

Tunbridge Wells Borough



Tunbridge Wells Borough Council

Site Assessment Sheets for Sandhurst Parish

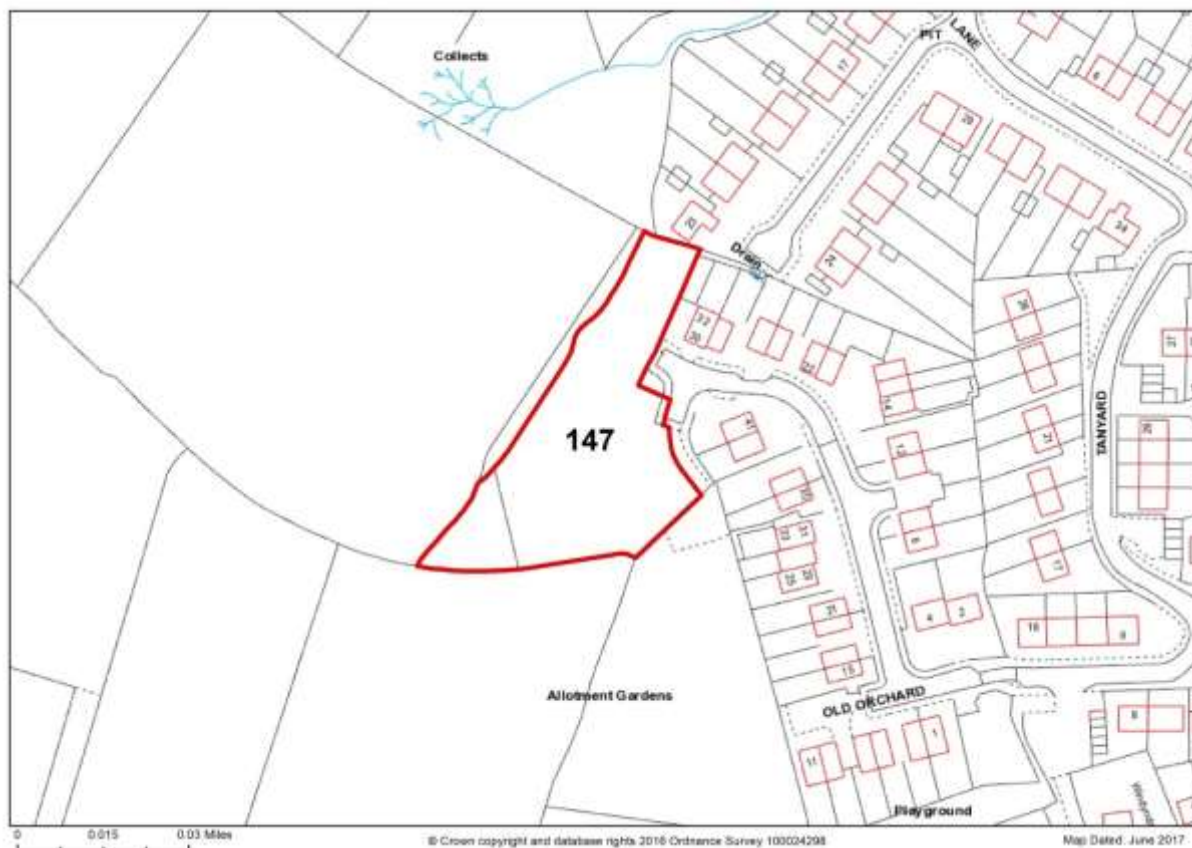
Strategic Housing and Economic Land Availability
Assessment for Pre-Submission Local Plan

January 2021



Site Reference: 147

Site Address: Land adjacent to Old Orchard and Stream Pit Lane, Sandhurst

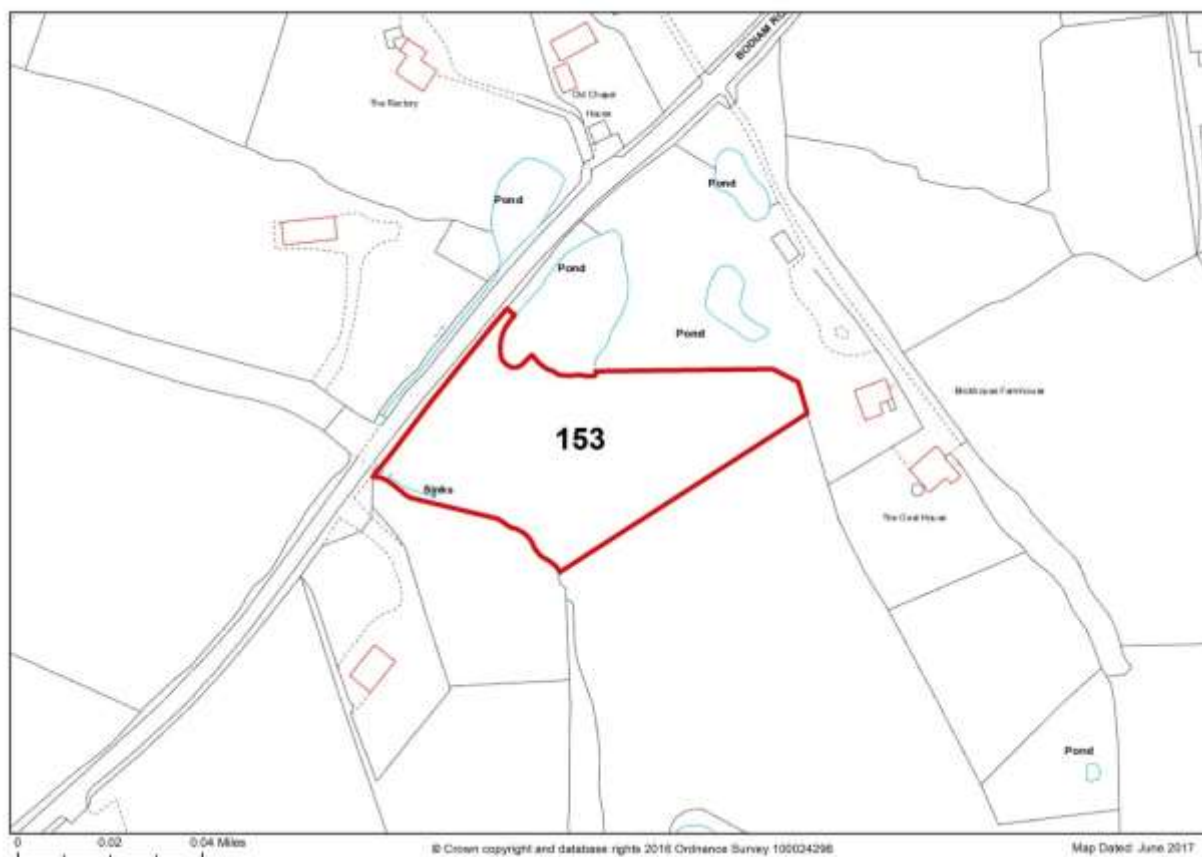


Parish:	Sandhurst
Settlement:	Sandhurst
Gross area (ha):	0.35
Developable area (ha):	0.35
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	AONB; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland; The northern end of the site is adjacent to the Limits to Built Development; As at 01 April 2020, site includes extant planning permission

	19/00106/FULL for 8 dwellings
Site Description:	The site comprises an unmanaged, overgrown field. There are no existing buildings on the site. Adjacent uses consist of residential properties to the east, allotment gardens to the south east, woodland and fields. The boundaries of the site consist of fencing, a stream and mature trees. There is currently a lack of vehicular access into the site. There is a hammerhead adjacent to the site at the end of Old Orchard, with a field gate at this point. Pedestrian access to the site consists of pavements along Old Orchard. There is no public access into the site currently. The site is within a dip. It rises towards the adjacent allotments to the south east. There are public views of the site from the adjacent allotments and from Old Orchard.
Suitability:	The site benefits from an existing planning consent for less than 10 dwellings. While it lies adjacent to the existing settlement edge and is sustainable in that context, it is unsuitable for allocation due to its likely yield.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	Site is unsuitable as a potential Local Plan allocation.
Reason:	Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 153

Site Address: Land parcel at Ringle Green Farm, to the south west of Bodiam Road, Sandhurst



Parish:	Sandhurst
Settlement:	Remote from settlement centre
Gross area (ha):	0.66
Developable area (ha):	0.66
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	20
Issues to consider:	AONB; HLC Period: Boundary Lost 0-25%, Early post-medieval; APA: Historic Farmstead - Brick House Farm; ALC: GRADE 3; LCA: Wooded Farmland Heritage:- adjacent to listed building
Site Description:	The site comprises an agricultural field. There are no existing buildings on the site. The site is adjoined by countryside and a commercial building. The boundaries of the site consist of mature

	<p>trees with hedging along the boundary fronting Bodiam Road. There is a stream on the south western boundary of the site. The site boundary is open to the south east. Other boundaries comprise mature trees and hedgerows. There are a number of ponds to the north adjacent to the site. Vehicular access to the site is provided by a metal field gate located along the site frontage with Bodiam Road. There is a drop kerb and tarmac entrance through this gate. There is a pavement along the frontage of the site with Bodiam Road and a Public Right of Way opposite the site to the west. The site is flat. There are some views from the site to the countryside to the east.</p>
Suitability:	<p>The location of the site remote from the settlement means it is unlikely to be sustainable in this context. There are also AONB landscape concerns if the site were to be developed.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>A site that scores mostly neutral, let down by poor services and facilities in the settlement and more remote location of site relative to settlement as well as landscape impact and land use, being the loss of a greenfield site in the AONB and of a scale that would be out of keeping with the settlement</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>
Reason:	<p>There are concerns about the location of the site relative to a settlement meaning it is unlikely to be a sustainable site. Furthermore there are AONB landscape concerns.</p>

Site Reference: 223

Site Address: Land at Risdan Lane, Hawkhurst

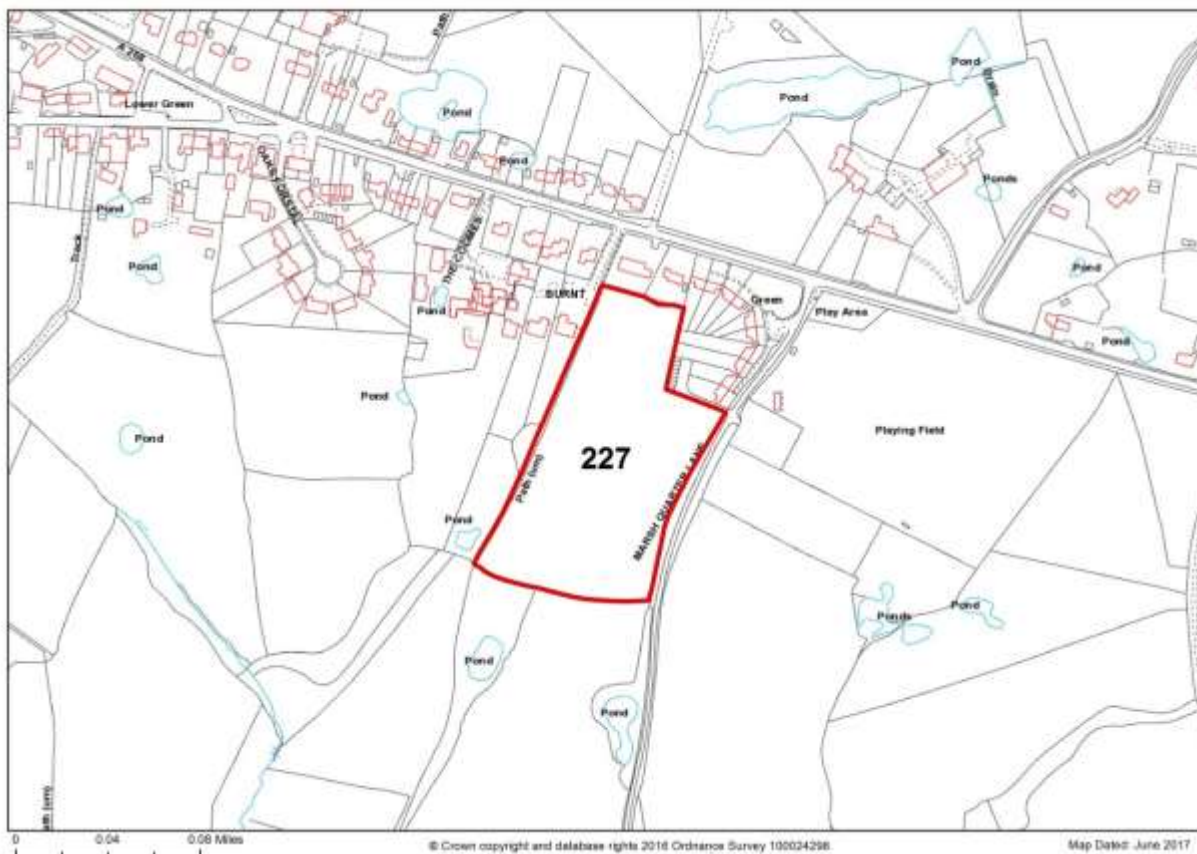


Parish:	Sandhurst
Settlement:	Remote from settlement
Gross area (ha):	0.48
Developable area (ha):	0.48
Site type:	Greenfield site in rural Area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	14
Issues to consider:	AONB; HPGP 110m Buffer; HLC Period: Late 20th century, Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland
Site Description:	The site consists of a paddock. There is a wooden shed on the site for hay storage. There are no other buildings. There are trees on the site. The site is adjoined by residential curtilage, a tennis court and agricultural farmland. The site boundaries comprise

	trees around the boundary edge. The site is served by a gated access off Ridsen Lane. There is currently a lack of pedestrian access to the site. There is no pavement along the site frontage with Ridsen Lane. The site is relatively flat, sloping slightly to the south east. Views are quite well contained due to the tree line boundary of the site.
Suitability:	This site is a remote, greenfield site, unsustainably located. As such it is unsuitable.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from the settlement centres is unlikely to be sustainable in this context.

Site Reference: 149 (includes Local Plan Allocation AL/SA 1 (part site)) overlap with site submission 227

Site Address: Land on the south side of Sayville, Rye Road and west of Marsh Quarter Lane, Sandhurst

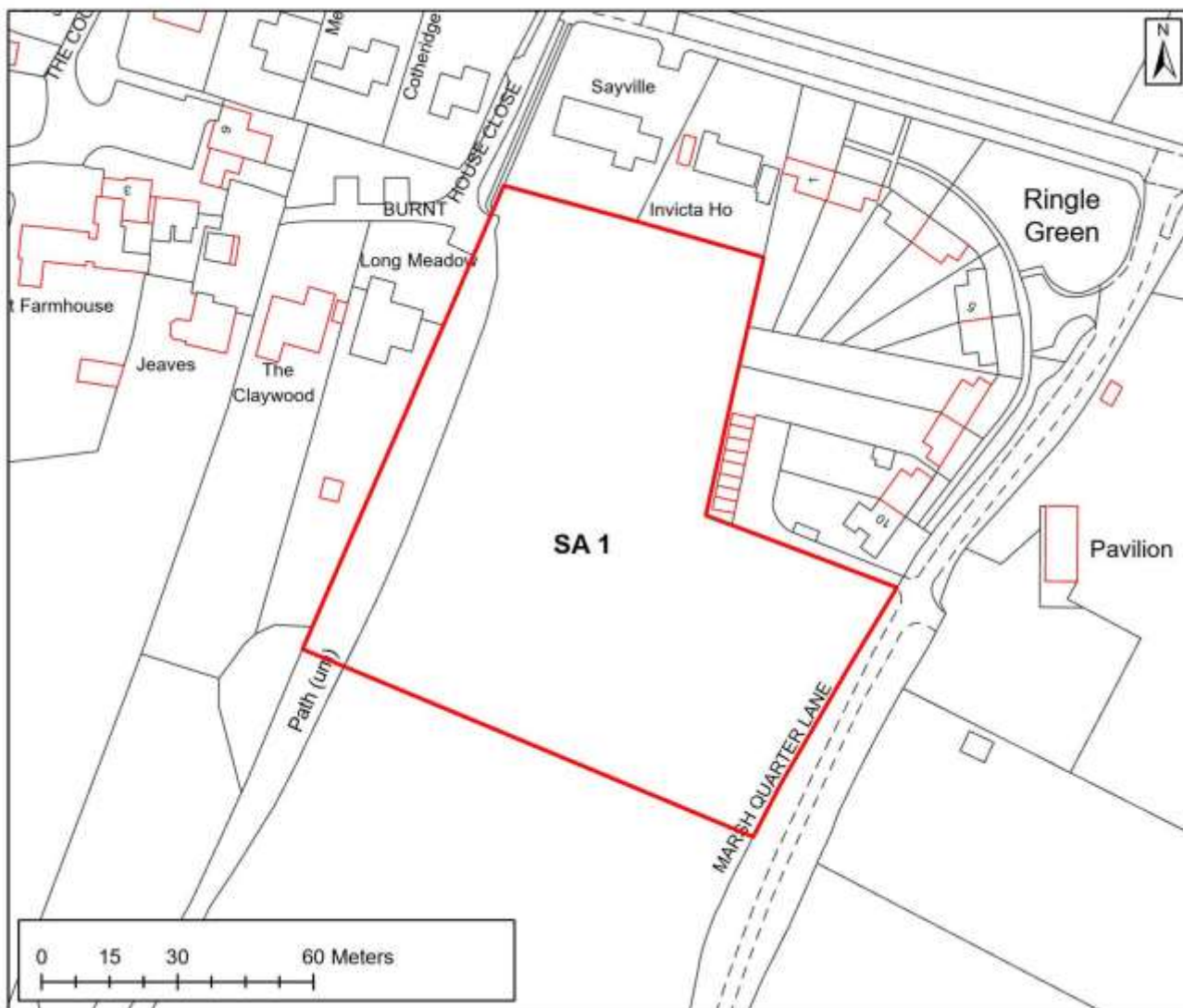


Parish:	Sandhurst
Settlement:	Sandhurst
Gross area (ha):	2.13
Developable area (ha):	2.12
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	64 @30 dph, 32 @15dph. Also see assessment sheet for Local Plan Allocation AL/SA 1 (part site)
Issues to consider:	AONB Component Part: Historic Routeways PRoW, Historic Settlements, Historic Field Boundaries; Transport Infrastructure: PRoW; AONB; HLC Period: Boundary Lost 0-25%, Early post-medieval; APA: General background archaeological potential; ALC: GRADE 3;

	<p>Ecology: TPO LCA: Wooded Farmland; Heritage: Historic farmstead and windmill Highway matters (access); The site is adjacent to the Limits to Built Development</p>
Site Description:	<p>The site consists of a green field. There are no existing buildings on the site. The site is adjoined by residential properties to the north and part west and a recreation ground/children's play area/playing fields to the east. There are fields to the west. The site boundaries comprise hedges and trees along the eastern and western boundary of the site and residential fences. There is an existing access off Burnt House Close. There is an access restriction sign on the entrance to Burnt House Close. There is a pavement along Burnt House Close and Rye Road. Public Right of Way number WC295 runs through the site close to its western boundary. The site is mostly flat, with a slope down to the south west. There are views from the site out to the south. Public views of the site exist from Marsh Quarter Lane.</p>
Suitability:	<p>This site lies adjacent to the existing settlement. In this context, the area of this site that forms AL/SA1 (see next sheet) is considered sustainable and suitable. However, this larger land parcel results in AONB landscape harm and encroachment into the countryside and would be harmful to the settlement pattern. As such the site as a whole would be unsuitable.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>This is considered to be a suitable site in part. It is available and is in single ownership. It is considered that the site could be delivered in the Local Plan period.</p>
Sustainability Assessment:	<p>A reasonable site let down by poor services, facilities and travel options in this rural settlement and the subsequent effects of this on the air quality objective. This larger site submission would have negative effects on heritage, land use and landscape scores, resulting in the loss of a larger greenfield site in the AONB and an historic field, having a greater impact on the setting of the settlement and heritage assets (historic farmstead and Windmill).</p>
Conclusion:	<p>Site is suitable in part as a potential Local Plan allocation.</p>
Reason:	<p>A smaller parcel of the site, adjacent to the settlement is likely to be sustainable in this context. However, the larger site taken as a whole raises significant concern because of AONB landscape impact and impact on settlement pattern.</p>

Site Reference: Local Plan Allocation AL/SA 1, comprising part of site 149/227

Site Address: Land on the south side of Sayville, Rye Road and west of Marsh Quarter Lane, Sandhurst



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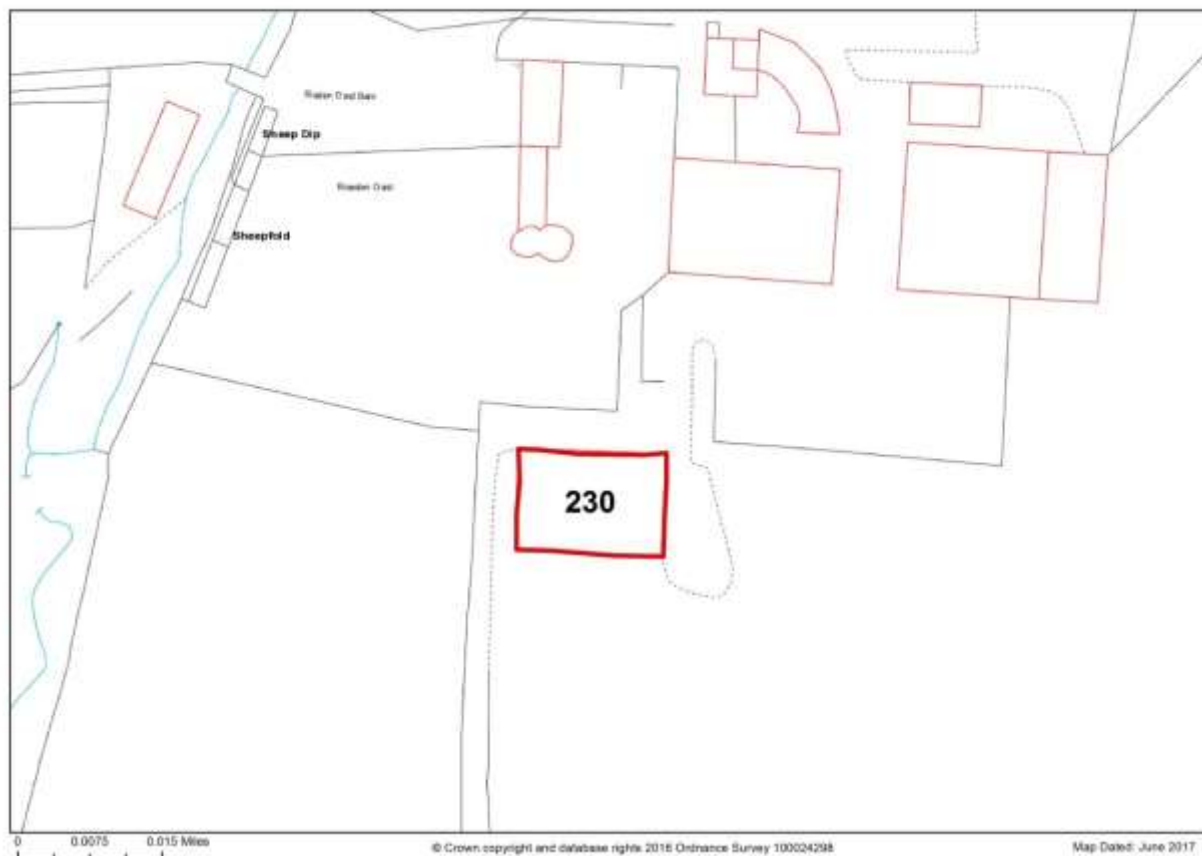
Map Dated: March 2021

Parish:	Sandhurst
Settlement:	Sandhurst
Gross area (ha):	1.03
Developable area (ha):	1.03
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:	10-15
Issues to consider:	AONB Component Part: Historic Routeways PRoW, Historic

	<p>Settlements, Historic Field Boundaries; Transport Infrastructure: PRoW; AONB; HLC Period: Boundary Lost 0-25%, Early post-medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland; Ecology:TPO Heritage: Historic farmstead and windmill Highway matters (access); The site is adjacent to the Limits to Built Development</p>
Site Description:	<p>The site consists of a green field. There are no existing buildings on the site. The site is adjoined by residential properties to the north and part west and a recreation ground/children's play area/ playing fields to the east. There are fields to the west. The site boundaries comprise hedges and trees along the eastern and western boundary of the site and residential fences. There is an existing access off Burnt House Close. There is an access restriction sign on the entrance to Burnt House Close. There is a pavement along Burnt House Close and Rye Road. Public Right of Way number WC295 runs through the site close to its western boundary. The site is mostly flat, with a slope down to the south west. There are views from the site out to the south. Public views of the site exist from Marsh Quarter Lane.</p>
Suitability:	<p>This site lies adjacent to the existing settlement and there is access to the settlement centre. In this context, the site, which forms part of site 149 (see previous sheet) is considered sustainable and suitable. Development of this scale is considered appropriate in terms of its impact on the AONB landscape.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>This site, part of the larger site 149, is suitable and available and is in single ownership. It is considered that the site could be delivered in the Local Plan period.</p>
Sustainability Assessment:	<p>A reasonable site let down by poor services, facilities and travel options in this rural settlement and the subsequent effects of this on the air quality objective. Risk to the AONB and nearby heritage assets (historic farmstead and Windmill) is low and expected to be overcome with sensitive design.</p>
Conclusion:	<p>Site is suitable as a potential Local Plan allocation.</p>
Reason:	<p>Site lies adjacent to the LBD and there is pedestrian access to the centre of Sandhurst. The site is likely to be sustainable in this context. The scale of development is such that development of this scale would be appropriate in terms of impact on the AONB landscape.</p>

Site Reference: 230

Site Address: Ridsen Oast, Ridsen Lane, Hawkhurst, TN18 5DU



Parish:	Sandhurst
Settlement:	Remote from settlement centre
Gross area (ha):	0.04
Developable area (ha):	0.04
Site type:	Agricultural barn in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	AONB Component Part: Historic Routeways Roads; AONB; HLC Period: Late 20th century, Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland; Regional High Pressure Gas Pipe 110m buffer is nearby to the north of the site
Site Description:	The site consists of an agricultural barn, currently used for animal shelter. The site is adjoined by agriculture and residential uses.

	The site is bounded by residential properties and farmyard and open to farmland to the rear. Vehicular access to the site is by the current vehicular access to the farmyard. There is pedestrian access to the farm. There is a lack of pavement along Ridsen Lane. The site is a flat site but it slopes down beyond the site boundary westwards. There are far reaching views beyond the site to the surrounding countryside.
Suitability:	This site is remote and as such is unsustainably located. As such it is unsuitable. Furthermore, given the nature of the site, with a barn that could be converted, any likely yield would be of a scale not suitable for 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:	The site is a remote, unsustainable site. Furthermore, any likely yield from this is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 299

Site Address: Oaklands Farm, Bodiam Road, Sandhurst

Call for Sites 2017 Submission



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Map dated June 2017

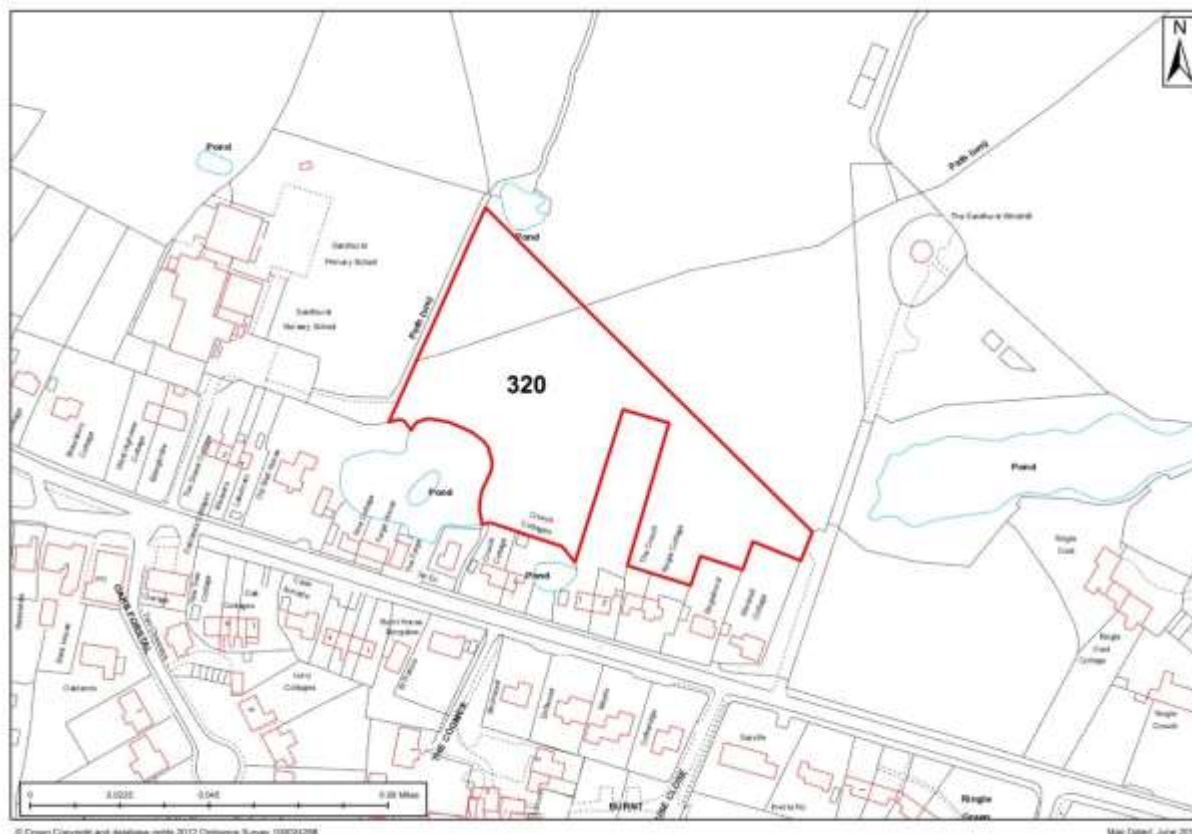
Parish:	Sandhurst
Settlement:	Sandhurst
Gross area (ha):	9.31
Developable area (ha):	8.83
Site type:	Greenfield site including barn structures mostly in close proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	265
Issues to consider:	AONB Component Part: Ancient Woodland, Historic Routeways PRow, Water Courses, Ponds, Historic Field Boundaries; Transport Infrastructure: PRow; AONB; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland;

	As at 01 April 2020, part of site includes extant planning permission 19/00106/FULL for 8 dwellings, and 19/01635/FULL for 1 dwelling
Site Description:	This site is mainly comprised of green fields and barns. There are three barns and a mobile home on site. Adjoining uses include fields and residential. The boundaries are mainly comprised of trees, hedges and wire fencing. Vehicle access is direct from Bodiam Road. There are also pavements along Bodiam Road. There is a Public Rights of Way adjacent to the site to the south and west. The topography of the site rises east to west and south to north. This site is generally exposed.
Suitability:	This site is located more remote relative to the settlement and the site, taken as a whole, is likely to be unsustainable in this context. It would not form a logical extension to the settlement. The scale of the site is such that development would be harmful to the AONB landscape. As such the site is not suitable. It is noted that part of the site, towards the north east corner benefits from planning consent for 8 units (see SHELAA reference 147).
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A site that scores mostly neutral, let down by poor services and facilities in the settlement and more remote location of site relative to settlement as well as landscape impact influenced by loss of a site that is part historic field in the AONB and land use and a site the scale of which would be out of keeping with the settlement
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are significant AONB landscape and sustainability concerns about the site, which is more remote relative to the settlement.

Site Reference: 320

Site Address: Land at Old Well House, Rye Road, Sandhurst

Call for Sites 2017 Submission



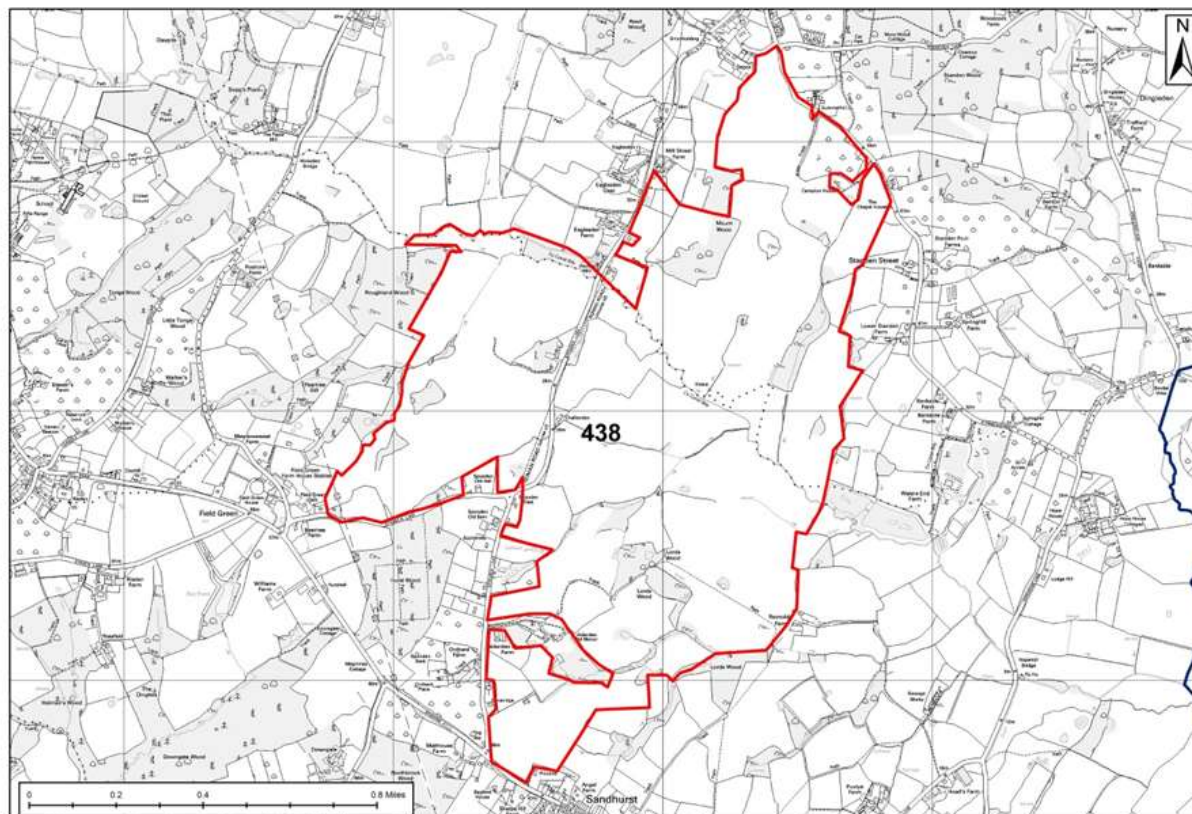
Parish:	Sandhurst
Settlement:	Sandhurst
Gross area (ha):	1.04
Developable area (ha):	1.04
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	31
Issues to consider:	Heritage: Adjacent to Conservation Area, adjacent to Listed Buildings; AONB Component Part: Historic Routeways PRoW, Historic Settlements, Ponds, Historic Field Boundaries; Transport Infrastructure: PRoW; AONB; HLC Period: Late 20th century, Early modern; APA: Sandhurst Historic Core - Conservation area; ALC: GRADE 3; LCA: Wooded Farmland

Site Description:	This site is a greenfield site mainly in agricultural use. There are no existing buildings on site. Adjoining uses include fields, a windmill, residential development, and a Primary school. Boundaries include some domestic boundaries, wire-fencing, and hedging. There is a gated access along access serving the windmill, off Queen Street. There is a pavement along Queen Street. There is a Public Rights of Way on the opposite side of the road from the access, but along the site's side at other points. This site is generally flat. This site is exposed.
Suitability:	Whilst the site lies adjacent to the settlement edge, there is concern about the impact of this site on the AONB landscape and on the historic setting of the settlement and Conservation Area. It is therefore unsuitable.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A reasonable site let down by poor services, facilities and travel options in this rural settlement and the subsequent effects of this on the air quality objective. Although relatively small, the site is likely to compromise the AONB and its associated features. The site results in the loss of an historic field in the AONB across which is an historic routeway (Public Right of Way) and it lies adjacent to an historic settlement and to open ponds. It also lies in close proximity to Sandhurst Windmill, a heritage asset and adjacent to the Sandhurst Conservation Area. These influences have informed negative scores given for heritage and landscape.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are concerns over the impact of this site on the AONB landscape and on the historic setting of the historic settlement and Conservation Area.

Site Reference: 438

Site Address: Land at Challenden, Challenden

Call for Sites 2017 Submission



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Map Dated: June 2017

Parish:	Sandhurst
Settlement:	Remote site that lies between Sandhurst and Benenden
Gross area (ha):	267.13
Developable area (ha):	204.04
Site type:	Essentially rural greenfield site with some farm buildings/PDL in parts
Potential site use:	Site has been submitted as a potential new settlement. It would be a mixed use scheme including residential use.
Potential yield if residential:	3,000-6,000 (6,120 @ 30 dpha, 3,060 @ 15 dpha)
Issues to consider:	Heritage: Listed Buildings; historic farmsteads Ecology: TPO, Ancient Woodland, LWS; AONB Component Part: Ancient Woodland, Farmstead, Historic Routeways PRoW, Water Courses, Ponds, Historic Field Boundaries; Transport Infrastructure: PRoW; AONB; Flood Zone 2; Flood Zone 3;

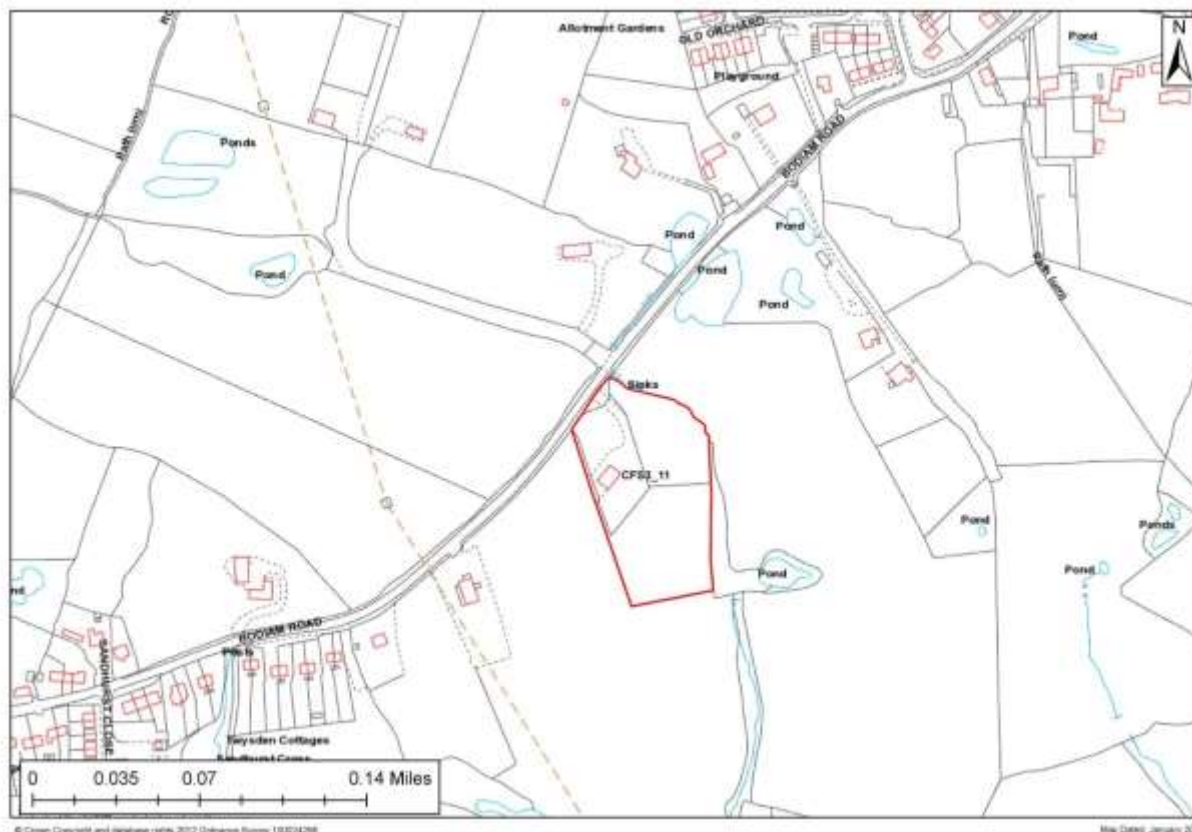
	<p>HPGP 110m Buffer; HPGP; HLC Period: Early medieval, Early 21st century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland; Land contamination (Depot, Unknown Filled Ground (medium and low risk))</p>
Site Description:	<p>The site consists mostly of agricultural land with areas of woodland and ponds / watercourse. There is some built development on the site comprising both farm buildings and some residential.</p> <p>The site abuts the settlement of Sandhurst to the south and Iden Green, Benenden to the north. It is isolated from settlements that provide higher level facilities and services. The site is adjoined by rural landscape including sporadic residential properties. Sponden Lane (route of a Roman Road) runs through the site in a general north-south direction. It adjoins Queen Street in Sandhurst to the south. There are several vehicular access points throughout the site as well as Public Rights of Way. The site has complex topography.</p> <p>A High Pressure Gas pipeline runs through the southern part of the site, and there are several historic farmsteads scattered through the site and listed buildings. The site lies between the conservation areas at Sandhurst and Iden Green. The site mostly has a rural road network, with some being designated as rural lanes, which would require an upgrade to the road network.</p>
Suitability:	<p>This is unsuitable because development of this scale would be significantly harmful to the historic and AONB landscape, which includes dispersed settlements which are a feature of the High Weald landscape. In addition it would be harmful to heritage, given the extent of historic farmsteads and listed buildings and to the setting of conservation areas at Sandhurst and Iden Green. It is considered that the road network would require an upgrade, which itself would be harmful to the landscape/rural context of the site. Furthermore, the site is isolated from settlements providing higher level services and facilities.</p>
Availability:	<p>Available Single ownership (in a family partnership)</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>Site is not a reasonable alternative. landscape impacts were considered too severe to warrant further consideration</p>
Conclusion:	<p>Although this has been submitted as a potential new settlement with the potential for housing, employment, etc. development to be delivered on that basis, 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. There are also heritage constraints and concerns regarding the</p>

	highway network as well as access to higher level services and facilities.
Reason:	<p>Key considerations for planning for new settlements/significant extensions to existing settlements are set out at para 172 of the NPPF.</p> <p>However, national policy regarding major development in the AONB is clear: the tests to be met for major development in this designation are extremely high, and include demonstrating that (housing and employment) needs cannot be met outside the AONB (either in the Borough, or outside, under the Duty to Co-operate). Nationally, development of this scale in the AONB is unprecedented.</p> <p>The level of harm (landscape and scenic beauty) that would arise to the AONB is high. This SHELAA has demonstrated the availability of suitable sites outside the AONB. This site is therefore not suitable for development.</p> <p>There are additionally concerns about the impacts on heritage, road network and access to higher level services and facilities.</p>

Site Reference: Late site 11

Site Address: Kerrys Yard (New yard) Bodiam Road, Sandhurst

Call for Sites 2017 - Additional Submissions



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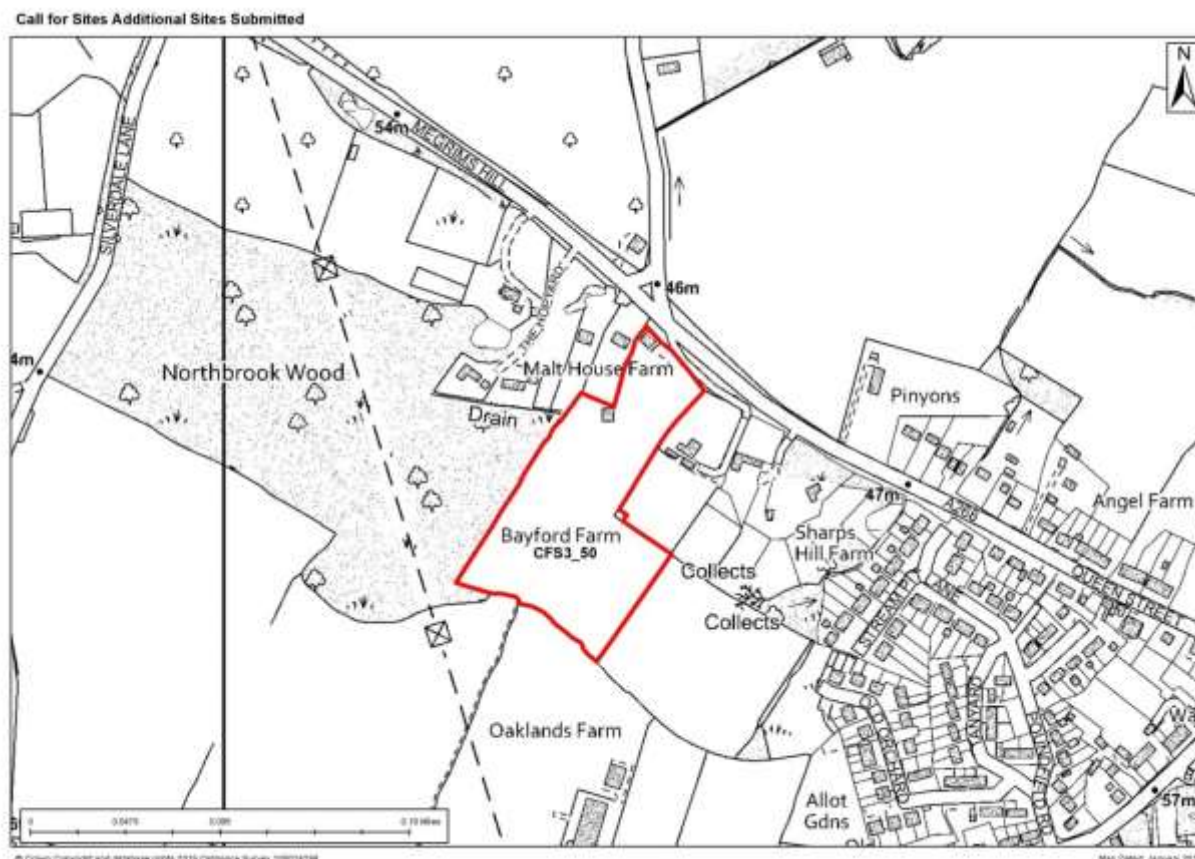
Map Date: January 2010

Parish:	Sandhurst
Settlement:	Remote from settlement centre
Gross area (ha):	1.04
Developable area (ha):	1.04
Site type:	Mostly greenfield site with a commercial building in a rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	31
Issues to consider:	AONB; HLC Period: Early 21st century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland
Site Description:	The site is a greenfield site that is an agricultural holding located on the south east side of Bodiam. The site comprises a relatively flat area of hardstanding occupied by a metal sheeted storage building and a small number of metal containers. The remainder of the site is agricultural land. All sides of the site are joined by

	<p>undeveloped parcels of agricultural land. There is a tree belt that runs along the eastern boundary of the site. The rear and western boundaries are more open consisting of fencing. The frontage of the site is bounded by hedging.</p> <p>There is direct vehicular access into the site off Bodiam Road and pavement long Bodiam Road. There is a Public Right of Way to the north of the site and others in the wider area.</p>
Suitability:	This site is remote from the settlement and would be unsustainable in this context. There are also AONB landscape concerns as well as concern about impact on settlement pattern. As such the site is unsuitable.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A site that scores mostly neutral, let down by poor services and facilities in the settlement and more remote location of site relative to settlement as well as landscape impact.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are sustainability concerns given the remoteness of the site relative to the settlement centre and concerns about impact on the AONB landscape and settlement pattern.

Site Reference: Late site 50

Site Address: Land to the rear of Sandhurst Farm Shop, Queen Street



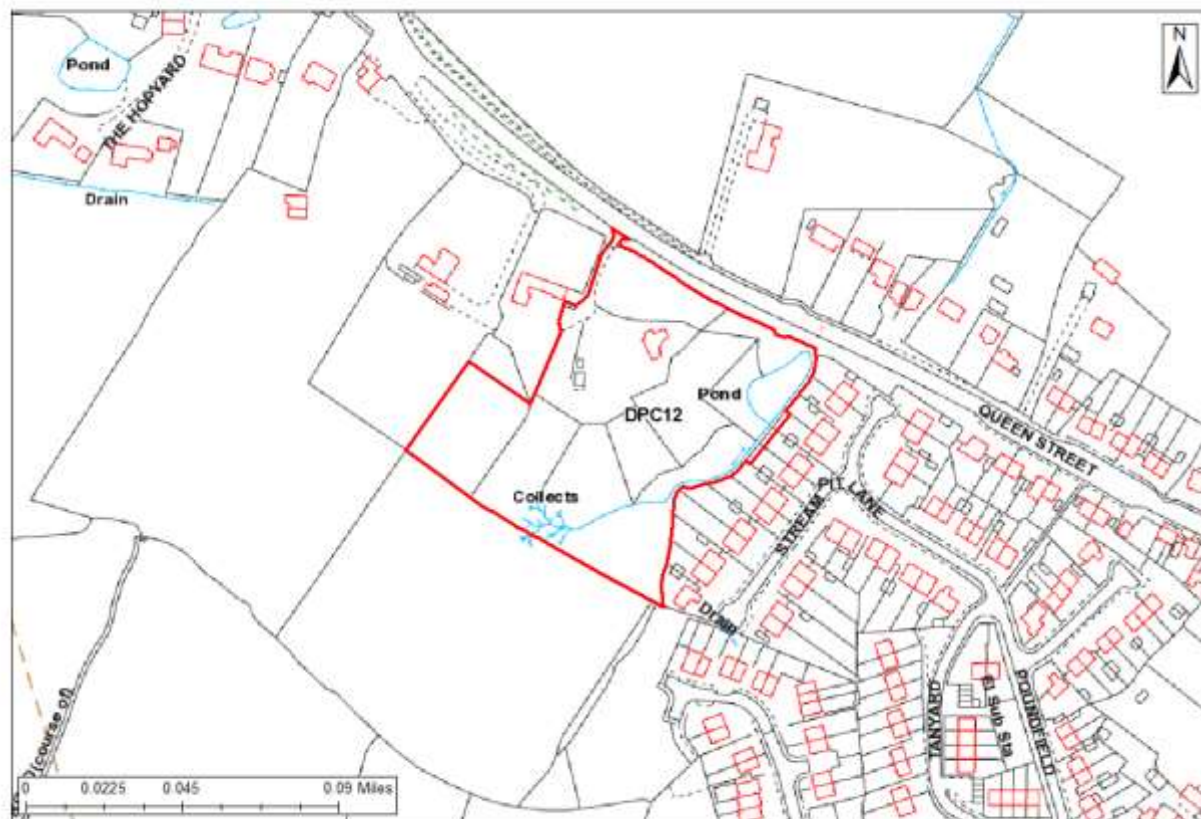
Parish:	Sandhurst
Settlement:	Sandhurst
Gross area (ha):	2.29
Developable area (ha):	1.18
Site type:	Greenfield site detached from existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	35
Issues to consider:	AONB Component Part: Ancient Woodland, Historic Routeways PRoW; Transport Infrastructure: PRoW; AONB; HLC Period: Early 20th century, Early modern; APA: Projected Line of Roman Road; ALC: GRADE 3; LCA: Wooded Farmland;

	Heritage: Adjacent to Listed Buildings; Land contamination (Coal Related Activities (adjacent to site))
Site Description:	<p>This site is a mostly undeveloped agricultural field with a building sited to the front of the site adjacent to Queen Street. There is a further built structure towards the western boundary of the site. It lies opposite the junction of Queen Street with Sponden Lane. The site lies adjacent to some residential properties, fields and an area of woodland.</p> <p>There is access to the site off the north west corner of the site. The site frontage immediately adjacent to Queen Street is largely open, consisting of an area of hard standing. The site boundaries comprise hedges/trees. A public Right of Way runs roughly through the middle of the site in a north-south direction. The topography of the site rises to the south.</p>
Suitability:	This site is unsuitable due in particular to the extent of archaeological potential on the site and historic routeways. Furthermore, this site would encroach into the countryside, beyond which would be a logical extension to the settlement and would harm landscape and settlement pattern.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A site that scores mostly neutral, let down by poor services and facilities in the settlement and a poor heritage score and landscape score reflecting the extent of archaeological potential on the site and historic routeways - PROW and roads in the AONB that run through the site and the loss of a greenfield site in the AONB.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are significant concerns relating to the extent of archaeological potential on the site, AONB landscape impact and impact on settlement pattern.

Site Reference: DPC12 (Local Plan Allocation AL/SA2)

Site Address: Sharps Hill Farm, Queen Street, Sandhurst

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



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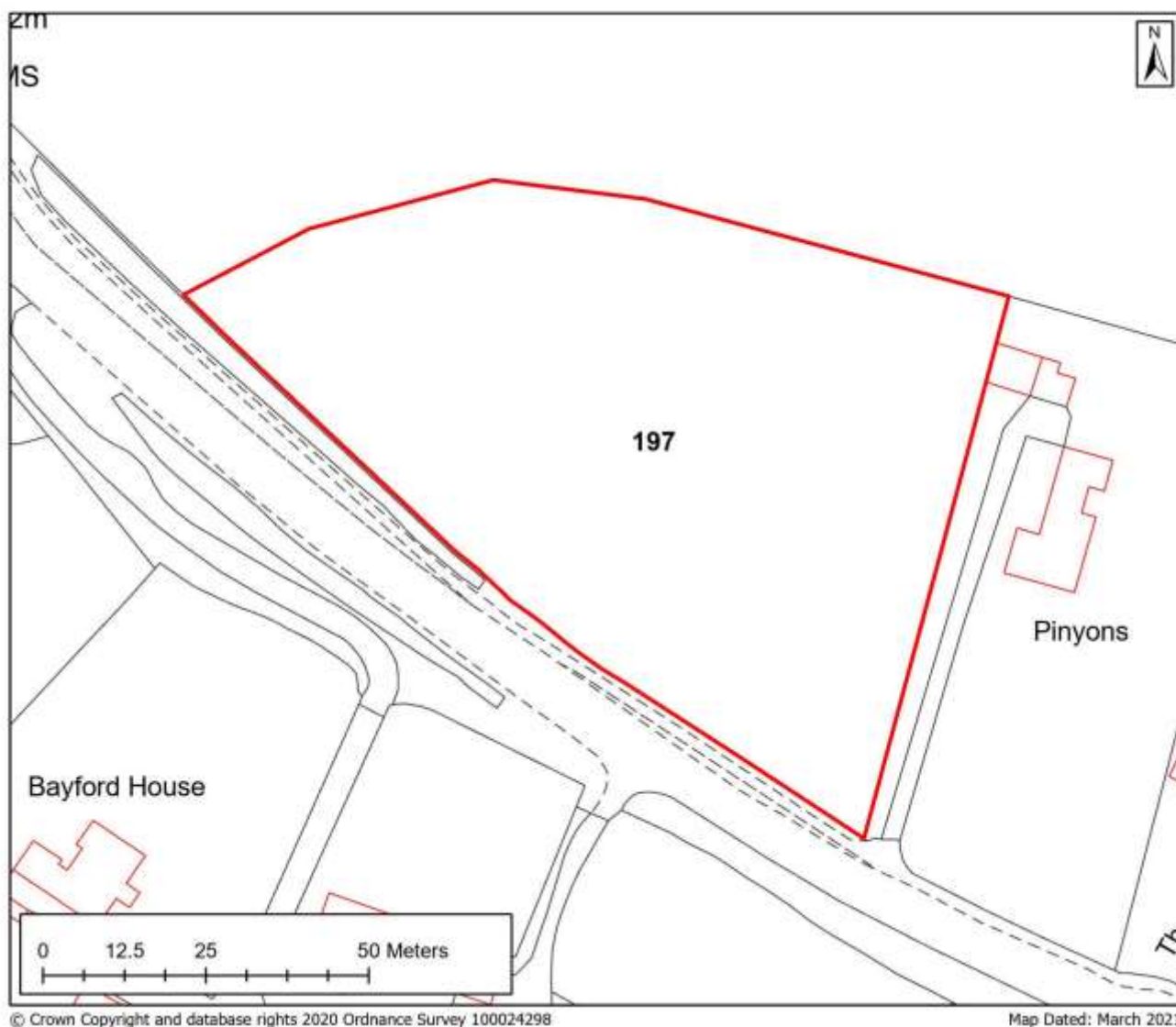
Map Dated: February 2020

Parish:	Sandhurst
Settlement:	Sandhurst
Gross area (ha):	1.54
Developable area (ha):	1.54
Site type:	Part PDL and part green field site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	10 - 15
Issues to consider:	AONB Component Part: Historic Settlements, Water Courses, Ponds; AONB; HLC Period: Early modern, Late 20th century; Heritage: adjacent to listed building and in proximity of conservation area APA: Newenden - Wadhurst Roman/Prehistoric Ridgeway; ALC: GRADE 3; LCA: Wooded Farmland;

	Land Contamination: Unknown Filled Ground (low risk)
Site Description:	<p>The site consists of a residential property, its curtilage and a number of outbuildings. To the east and south of the residential curtilage the site is greenfield and includes a pond and stream in the north east corner. The site is adjoined by residential properties in Stream Pit Lane to the east and a property to the west. To the north, south and west the landscape is more rural.</p> <p>The site fronts onto Queen Street, from where there is existing vehicular access serving the site and the neighbouring property. There are mature trees along boundaries of the site, particularly on the frontage with Queen Street, to the north and to the east. The topography of the site generally rises up through the site.</p>
Suitability:	The site lies tight up adjacent to the existing settlement edge and as such would form a logical extension to the settlement. The site is well contained and is part previously developed. Subject to sensitive design, the site is considered suitable for the scale of development indicated, which is limited.
Availability:	Available Single ownership
Achievability:	This site is available and is a suitable site. It is considered that the site could be delivered within the Plan period.
Sustainability Assessment:	A reasonable site let down by poor services, facilities and travel options in this rural settlement and the subsequent effects of this on the air quality objective. The AONB, Conservation Area, listed building and non-designated heritage asset (Sharps Hill Oast) are likely to experience a slight negative impact. It is expected that this could be overcome with sensitive design.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	The site would form a logical extension to the settlement and subject to sensitive design, would be appropriate in AONB landscape terms.

Site Reference: 197

Site Address: Land West of Pinyons, Queen Street



Parish:	Sandhurst
Settlement:	Sandhurst
Gross area (ha):	0.7
Developable area (ha):	0.7
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
Issues to consider:	AONB Component Part: Historic Field Boundaries; AONB; HLC Period: Boundary Lost 26-50%, Early post-medieval;

	APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland
Site Description:	<p>The site consists of part of a larger agricultural field. There are no existing buildings on the site. The site is adjoined by residential uses to the east and south and agricultural fields. The boundaries of the site comprise mature hedges and trees, though the northern boundary is open to the remainder of the larger field of which the site is part.</p> <p>The site lies adjacent to Queen Street, which adjoins to the south and Sponden Lane to the west. There is a field gate and access into the site from Queen Street, along which there is pedestrian pavement. The site slopes slightly to the north but is reasonably flat. There are views from the site out westwards and northwards.</p>
Suitability:	This is a sensitive site in proximity of the settlement edge. There are significant AONB landscape and settlement pattern concerns associated with this site that mean it is unsuitable.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are significant AONB landscape and settlement pattern concerns.

Site Reference: FS2

Site Address: Field to the south of Bodiam Road, Sandhurst

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



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Map Dated: February 2020

Parish:	Sandhurst
Settlement:	Sandhurst
Gross area (ha):	0.71
Developable area (ha):	0.71
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:	22
Issues to consider:	AONB Component Part: Historic Field Boundaries; AONB; HLC Period: Medieval, Early 20th century; APA: Historic Farmstead - Brick House Farm; Heritage: listed building; ALC: GRADE 3; LCA: Wooded Farmland
Site Description:	Site is a greenfield site located on the south side of Bodiam Road. It has a gate in its north east corner fronting onto Bodiam Road

	<p>and adjacent to a vehicular access serving a neighbouring residential property. The site is adjoined by residential properties and fields and lies opposite other built development such as Tanyard.</p> <p>The site slopes down from the east and has boundaries comprising hedging and trees and is 'banked' in part along its boundary with Bodiam Road. There is pedestrian pavement running along the opposite side of Bodiam Road.</p>
Suitability:	The site is unsuitable because there are AONB landscape concerns as a consequence of the site forming part of the landscape setting of the settlement, the loss of which would be detrimental to the landscape.
Availability:	<p>Available</p> <p>If this site was considered suitable it would be necessary to confirm land ownership.</p>
Achievability:	N/A
Sustainability Assessment:	Site scores similarly to others in the parish for some objectives. However, landscape impacts are particularly negative reflecting the loss of the soft green backdrop to the settlement that this site would create. The setting of the listed farmhouse would also be impacted and causes a negative heritage score.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are concerns regarding impact on the setting of the settlement and AONB landscape.

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

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