

Tunbridge Wells Borough



Tunbridge Wells Borough Council

Site Assessment Sheets for Frittenden Parish

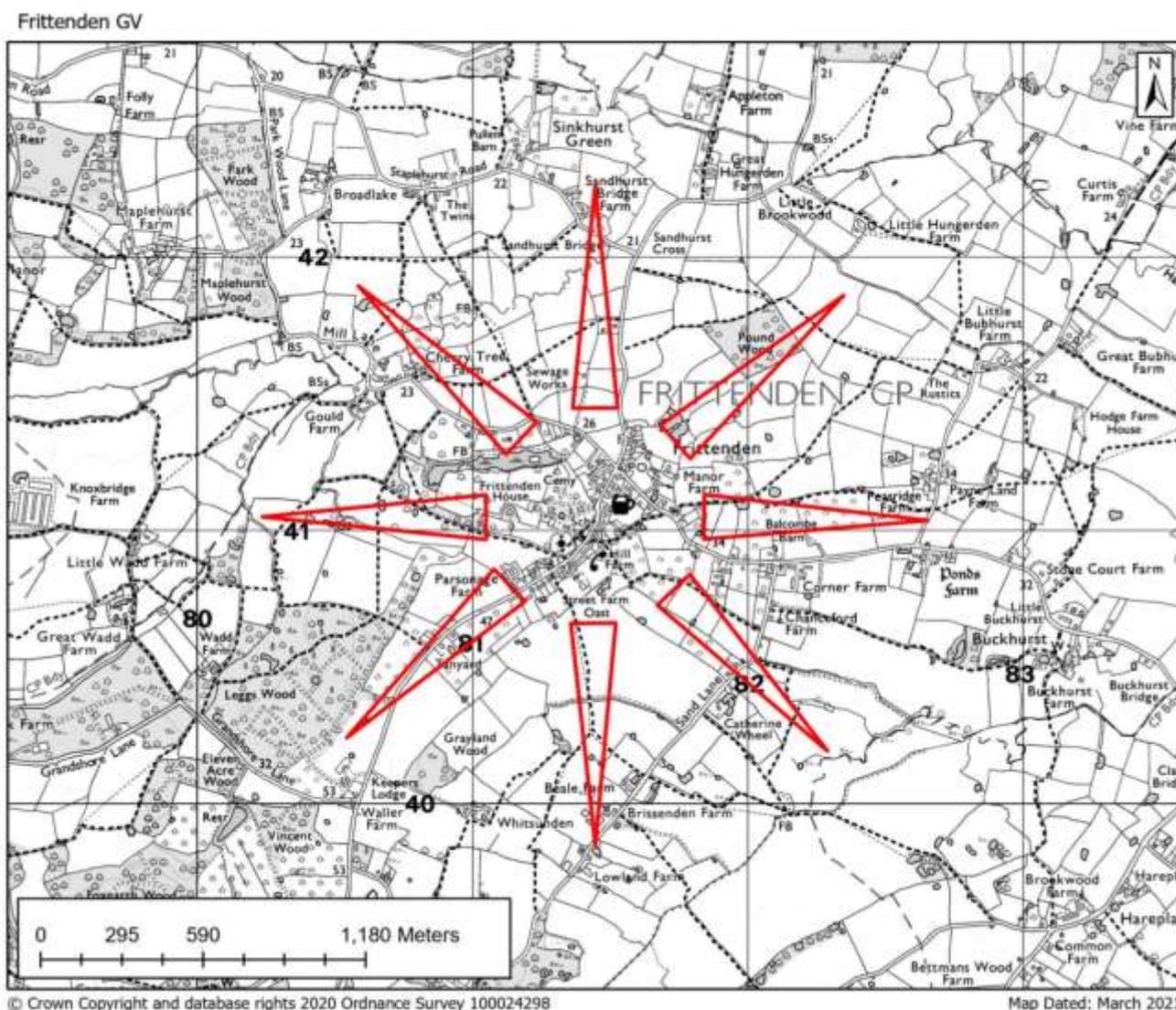
Strategic Housing and Economic Land Availability
Assessment for Pre-Submission Local Plan

January 2021



Site Reference: Frittenden Sustainability Appraisal Garden Settlement Option

Site Address: Land at and surrounding Frittenden



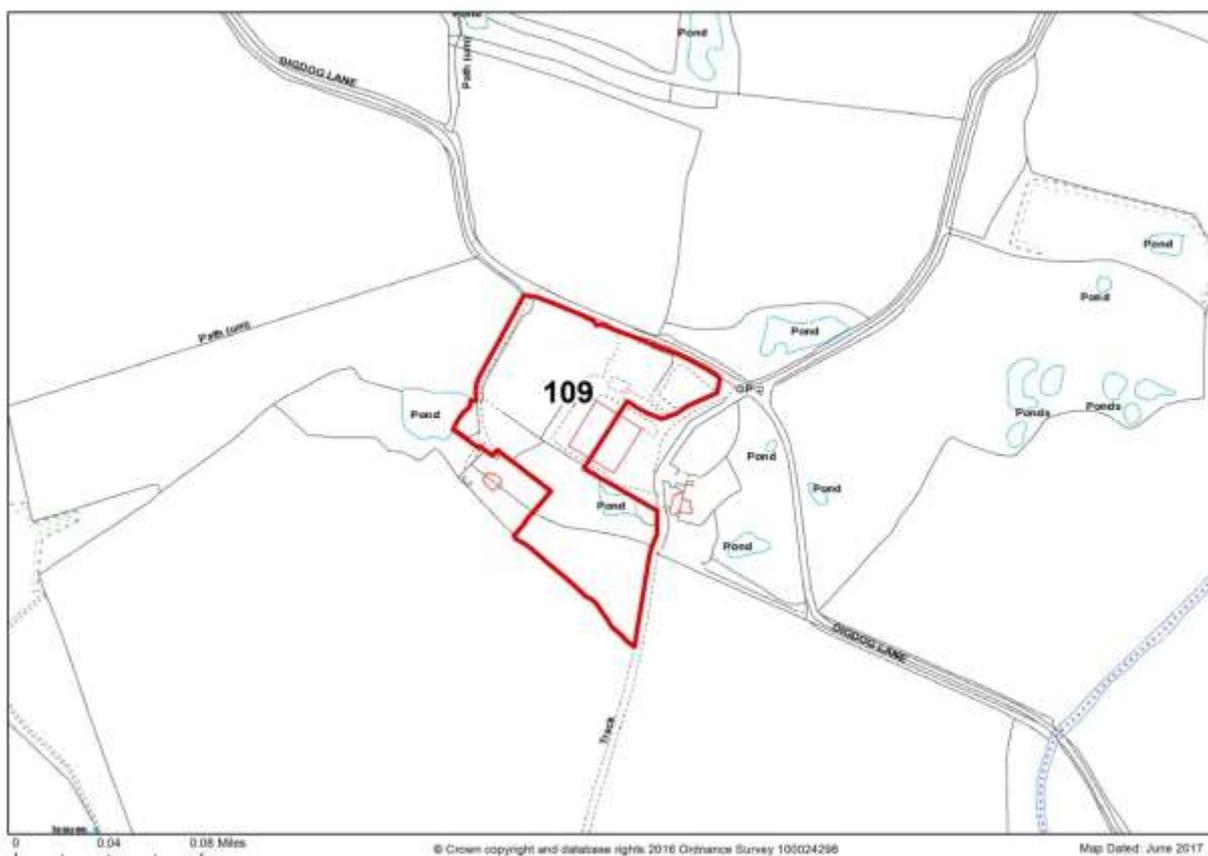
Parish:	Frittenden
Settlement:	Land at and surrounding the village of Frittenden
Gross area (ha):	Subject to masterplanning
Developable area (ha):	Subject to masterplanning
Site type:	Essentially rural greenfield land around the existing small village of Frittenden.
Potential site use:	Site has been considered for use as a potential new settlement. It would be a residential-led, mixed use scheme.
Potential yield if residential:	Approximately 1,500 inclusive of the existing settlement (circa 104 dwellings).

<p>Issues to consider:</p>	<p>Heritage: Conservation Area, Listed buildings and Historic Farmsteads; LCA: Low Weald farmland; HLC: Period – Late/Post Medieval, Late/Early 20th Century, Assart fields/woodlands Ecology: Pockets of Ancient Woodland; TPOs; LWS HPGP: north of the settlement of Frittenden (includes buffers/zones); Environment Agency Flood Zones 2 and 3; Small pockets of contaminated land; Archaeological Potential; ALC: Largely Grade 3, with some Grade 2; Includes the existing village/established Limits to Built Development of Frittenden; Highway considerations (rural road network); Access to high level services and jobs</p>
<p>Site Description:</p>	<p>The site includes the small village of Frittenden and additional land surrounding it in all directions. It is located to the north west of Cranbrook. It lies to the south east of Staplehurst and south west of Headcorn, both in the neighbouring borough of Maidstone.</p> <p>A significant extent of Frittenden village is a designated Conservation Area, including much of the defined Limits to Built Development (LBD). The Conservation Area extends to the north and west beyond the LBD. There are listed buildings within the historic core of the village, and sporadically along Mill Lane and Frittenden Road, running approximately west and east from the village core. There are numerous Historic Farmsteads scattered throughout the site.</p> <p>There is an extensive area to the north of Frittenden village constrained by a High Pressure Gas Pipeline.</p> <p>Beyond Frittenden village, the site is essentially rural greenfield land comprising a patchwork of farmland. It has a very rural context, with a network of minor roads and rural lanes.</p>
<p>Suitability:</p>	<p>The location of this site has the benefit of being outside of key constraints, notably the Green Belt as well as the High Weald AONB, and is not distant from Headcorn which provides a mainline rail link to London.</p> <p>However, there are a number of concerns that lead to this site option being unsuitable. The site has a very rural context and the nature of the road network is such that the whole road network would require upgrading in order to ensure provision of suitable highway infrastructure to serve development of this nature. This is unlikely to be affordable or appropriate in this very rural context. Moreover, it would involve the substantial loss of rural character, including loss of designated rural lanes.</p>

	<p>In addition, an expanded settlement here would remain distant from access to higher level services and employment provision - the nearest settlements are small towns or villages. This means it is likely that residents would need to travel further afield for many day-to-day needs, including secondary education and employment. The very rural location means direct transport links to main settlements and transport hubs are lacking.</p> <p>Development of this scale would also result in substantial harm to heritage, given the extent of the Frittenden Conservation Area, which would be overwhelmed, the many listed buildings and Historic Farmsteads.</p> <p>Furthermore, fragmented land ownership raises serious doubt about the ability to deliver development of this nature.</p>
Availability:	<p>The land ownership around the existing village is highly fragmented, such that development of a large scale would necessitate bringing together and/or acquiring very many land parcels. Hence, it appears impracticable to bring forward a comprehensive approach needed for a new settlement, including for infrastructure – such as the upgrade required to the entire road network. Delivery is further undermined by the fact that there have not been many site submissions that show a propensity for this.</p>
Achievability:	<p>There is substantial doubt about the ability to deliver a development of this scale at this site. Not least because of the complex land ownership and the substantial investment that would be needed to upgrade the entire road network in order to ensure it would be fit for purpose to support development of this scale. In addition, the High Pressure Gas Pipeline, which runs north of Frittenden village, is a significant constraint.</p>
Sustainability Assessment:	<p>This site lies outside of the Green Belt as well as the High Weald AONB, and is not distant from Headcorn which provides a mainline rail link to London. Frittenden does however have very limited services and facilities and direct transport links are missing. Residents would therefore need to travel further afield for many day-to-day needs, and would be car dependant. The road network would require substantial investment to provide the infrastructure required to serve a development of this nature.</p> <p>In SA terms therefore this site is not considered to be a reasonable alternative.</p>
Conclusion:	<p>For the reasons set out, the site is considered unsuitable as a potential Local Plan allocation.</p>
Reason:	<p>Matters relating to the very rural setting and remoteness of the settlement, highway infrastructure, and distance from access to high level services and employment, heritage and land ownership mean that this site is unsuitable.</p>

Site Reference: 109

Site Address: Weald Business Park (old Brickworks), Dig Dog Lane, Frittenden TN17 2AZ

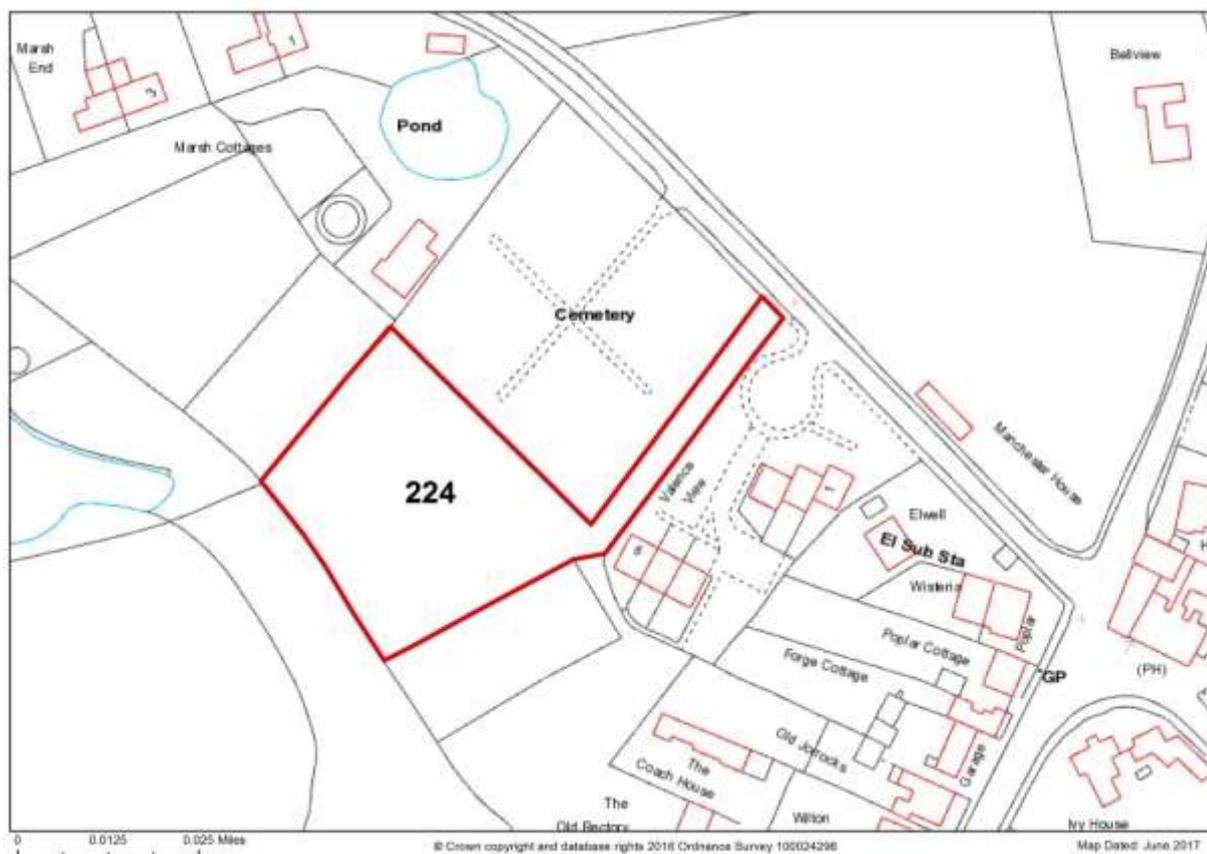


Parish:	Frittenden
Settlement:	Remote from settlement
Gross area (ha):	1.92
Developable area (ha):	1.88
Site type:	Part PDL/part greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	56
Issues to consider:	Ecology: LWS; Transport Infrastructure: PRoW; HLC Period: Late post-medieval, Late 20th century; Contaminated Land (Manufacture of clay bricks, works unspecified use); APA: Site of post medieval brickworks; ALC: GRADE 3; LCA: Wooded Farmland

Site Description:	<p>The site consists of vacant former commercial warehouse / industrial buildings with a large expanse of concrete. There are several buildings on the site. These include two large industrial unit buildings and container structures. There is associated hard standing and turning area. The site includes some woodland and a pond. It is adjoined mostly by fields and sporadic residential properties. There is some commercial use adjacent to the site.</p> <p>The boundaries of the site are more open along the site frontage with Dig Dog Lane. There are trees and hedging along the southern and eastern boundaries and a screening belt of leylandii. The site boundary is more open to the west. There is vehicular access to the site from Dig Dog Lane. There is a lack of pavements along Dig Dog Lane. There are Public Rights of Way further to the north west. The site is generally flat. There are views of the site from Dig Dog Lane. These are open views of buildings and the area of hard standing.</p>
Suitability:	This site is unsuitable for residential use given that it is remote from a settlement centre and is likely to be unsustainable in that context. Given the economic use of the site, it could continue in economic use.
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 not well related to a settlement centre and therefore any residential use of the site is likely to be unsustainable in this context.

Site Reference: 224

Site Address: The Old Rectory, The Street/Mill Lane, Frittenden, TN17 2DG



Parish:	Frittenden
Settlement:	Frittenden
Gross area (ha):	0.33
Developable area (ha):	0.33
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:	Less than 10
Issues to consider:	Heritage: part within and part adjacent to the Conservation Area; Ecology: TPO, LWS; HLC Period: Late 20th century, Early modern; Contaminated Land (cemetery (modern)); Mostly adjacent to HPDP outer zone buffer, with access from to the site located within this buffer; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland;

	Adjacent to Limits to Built Development
Site Description:	<p>The site is a managed parcel of land that is domestic in character. There are no existing buildings on the site. The site is adjoined by residential properties, a tennis court and a cemetery. The boundaries of the site consist of mature planting. There are trees and hedging around the sides. There are ponds in the vicinity of the site.</p> <p>There is a vehicular access leading to the site off Mill Lane and another property. This is a grassed track served by field gates. Pedestrian access to the site is currently along the access off Mill Lane. The site is generally flat. Public views of the site are limited to mainly a view along the access track off Mill Lane.</p>
Suitability:	This site is located adjacent to the existing settlement and has pedestrian access to the centre of Frittenden. It would be sustainable in that context. The scale of the likely yield however, means that the site is not suitable as a potential Local Plan allocation.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 349

Site Address: Pound Hill Field, Biddenden Road, Frittenden, Kent

Call for Sites 2017 Submission



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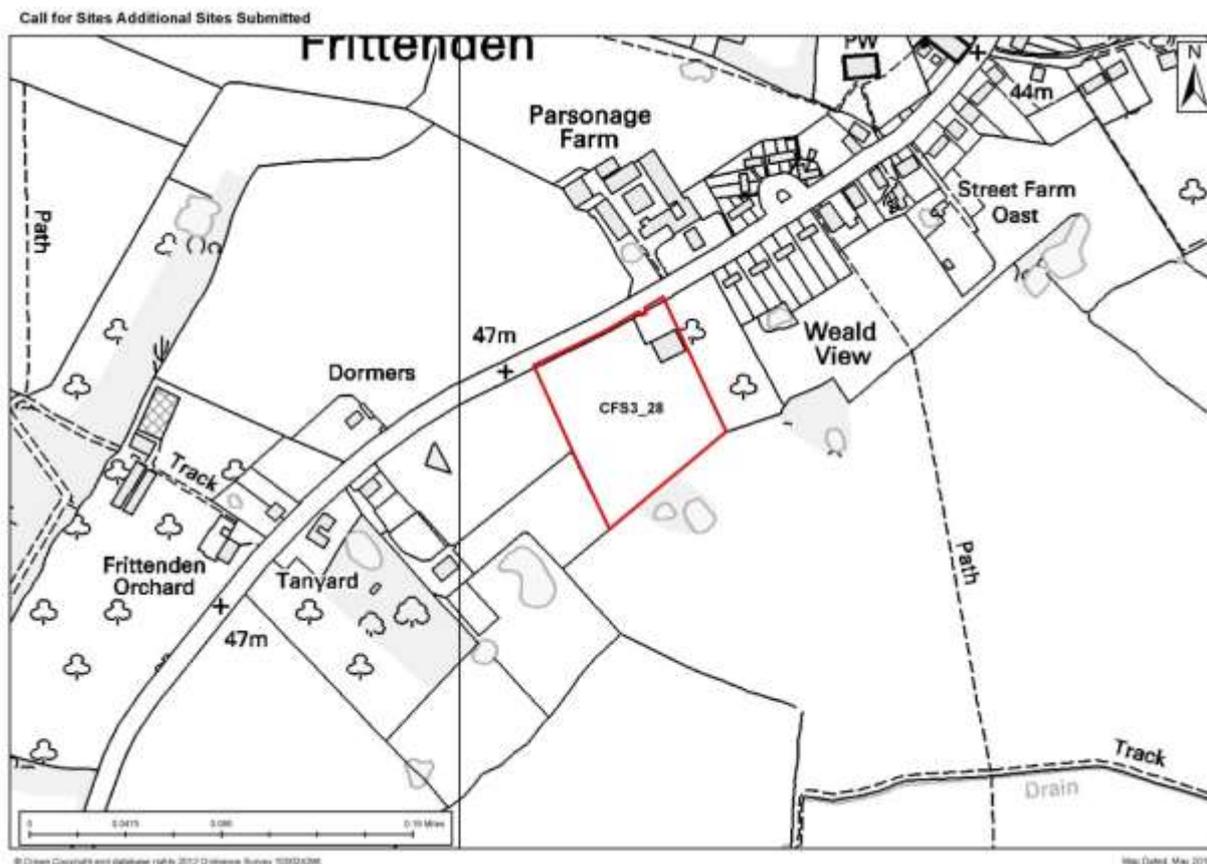
Map Date: June 2017

Parish:	Frittenden
Settlement:	Frittenden
Gross area (ha):	1.52
Developable area (ha):	1.52
Site type:	Primarily greenfield site with mobile home and structures adjacent to the LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	46
Issues to consider:	HLC Period: Early modern, Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland; Heritage matters (adjacent to Conservation Area and listed buildings); Highways Issues

Site Description:	<p>Site is a greenfield that includes some polytunnels/domestic type allotments and a mobile home. The site is adjoined by some residential properties and agricultural fields. Boundaries include trees and hedging.</p> <p>There is an existing vehicular driveway off Biddenden road into the site and pavement on the opposite side of Biddenden Road. A Public Right of Way runs adjacent to site. The site is generally flat, slightly raised from Biddenden Road, from which there are public views of the site, partially screened by boundary treatment.</p>
Suitability:	In sustainability terms the site lies adjacent to the LBD and scores some neutral and positive scores. This site is considered unsuitable however, because there are concerns about the impact of development of the site on the landscape, including impact on settlement pattern, as well as concern about the ability to provide a safe, satisfactory vehicular means of access to the site.
Availability:	Available Ownership unconfirmed (would require further investigation if site otherwise considered suitable)
Achievability:	N/A
Sustainability Assessment:	This site scores many neutrals and there are some positive sustainability criteria identified. However, lack of public transport and a limited range of services is a large detractor (as for all sites in this parish).
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The allocation of this site is likely to be harmful to the landscape and there is also concern regarding impact on the settlement pattern and ability to provide a safe, suitable means of vehicular access to the site.

Site Reference: Late site 28 (Local Plan Allocation AL/FR1)

Site Address: Land at Cranbrook Road, Frittenden



Parish:	Frittenden
Settlement:	Frittenden
Gross area (ha):	1.53
Developable area (ha):	1.53
Site type:	Mostly greenfield site in close proximity to existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	25-30
Issues to consider:	HLC Period: Boundary Lost 0-25%, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland; Adjacent to Historic Farmstead
Site Description:	The site is mostly an undeveloped greenfield site that includes a commercial building. The site is adjoined by fields/undeveloped

	<p>land but lies in proximity to built development including residential uses further to the east and Parsonage Farm to the north east. The site has a frontage with Cranbrook Road which lies north of the site, from which there is an existing access to the site. There is a lack of pavement along the frontage with the site. There is pavement in proximity towards the settlement centre.</p> <p>Site boundaries include hedging and trees and there is a metal gate/fence at the site entrance fronting Cranbrook Road. The site has a very slight slope down from the entrance of the site, which then levels out. There is a public view of the site from the main entrance. There is a 30 mph speed limit at the front of site and drainage ditches along Cranbrook Road.</p>
Suitability:	This site is located in close proximity to the settlement centre and has some positive scores in sustainability terms. It is a site which could help meet local housing need despite the limited range of services and lack of public transport serving Frittenden Village.
Availability:	Available Single ownership
Achievability:	This is a suitable site which is available. It is considered that the site could be delivered within the Local Plan period
Sustainability Assessment:	Some positive sustainability criteria identified. However, lack of public transport and a limited range of services is a large detractor for this site. This site would also benefit from an open space buffer.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	This site is in close proximity to the Limits to Built Development of Frittenden to the settlement centre and could help meet local housing need.

Site Reference: DPC16

Site Address: Land North of Hollenden, Frittenden

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



Parish:	Frittenden
Settlement:	Frittenden
Gross area (ha):	3.36
Developable area (ha):	3.36
Site type:	Greenfield site located in proximity to existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	101
Issues to consider:	HPGP 110m Buffer; HLC Period: Assart Fields, Medieval; APA: Frittenden Historic Core - Conservation Area; ALC: GRADE 3; LCA: Low Weald Farmland
Site Description:	Site is a greenfield, agricultural field to the north of the settlement centre. There are no existing buildings on the site. The site lies east of the public highway and lacks a public footway

	<p>to link with that further south into the settlement centre. The site is bound be hedgerows, with some trees along parts of the boundary, and adjacent to the south west corner of the site.</p> <p>There is an existing gated access into the site towards its north west corner. The site mostly adjoins existing fields, with a sewage works located slightly further to the west. To the south, towards the settlement centre are residential properties, some of which are listed. There is a slope across the site east and south.</p>
Suitability:	This site is considered unsuitable because it is not well related to the existing settlement and development of the site would be harmful to the historic settlement pattern and to the rural setting of the village, with the site being entirely Assart field.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	Development of the site would be harmful to the settlement pattern and rural setting of the village.

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

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