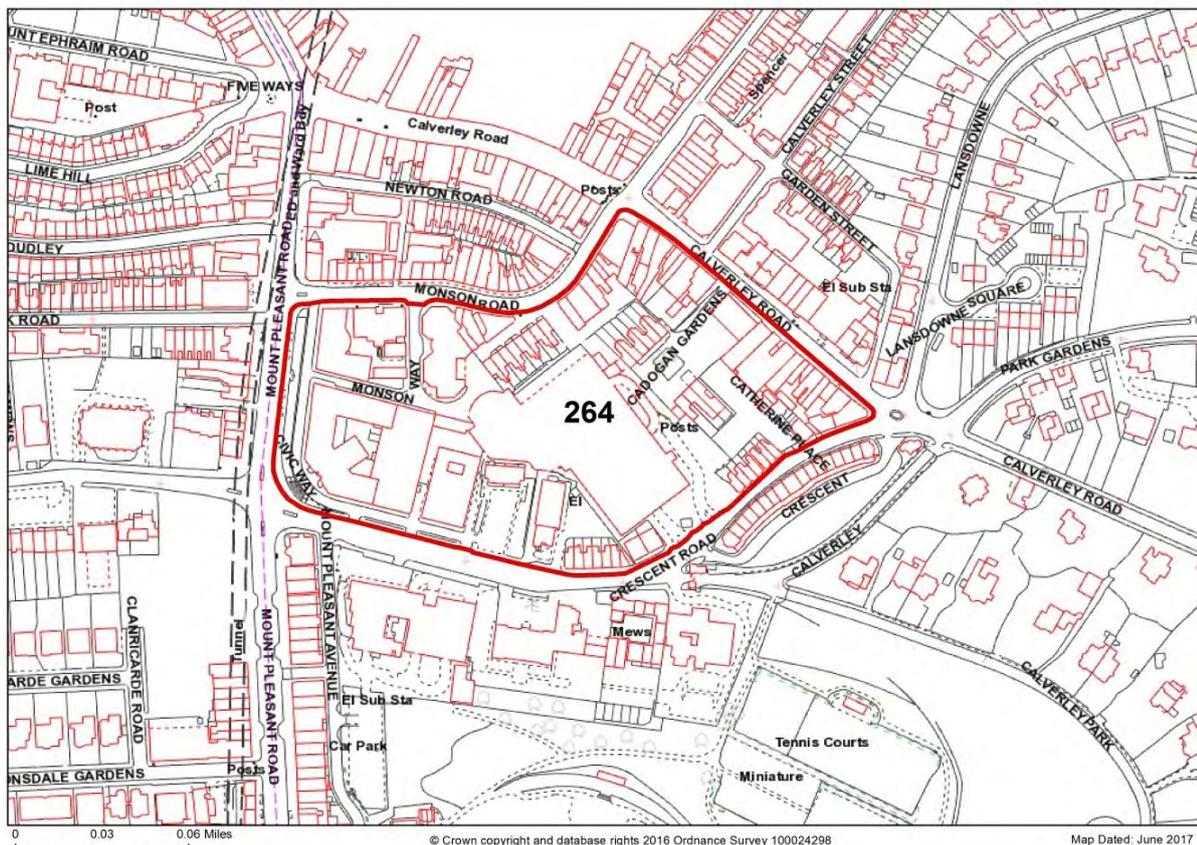
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.73
Developable area (ha):	0.73
Site type:	Part PDL site / part greenfield site within LBD
Potential site use:	Site has been assessed for development potential, notably for community/Leisure, possibly retail, mixed use, office
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	AONB (1 component part); Heritage matters (within Conservation Area and Arcadian Area / adjacent to listed buildings. Registered Historic Park and Garden); Ecological interest; notable feature/designation;

	<p>Loss of parking provision; Potential land contamination; Highway matters; Local Plan Landscape designation; ALC: Urban; This site as part of the wider allocation currently has planning consent for the redevelopment of the site to provide new offices, including Council offices, a theatre, underground parking, and associated landscape and infrastructure works (18/00076/FULL) as of 1st April 2019</p>
Site Description:	<p>The site comprises the Great Hall multi- storey car park and associated access road from Mount Pleasant. It also includes part of Calverley Grounds. The Car Park has a basement level. The site is adjoined by the Calverley Grounds open space and Town Centre commercial and residential uses. Boundaries are not easily defined. The access road is open. There is some hedging along the exit road of the car park alongside Calverley Grounds. There are significant trees in part of the site that is within Calverley Grounds.</p> <p>Vehicular access is from Mount Pleasant and Grove Hill Road. The site is accessible. There are pavements in the locality and adjacent to the car park. Town centre uses and facilities are accessible. There is a pedestrian link from the car park to the Great Hall arcade. There is a slight slope towards the east. This site is exposed.</p>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is considered to be a suitable site. It is available and is in single ownership. It is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	<p>This site has a mixed range of scores. Air quality score is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. Loss of greenspace with connectivity to a SLNCV has caused the biodiversity objective to be scored negatively. Likewise the land use objective is scored slightly negatively due to the loss of greenfield land. Positive score for services reflects the benefits the proposals would bring to tourism and leisure. Health scores slightly positively due to the wellbeing benefits of providing a more inviting entrance to Calvary Grounds (a Historic Park and Garden) and attracting more visitors. Conversely, the loss of some of the existing heritage asset, causes the heritage objective to score negatively. The Landscape/Townscape objective scores as slightly negative due to the loss of green open space in Calvary Grounds and alteration to the park setting</p>
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.

Reason:	Site is mostly a PDL site within the LBD, located in the centre of the main urban area of Tunbridge Wells. The site is sustainable in this context. It currently has planning consent.
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Site Reference: 264; SALP AL/RTW2A (Local Plan Allocation AL/RTW5 and AL/RTW6 (part site))

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



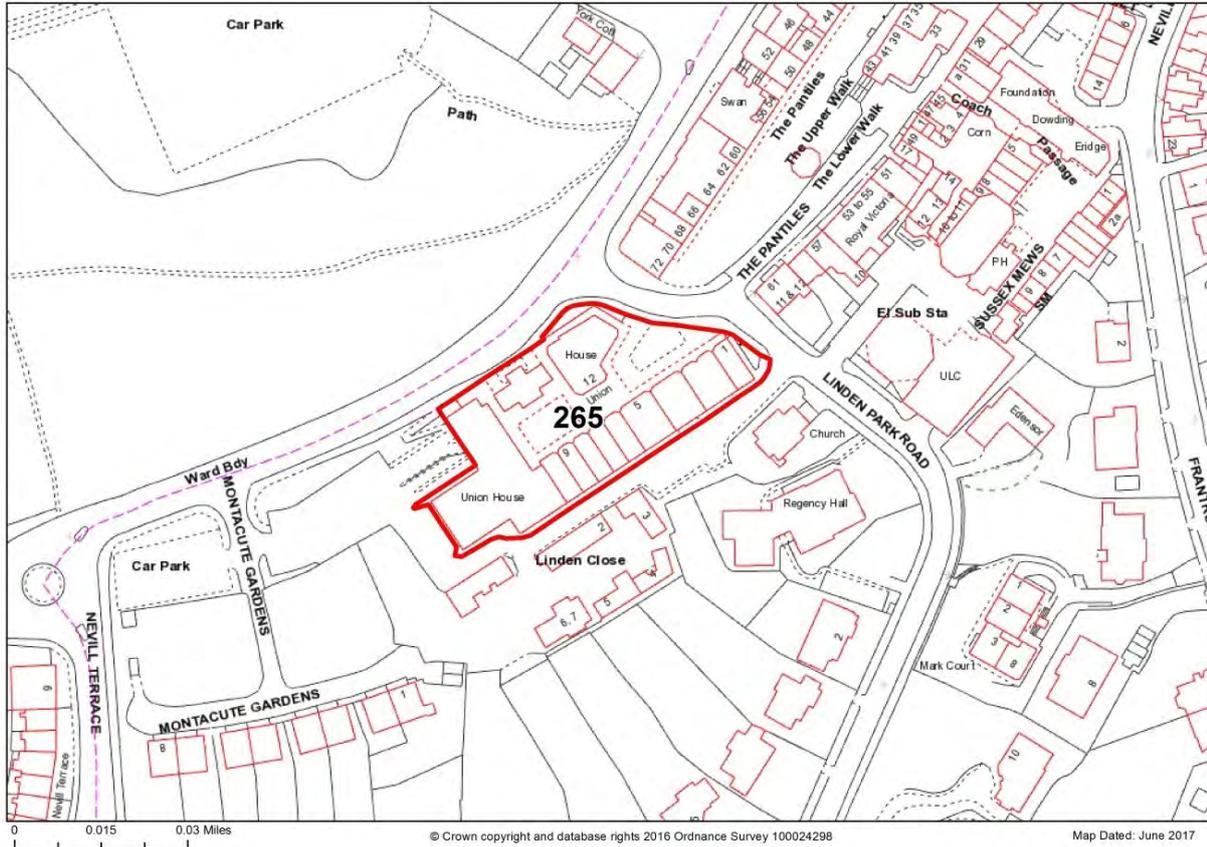
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	4.17
Developable area (ha):	4.17
Site type:	PDL site within LBD
Potential site use:	Site has been assessed for development potential, notably for mixed use
Potential yield if residential:	Mixed use scheme with no residential yield specified
Issues to consider:	Existing site allocation AL/RTW2A in Site Allocations Local Plan Heritage matters (within Conservation Area / includes and is adjacent to listed buildings); AONB (1 component part); Heritage – Conservation Area and Listed Buildings; Ecological interest; notable feature/designation; Loss of parking provision;

	<p>Highway matters; Potential land contamination; In proximity to national cycle route; ALC: Urban; Part of this site currently has planning consent for a cultural and learning hub and includes a visitor information centre and 'gateway' (Local Authority customer service reception) as of 1st April 2019</p>
Site Description:	<p>The site includes the civic complex, car parking, retail and residential uses. The site consists of several buildings comprising primarily the Town Hall, Theatre, shops, library and museum, residential, multi-storey car park, other commercial uses, police station, restaurants, adult education building, Town and Country Housing offices.</p> <p>The site is adjoined by residential, retail, Hotel du Vin, AXA insurance offices, and other town centre commercial uses. Many buildings front onto the adjoining Public Highways. The site has a gate off Calverley Road to Cadogan Gardens. From Crescent Road / Mount Pleasant, the site is at a higher level than the Public Highway. There are steps sited at the front of the Town Hall leading up to Civic Way. There are trees as part of landscaping in and around the site. There are significant trees along the site frontage with Mount Pleasant along Civic Way.</p> <p>The site is adjacent to a number of public highways – Calverley Road, Crescent Road, Monson Road, Mount Pleasant Road. There is vehicular access through parts of the site. There is vehicular access along Calverley Road to Cadogan Gardens. There are pavements along the road frontages that adjoin the site and link through parts of the site e.g. Monson Way, link by side of car park. The site is generally flat. This site is exposed.</p>
Suitability:	Suitable in part: see reason below
Availability:	Available in part Multiple ownership
Achievability:	This is considered to be a suitable site in part. It is an existing allocation. Parts of the wider allocation are available and it is considered that these parts could be delivered in the Local Plan period.
Sustainability Assessment:	Highly sustainable site. Air quality score is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. This location is not suited to residential housing. Adjacent sites are meeting local demand and scores have been applied on this basis. The Landscape/Townscape objective scores as partially unknown due to the difficulty of assessing impacts without a design.
Conclusion:	Site is suitable in part as a potential Local Plan allocation subject to further consideration.
Reason:	Site is a PDL site within the LBD in the centre of the main urban area of Tunbridge Wells. The site is sustainable in this context. It

	<p>is suitable in part for reasons relating to availability of different parts of the site. There is an existing planning permission on part of the site. The area of the site east of the civic complex is unsuitable for allocation because of concerns about multiple ownership and deliverability due to this.</p>
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Site Reference: 265; SALP AL/RTW4A

Site Address: Union House, Eridge Road, Royal Tunbridge Wells, TN4 8HF

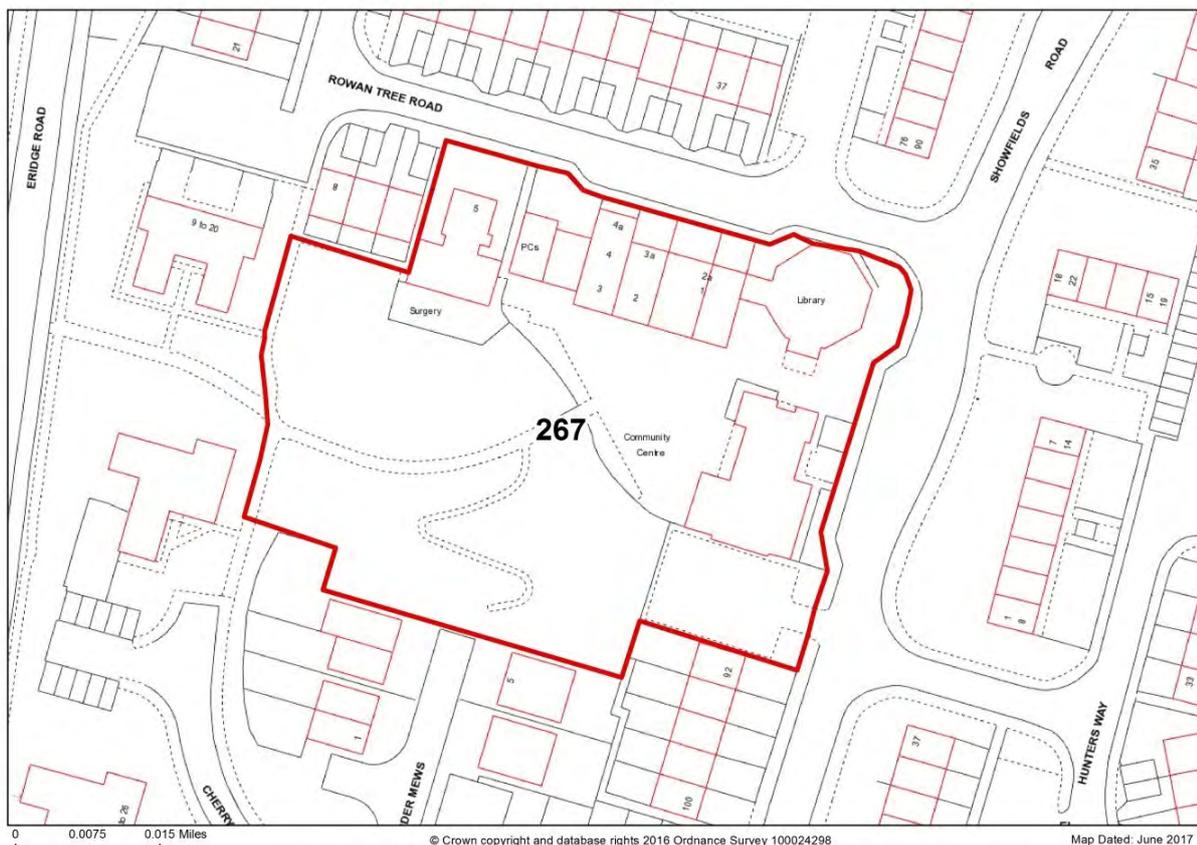


Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.35
Developable area (ha):	0.35
Site type:	PDL site within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	11
Issues to consider:	Existing allocation AL/RTW4A in Site Allocations Local Plan; AONB (1 component part); Landscape Sensitivity Study (adjacent to SP20); Ecological interest; notable feature/designation; Tree Preservation Order; Highway matters; Heritage matters (within Conservation Area / adjacent to listed buildings);

	ALC: Urban; This site currently has planning consent for a mixed use scheme including 127 dwellings (16/504331/FULL) as of 1st April 2019
Site Description:	Prior to being developed, this site consisted of Union House comprising offices, other commercial uses and a car park. The office building was mostly vacant. The site is adjoined by the Pantiles, the A26, Eridge Road, a Car Park, and some residential properties and commercial uses. A church adjoins the site. The boundaries of the site originally comprised brick walls. Vehicular access to the site is from Eridge Road via the car park. Pedestrian access to the site entrance is from Eridge Road. The site is sloping. This site is exposed.
Suitability:	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 a sustainable site within the LBD which benefits from an extant planning consent currently under construction

Site Reference: 267 (Local Plan Allocation AL/RTW28)

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



Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.69
Developable area (ha):	0.69
Site type:	Part PDL/part greenfield site within LBD
Potential site use:	Site has been assessed for development potential, notably for mixed use including improved and enhanced medical centre, enhanced residential development, as well as improvements to community facilities
Potential yield if residential:	Mixed use scheme with no residential yield specified
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; Highway matters; Local Plan Landscape designation; In proximity to local cycle route; ALC: Urban

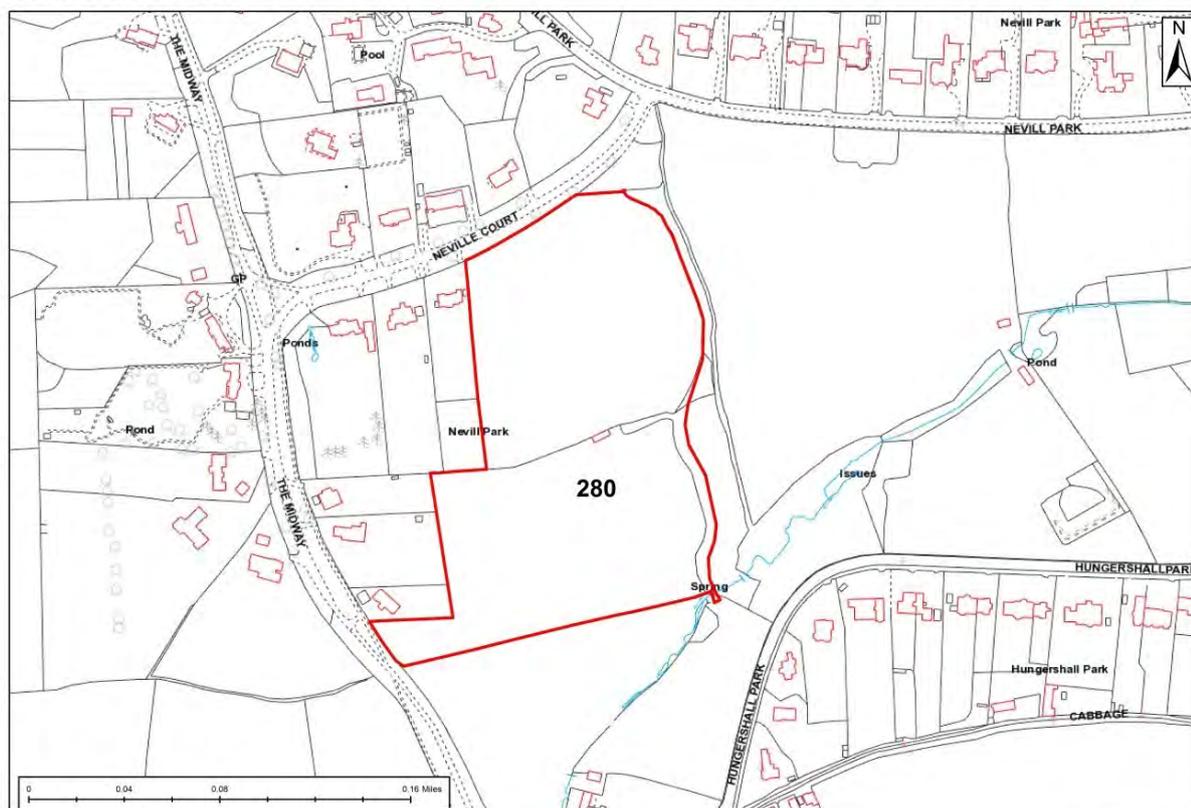
Site Description:	<p>The site comprises a mix of uses including community centre, doctors surgery, library, cafe, hall, children's play area and green open space and residential uses. There are several buildings on the site comprising a mix of single storey e.g Hall, library and three storey terrace building including a surgery and café. There are also residential properties. The site is adjoined by residential properties. There is a parking area along Showfields, adjacent to the site. Site boundaries comprise a mix of brick walls, fences and railings, more open in parts along Showfields. There is some soft landscaping including trees. There is a designated cycle route further north of the site.</p> <p>There is no vehicular access through the site but it is accessed from Showfields. There are bollards along the site frontage with Showfields. There is a parking area along Showfields, adjacent to the site. There are several pedestrian foot paths through/across the site. Areas with buildings are flat. Green space is elevated in comparison and slopes up from the main complex of buildings. This site is exposed.</p>
Suitability:	Suitable: see reason below
Availability:	Available Multiple ownership
Achievability:	This is considered to be a suitable site. It is available and it is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	This is a highly sustainable site with positive scores reflecting the improvement to services and suitable location. The climate change score reflects the fact that proposals are for redevelopment of existing facilities rather than creation of new facilities. Private car use is not essential in this location.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is a part PDL site within the LBD of the main urban area of Tunbridge Wells. The site is sustainable in this context. It is suitable for a mixed use scheme reflective of the fact that the existing site comprises a mix of uses

	Potential land contamination; Loss of parking provision; Highway matters; ALC: Urban
Site Description:	The site comprises a multi-storey car park and various office, commercial and retail buildings and station approach to the adjacent railway station. The site is adjoined by offices uses, commercial uses, railway station and some residential uses. The boundaries of the site are mixed and include hard and soft landscaping. There are some trees but the site is predominantly urban in nature. There is existing vehicular access to the site from Vale Avenue. The site fronts Vale Avenue and Vale Road from which there is pedestrian access to the site. The site is set at varying levels but the site is at a lower level than the surrounding town centre generally. This site is generally exposed.
Suitability:	Suitable: see reason below
Availability:	Available Multiple ownership
Achievability:	This is considered to be a suitable site. It is available and it is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	Air quality is scored as mixed overall because the site is easily accessed by sustainable and active transport modes but is still likely to increase traffic in the AQMA. There is an existing high demand for school places locally and thus the education objective score negatively. Travel and Services objectives score particularly well because the central location means new residents have access to a wide range of services and would not necessarily require a private car. The Landscape/Townscape objective scores as partially unknown due to the difficulty of assessing impacts without a design.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is a PDL site within the LBD in the centre of the main urban area of Tunbridge Wells. The site is sustainable in this context. It is suitable for a mixed use scheme given its town centre location

Site Reference: 280

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

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Map Dated: June 2017

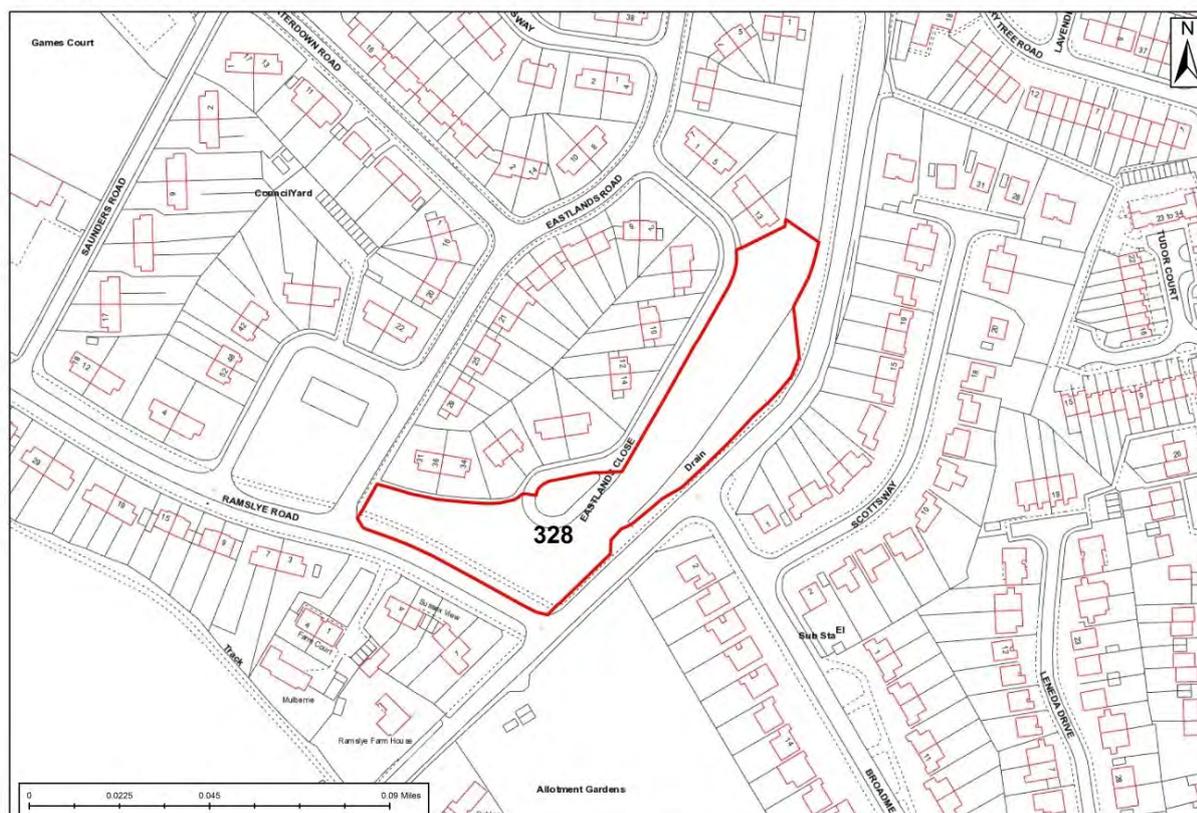
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	4.56
Developable area (ha):	4.02
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	121
Issues to consider:	Green Belt considerations; AONB (2 component parts); Landscape Sensitivity Study (SP20); Ecological interest; notable feature/designation; Tree Preservation Order; Adjacent to LBD; Heritage matters (adjacent to Conservation Area/adjacent to Arcadian Area);

	ALC: Grade 4
Site Description:	<p>This site is a green field/parkland. There is one building towards the centre of the site. Adjoining uses include residential properties and parkland. There is also an adjoining grazing field for horses. The boundaries are mostly comprised of trees, with some iron fencing and sporadic residential fencing. There is also a wall adjacent to the end property of The Midway.</p> <p>There is a field gate along northern frontage of site along Nevill Court. A further gate is sited along The Midway. There is no pedestrian access to the site currently but the site has a frontage with Nevill Court and part of the site is adjacent to The Midway. There is a Public Right of Way to the west of the site. The site has a slope down from north to south, with undulations. This site is exposed.</p>
Suitability:	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:	There are significant concerns regarding impact on heritage matters if this site were to be allocated, including on the historic and landscape setting of Tunbridge Wells. The site is part of a larger broad area that if released from the Green Belt would cause very high harm.

Site Reference: 328

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

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Map Dated: June 2017

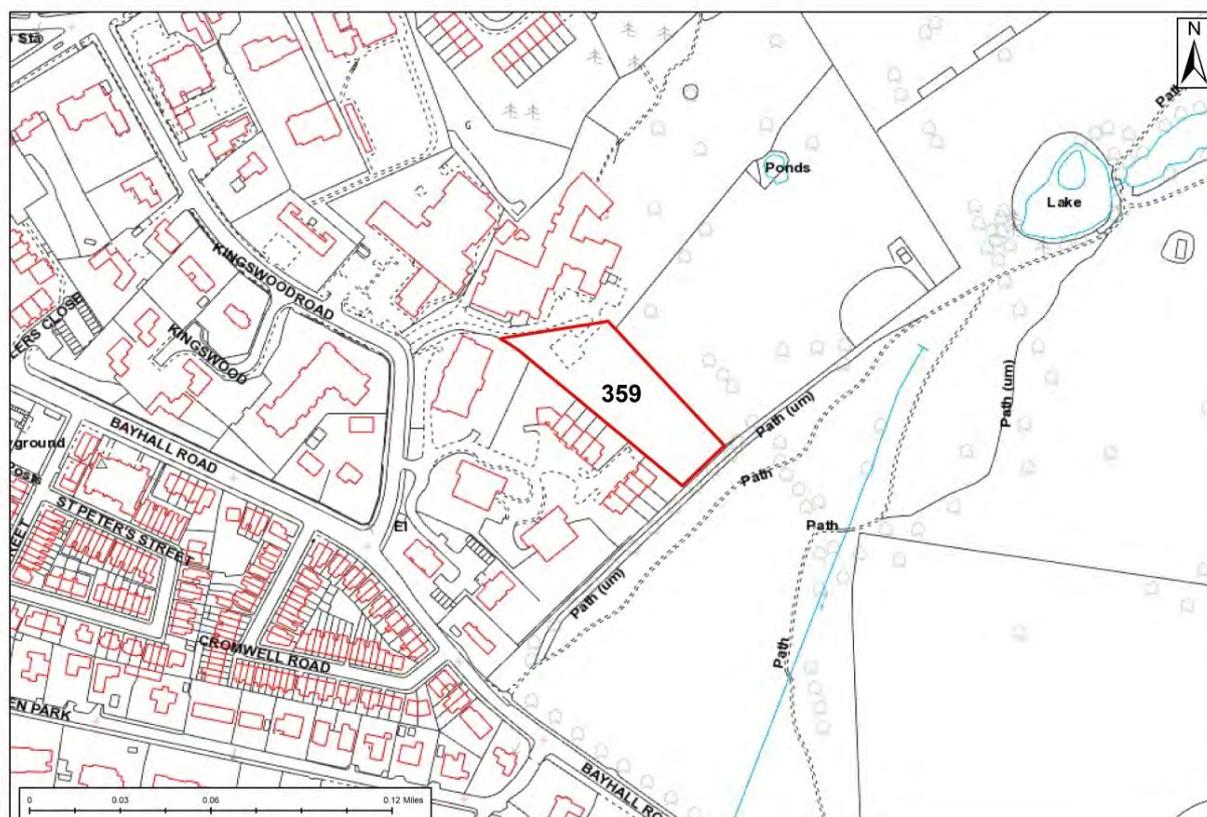
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.73
Developable area (ha):	0.73
Site type:	Greenfield site within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use or Important Open Space
Potential yield if residential:	22
Issues to consider:	AONB (1 component part); Landscape Sensitivity Study (in proximity of ES1); Local Plan landscape designation; Ecological interest; notable feature/designation; ALC: Urban

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

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

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

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Map Dated: June 2017

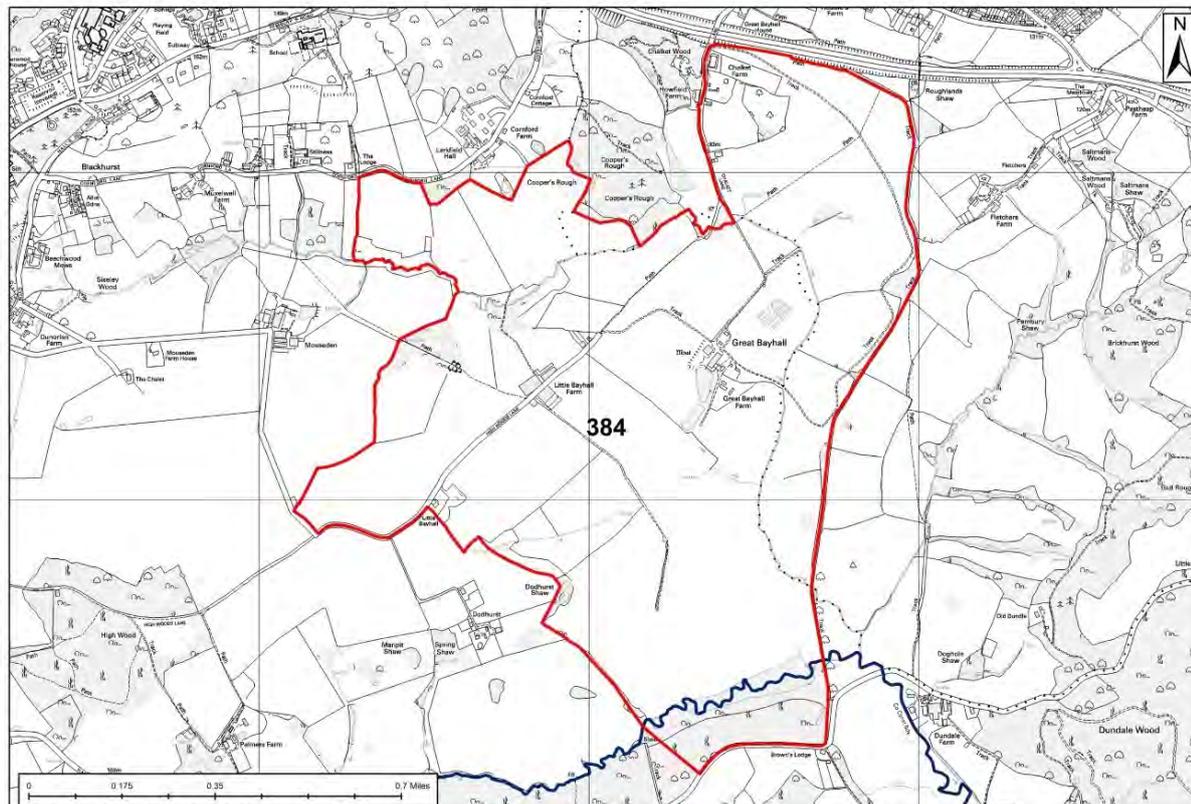
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.40
Developable area (ha):	0.40
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	12
Issues to consider:	Green Belt considerations; AONB (1 component part); Landscape Sensitivity Study (BA1); Ecological interest; Tree Preservation Order; Heritage matters (adjacent to Dunorlan Park Historic Park and Garden);

	Highways (means of access); ALC: Grade 3
Site Description:	<p>This site is an overgrown green field. There are no existing buildings on site. Adjacent uses include residential, parkland, woodland, and overgrown shrubland/field. Boundaries are mainly comprised of mature trees and hedging and is open to the adjoining parcel of land.</p> <p>There is no vehicle access. Any access would have to be through adjacent properties. There is also no pedestrian access but informal paths run adjacent to the site within the parkland. The site is flat but site may rise towards Pembury Road. The site is generally enclosed.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This site scores mostly neutral scores with some positive ones. It scores negatively on heritage due to it being adjacent to an historic park and garden and adjacent to an area of archaeological potential. The site is a greenfield site and a small part of a larger Green Belt parcel the release of which would cause very high harm. The score for land use has been adjusted to reflect the size of the site. The negative score for noise has been informed by the sites position in close proximity to the Pembury Road.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	It is considered that there is a significant heritage concern regarding allocation of this site. It is considered that allocation of the site would have a negative effect on the setting of the adjacent Historic Park and Garden.

Site Reference: 384

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

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Location:	Royal Tunbridge Wells
Settlement:	In proximity to Main Urban Area: Royal Tunbridge Wells and Pembury
Gross area (ha):	227.54
Developable area (ha):	193.83
Site type:	Mostly greenfield site with pockets of PDL land
Potential site use:	Site has been submitted as a potential new settlement. It would be a mixed use scheme including residential
Potential yield if residential:	3,500 (5,815 @ 30 dpha, 2,910 @ 15 dpha)
Issues to consider:	Ancient woodland considerations related to access (outside of the site) Green Belt considerations; AONB (10 component parts); Ecological interest; notable feature/designation; SFRA Flood Zones 2 and 3;

	<p>Heritage matters (listed buildings, and views from Dunorlan Park Historic Park and Garden);</p> <p>Tree Preservation Order on part of site;</p> <p>Land contamination (landfill site and Unknown Filled Ground);</p> <p>Minerals and waste;</p> <p>Highway issues;</p> <p>ALC: Grade 3, Grade 4</p>
Site Description:	<p>The site comprises primarily farmland with sporadic residential uses. There are pockets of woodland on the site. There are some existing buildings on the site including dwellings and farm buildings. The site is adjoined by farmland and farm, Peppenbury House and woodland. The site is in proximity to other residential properties and a curling rink.</p> <p>Highwoods Lane runs through part of site as does Chalket Lane. Cornford Lane is adjacent to the site at its northern end. There is a lack of pedestrian pavement along Highwoods Lane and Chalket Lane and a general lack along Cornford Lane too. There are Public Rights of Way on the site and a Bridleway. The site has a complex topography. Highwoods Lane runs along a ridge through the site. There are public views from the Public Rights of Way and the roads that run through and adjacent to the site.</p> <p>The topography of the site is varied, but includes areas of ridges and valleys.</p> <p>Transport links to the south-west (towards Hawkenbury/Royal Tunbridge Wells) would most likely follow the route of Highwoods Lane, which runs through approximately 600m Ancient Woodland</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	<p>The site is separated from Hawkenbury/Royal Tunbridge and Pembury, although 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:	Key considerations for planning for new settlements/ significant extensions to existing settlements are set out at para 72 of the NPPF.

However, national policy regarding major development in the AONB is clear: the tests to be met for major development in this designation are extremely high, and include demonstrating that (housing and employment) needs cannot be met outside the AONB (either in the Borough, or outside, under the Duty to Co-operate).

Nationally, development of this scale in the AONB is unprecedented.

The level of harm (landscape and scenic beauty) that would arise to the AONB is high. This SHELAA has demonstrated the availability of suitable sites outside the AONB. This site is therefore not suitable for development.

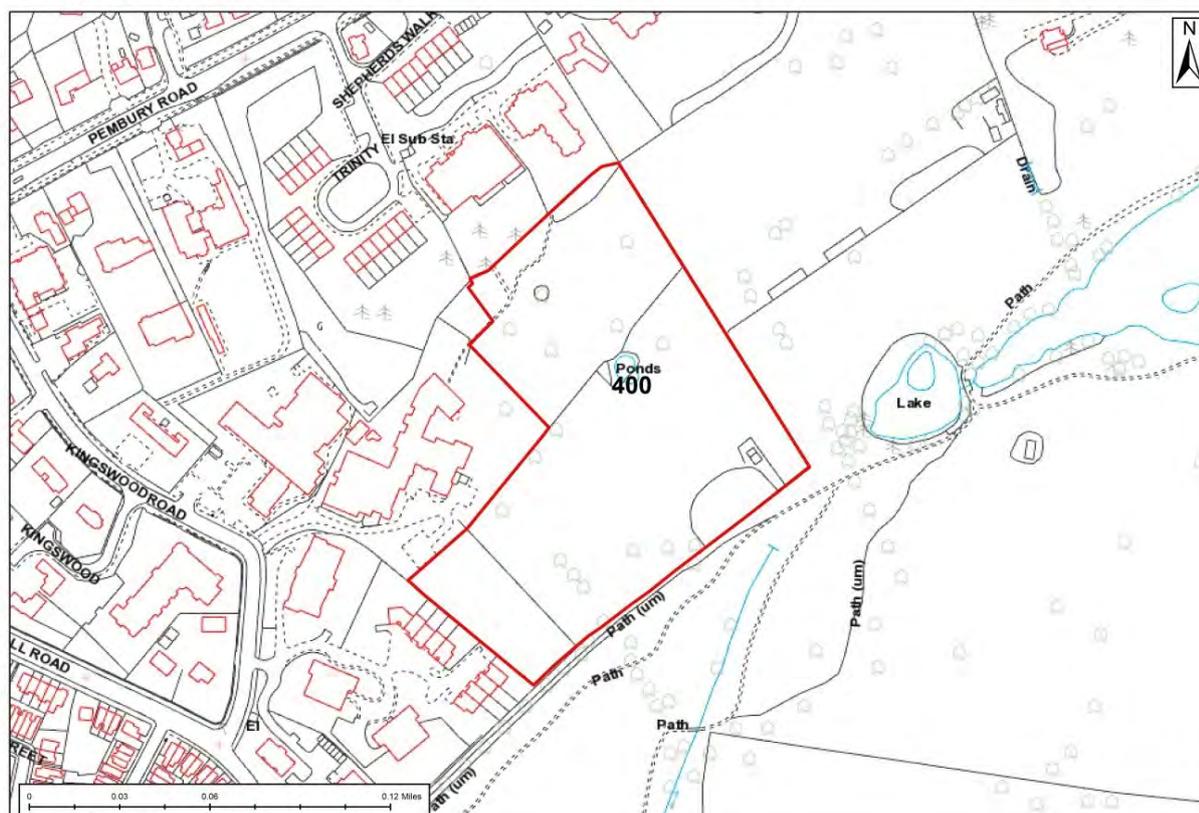
The site is also in the Green Belt: the TWB Green Belt study (2017) identified that the harm caused by the release of land in this broad parcel is “high”. There is national policy protection for the Green Belt, but the NPPF also recognises that Green Belt boundaries can be altered where there are exceptional circumstances, and these are fully evidenced and justified.

There are additionally concerns about the impacts of changes to traffic movements, particularly on Hawkenbury.

Site Reference: 400 and including site 359

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

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Map Dated: June 2017

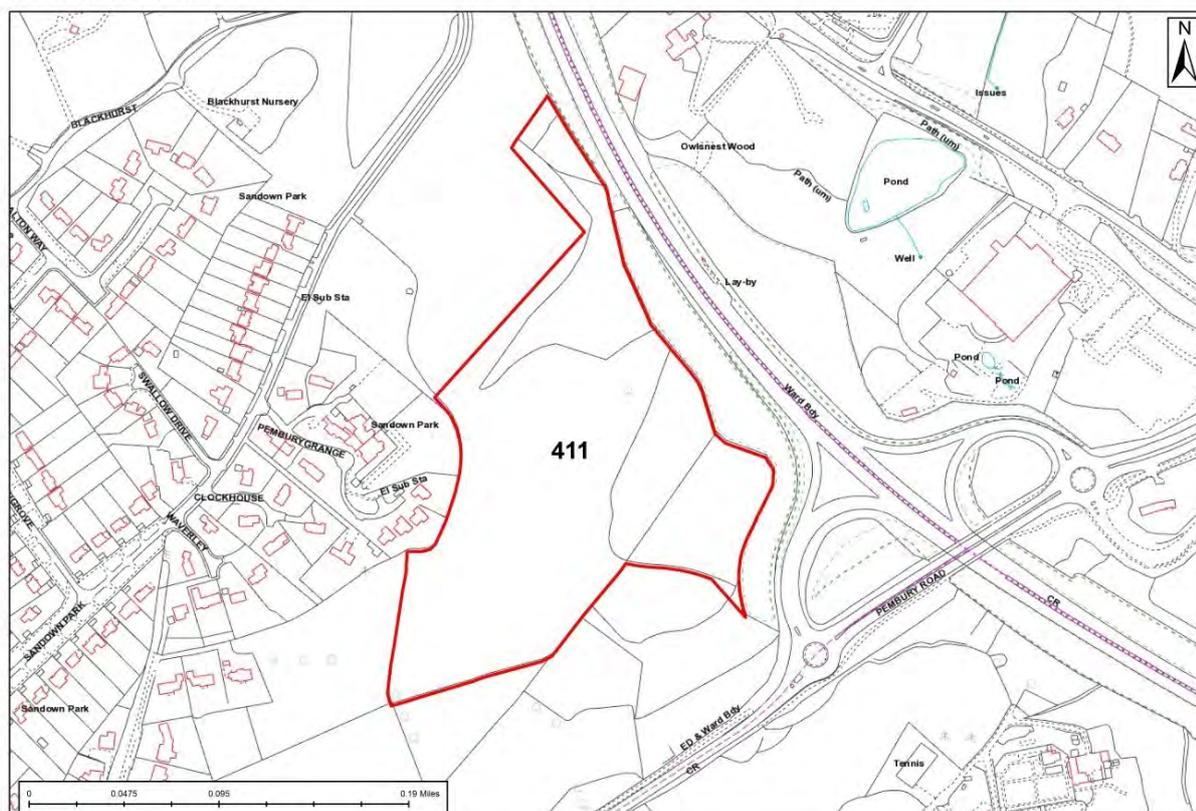
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	2.97
Developable area (ha):	2.97
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	89
Issues to consider:	Green Belt considerations; AONB (2 component part); Heritage matters (adjacent to Conservation Area/ Dunorlan Park); Landscape Sensitivity Study (BA1); Ecological interest; Heritage – Adjacent to Historic Park and Garden; Highway matters (means of access);

	Tree Preservation Order; Land contamination (hospitals (non-research)); ALC: Grade 3, Urban
Site Description:	<p>This site is an area of overgrown shrubland/greenfield to the rear of domestic properties. There is an area of woodland within the site. There are no evident buildings onsite. Adjoining uses include Parkland, residential properties, and a nursing home. There is primarily a strong boundary of mature trees and hedgerow plants along boundaries with Dunorlan Park. At points there is chain link fencing and domestic boundary treatments in place along adjoining residential boundaries.</p> <p>There is no vehicle access. Access would need to be through adjoining properties or parkland. There is also no pedestrian access, although informal paths run along boundary with parkland. Access may be provided through adjoining residential properties. The site is Primarily flat, however likely that site may rise towards Pembury Road. This site is enclosed.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This site scores mostly neutral scores with some positive ones. It scores negatively on heritage due to it being adjacent to the Conservation Area, forming part of its setting and adjacent to an historic park and garden and area of archaeological potential. The site is a greenfield site and part of a larger Green Belt parcel the release of which would cause very high harm. The score for land use has been adjusted to reflect the size of the site. The negative score for noise has been informed by the sites position in close proximity to the Pembury Road. ⁴
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	It is considered that there is a significant heritage concern regarding allocation of this site. It is considered that allocation of the site would have a negative effect on the setting of the adjacent Historic Park and Garden.

Site Reference: 411

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

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Map Dated: June 2017

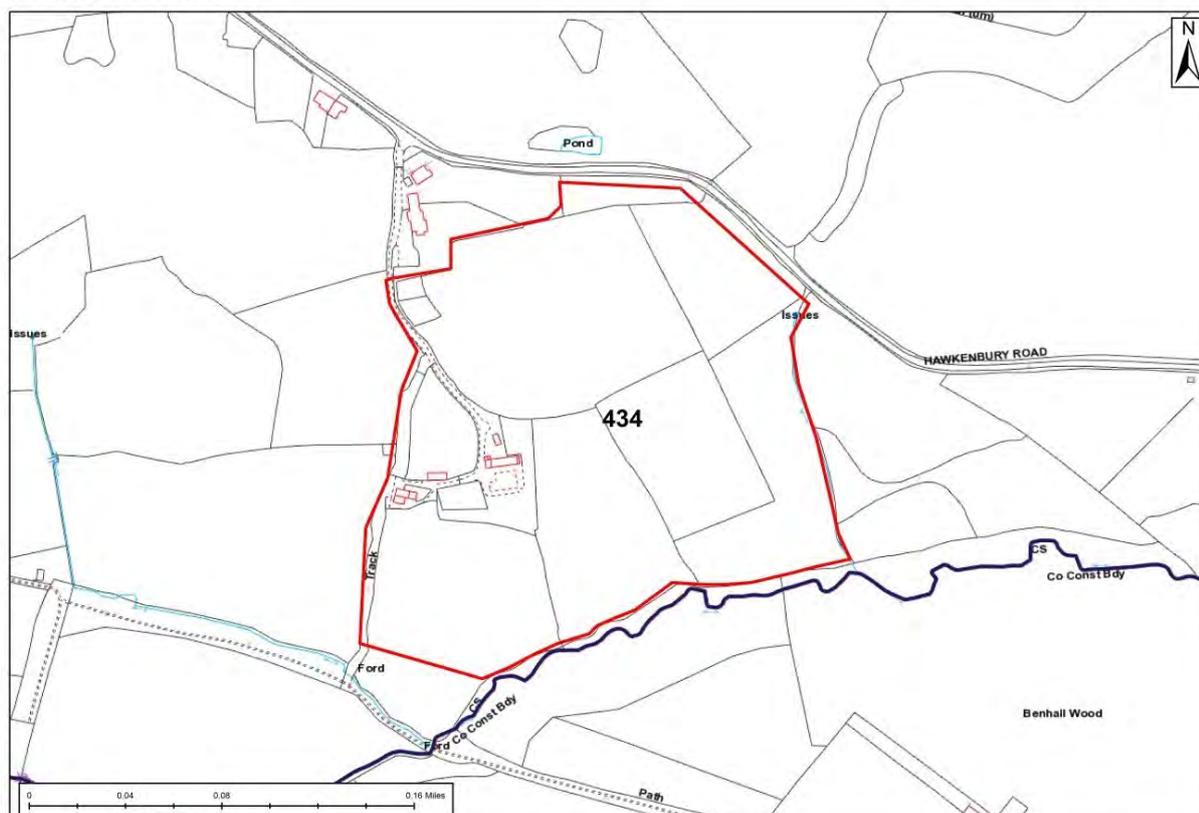
Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	6.69
Developable area (ha):	5.51
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	165
Issues to consider:	Green Belt considerations; AONB (2 component parts); Landscape Sensitivity Study (PE4); Ecological interest; notable feature/designation; In proximity to national cycle route; Adjacent to LBD; ALC: Grade 3

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

Site Reference: 434

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

Call for Sites 2017 Submission



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Map Dated: June 2017

Location:	Royal Tunbridge Wells
Settlement:	Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	7.67
Developable area (ha):	6.95
Site type:	Part greenfield site / part PDL site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	208
Issues to consider:	Green Belt Designation; AONB (3 component parts); Landscape Sensitivity Study (adjacent to BA5); Heritage – Historic Farmstead within site; Ecological interest; notable feature/designation; Land contamination (manufacture of clay bricks and landfill site); Adjacent to existing Limits to Built Development;

	Highway Matters; ALC: Grade 3
Site Description:	<p>The site consists of green fields, a farm, sand school and stables towards the southern end of the site. The site includes part woodland in the south-east corner. There are existing farm buildings and a stable on the site. The site is adjoined by woodland, fields and occasional residential development. The boundaries of the site comprise a mix of hedgerows and trees. There are streams within the site.</p> <p>This site would form a logical extension to the existing allocation adjacent to the site. No vehicular access into the site appears to exist along Hawkenbury Road. There is an access gate along the track to Tutty's Farm. Pedestrian access to the site appears to be currently lacking and there is a lack of pavements. A Public Right of Way runs through the site close to its western boundary and there is a further Public Right of Way adjacent to the southern boundary. There is a steep slope along Hawkenbury Road. There is a slope down to the south from the track down by Tutty's Farm. This site is generally exposed.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	<p>This sites scores a mix of scores, with several neutral scores and some positives. Negative scores are given for heritage, land use and landscape. The heritage score is informed by likely impact on the settlement edge and landscape setting of Tunbridge Wells. The site is a Green Belt parcel that if released from the Green Belt would cause high harm, it a greenfield site that has agricultural land classification 3. This has informed the land use score given whilst the loss of the greenfield site and its likely effect on the settlement edge has informed the landscape score given.</p>
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are concerns about highway matters as well as impact on the AONB landscape

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

Planning Policy

Planning Services

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