

Tunbridge Wells Borough



Tunbridge Wells Borough Council

Site Assessment Sheets for Cranbrook & Sissinghurst Parish

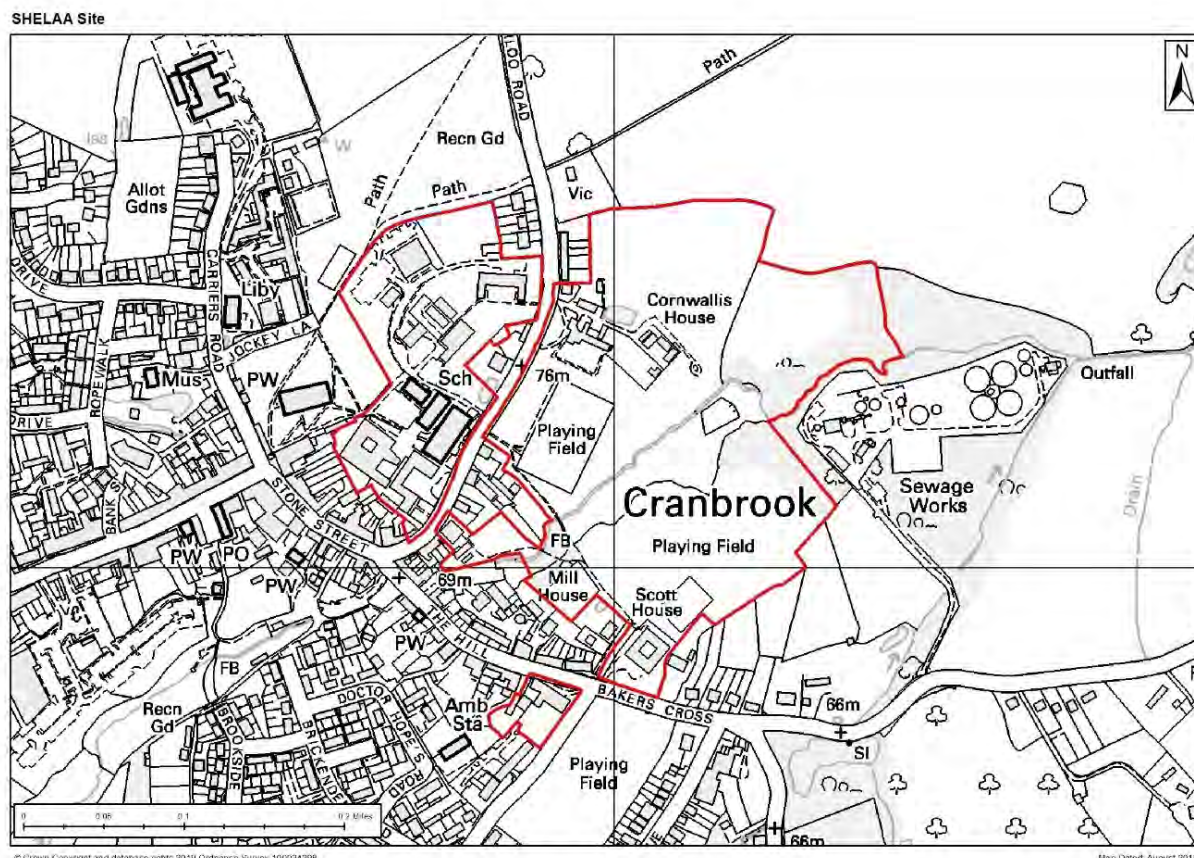
**Strategic Housing and Economic Land Availability
Assessment – Regulation 18 Consultation**

July 2019



Site Reference: Local Plan Allocation AL/CRS10 including sites 128 and 130

Site Address: Cranbrook School, Cranbrook



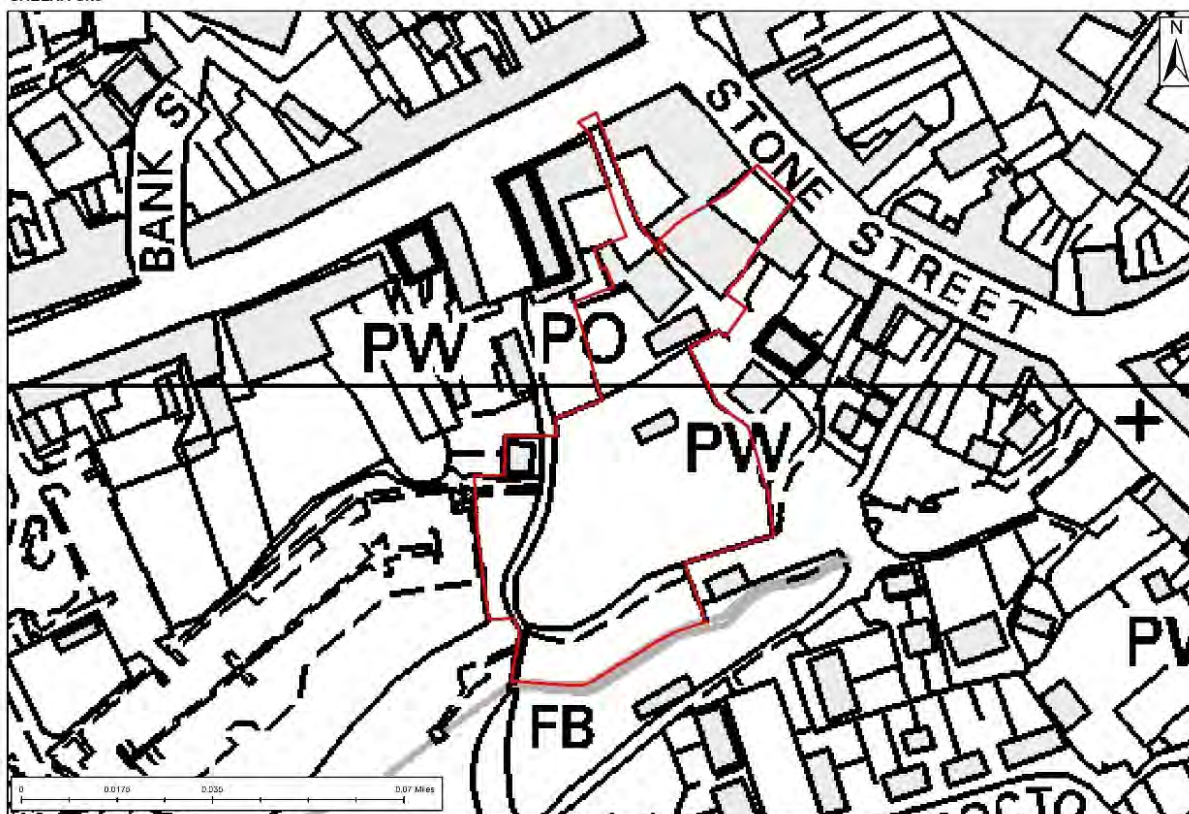
Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	16.43
Developable area (ha):	16.43
Site type:	PDL site partly within and partly adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for education and community uses
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	AONB (5 component parts); Landscape Sensitivity Study (adjacent to CR5, CR6, and CR7); Highway matters; Ecological interest; notable feature/designation; Heritage matters (mostly within Conservation Area/ listed buildings within site and adjacent); Local plan landscape designation;

	Partly within and partly adjacent to existing Limits to Built Development; Land contamination (Sewage Treatment Works & Cemetery (Modern)); ALC: Grade 3
Site Description:	<p>The site consists of three parcels of land, two larger ones fronting Waterloo Road and a third, smaller parcel fronting Bakers Cross. The larger parcel also adjoins Bakers Cross. The site consists of several mixed uses all associated with Cranbrook School. These include a rifle range, tennis court, buildings, pond, chicken coop, maintenance buildings, boarding houses and playing field. There are several existing buildings on the site. The site is adjoined by a mix of residential properties and open land. The site boundaries primarily consist of a mixture of trees, hedgerows and domestic boundaries with surrounding residential properties. There is a drainage feature on the site and large drainage pipes and culverts. The site includes a pond.</p> <p>There are various access points into the site from the surrounding road network. There is pedestrian access into the site. There is one Public Right of Way on the site. The site has a complex topography. The site is a large one with a range of educational uses located on the edge of the town adjacent to both built up and rural areas. At various points within the site there are views into and out of the site.</p>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	The site is available and is in single ownership. It is considered that the site could come forward for development in the Local Plan period.
Sustainability Assessment:	This policy prompts mostly unknown scores as details about specific proposal are not available. However, it is assumed that education would benefit.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	The site is a part PDL site partly within and partly adjacent to LBD. It forms part of Cranbrook School and could be used to help support the future needs of the school.

Site Reference: Local Plan Allocation AL/CRS8 includes site 271

Site Address: Former Cranbrook Engineering Site and Wilkes Field, Cranbrook

SHELAA Site

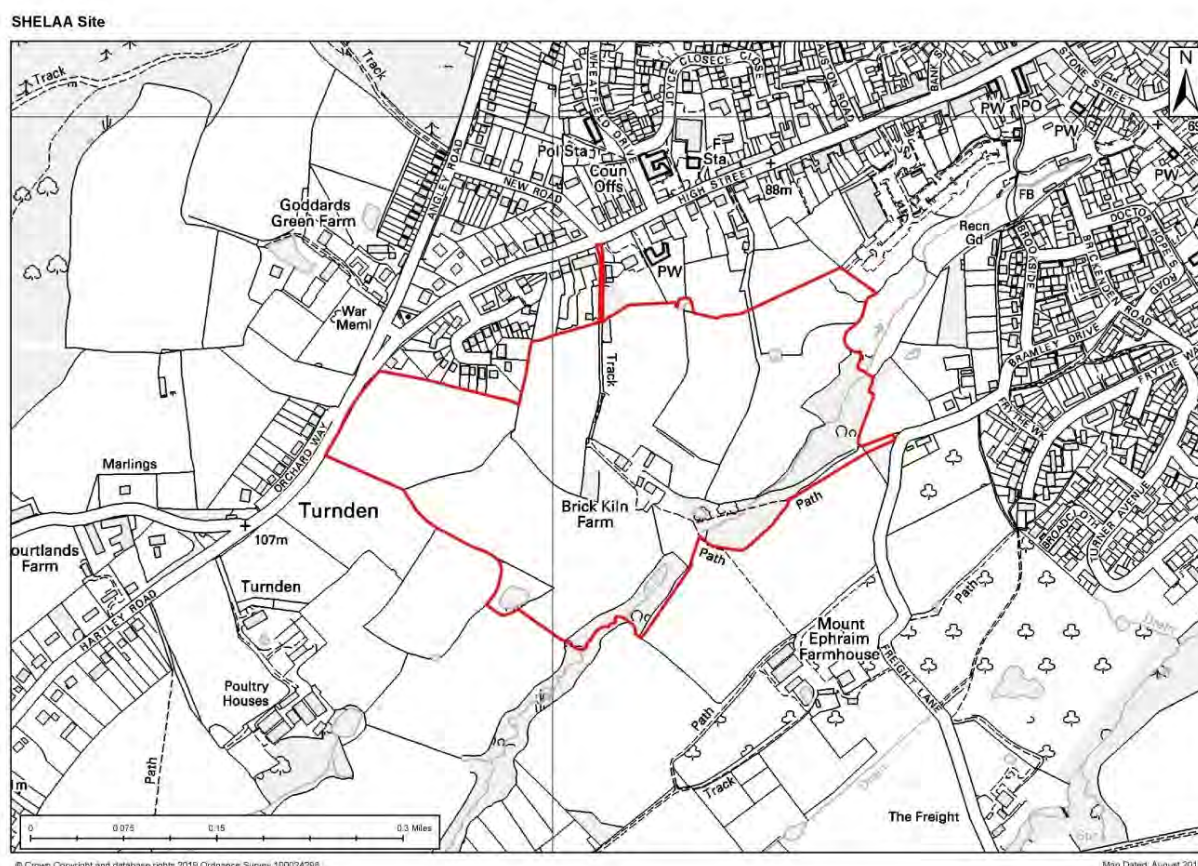


Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	0.77
Developable area (ha):	0.77
Site type:	Part greenfield / part PDL site within the LBD
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential and community centre, possible inclusion of a medical centre and retail A1 or A2 financial unit.
Potential yield if residential:	28
Issues to consider:	Site is part of an existing site allocation AL/CR6 in Site Allocations Local Plan 2016; AONB (4 Component Parts); Landscape Sensitivity Study (CR1); Highway matters;

	<p>Within the existing Limits to Built Development; Heritage - Conservation Area and Listed Building; Ecological interest; notable feature or designation; Land Contamination (Depot / Dispensing of Automotive Vehicles); ALC: Grade 3; This site is has planning consent for a mixed use development including 28 dwellings (16/503953/FULL) as of 1st April 2019</p>
Site Description:	<p>This site is bounded by Stone Street to the east, the High Street to the north and Crane Lane to the west.</p> <p>The southern parcel of the site forms an open field used in the past to house animals prior to slaughter. This parcel of land is located within a predominantly built up area in the centre of Cranbrook. The site is located in an area where there is a mix of uses including residential, retail and other commercial use appropriate to the central location. There is a super market and the Regal car park located to the west of the site.</p> <p>There are Public Rights of Way through and adjacent to the site, which also sits adjacent to the Crane Brook to the south.</p>
Suitability:	Suitable: see reason below
Availability:	<p>Available</p> <p>Multiple ownership</p>
Achievability:	<p>This is a suitable site that forms part of an existing site allocation. It has existing planning permission. It is available and it is considered that the site could be delivered in the period of the Local Plan.</p>
Sustainability Assessment:	<p>The town centre location of this site causes numerous objectives to turn positive reflecting the better access to travel options and ability to access the services and facilities in Cranbrook without private car.</p>
Conclusion:	<p>Site is suitable as a potential Local Plan allocation subject to further consideration.</p>
Reason:	<p>Site is within the LBD with access to the centre of Cranbrook. The site is likely to be sustainable in this context. It is currently part of an allocation in the Site Allocations Local Plan and currently has planning permission.</p>

Site Reference: SALP AL/CR4 (Local Plan Allocation AL/CRS9) includes site 292 and part of 396

Site Address: Land adjacent to the Crane Valley, Cranbrook

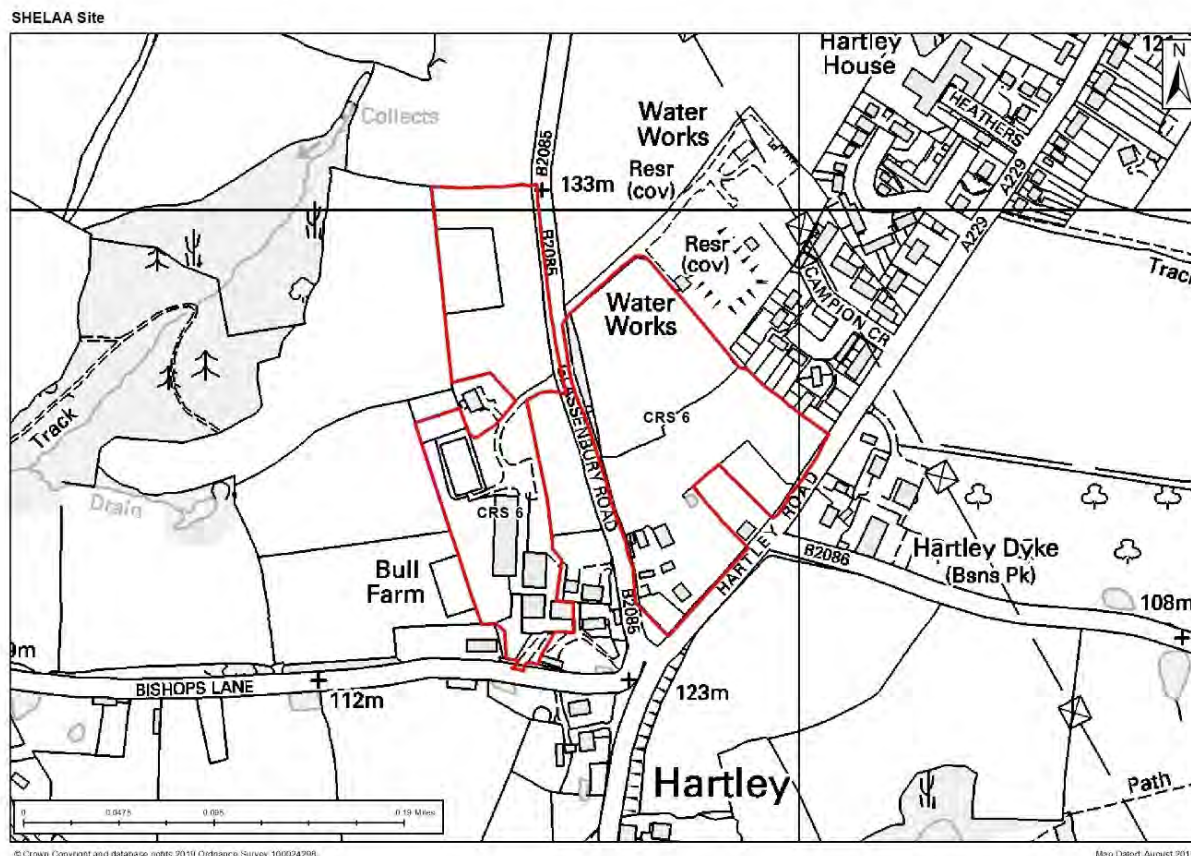


Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	19.07
Developable area (ha):	15.48
Site type:	Part PDL/mostly greenfield site on edge of Cranbrook LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	200-250
Issues to consider:	Site is an existing allocation AL/CR4 in Site Allocations Local Plan 2016; AONB (8 component parts); Heritage; Conservation Area and listed buildings; Landscape Sensitivity Study (adjacent to CR2); Ecological interest; notable feature/designation;

	Land contamination (hospitals (Non Research), Unknown Filled Ground (medium)); Grade 3 ALC; Part adjacent to existing Limits to Built Development; This site currently has a planning application for 180 dwellings (16/502860/OUT) as of 1st April 2019
Site Description:	The site comprises pasture and grazing land including a small number of unused agricultural buildings located immediately to the south of Cranbrook. The site is adjoined by further farmland and woodland as well as existing built development including residential mostly to the north but also further east. Site boundaries consist mostly of hedging and trees. The site has level changes and there are Public Rights of Way both on the site and in the wider area from which there are public views of the site.
Suitability:	Suitable: see reason below
Availability:	Available Multiple ownership
Achievability:	This is a suitable site that is an existing allocation that it is considered is suitable to be carried forward. Part of the site has existing planning permission. The site is available and it is considered that the site could be delivered within the period of the Local Plan.
Sustainability Assessment:	A mostly negative site. Site area is relatively large site so would contribute a significant benefit to housing numbers but is scored highly negatively for many environmental objectives to reflect the sensitive features that are at risk.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is on the edge of the Cranbrook LBD and is an existing site allocation. It is likely to be a sustainable site in this context. Part of the site currently has planning permission.

Site Reference: Local Plan Allocation AL/CRS6 includes sites 59, 70, 323, 345 and late site 53

Site Address: Gate Farm, adjacent to Hartley Road and Glassenbury Road, Hartley

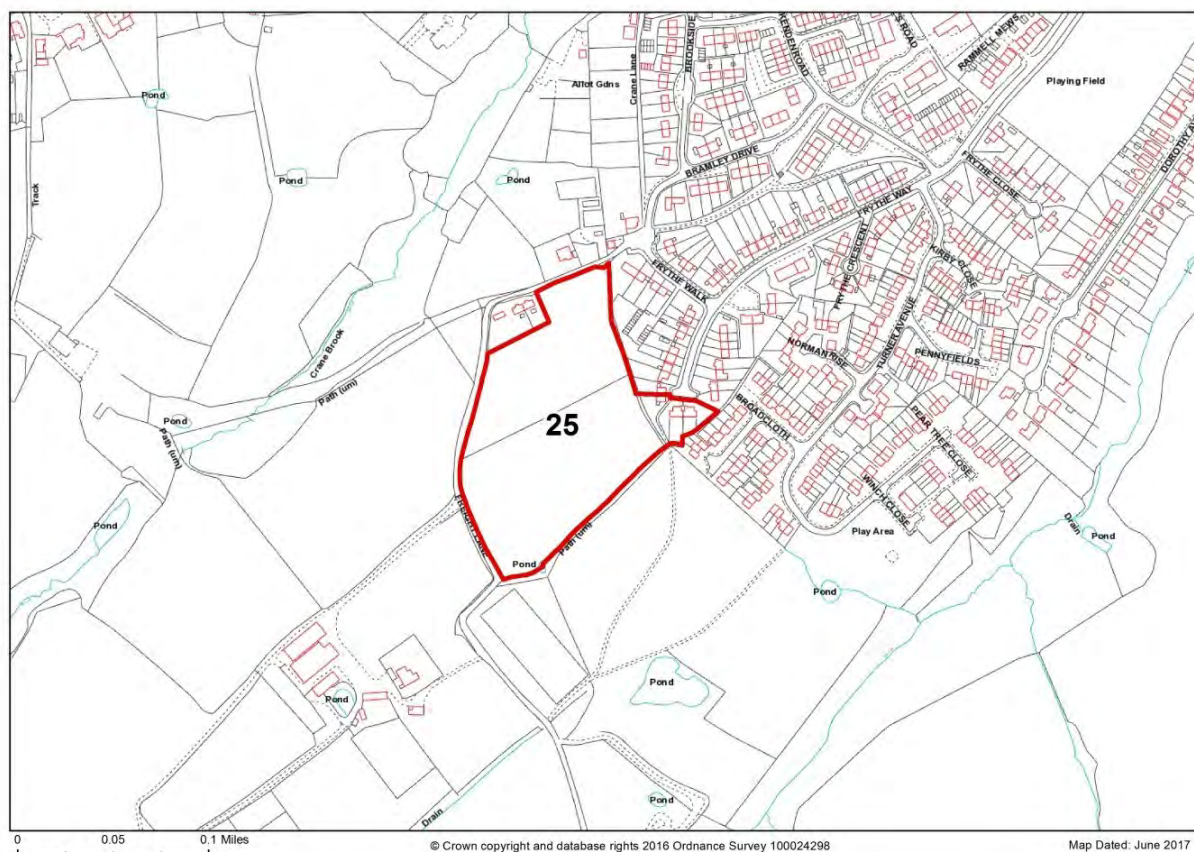


Parish:	Cranbrook & Sissinghurst
Settlement:	Hartley, Cranbrook
Gross area (ha):	6.12
Developable area (ha):	6.12
Site type:	Mostly greenfield site with some built structures/PDL in rural area
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential use.
Potential yield if residential:	90
Issues to consider:	AONB (5 component parts); Ecological interest; notable feature/designation; Landscape Sensitivity Study (in/adjacent to CR9); Highway matters; Heritage matters (adjacent to listed buildings); Tree Preservation Order;

	ALC: Grade 3
Site Description:	<p>The site includes mostly undeveloped greenfield land with some PDL/farm buildings. The site adjoins Hartley Road to the south east and Glassenbury Road runs through the middle of the site to the east of Bull Farm. Bishops Lane runs adjacent to part of the southern part of the site, which is a designated Public Bridleway.</p> <p>The site is adjacent to a covered reservoir to the north east and to fields and some residential development. There is pavement along some of Hartley Road though not along the site frontage. Bull Farm has an existing vehicular access from Glassenbury Road and there are other access points to this broader parcel off Hartley Road.</p>
Suitability:	Suitable: see reason below
Availability:	Available Multiple ownership
Achievability:	This is considered a suitable cluster of sites that are available. It is likely that the site could be delivered within the Local Plan period.
Sustainability Assessment:	This group of sites has positive impacts on some economic and social objectives but it let down by the distance to Cranbrook town centre.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	This site comprises a cluster of sites that lie adjacent to existing residential and commercial uses and there is pedestrian access to Cranbrook. The site is likely to be sustainable in this context.

Site Reference: 25

Site Address: Land to the west of Frythe Way and east of Freight Lane, Cranbrook

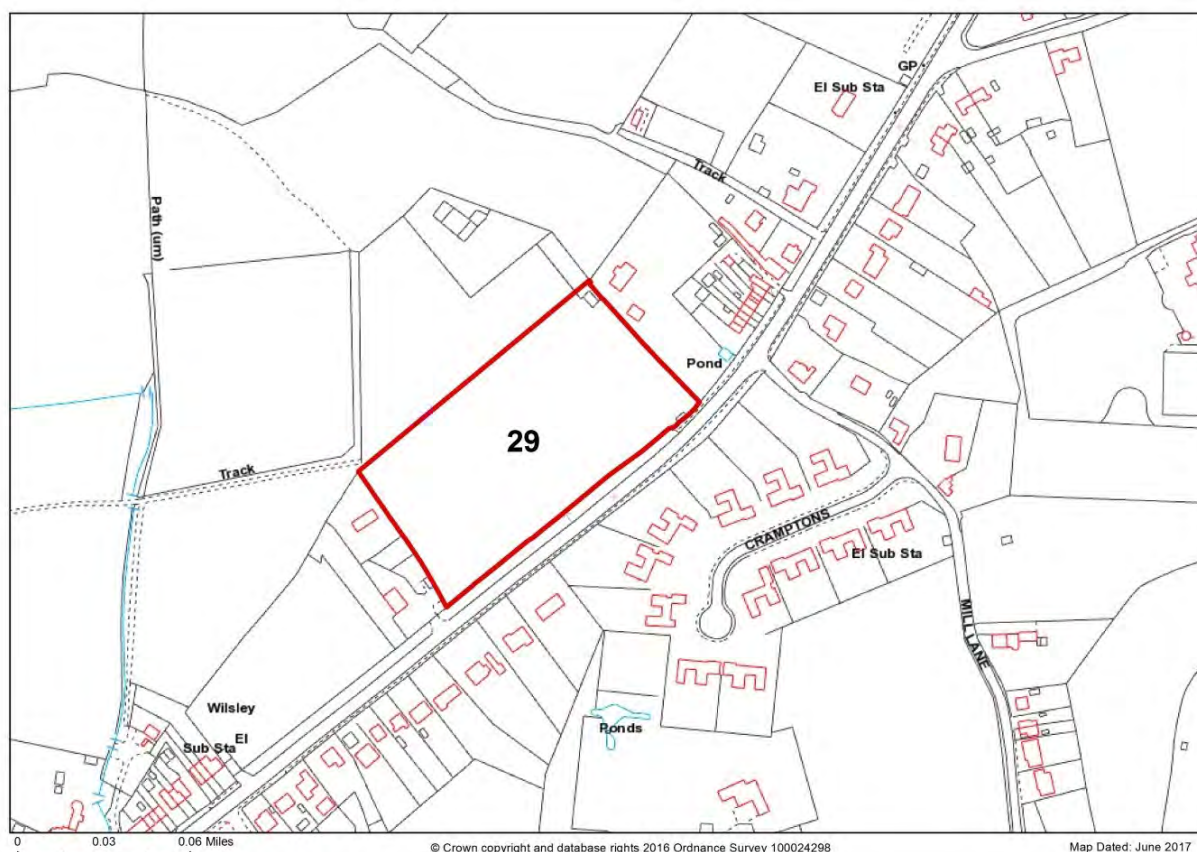


Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	2.83
Developable area (ha):	2.83
Site type:	Part PDL / part greenfield partly within and mostly adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	85
Issues to consider:	AONB (4 component parts); Landscape Sensitivity Study (CR1); Heritage – Cumulative impact on setting of Conservation Area in context of other 20th/21st century development – further loss of rural setting; Ecological interest; notable feature/designation; Highway matters;

	High Pressure Gas Main checked; Part within (south east corner) / part adjacent to existing Limits to Built Development; ALC: Grade 3
Site Description:	<p>The site consists of a parcel of land that is used as grazing/orchard land and agriculture uses. It includes three residential properties in the south east corner of the site. The site is adjoined by residential properties and agricultural uses. The boundaries of the site comprise hedging and mainly mature trees. There is a fence at the southern end of the site.</p> <p>There is currently a lack of vehicular access into the site although the site has two frontages along Freight Lane to the north and west of the site. The three residential properties on the site are accessed from Fythe Way. There are pavements along Frythe Way and pedestrian access northwards to the High Street. There is a designated Public Right of Way that runs through the south east corner of the site. The site is generally flat. There are views across to the site from the adjacent residential development. The site can be seen in part from the public right of way to the south of the site.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This site scores largely neutral with some benefit to housing provision. It scores negatively on land use and landscape impact informed by the loss of a greenfield site in the AONB which lies adjacent to an historic settlement and which has historic routeways (PROW) adjacent to it.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is a landscape concern arising from an allocation of this site as well as concern about ability to provide an appropriate means of vehicular access to the site, which is likely to require access through adjacent site.

Site Reference: 29 (Local Plan Allocation AL/CRS16 (part site))

Site Address: Land at Boycourt Orchards, A229 Angley Road, Wisley Pound, Cranbrook, TN17 2HR

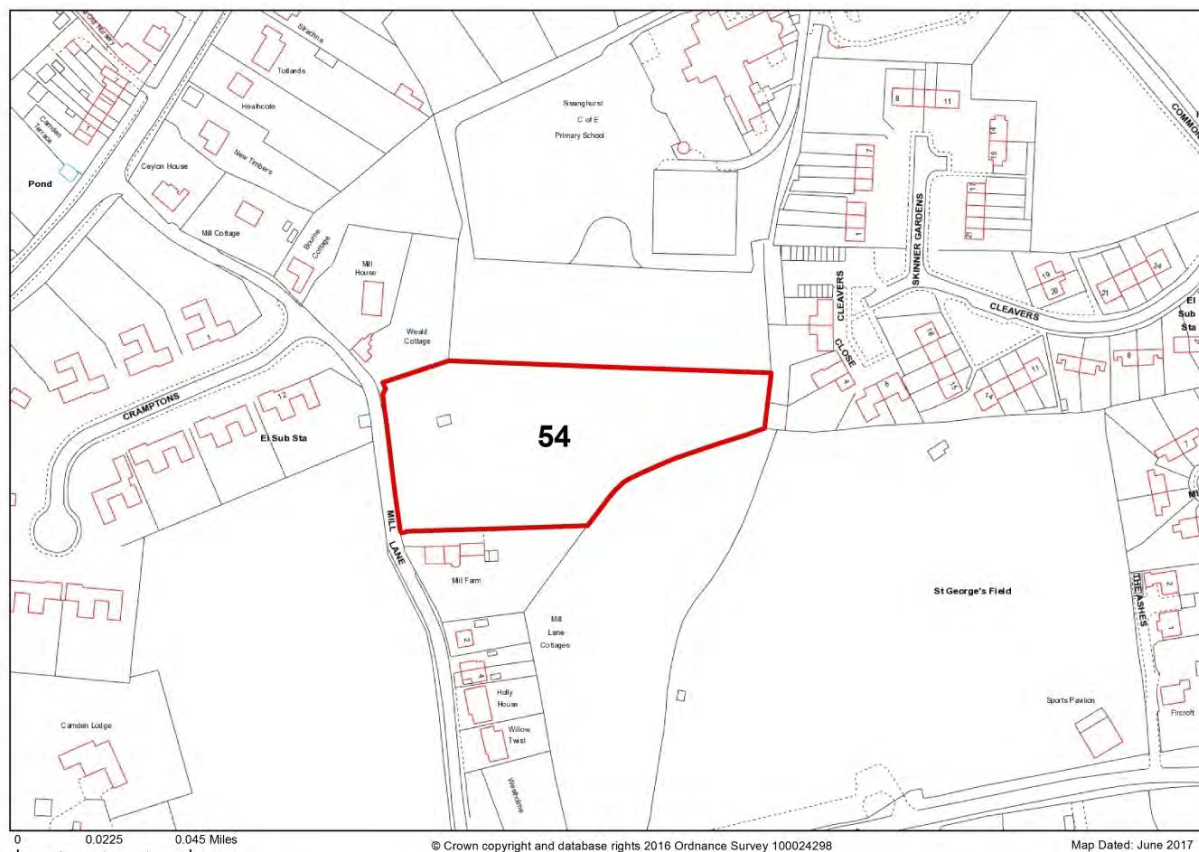


Parish:	Cranbrook & Sissinghurst
Settlement:	Wilsley Pound
Gross area (ha):	1.59
Developable area (ha):	1.59
Site type:	Greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	20-25
Issues to consider:	AONB (1 component part); Landscape Sensitivity Study (adjacent to SI1); Highway matters; Heritage – setting of Wilsley Pound Conservation Area – further ribbon development – cumulative impact on it as an isolated settlement (minor);

	Ecological interest; ALC: Grade 3
Site Description:	The site consists of former orchards and is now an unmanaged green field. There is a structure associated with the former use as an orchard located in the northern area of the site. The site is adjoined by residential properties and other agricultural/orchard uses. The boundaries of the site comprise trees and hedges, including the road frontage. These are less mature along the road frontage. There is no defined northern boundary to the site. There is field gate access from the A229 Angley Road into the site. There is pavement on the opposite side of the A229 Angley Road from the site. The site is generally flat with a slight rise to the east. There are views of the site from the gate along the Angley Road frontage of the site.
Suitability:	Suitable in part: see reason below
Availability:	Available Single ownership
Achievability:	This is considered a suitable site. It is available and in single ownership. It is likely that the site could be delivered within the Local Plan period.
Sustainability Assessment:	A range of scores with Land Use, Landscape and Travel objectives scoring most negatively reflecting loss of greenfield land in the AONB and limited transport options in Sissinghurst.
Conclusion:	Site is suitable in part as a potential Local Plan allocation subject to further consideration.
Reason:	The characteristics of the area mean that whilst the site is remote from the existing Limits to Built Development, it is likely to be a sustainable site. The rear part of the site is considered unsuitable due to concerns about impact on the settlement pattern

Site Reference: 54 (Local Plan Allocation AL/CRS12)

Site Address: Land on the east side of Mill Lane, Sissinghurst, TN17 2HX



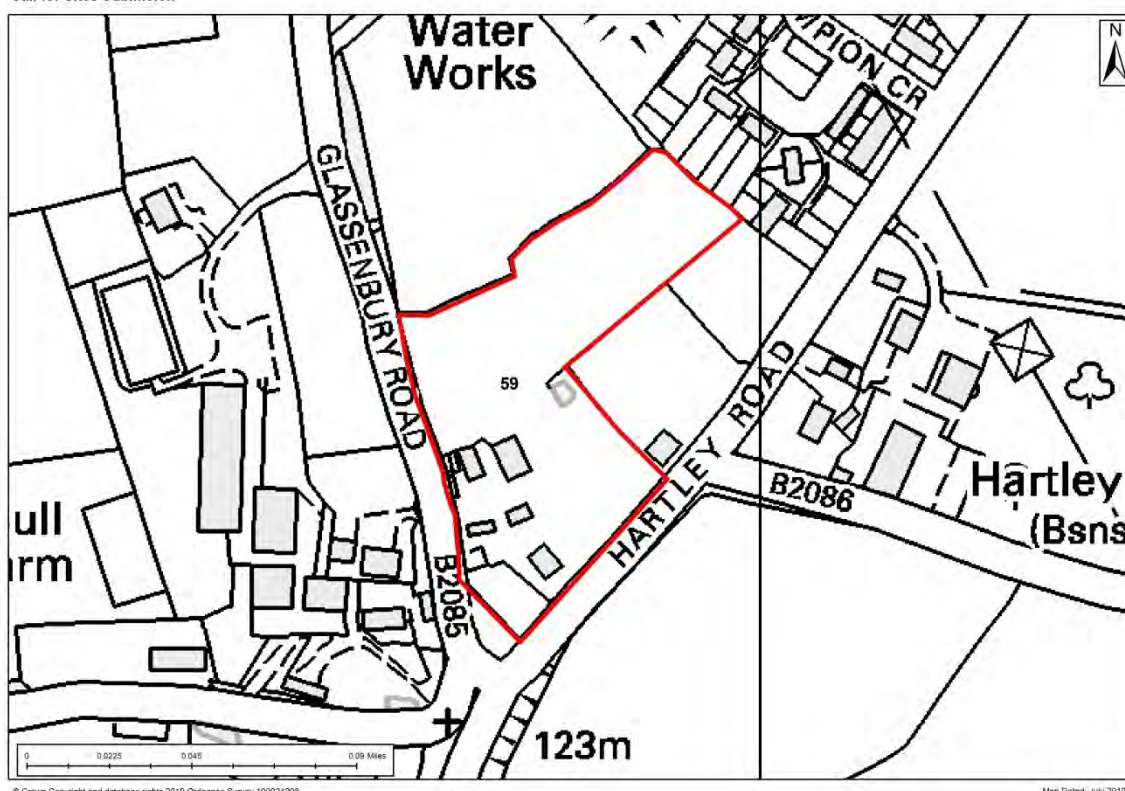
Parish:	Cranbrook & Sissinghurst
Settlement:	Sissinghurst
Gross area (ha):	0.86
Developable area (ha):	0.86
Site type:	Greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	5-10
Issues to consider:	AONB (1 component part); Landscape Sensitivity Study (SI1); Highway matters; Adjacent to existing Limits to Built Development; Ecological interest; ALC: Grade 3

Site Description:	The site is an agricultural field. There are no existing buildings on the site. The site is adjoined by residential properties and fields. The site boundaries consist of wooded areas and high hedges and some stock proof fencing. There are wooded areas and high hedges and one small tree within site. There is a small ditch in the northern part of the site. The site is adjacent to a driveway to the south that serves the adjacent property. There is a field gate to the north west corner of the site. There is a lack of pavement along Mill Lane. There is a Public Right of Way adjacent to the eastern boundary of the site. The site is generally flat. The site is generally enclosed with clear views of Mill Farm house from the site. This generally limits public views of the site.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is considered a suitable site. It is available and in single ownership. It is likely that the site could be delivered within the Local Plan period.
Sustainability Assessment:	Largely neutral-scoring site. Education is scored slightly negative to reflect increase pressure on a school that is already in high demand. Loss of greenfield land and potential boundary issues with the AONB contribute to the negative scores for Land Use and Landscape.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	This site is in proximity to the existing Limits to Built Development and is likely to be sustainable in this context.

Site Reference: 59 (Site is part of Local Plan Allocation AL/CRS6). Site 59 is duplicated by Late Site 14; in conjunction with site numbers 70, 323, 345 and late site 53

Site Address: Gate Farm, adjacent to Hartley Road and Glassenbury Road, Hartley, Cranbrook, TN17 2ST

Call for Sites Submission

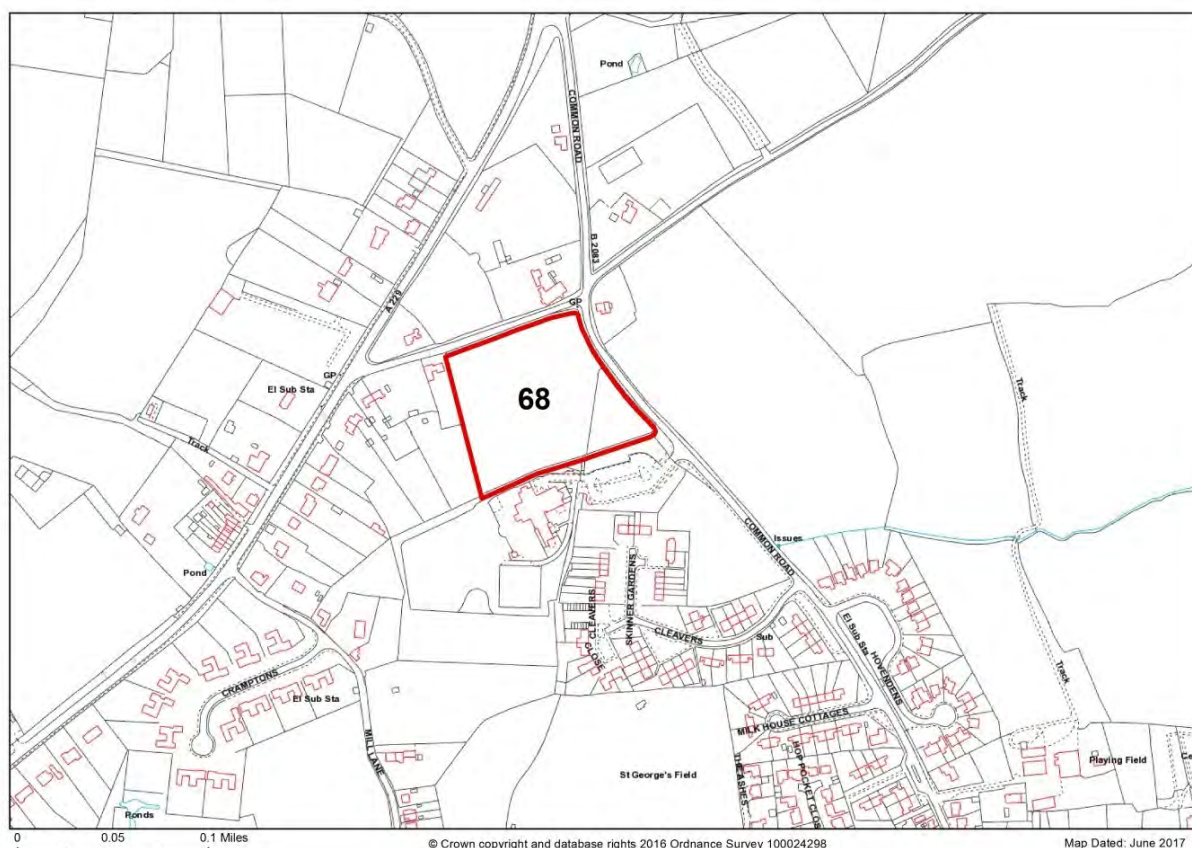


Parish:	Cranbrook & Sissinghurst
Settlement:	Hartley, Cranbrook
Gross area (ha):	1.45
Developable area (ha):	1.45
Site type:	Part developed site in rural area
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential use.
Potential yield if residential:	90 in conjunction with other sites forming wider site allocation
Issues to consider:	AONB (3 component parts); Landscape Sensitivity Study (in/adjacent to CR9); Ecological interest; notable feature/designation;

	Highway matters; Heritage matters (adjacent to listed buildings); ALC: Grade 3
Site Description:	The site appears unused, formerly in agricultural use. There are several buildings on the site. The site is adjoined by a mix of uses including agriculture, residential, and commercial uses. The site boundaries comprise a mix of trees and some wire fencing. There is a pond on the site and trees. There is an existing vehicular access into the site directly off Hartley Road. There is a pavement along the opposite side of Hartley Road. The site rises in a northern direction from the southern end of the site adjacent to Hartley Road. There are localised public views into the site.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is considered a suitable site. It is available and in single ownership. It is likely that the site could be delivered within the Local Plan period.
Sustainability Assessment:	This group of sites has positive impacts on some economic and social objectives but it let down by the distance to Cranbrook town centre.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site lies adjacent to existing residential and commercial uses and there is pedestrian access to Cranbrook. The site is likely to be sustainable in this context.

Site Reference: 68 (Site is part of Local Plan Allocation AL/CRS17) in conjunction with site 442

Site Address: Land at junction of Common Road and Frittenden Road, Sissinghurst

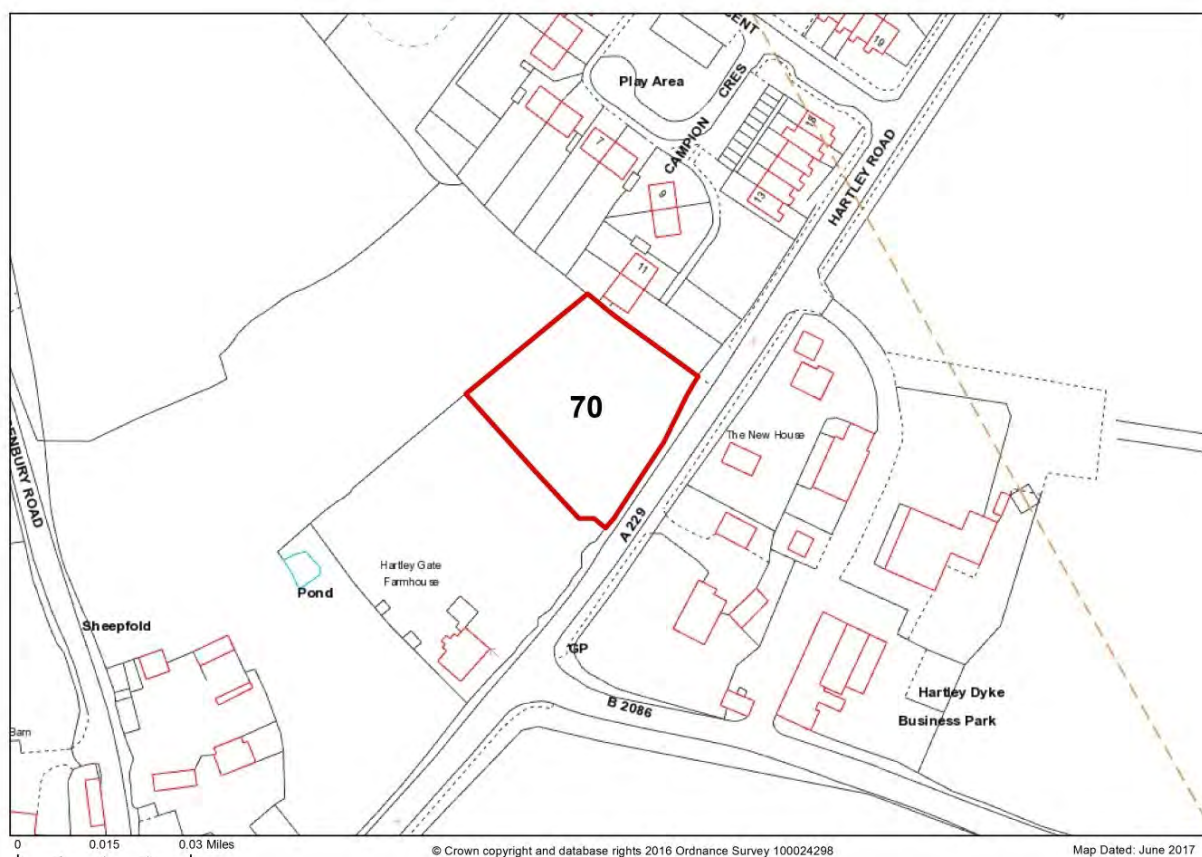


Parish:	Cranbrook & Sissinghurst
Settlement:	Sissinghurst
Gross area (ha):	1.61
Developable area (ha):	1.61
Site type:	Greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for education use
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Landscape Sensitivity Study (SI1); AONB (1 component part); Heritage matters (adjacent to listed buildings); Highway matters; Ecological interest; notable feature/designation; ALC: Grade 3

Site Description:	The site consists of a greenfield. There are no existing buildings on the site. The site is adjoined by a school, residential properties and a school sports field. There are trees and hedgerows along the boundaries of the site. Along the south east corner of the site are trees. There is a field gate along the north west corner of the site off Frittenden Road. The site has a frontage with Frittenden Road and with Common Road. There is pavement along Common Road. This is lacking along Frittenden Road. Public Right of Way number WC75 crosses the site towards its south eastern corner. The site is generally flat. The site sits at an elevated level compared to Common Road and the school. Public views of the site are screened to the north and south. There are views of the site from the Public Right of Way.
Suitability:	Suitable: see reason below
Availability:	Available Multiple ownership
Achievability:	This is a suitable site. It is in multiple ownership and availability is uncertain. Subject to these matters being clarified, it is considered that this site could be delivered within the Local Plan period.
Sustainability Assessment:	This policy has a specific remit and thus scores very positive in the education objective with other objectives given neutral scores as have no relevance.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	The site lies adjacent to Sissinghurst Primary school. It could help support the education needs of the school by providing land for future school use

Site Reference: 70 (part of Local Plan Allocation AL/CRS6) in conjunction with sites 59, 323, 345 and late site 53

Site Address: Land South West of Campion Crescent at Hartley, Cranbrook

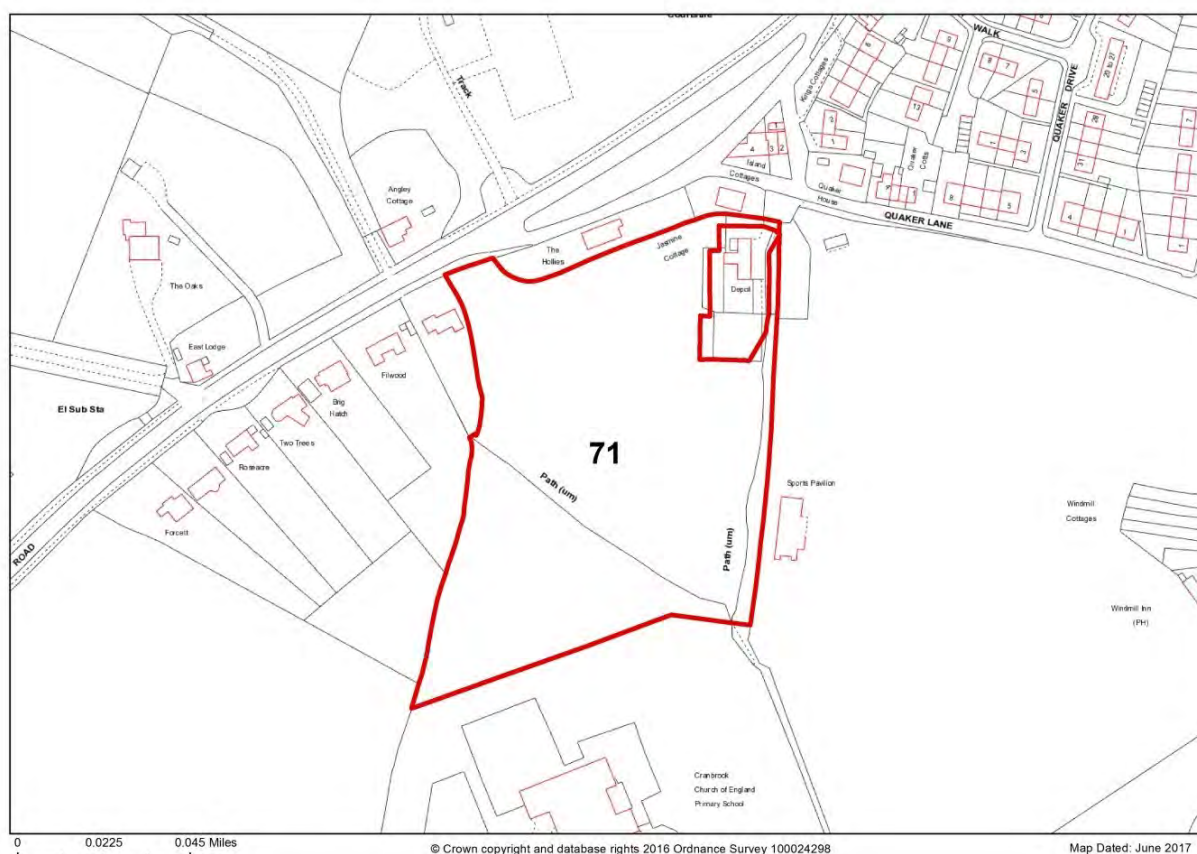


Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	0.23
Developable area (ha):	0.23
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential use.
Potential yield if residential:	90 in conjunction with other sites forming wider site allocation
Issues to consider:	AONB (2 component parts); Landscape Sensitivity Study (in/adjacent to CR9); Highway matters (access);

	Tree Preservation Orders; Ecological interest; notable feature/designation; Heritage matters (adjacent listed buildings); ALC; Grade 3
Site Description:	The site is an undeveloped parcel of land with trees. There are no existing buildings on the site. The site is adjoined by residential properties and a business park. The boundaries to the site comprise mature trees/vegetation along the site frontage with Hartley Road. There is hedging and trees on other boundaries. There is currently a lack of vehicular access into the site, however the site has a frontage with Hartley Road. There is pavement along Hartley Road but this is lacking along the site frontage. The site is at a higher level relative to Hartley Road and slopes away from it. Public views of the site are restricted by the planting along the frontage of the site.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is considered a suitable site. It is available and in single ownership. It is likely that the site could be delivered within the Local Plan period.
Sustainability Assessment:	This group of sites has positive impacts on some economic and social objectives but is let down by the distance to Cranbrook town centre.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site lies adjacent to existing residential and commercial uses and there is pedestrian access to Cranbrook. The site is likely to be sustainable in this context.

Site Reference: 71 (Site is part of Local Plan Allocation AL/CRS5) in conjunction with site 133

Site Address: Land adjoining Cranbrook Primary School, Quaker Lane, Cranbrook, TN17 3JZ. SITE B



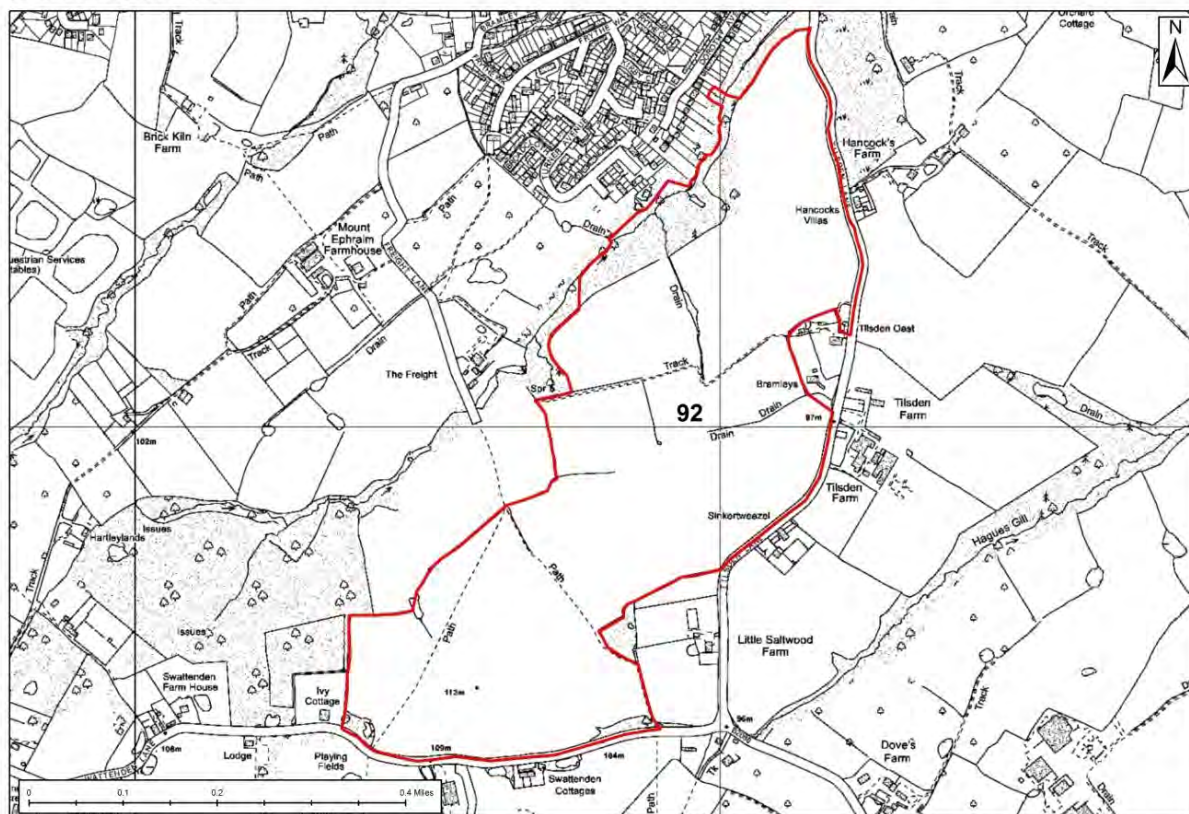
Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	2.05
Developable area (ha):	2.05
Site type:	Greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential use and education use.
Potential yield if residential:	35-45 in conjunction with site 133
Issues to consider:	AONB (4 component parts); Landscape Sensitivity Study (CR5); Ecological interest; Highway matters;

	Heritage matters (partly within and adjacent to Conservation Area); ALC: Grade 3
Site Description:	The site consists of a field that is used for informal recreation use. There are no existing buildings on the site. The site is adjoined by residential properties, a school and playing fields. The site boundaries consist of hedgerows and mature trees. There is some domestic boundary treatment. The northern frontage of the site is adjacent to Angley Road/Quaker Lane. There is currently no access from Angley Road but there is access from a field gate in Quaker Lane. There are no pavements along Quaker Lane but pavements are present along Angley Road. There are designated Public Rights of Way on the site. The site is slightly sloping downwards towards the north but on the whole is relatively flat. There is a view through to the site from the north west corner adjacent to Angley Road/Quaker Lane. There are private views towards the site from adjacent properties.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is considered a suitable site. It is available and in single ownership. It is likely that the site could be delivered within the Local Plan period.
Sustainability Assessment:	Largely sustainable site with the only negatives being related to the sensitive environmental features.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	The site lies adjacent to Cranbrook Primary school. It could help support the education needs of the school by providing land for future school expansion. In addition the site is in proximity to the Limits to Built Development and is adjoined by existing built development. The site is likely to be sustainable in this context.

Site Reference: 92

Site Address: Land south of Grove Cottage, Tilsden Lane, Cranbrook, TN17 3PJ

Call for Sites 2017 Submission



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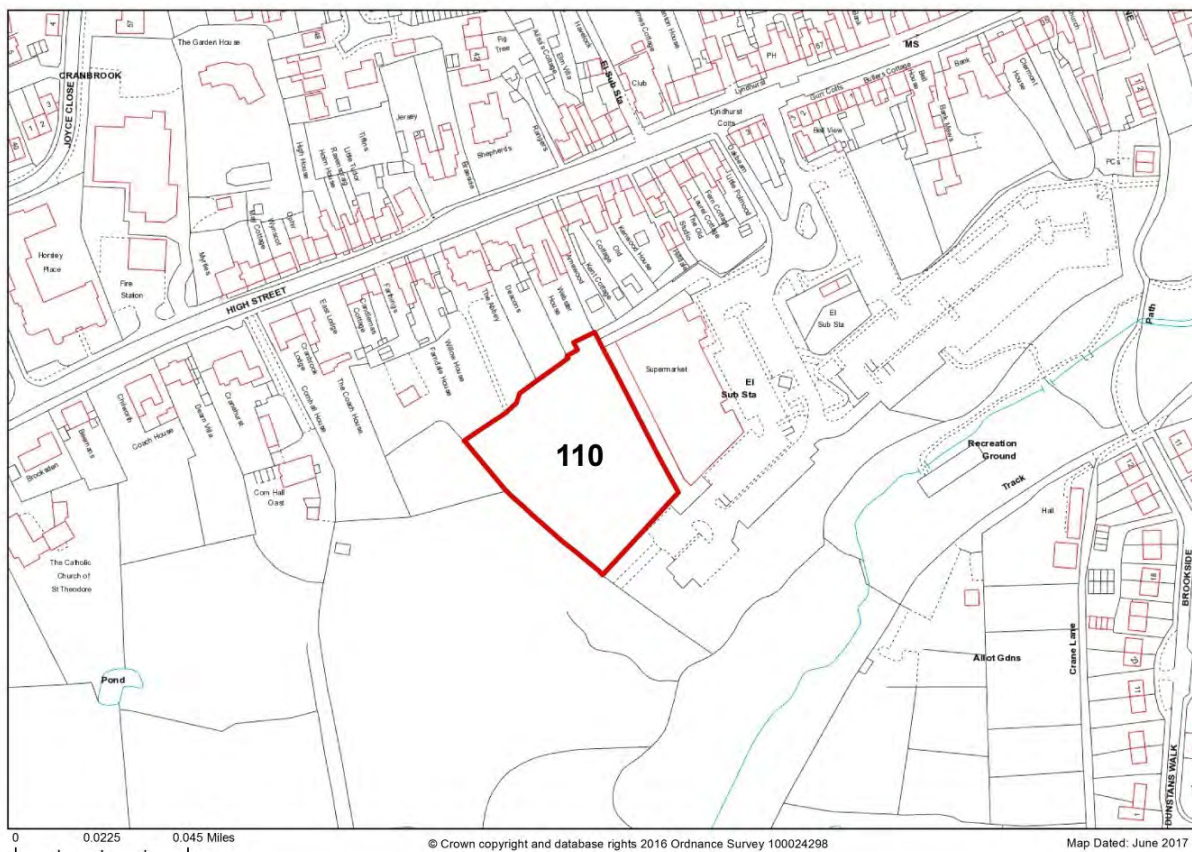
Map Dated: June 2017

Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	47.97
Developable area (ha):	44.36
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:	665 - 1,331
Issues to consider:	AONB (2 component parts); Landscape Sensitivity Study (CR8); Ecological interest; notable feature/designation; Highway matters; ALC: Grade 3
Site Description:	The site is an arable agricultural field. There are no existing buildings on the site. The site is adjoined by residential properties

	and agricultural land. The boundaries of the site consist of mature hedging and trees around most of the site boundary. The southern boundary of the site lies adjacent to a public highway. The site has a frontage with Tilsden Lane and Swattenden Lane. There is currently a lack of pedestrian access to the site. There is a lack of pavement along Tilsden Lane. The site slopes down to the north west. The site is raised above the level of Tilsden Lane. Part of the site is enclosed and screened by mature trees, limiting views. The southern section of the site is more open to view.
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This site is a larger site that scores mostly negative with benefit to housing provision. Negative scores are influenced by the larger site and loss of greenfield site in the AONB, part of which is an historic field adjacent to historic farmsteads. Negative biodiversity score reflects combination of size of site and relative closeness to SSSI.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is of a scale that it would result in major development in the AONB landscape. There is significant landscape concern about allocation of this site.

Site Reference: 110

Site Address: Land to the west of the Co-Operative, High Street, Cranbrook, TN17 3DQ

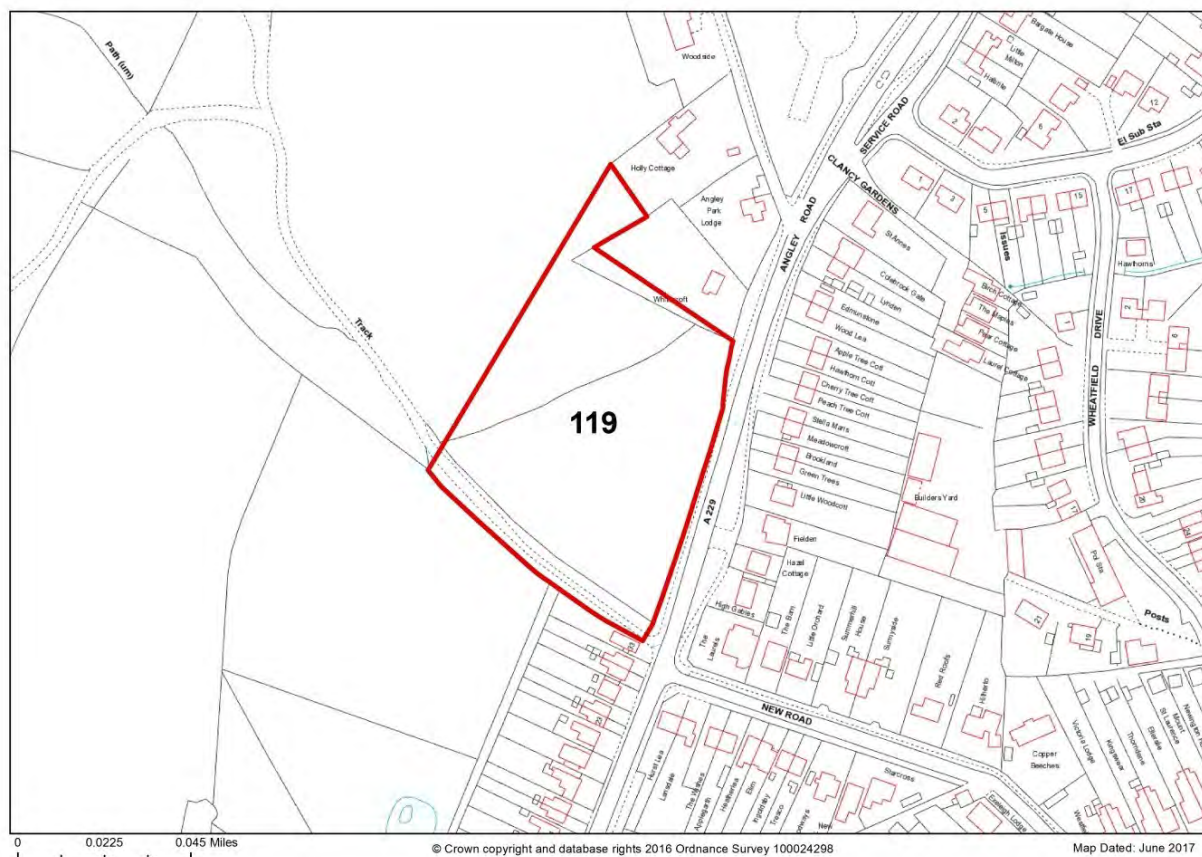


Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	0.46
Developable area (ha):	0.46
Site type:	Greenfield adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	14
Issues to consider:	AONB (2 component parts); Highway matters; Heritage matters (adjacent to Conservation Area and listed buildings); Ecological interest; notable feature/designation; ALC: Grade 3

Site Description:	The site consists of scrubland/fallow pasture. There are no existing buildings on the site. The site is adjoined by residential properties, retail use, agricultural use and a car park. The site has a boundary edge consisting of trees and there are trees within the site. There is currently a lack of vehicular access serving the site. There is an access into the site using the adjacent Regal car park and there is pavement along High Street. The site is relatively flat. There are private views from the residential properties to the north of the site. There is a public view of the site from the adjacent car park.
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This site scores mostly neutral with some benefit potentially to housing provision and employment. It scores negatively in land use terms being loss of a greenfield site in the AONB. It is however within the Limits to Built Development of Cranbrook, which lessens impact.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is within the existing Limits to Built Development. Any development will be subject to the provision of a suitable means of access, protection of trees and the Conservation Area. Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 119

Site Address: Land adjacent Angley Road, Cranbrook

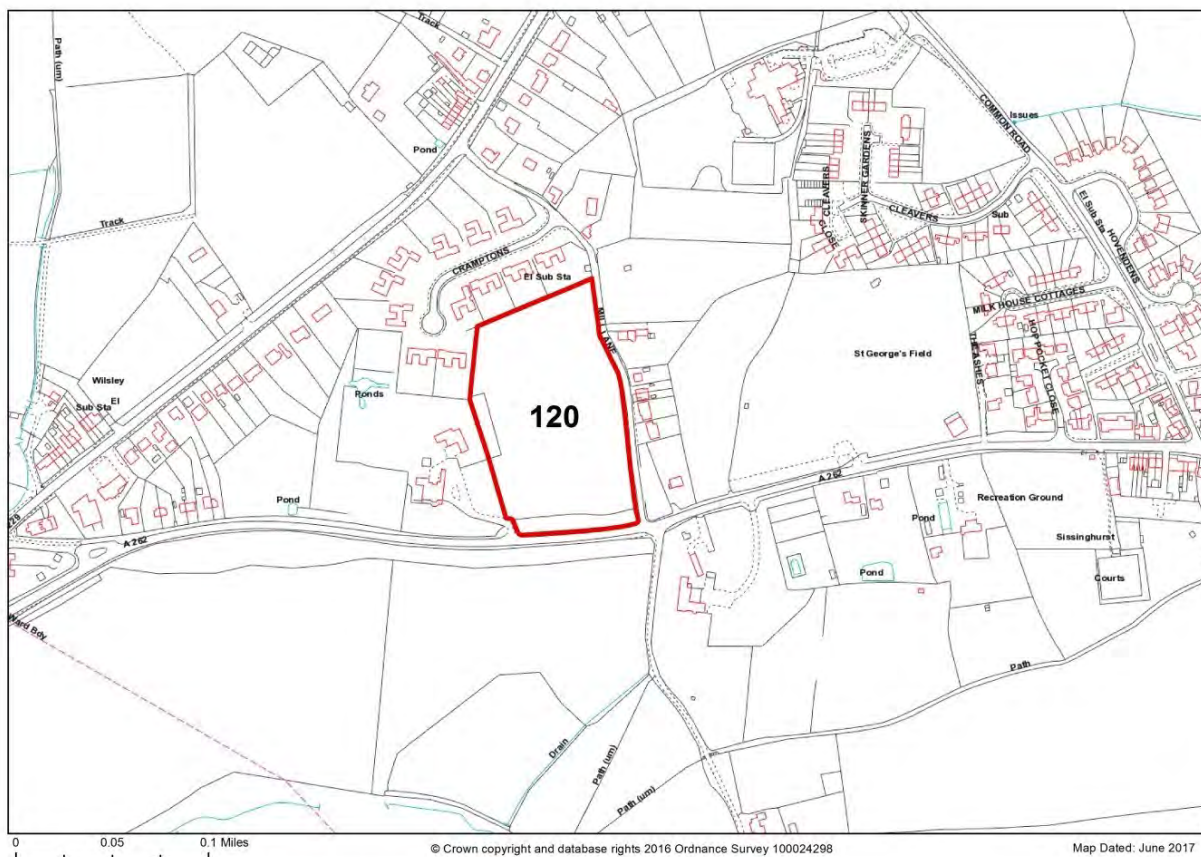


Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	1.31
Developable area (ha):	0.97
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	29
Issues to consider:	AONB (3 component parts); Landscape Sensitivity Study (CR3); Ecological interest; notable feature/designation; Adjacent to Limits to Built Development; ALC: Grade 3
Site Description:	The site is a parcel of land that has been cleared/coppiced. There are no existing buildings on the site. The site is adjoined by residential properties, woodland and agricultural fields. There is a

	wooden fence along the Angley Road frontage and a residential fence to the north. There is woodland wrapping around the rear part of the site. There are a few mature trees within the site. There is currently a lack of vehicular access into the site. There are pavements on both sides of Angley Road to the front of the site. Public Right of Way number WC89 runs through the site, adjacent to the south western boundary of the site. The site has a slope slightly down to the west. The site is clearly seen from the Angley Road frontage.
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 a Local wildlife site, and as such would be unsuitable for allocation.

Site Reference: 120 (Local Plan Allocation AL/CRS13)

Site Address: Land east of Camden Lodge, adjacent to Mill Lane and Sissinghurst Road, Sissinghurst

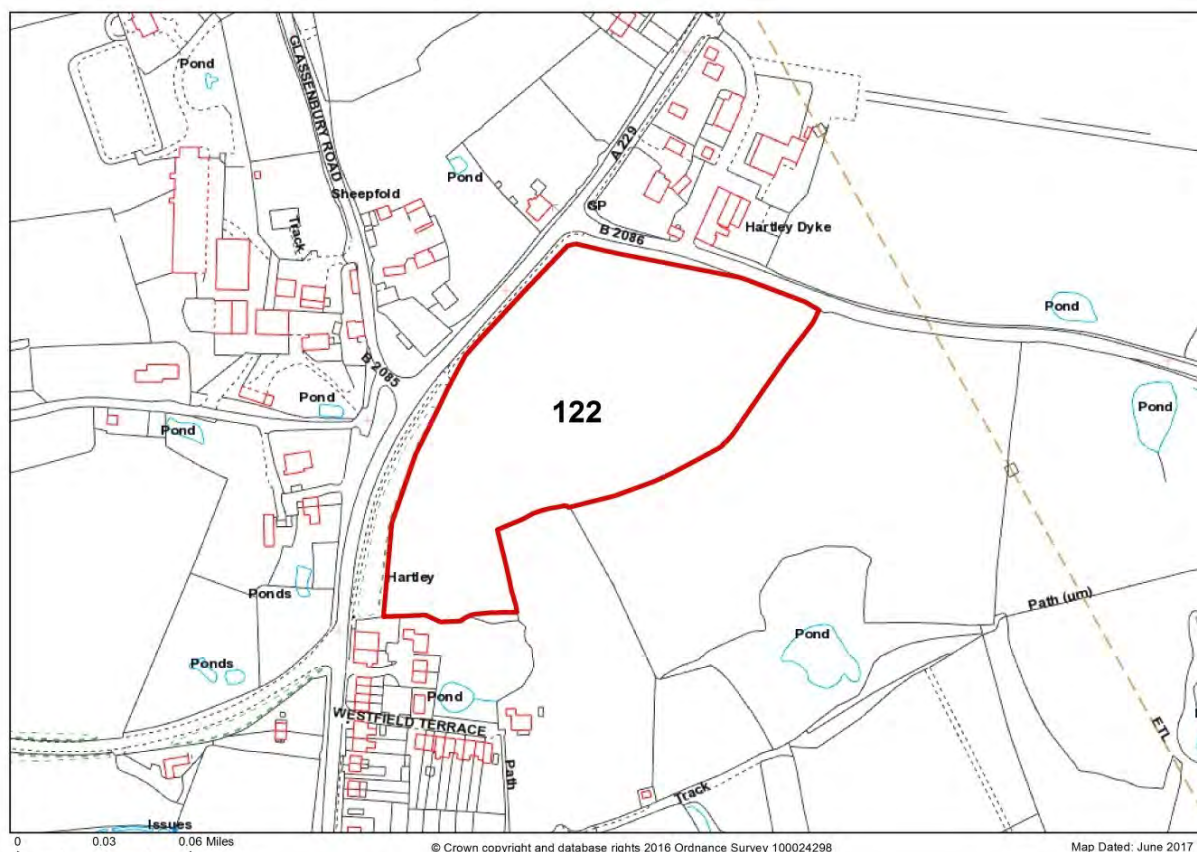


Parish:	Cranbrook & Sissinghurst
Settlement:	Sissinghurst
Gross area (ha):	2.2
Developable area (ha):	2.2
Site type:	Greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	40
Issues to consider:	AONB (1 component part); Landscape Sensitivity Study (SI1); Ecological interest; Highway matters; ALC: Grade 3
Site Description:	The site consists of a green field. There are no existing buildings on the site. The site is adjoined by residential properties and

	fields. The site boundaries consist of trees and hedgerows. There are some trees on the site. There is a field gate towards the south east corner of the site that provides access into the site. There is a lack of pavement along Mill Lane. There is pavement along the opposite side of Sissinghurst Road. This site is flat. Public views of the site are restricted by the boundary treatment. There is a public view across the site from the field gate.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is a suitable site, which is available. It is in multiple ownership, subject to which it is considered that this site could be delivered within the Local Plan period.
Sustainability Assessment:	Largely neutral-scoring site. Education is scored slightly negative to reflect increase pressure on a school that is already in high demand. Loss of greenfield land and potential boundary issues with the AONB contribute to the negative scores for Land Use and Landscape.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is in proximity to the Limits to Built Development and is adjoined by existing built development. The site is likely to be sustainable in this context.

Site Reference: 122

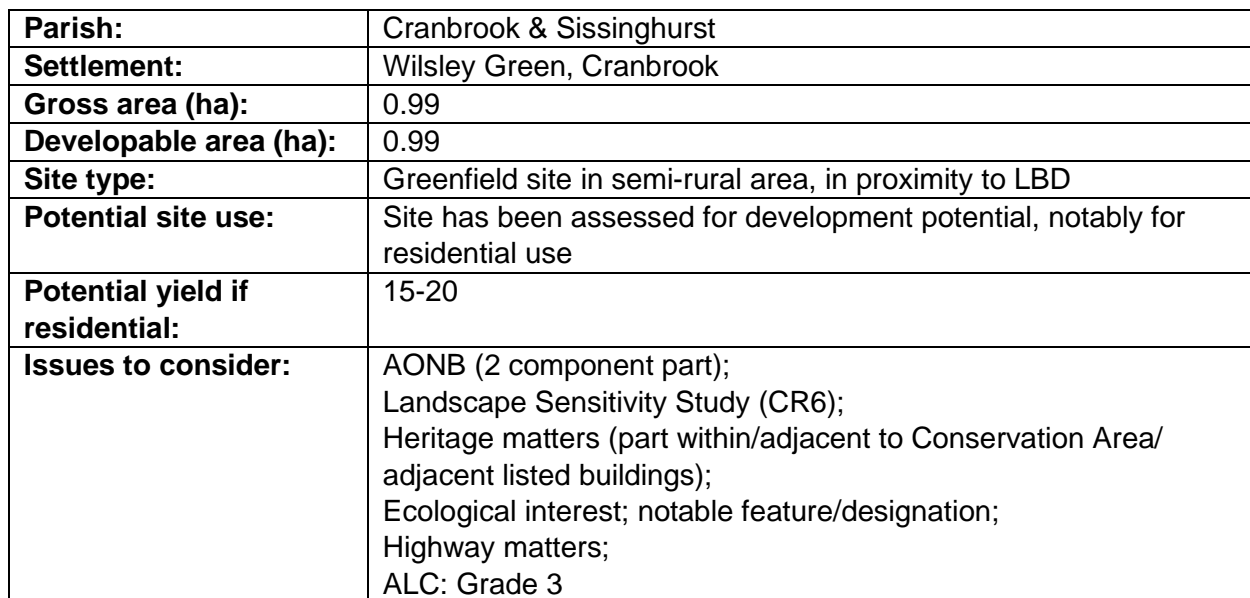
Site Address: Gate Farmland at Charity Farm, Swattenden Lane, Cranbrook, TN17 3PS



Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	2.61
Developable area (ha):	2.61
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:	78
Issues to consider:	AONB (1 component part); Landscape Sensitivity Study (adjacent to CR2); Heritage matters (adjacent to listed buildings); Ecological interest; notable feature/designation; Highway matters; ALC: Grade 3

Site Description:	The site consists of an agricultural field. There are no existing buildings on the site. The site is adjoined by agricultural uses and a business park on the north side of Swattenden Lane. There is also sporadic residential development found within the immediate area. There is a mixture of hedging and some mature trees on all boundaries of the site. There is an existing gate into the field from Hartley Road on the west side of the site. This is almost opposite the Glassenbury Road junction to the west of the site. There are pavements along Hartley Road but these are absent along Swattenden Lane. The site is relatively flat with very slight undulation. There are far reaching views from the site and public views of the site from Hartley Road and Swattenden Lane.
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This site scores mostly negative, particularly in landscape and land use terms and for travel and lack of key services and facilities. It scores positively in terms of housing provision
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are landscape and other concerns about this site. It lies adjacent to Ancient Woodland which is a SSSI and would result in the loss of an important gap between settlements

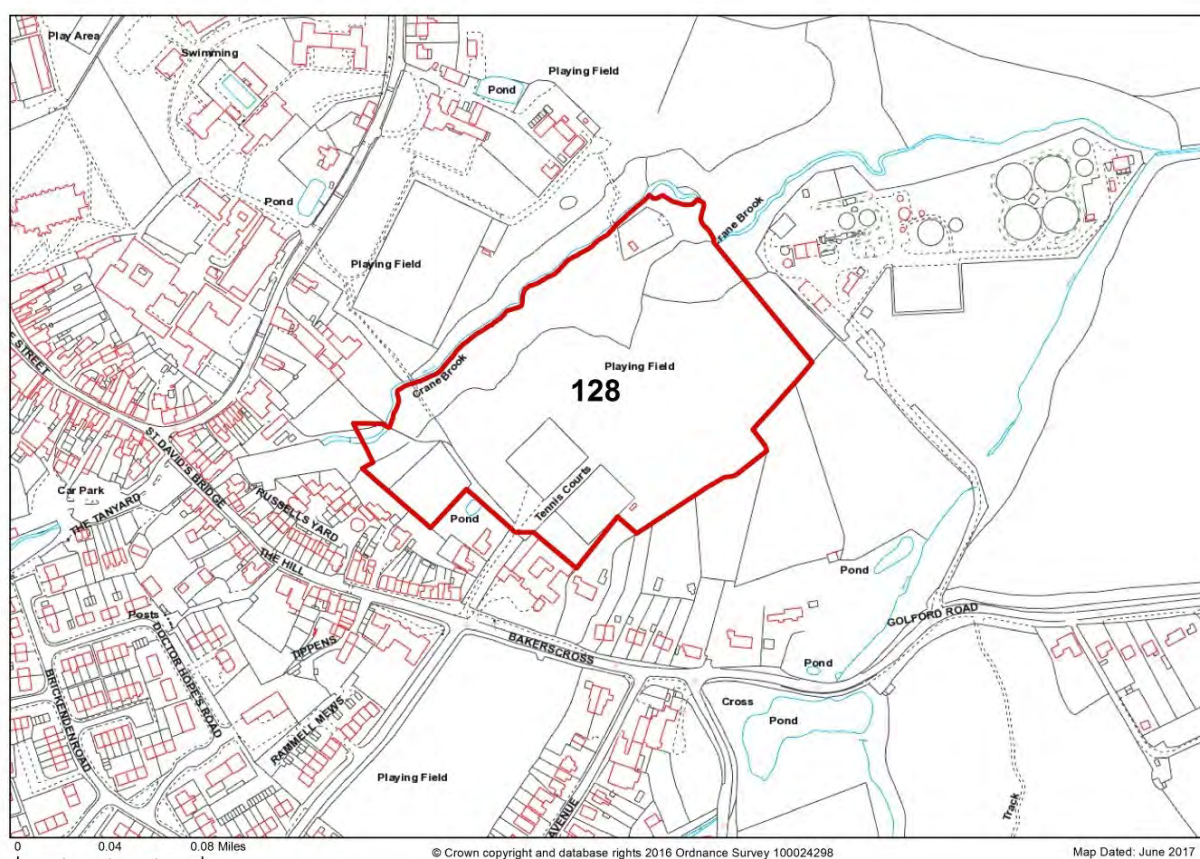
Site Address: Land adjoining Wilsley Farm, adjacent to Angley Road and Whitewell Lane, Cranbrook, TN17 2LE



Site Description:	<p>The site consists of a parcel of land that is greenfield. There are small structures along the eastern boundary of the site. The site is adjoined by residential properties, orchards, agricultural uses and a rugby football club / cricket ground further to the west. The boundaries of the site comprise a mature hedge and fence along the southern boundary. The western boundary is comprised of mature hedging. The site is open to orchards to the north.</p> <p>There is currently a lack of vehicular access to the site. Access is currently through the adjacent farm. Pedestrian access to the site is currently through the adjacent farm. There are pavements along Angley Road. The site is flat. The site is enclosed by tall boundary hedges, limiting views into the site. Whitewell Lane has shorter hedges. There is a mature hedge along the southern and western frontages of the site with Angley Road and Whitewell Lane.</p>
Suitability:	Suitable in part: see reason below
Availability:	<p>Available</p> <p>Single ownership</p>
Achievability:	This site is considered suitable. It is available and in single ownership. It is considered that this site could be delivered in the Local Plan period.
Sustainability Assessment:	A mixed site with slight positive and negatives across the objectives. Loss of greenfield land causes the most negative impact to be on Land Use.
Conclusion:	Site is suitable in part as a potential Local Plan allocation subject to further consideration.
Reason:	Site is in proximity to the LBD for Cranbrook and lies adjacent to some existing built development. The site is likely to be sustainable in this context. Part of the site towards the north is considered unsuitable because of concerns about impact on the landscape and settlement pattern

Site Reference: 128 (part of Local Plan Allocation AL/CRS10) in conjunction with site 130

Site Address: Scott Field, Main Campus, Cranbrook School, adjacent to Bakers Cross, Cranbrook

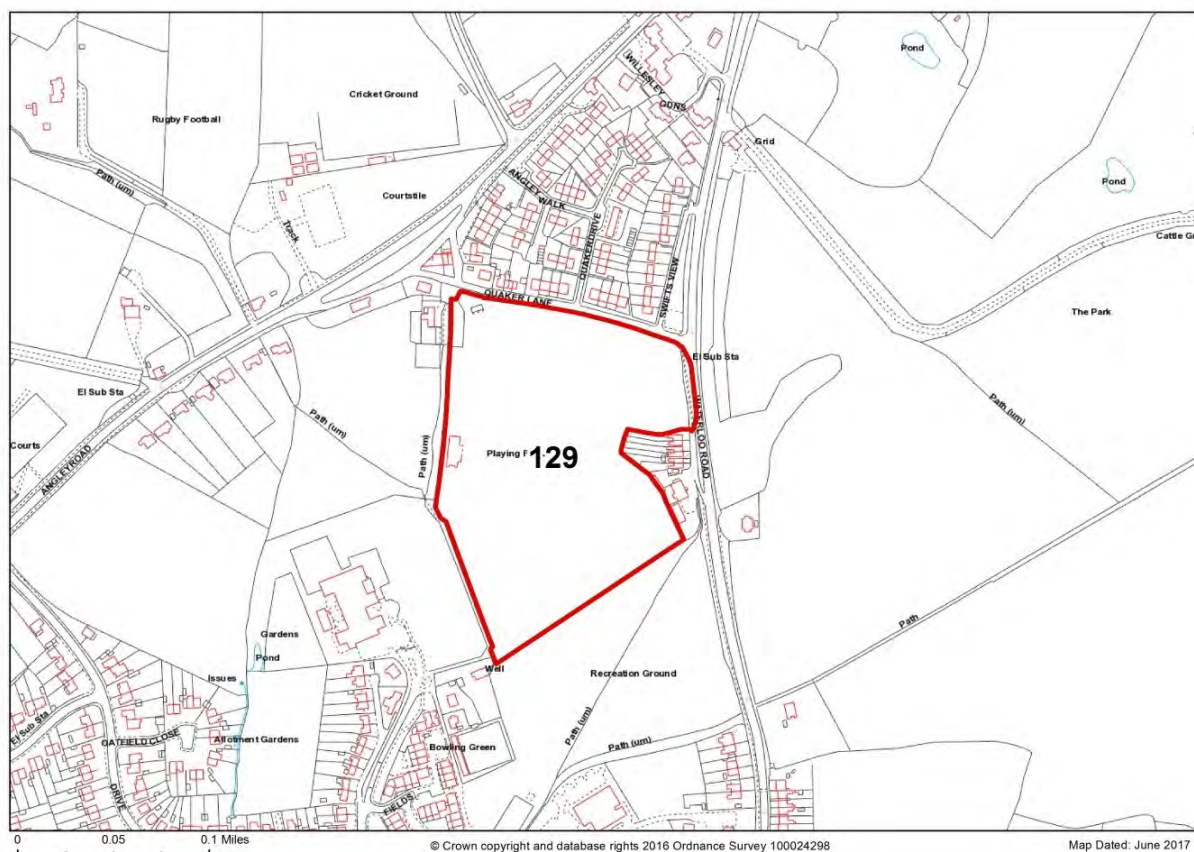


Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	4.46
Developable area (ha):	4.46
Site type:	Part greenfield/part PDL site partly within and partly adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for education and community uses
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	AONB (3 component parts); Landscape Sensitivity Study (CR7); Ecological interest; notable feature/designation; Heritage matters (adjacent to Conservation Area/adjacent to listed buildings);

	Highway matters; Part within and part adjacent to existing Limits to Built Development; ALC: Grade 3
Site Description:	The site consists of playing fields, tennis courts, rifle range and some woodland. There is a rifle range and associated structures in the northern area of the site. The site is adjoined by playing fields, agricultural fields, school buildings, residential uses and a sewage works. The boundaries of the site consist mostly of trees and hedging, with some domestic boundaries adjacent to residential properties. There are trees and a stream (the Crane Brook) on the site. There is currently a lack of vehicular and pedestrian access directly onto the site. There are pavements in the wider locality. The playing fields are flat and there is some undulation in the wooded area of the site. There are very limited views of the site, which is enclosed.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	The site is available and is in single ownership. It is considered that the site could come forward for development in the Local Plan period.
Sustainability Assessment:	This policy prompts mostly unknown scores as details about specific proposal are not available. However, it is assumed that education would benefit.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	The site is a part PDL site partly within and partly adjacent to LBD. It forms part of Cranbrook School and could be used to help support the future needs of the school.

Site Reference: 129 (Local Plan Allocation AL/CRS2)

Site Address: Big Side Playing Field adjacent to Quaker Lane and Waterloo Road, Cranbrook

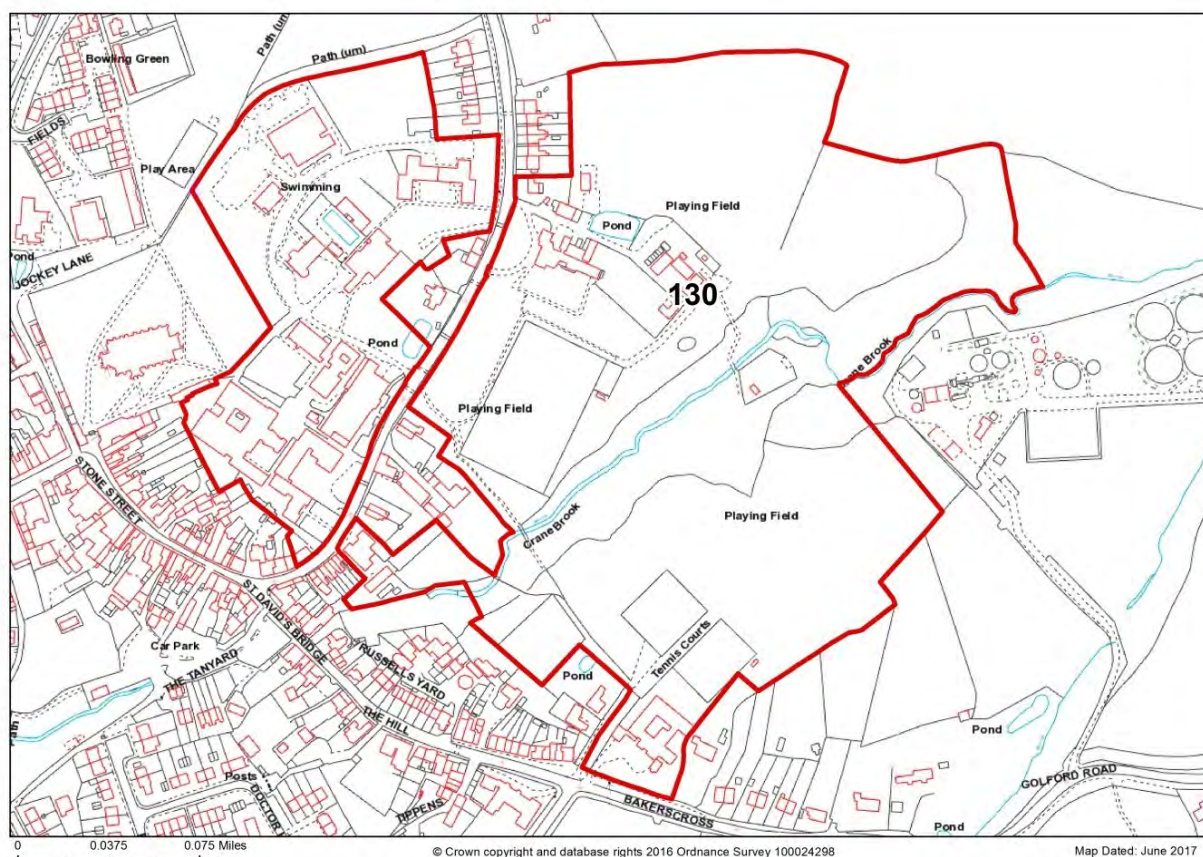


Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	4.64
Developable area (ha):	4.64
Site type:	Part PDL/part greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential use
Potential yield if residential:	10-15
Issues to consider:	AONB (4 component parts); Landscape Sensitivity Study (CR5); Highway matters; Heritage matters (adjacent to Conservation Area); Adjacent to Limits to Built Development; ALC: Grade 3
Site Description:	The site consists of a sports pitch used for rugby, cricket, and possibly hockey. It has year round use. There is a pavilion on the

	<p>site along with a disused former pavilion structure and rugby posts. The site is adjoined by residential properties, a recreation ground and further playing fields. The boundaries of the site consist of hedging and trees.</p> <p>There is a 40 miles per hour speed limit along Waterloo Road. This site is a private field managed by Cranbrook School. There is an access gate at the top north west corner off Quaker Lane. Pedestrian access to the site is through the adjacent field to the south and from Quaker Lane. There are Public Rights of Way adjacent to the western boundary of the site and to the south and wider locality. There is a slope down from north – south, though the pitch is flat. There is a public view of the site from Quaker Lane, with views across the field towards the town. The southern part of the site is at a lower level and obscured from public view. The view north from the southern end of the site restricts views of Quaker Lane and its buildings.</p>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This site is available and is in single ownership. It is considered likely that this site could be delivered in the period of the Local Plan.
Sustainability Assessment:	Largely sustainable site with the only negatives being related to the sensitive environmental features.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is adjacent to Limits to Built Development and is adjoined by existing built development. The site is likely to be sustainable in this context.

Site Reference: 130 (part of Local Plan Allocation AL/CRS10) in conjunction with site 128

Site Address: Cranbrook School Main Campus Waterloo Road, Cranbrook, TN17 3JD

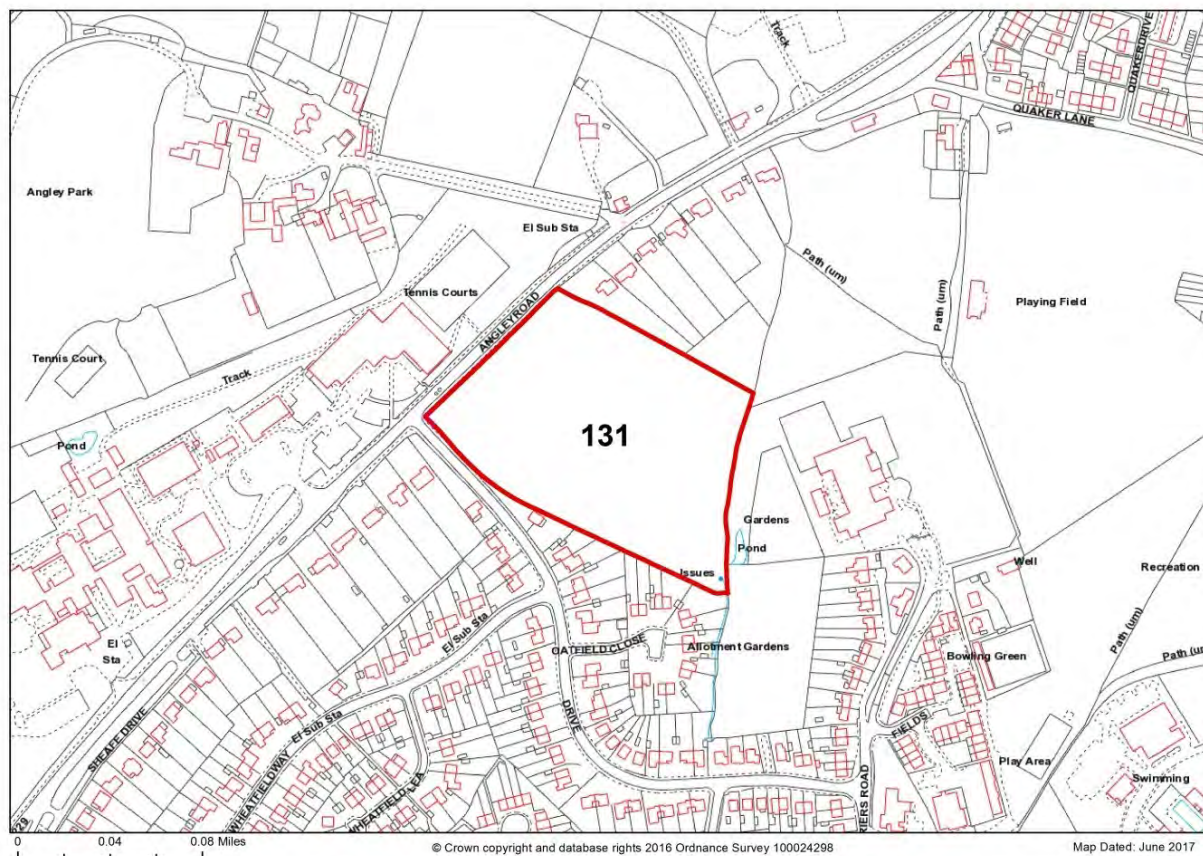


Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	16.07
Developable area (ha):	16.07
Site type:	PDL site partly within and partly adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for education and community uses
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	AONB (5 component parts); Landscape Sensitivity Study (adjacent to CR5, CR6, and CR7); Highway matters; Ecological interest; notable feature/designation; Heritage matters (mostly within Conservation Area/ listed buildings within site and adjacent);

	Local plan landscape designation; Partly within and partly adjacent to existing Limits to Built Development; Land contamination (Sewage Treatment Works & Cemetery (Modern)); ALC: Grade 3
Site Description:	<p>The site consists of two parcels, fronting Waterloo Road. The larger of the two also adjoins Bakers Cross. The site consists of several mixed uses all associated with Cranbrook School. These include a rifle range, tennis court, buildings, pond, chicken coop, maintenance buildings, boarding houses and playing field. There are several existing buildings on the site. The site is adjoined by a mix of residential properties and open land. The site boundaries primarily consist of a mixture of trees, hedgerows and domestic boundaries with surrounding residential properties. There is a drainage feature on the site and large drainage pipes and culverts. The site includes a pond.</p> <p>There are various access points into the site from the surrounding road network. There is pedestrian access into the site.</p> <p>There is one Public Right of Way on the site. The site has a complex topography. The site is a large one with a range of educational uses located on the edge of the town adjacent to both built up and rural areas. At various points within the site there are views into and out of the site.</p>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	The site is available and is in single ownership. It is considered that the site could come forward for development in the Local Plan period.
Sustainability Assessment:	This policy prompts mostly unknown scores as details about specific proposal are not available. However, it is assumed that education would benefit.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	The site is mostly a PDL site partly within and partly adjacent to LBD. It forms part of Cranbrook School and could be used to help support the future needs of the school.

Site Reference: 131 (Local Plan Allocation AL/CRS3)

Site Address: Jaegers Field, Angley Road, Cranbrook

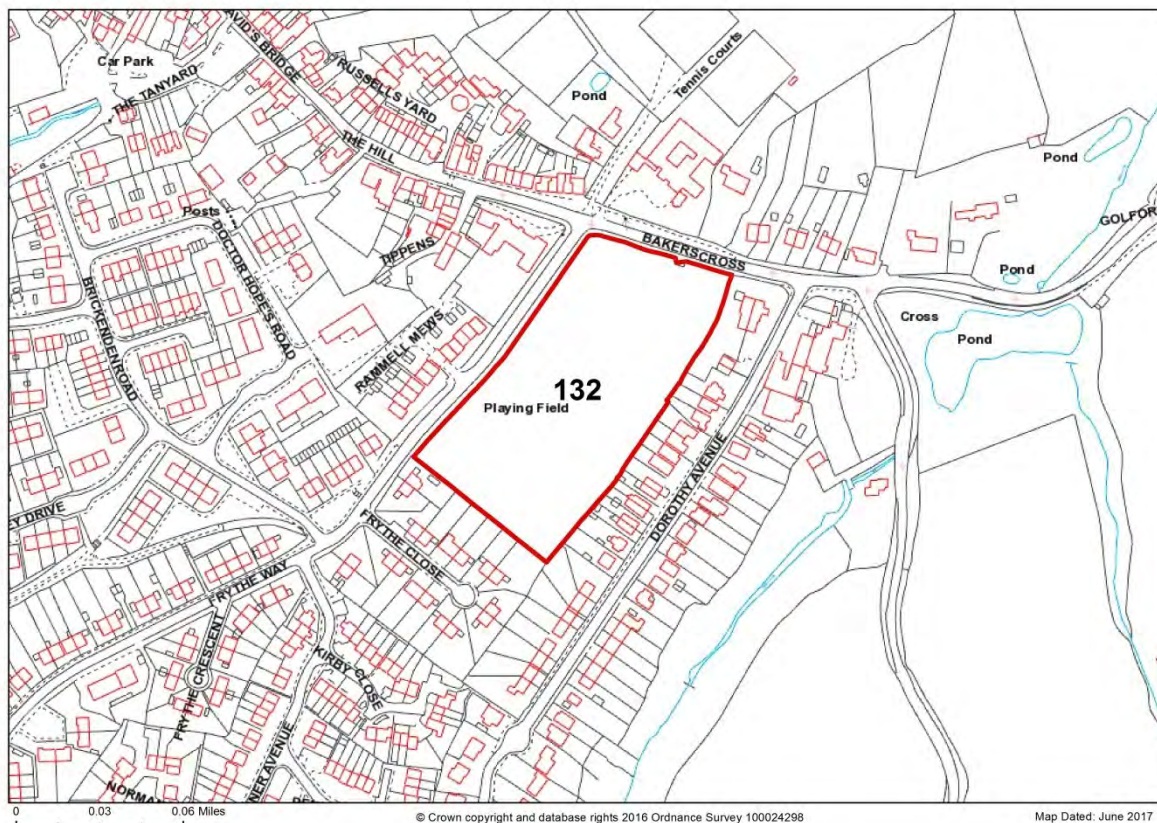


Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	2.75
Developable area (ha):	2.75
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential use
Potential yield if residential:	30-35
Issues to consider:	AONB (3 component parts); Landscape Sensitivity Study (CR5); Highway matters; Adjacent to Limits to Built Development; Ecological interest; ALC: Grade 3
Site Description:	The site consists of a rugby pitch. There are no existing buildings on the site. The site is adjoined by residential properties, a school,

	<p>informal recreation and allotment gardens. The boundaries of the site consist mostly of mature hedging and trees.</p> <p>There is vehicular access into the site directly off Angley Road.</p> <p>There are pavements along Angley Road and Oatfield Drive. The site is generally flat to the site frontage with Angley Road. The site slopes down towards trees at the eastern / south eastern end of the site. There are public views of the site from Angley Road.</p>
Suitability:	Suitable: see reason below
Availability:	<p>Available</p> <p>Single ownership</p>
Achievability:	This site is available and is in single ownership. It is considered likely that this site could be delivered in the period of the Local Plan.
Sustainability Assessment:	Largely sustainable site with the only negatives being related to the sensitive environmental features.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is adjacent to the Limits to Built Development and is adjoined by existing built development. The site is likely to be sustainable in this context.

Site Reference: 132

Site Address: Rammell Field, Bakers Cross, Cranbrook

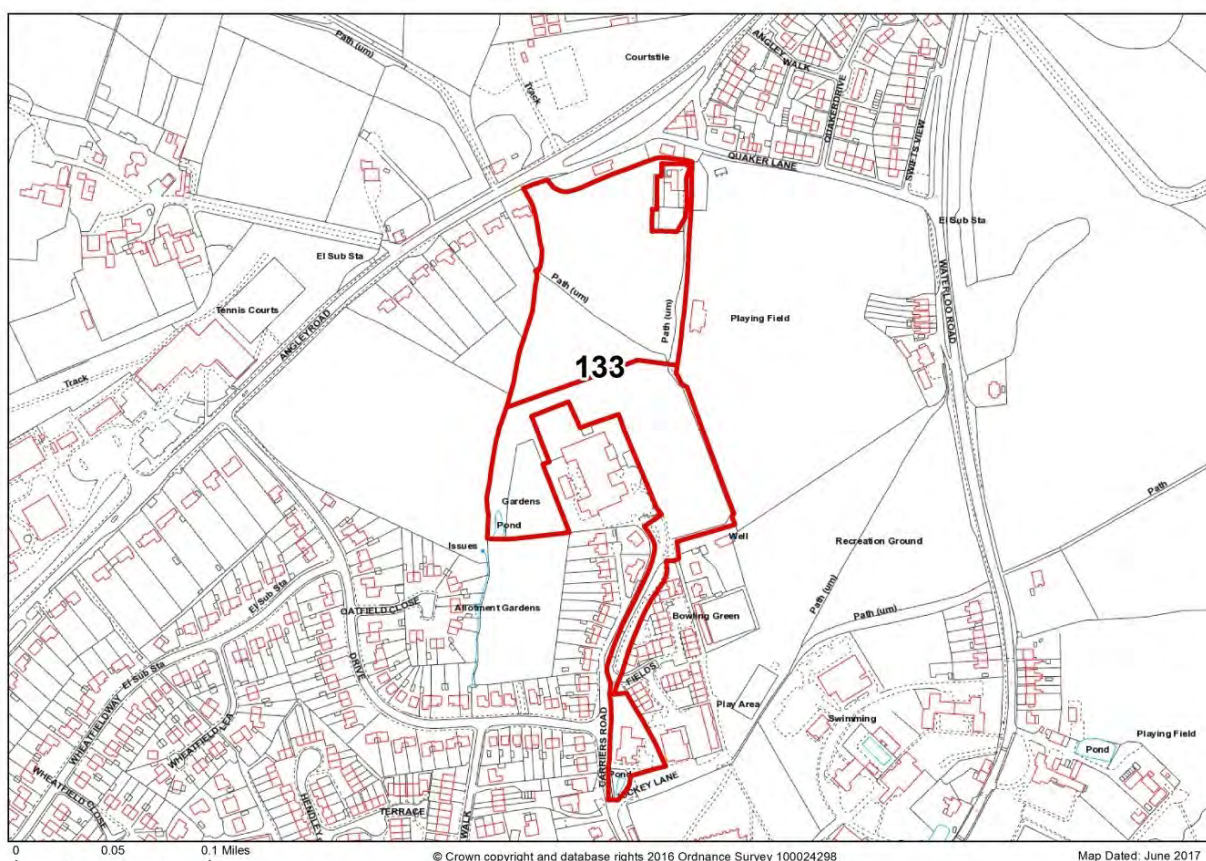


Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	1.69
Developable area (ha):	1.69
Site type:	Greenfield site within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	51
Issues to consider:	AONB (3 component parts); Ecological interest; notable feature/designation; Highway matters; Local plan landscape designation; Heritage matters (part in/part adjacent to Conservation Area /adjacent to listed buildings); Within existing Limits to Built Development; ALC: Grade 3

Site Description:	The site consists of a school playing field. There are no existing buildings on the site. There are rugby posts. The site is adjoined by residential properties. The boundaries of the site comprise mostly hedge and fencing and there are trees around the boundaries of the site. There is an existing vehicular access off Bakers Cross to the north of the site. There are pavements located along Bakers Cross, Frythe Way and wider area. The site is flat. It is at a raised level from Bakers Cross and Frythe Way. There are private views of the site from adjacent residential properties and public views from Bakers Cross and Frythe Way.
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A site that scores mostly neutrals with some positives. It scores negatively on its heritage score as a result of the contribution the site makes to Conservation Area and its setting. It scores negatively on landscape and the loss of the site would result in the loss of an historic field in the AONB.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are heritage and landscape concerns regarding this site if it were to be allocated.

Site Reference: 133 (Local Plan Allocation AL/CRS5 (part site) in conjunction with site 71

Site Address: Land adjoining Cranbrook Primary School, Quaker Lane Cranbrook

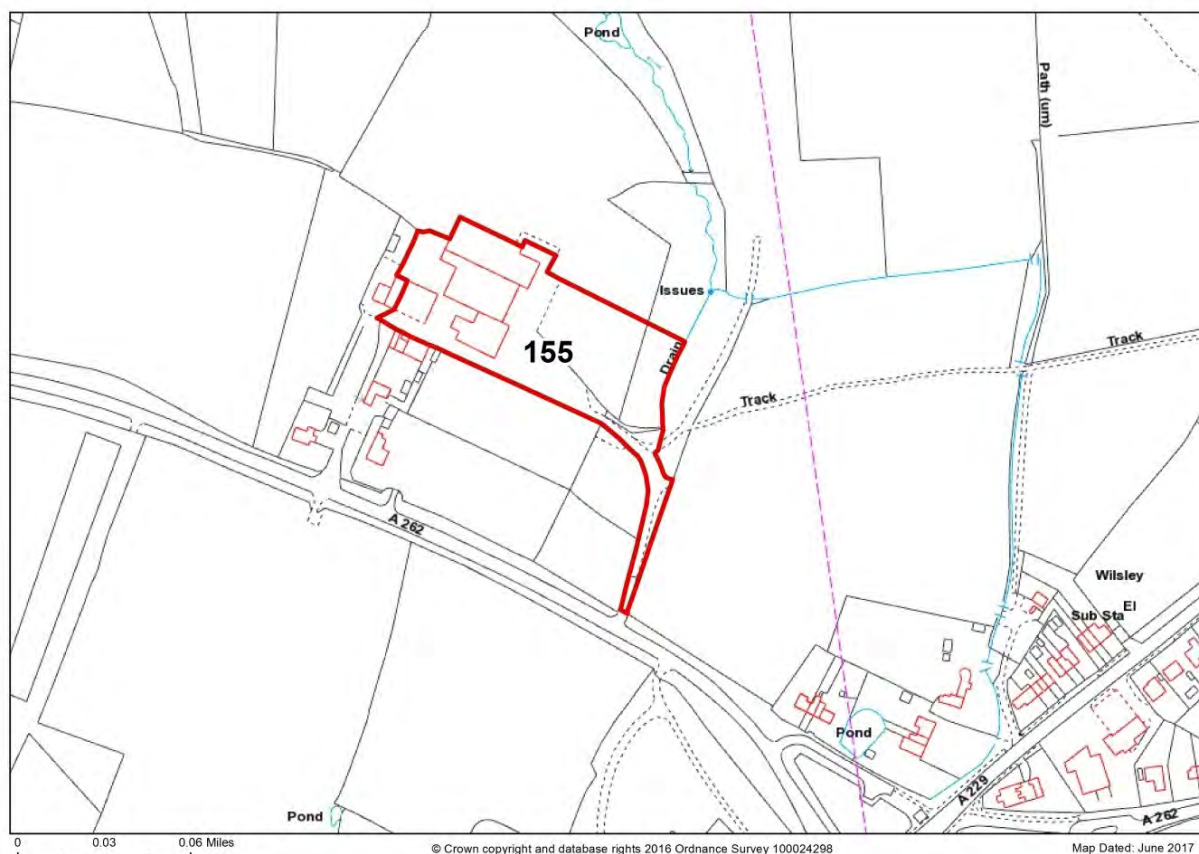


Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	4.21
Developable area (ha):	4.21
Site type:	Mostly greenfield site partly within and partly adjacent to LBD with some PDL land
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential use and education use.
Potential yield if residential:	35-45 in conjunction with site 71
Issues to consider:	AONB (4 component parts); Landscape Sensitivity Study (CR5); Ecological interest; notable feature/designation; Highway matters;

	Partly within and partly adjacent to Limits to Built Development Heritage matters (partly within/adjacent to Conservation Area/ adjacent to listed building); Adjacent to Local Plan landscape designation; ALC: Grade 3
Site Description:	<p>The site is a parcel of land that is used for informal recreation purposes. Part of the site to the east of the school provides educational use. There is a library building at the southern end of the site adjacent to Jockey Lane and there are allotments on the site. The site is adjoined by residential properties, a school, allotment gardens, school playing fields and a recreation ground. There are mature trees on the edges of the site with some domestic boundary treatment and specimen trees within the site and hedgerows.</p> <p>There is vehicular access into the site off Quaker Lane. There are pavements along Jockey Lane, Carries Road and Angley Road. There are no pavements along Quaker lane. There are designated Public Rights of Way on the site. The site is slightly sloping downwards towards the north but on the whole is relatively flat. There is a view through to the site from the north west corner adjacent to Angley Road/Quaker Lane.</p>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is a suitable site that is in single ownership and is available. It is considered that this site could be delivered within the Local Plan period.
Sustainability Assessment:	Largely sustainable site with the only negatives being related to the sensitive environmental features.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	The site lies adjacent to Cranbrook Primary school. It could help support the education needs of the school by providing land for future school expansion. In addition the site is part PDL, partly within and partly adjacent to the existing Limits to Built Development and is adjoined by existing built development. The site is likely to be sustainable in this context.

Site Reference: 155

Site Address: Park Farm (formerly Breach Farm), Goudhurst Road, Cranbrook, TN17 2LJ

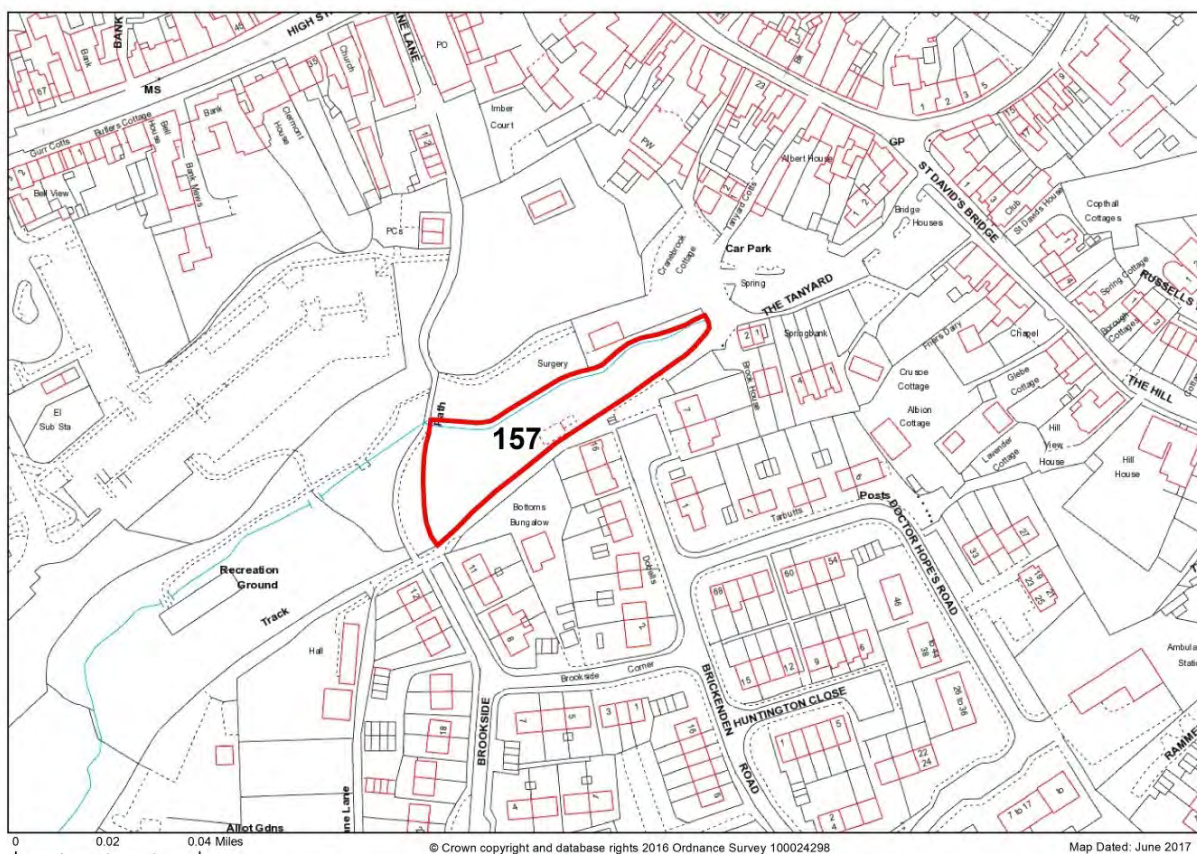


Parish:	Cranbrook & Sissinghurst
Settlement:	Remote from settlement
Gross area (ha):	1.15
Developable area (ha):	0.83
Site type:	Part PDL / part greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for economic use.
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	AONB (2 component parts); Landscape Sensitivity Study (adjacent to CR6); Ecological interest; notable feature/designation; Highway matters; ALC: Grade 3
Site Description:	The site consists of commercial industrial units, some orchard and a small area of woodland. The site contains several industrial

	<p>units and some smaller brick structures. The site is adjoined by fields, orchards and occasional residential properties. The site boundaries consist of conifer hedging and trees. The site is more open to the north and west. There is a drainage pond/ditch to the front of the site as well as a small area of woodland.</p> <p>There is an existing vehicular access serving the site. This is directly off Goudhurst Road. There are no existing pavements along Goudhurst Road. The site is generally flat. The site is well screened from the Goudhurst Road by hedging, which restricts public views. Views are more open from other adjoining land.</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:	There is existing economic development on this site. It is considered that the site could come forward as an economic windfall site. The site is remote from a settlement centre and is considered an unsustainable site for residential use.

Site Reference: 157

Site Address: The Tanyard wood yard, The Tanyard, Cranbrook, TN17 3HU

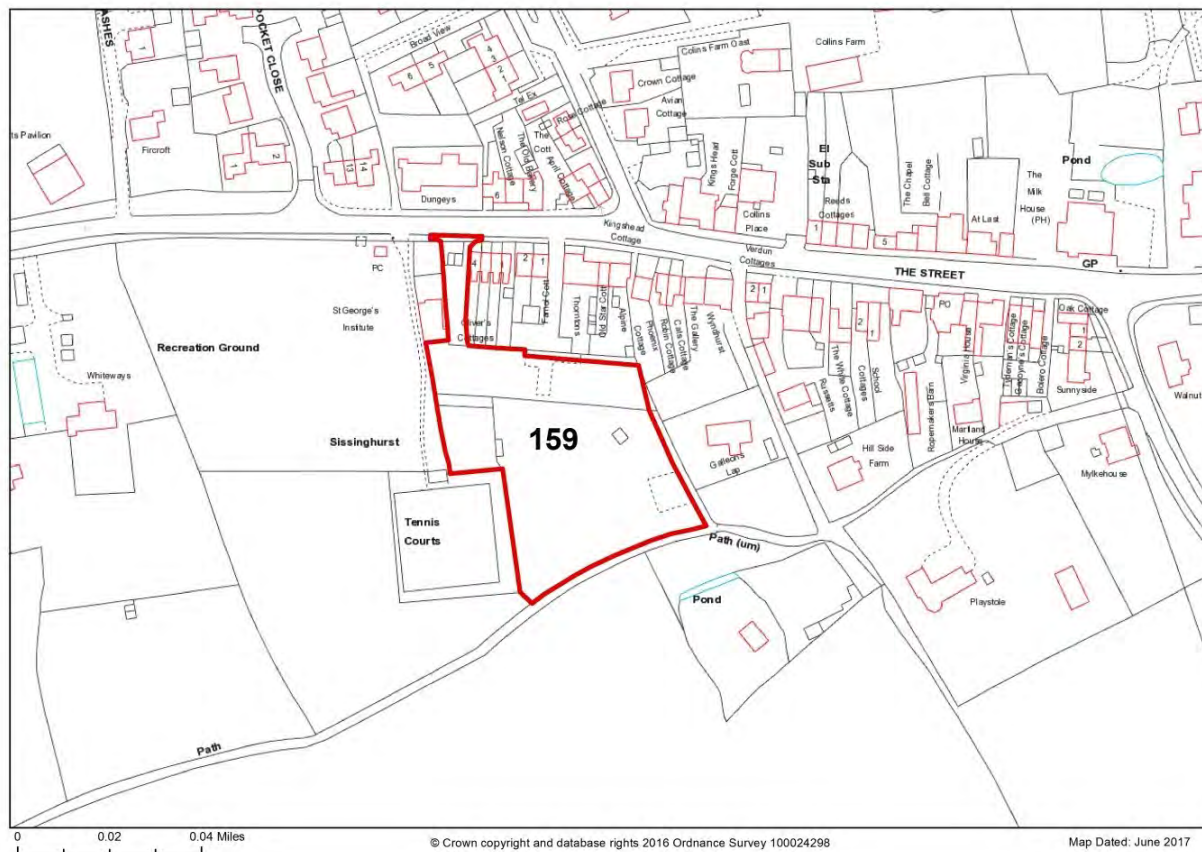


Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	0.22
Developable area (ha):	0.22
Site type:	Part PDL/part greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	Less than 10
Issues to consider:	AONB (3 component parts); Landscape Sensitivity Study (CR1); Highway matters; Adjacent to Limits to Built Development; Heritage matters (adjacent to Conservation Area); Ecological interest; notable feature/designation; ALC: Grade 3

Site Description:	The site consists of a green field, formerly a timber yard. There is an existing shed on the site. The site is adjoined by residential properties, a car park, dentist, and recreation ground. The boundaries of the site include the Crane Brook, hedges and trees. There is currently a lack of vehicular access serving the site. The Tanyard Car Park lies in proximity to the site. The site lies adjacent to Public Rights of Way and there is a non-designated footpath to the north of the site. The Public Rights of Way are sited immediately to the west and south of the site. The site is relatively flat. The site is well contained. There are residential views into the site. There is a clear public view from the footpath to the north.
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 is a small site, constrained site which is steeply sloping. It makes a significant contribution to the Valley gap/Green corridor. In addition there are concerns about how a suitable means of vehicular access to serve the site could be achieved. Any likely yield would be of a scale that it would not be considered suitable for allocation.

Site Reference: 159 (Local Plan Allocation AL/CRS14) in conjunction with late site 51

Site Address: Land south of The Street, Sissinghurst

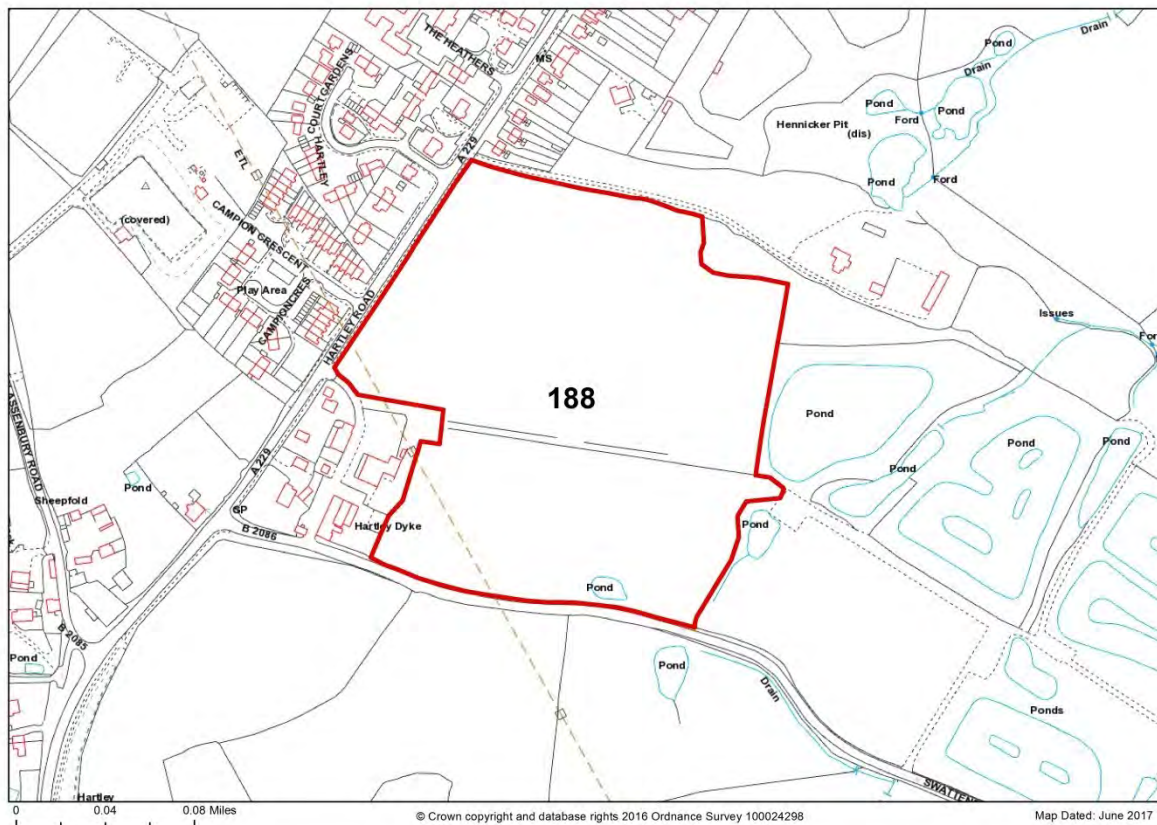


Parish:	Cranbrook & Sissinghurst
Settlement:	Sissinghurst
Gross area (ha):	0.55
Developable area (ha):	0.55
Site type:	Part PDL / part greenfield site partly within and adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential and community use in conjunction with late site 51
Potential yield if residential:	20
Issues to consider:	AONB (1 component part); Landscape Sensitivity Study (CR11); Heritage matters (part within/part adjacent to Conservation Area/ adjacent to listed buildings); Highway matters; Part in and part adjacent to existing Limits to Built Development;

	Ecological interest; ALC: Grade 3
Site Description:	The site includes a double garage adjacent to the road frontage with The Street. The site itself looks like it was once paddocks with a stable building. It is now overgrown. The site is adjoined by residential properties, a village hall, children's play area, playing field and tennis club. The boundaries of the site comprise mostly mature hedging and trees. There is currently a lack of vehicular access into the site. There is pavement along The Street and a footpath adjacent to the west of the site through the recreation ground. There is a Public Right of Way adjacent to the south of the site. The topography of the site is fairly flat. There is a public view of the site from the adjacent recreation ground and more private views from neighbouring residential properties.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is a suitable site that is available and is in single ownership. It is considered that this site could be delivered within the Local Plan period.
Sustainability Assessment:	Social objectives for this site are given a range of scores. Educational pressures are expected on the already oversubscribed primary school but the equality, health and housing objectives score positively.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is partly within and partly adjacent to the Limits to Built Development and has access to the centre of Sissinghurst. The site is likely to be sustainable in this context.

Site Reference: 188

Site Address: Land adjacent to Hartley Dyke, Cranbrook

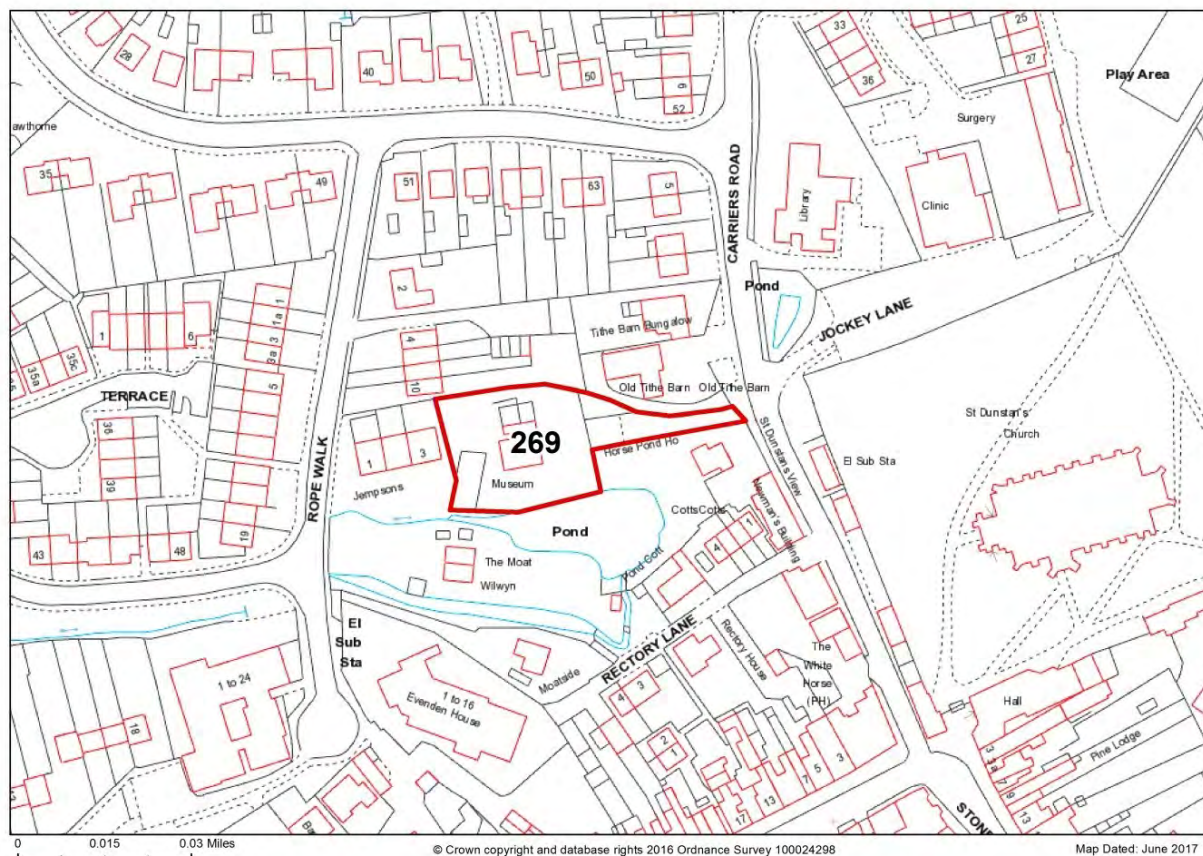


Parish:	Cranbrook & Sissinghurst
Settlement:	Hartley, Cranbrook
Gross area (ha):	7.58
Developable area (ha):	7.58
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential and economic use
Potential yield if residential:	227
Issues to consider:	AONB (3 component parts); Landscape Sensitivity Study (CR2); Highway matters; Ecological interest; notable feature/designation; ALC: Grade 3
Site Description:	The site is currently in use as an orchard. There are no existing buildings on the site. The site is adjacent to a business park, Farm shop, residential properties and a children's nursery. There are

	commercial fishing ponds to the east. The boundaries of the site comprise hedging to the west, low wooden fence to south, mature trees to the north, and hedgerows to the east. There is vehicular access to the site from the adjacent business park, which is accessed directly off Hartley Road. There is pavement along Hartley Road. There is a path through to the site from the adjacent business park. The topography of the site slopes down gradually to the east. There are extensive public views to the east and south, views of lakes and beyond to depot and distant countryside.
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This site scores mostly negative, particularly in landscape and land use terms and for travel. It scores positively in terms of housing provision. The negative scores are informed by the loss of a sensitive greenfield site in the AONB which is adjacent to an historic settlement and historic routeway (road). It lies within close proximity of a SSSI.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	It is considered that allocation of this site would cause significant harm to the landscape and impact upon the setting of the historic settlement, including loss of an important gap between settlements

Site Reference: 269

Site Address: Museum and land, Carriers Road, Cranbrook

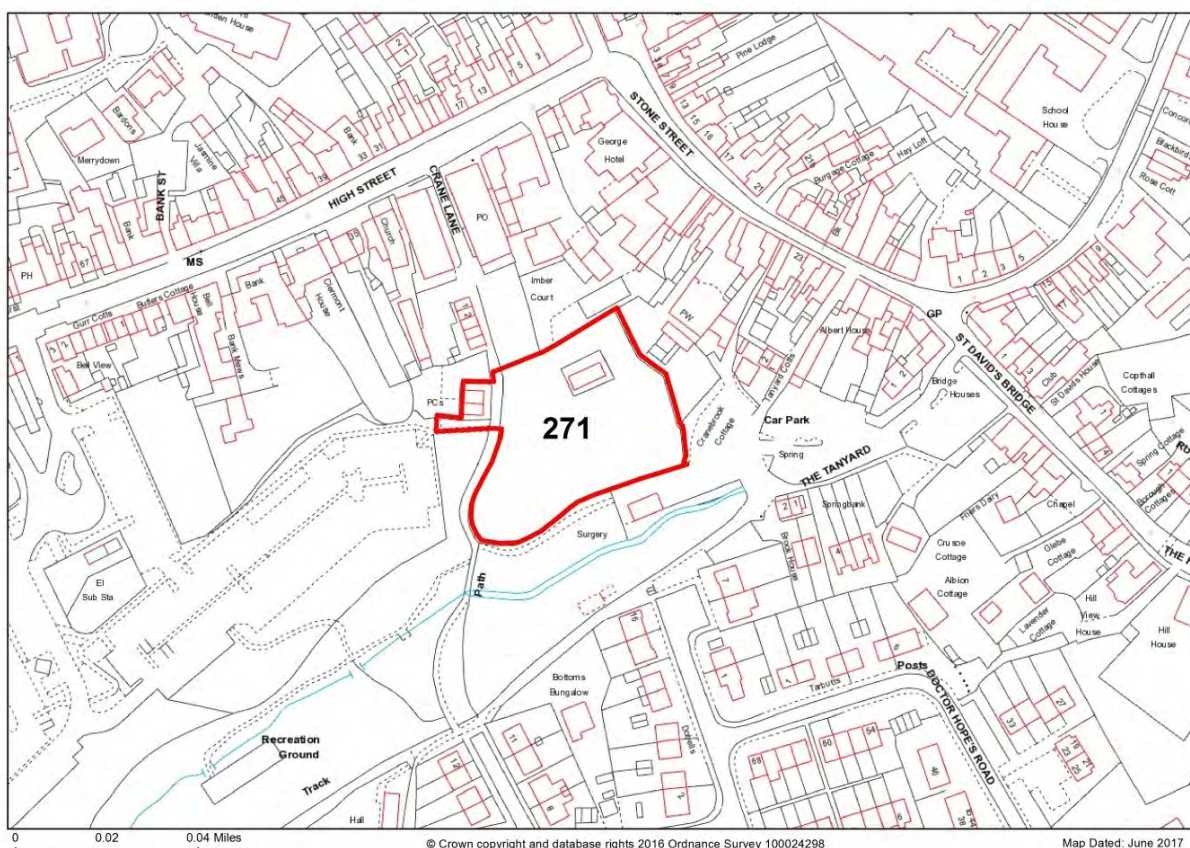


Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	0.16
Developable area (ha):	0.16
Site type:	PDL site within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	Less than 10
Issues to consider:	AONB (3 component parts); Heritage matters (In Conservation Area / building is listed building / adjacent to listed buildings); Local Plan landscape designation; Ecological interest; notable feature/designation; Within existing Limits to Built Development; ALC: Grade 3

Site Description:	The site comprises a museum (listed building) and curtilage land. There is one main building on the site along with ancillary structures. The site is adjoined mostly by residential properties with other uses such as a library and commercial uses nearby. The site is domestic in character with domestic boundary treatments comprising hedging and fencing. There are trees on the site and hedging and a pond to the south next to the site. There is direct vehicular access off Carriers Road. The driveway is one car width. There are pavements in the locality. There are Public Rights of Way in the wider area including opposite, east of the site. The site is generally flat. Views are mostly private from the adjacent sites. There is a public view along the access drive from Carriers Road.
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 includes a listed building currently accommodating a museum. The site is within the Limits to Built Development with access to the centre of Cranbrook. The site is likely to be 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: 271 / SALP AL/CR6 (Local Plan Allocation AL/CRS8 (site is part of larger allocation))

Site Address: Land at Crane Lane including WC block and Wilkes Field, Cranbrook



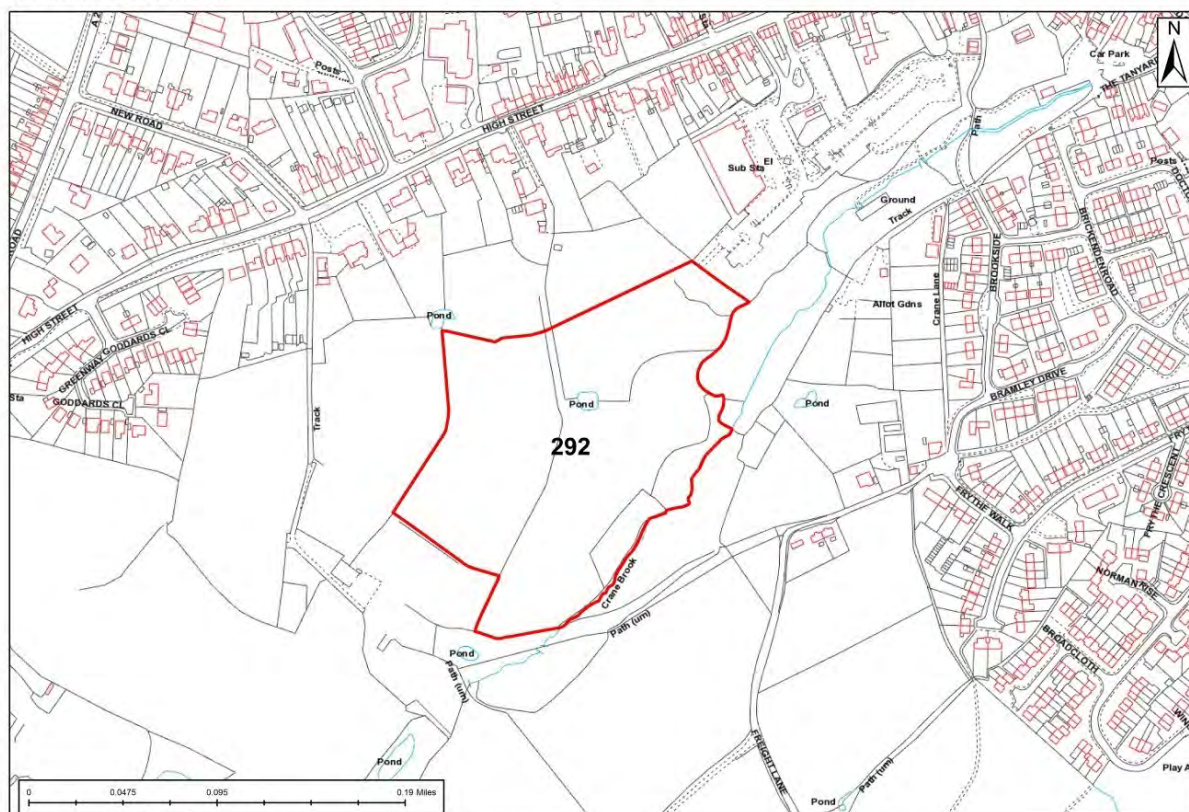
Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	0.40
Developable area (ha):	0.40
Site type:	Largely greenfield / part PDL site in LBD
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential and community centre, possible inclusion of a medical centre and retail A1 or A2 financial unit.
Potential yield if residential:	28
Issues to consider:	AONB (2 component parts); Landscape Sensitivity Study (CR1); Highway matters; Ecological interest; notable feature/designation;

	<p>Heritage matters (adjacent to Conservation Area / adjacent to listed buildings);</p> <p>Within the existing Limits to Built Development;</p> <p>ALC: Grade 3;</p> <p>This site is part of a wider allocation with planning consent for a mixed use development including 28 dwellings (16/503953/FULL) as of 1st April 2019</p> <p>Site is an existing site allocation AL/CR6 in Site Allocations Local Plan 2016</p>
Site Description:	<p>The site comprises a small public toilet block with land around it and a green field. There is one structure on the site. This is a former pig sty. The site is adjoined by retail and commercial uses including a post office depot and dental surgery. Residential uses also adjoin the site along with the Regal car park and co-op and an area of recreation space. The boundaries to Wilkes Field comprise trees and some hedging. The site is more open to the west and south. The northern boundary of the site adjoining the neighbouring Cranbrook Engineering site is open. There is no direct vehicular access to the site. There is pedestrian access to the site. There is a network of paths around the site and in the wider locality and a Public Right of Way that runs through the site. The site slopes down in a north - south direction. Wilkes Field is at a higher level than the adjacent footpath to the south/Crane Valley, beyond which the land rises up again beyond the Crane Brook. Public views of the site are visible from the west and south. The toilet block is clearly visible adjacent to public footpath. Wilkes Field is screened to an extent by the existing trees and hedging. More private views exist from the north and east.</p>
Suitability:	Suitable: see reason below
Availability:	<p>Available</p> <p>Multiple ownership</p>
Achievability:	This site is a suitable site, it is an existing allocation. It is available and subject to ownership, could be delivered within the Local Plan period.
Sustainability Assessment:	The town centre location of this site causes numerous objectives to turn positive reflecting the better access to travel options and ability to access the services and facilities in Cranbrook without private car.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is within the LBD with access to the centre of Cranbrook. The site is likely to be sustainable in this context. It is currently an allocation in the Site Allocations Local Plan and currently has planning permission.

Site Reference: 292 (Site is part of Local Plan Allocation AL/CRS9)

Site Address: Land at South of High Street, Cranbrook, Kent

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Map Dated: June 2017

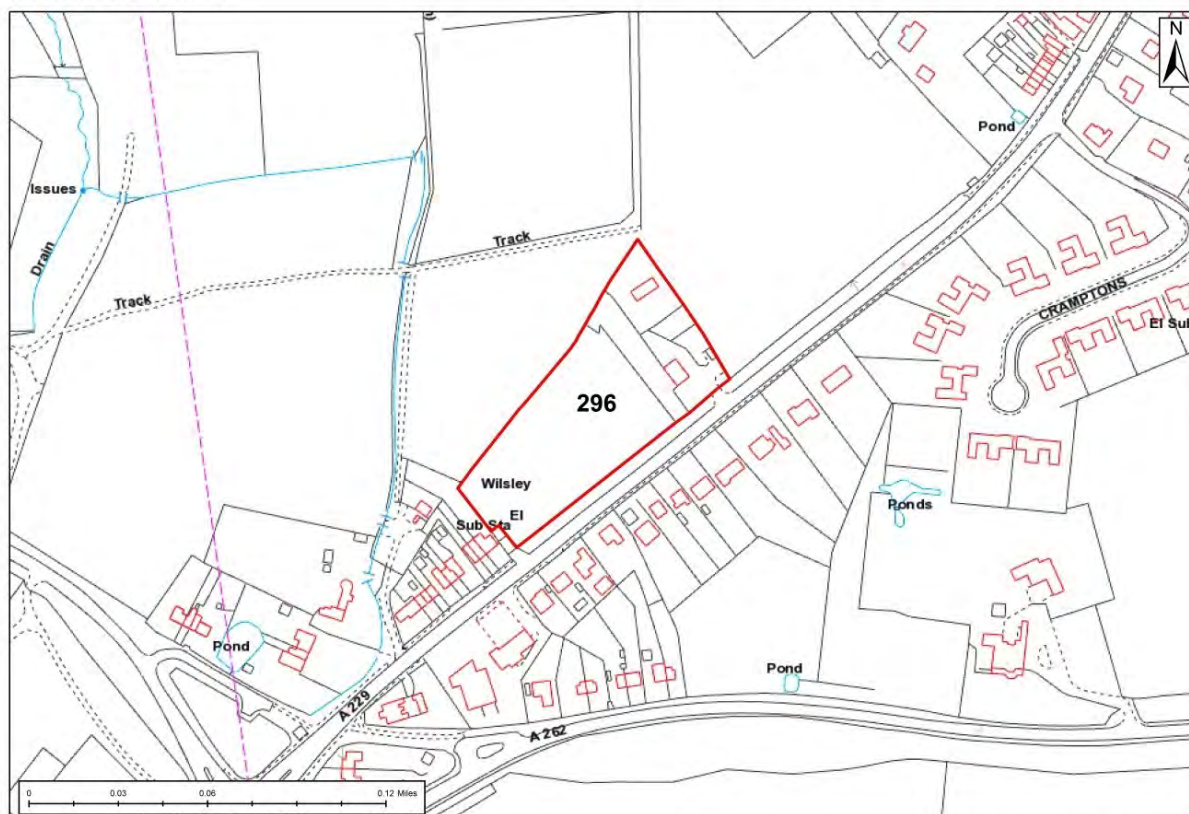
Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	4.96
Developable area (ha):	4.25
Site type:	Greenfield site within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	200-250 in conjunction with other land
Issues to consider:	Site is part of existing allocation AL/CR4 in Site Allocations Local Plan 2016; AONB (5 component parts); Landscape Sensitivity Study (adjacent to CR2); Heritage – Cumulative impact – setting of Conservation Area and Listed Buildings;

	Ecological interest; notable feature/designation; ALC: Grade 3; Land contamination (Unknown Filled Ground (medium)); This site as part of the wider allocation currently has a planning application for 180 dwellings (16/502860/OUT) as of 1st April 2019
Site Description:	The site comprises pasture and grazing land. There are no existing buildings on the site. The site is adjoined by further farmland and woodland and there is existing built development including residential in proximity to the site mostly to the north but also further east. Site boundaries consist mostly of hedging and trees. The site has level changes and there are Public Rights of Way in the wider area from which there are public views of the site.
Suitability:	Suitable: see reason below
Availability:	Available Multiple ownership
Achievability:	This site is a suitable site, it is an existing allocation. It is available and subject to ownership, could be delivered within the Local Plan period.
Sustainability Assessment:	A mostly negative site. Site area is relatively large site so would contribute a significant benefit to housing numbers but is scored highly negatively for many environmental objectives to reflect the sensitive features that are at risk.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	This site is part of an existing allocation. Part of the wider existing allocation already has planning consent. The site lies adjacent to the settlement edge and is likely to be considered sustainable in this context.

Site Reference: 296 (Local Plan Allocation AL/CRS15)

Site Address: Oak Tree Farm, The Common, Wilsley Pound, Cranbrook, Kent

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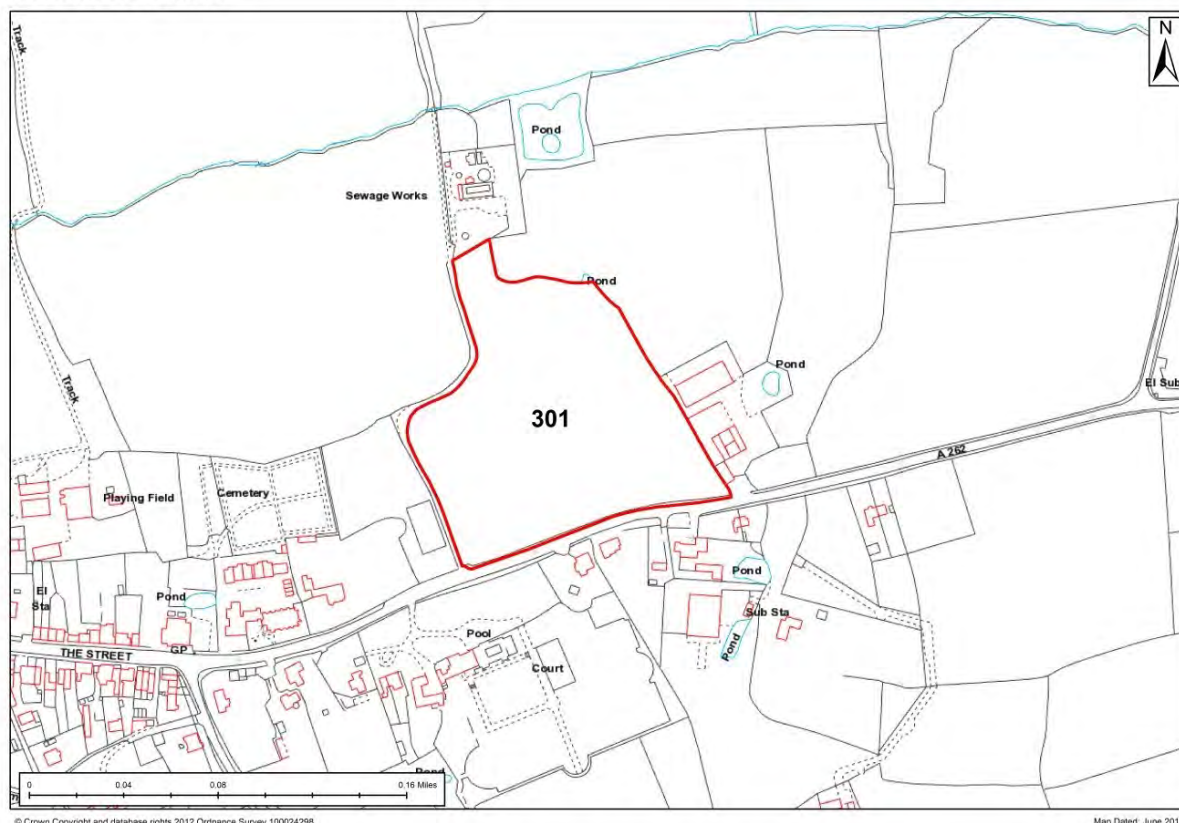
Parish:	Cranbrook & Sissinghurst
Settlement:	Wilsley Pound, Sissinghurst
Gross area (ha):	1.01
Developable area (ha):	1.01
Site type:	Primarily greenfield site including a mobile home and associated outbuildings in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	15-20
Issues to consider:	AONB character area (1 component part); Landscape Sensitivity Study (adjacent to SI1); Heritage matters (adjacent to Conservation Area); Ecological interest; notable feature/designation; Highways issues; ALC: Grade 3

Site Description:	<p>The site consists of a residential dwelling and land including paddock, stables and outbuildings. There are also other structures including storage containers. Adjoining uses include fields and residential. Boundaries include trees and hedging and internal fencing.</p> <p>There is vehicular access to the site directly from Angley Road, the A229 along which there is some pavement on the opposite side of the highway. The site is generally flat in character with restricted public views.</p>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is considered a suitable site, which is available. It is considered it could be delivered in the Local Plan period.
Sustainability Assessment:	Specialist heritage advice is recommended for this site. The proposals would represent a dilution of the historic settlement character.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	The characteristics of the area mean that whilst the site is remote from the existing Limits to Built Development, it is likely to be a sustainable site.

Site Reference: 301

Site Address: The Moss Field, Sissinghurst Road, Sissinghurst, Cranbrook, Kent

Call for Sites 2017 Submission



Parish:	Cranbrook & Sissinghurst
Settlement:	Sissinghurst
Gross area (ha):	2.73
Developable area (ha):	2.73
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:	82
Issues to consider:	AONB character area (2 component parts); Heritage matters (adjacent to Conservation Area); Ecological interest; notable feature/designation; Landscape Sensitivity Study (SI1); Minerals and waste; Land contamination (sewage treatment works); ALC: Grade 3

Site Description:	The site is an agricultural and grazing field on which there are no existing buildings. The site adjoins a tennis court, residential properties, further fields and a sewage works. Boundary treatments include hedging along the road frontage (The Street), trees and post and rail fencing. There is a wooden gate along The Street and a tarmac driveway along the western boundary. Paved access from The Street runs adjacent to the site along western boundary. The site is flat in character with public views from The Street and the public footpath.
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 both landscape and heritage concerns regarding the allocation of this site. It is considered that allocation would result in harm to the historic landscape and heritage setting of the village

Site Reference: 323 (part of Local Plan Allocation AL/CRS6) in conjunction with site numbers 59, 70, 345 and late site 53

Site Address: Land adjacent to Hartley Gate Farmhouse, Cranbrook, Kent

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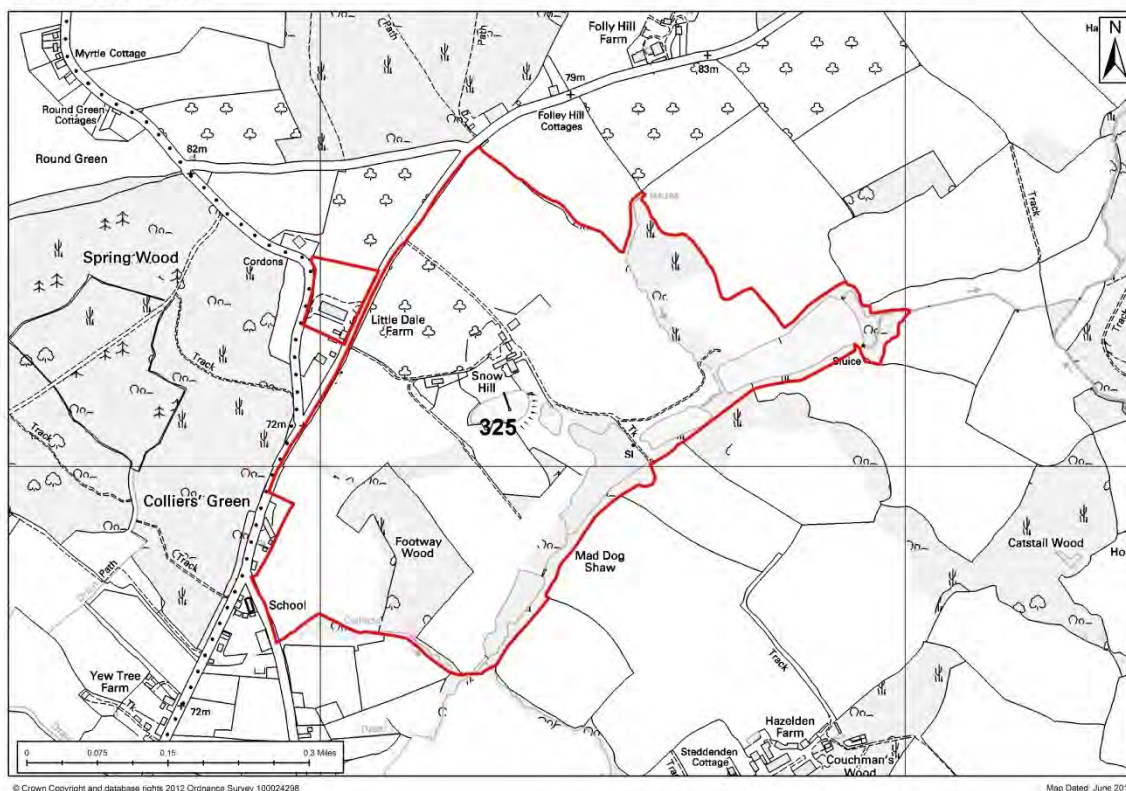
Parish:	Cranbrook & Sissinghurst
Settlement:	Hartley, Cranbrook
Gross area (ha):	0.17
Developable area (ha):	0.17
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential use.
Potential yield if residential:	90 in conjunction with other sites forming wider site allocation
Issues to consider:	AONB (1 component part); Landscape Sensitivity Study (in/adjacent to CR9); Ecological interest; notable feature/designation; Highway matters;

	Heritage matters (adjacent listed buildings); ALC: Grade 3
Site Description:	<p>The site is an overgrown field, could be domestic in nature. There are no existing buildings on the site. The site adjoins a residential property and fields. Site boundaries comprise mostly trees. There is a timber gate into the site from Hartley Road.</p> <p>Timber gate along frontage with Hartley Road Pavement on South eastern side of Hartley Road and on both sides heading to Cranbrook None Rises from Hartley Road Restricted due to overgrown nature but general view from Hartley Road Restricted due to overgrown nature but general view from Hartley Road.</p>
Suitability:	Suitable: see reason below
Availability:	Available Multiple ownership
Achievability:	This site is considered a suitable site that is available. Subject to ownership, it is considered that this site could be delivered in the Local Plan period.
Sustainability Assessment:	This group of sites has positive impacts on some economic and social objectives but it let down by the distance to Cranbrook town centre.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site lies close to existing residential and commercial uses and there is pedestrian access to Cranbrook. The site is likely to be sustainable in this context.

Site Reference: 325

Site Address: Land adjacent to Colliers Green Primary School, Colliers Green

Call for Sites 2017 Submission



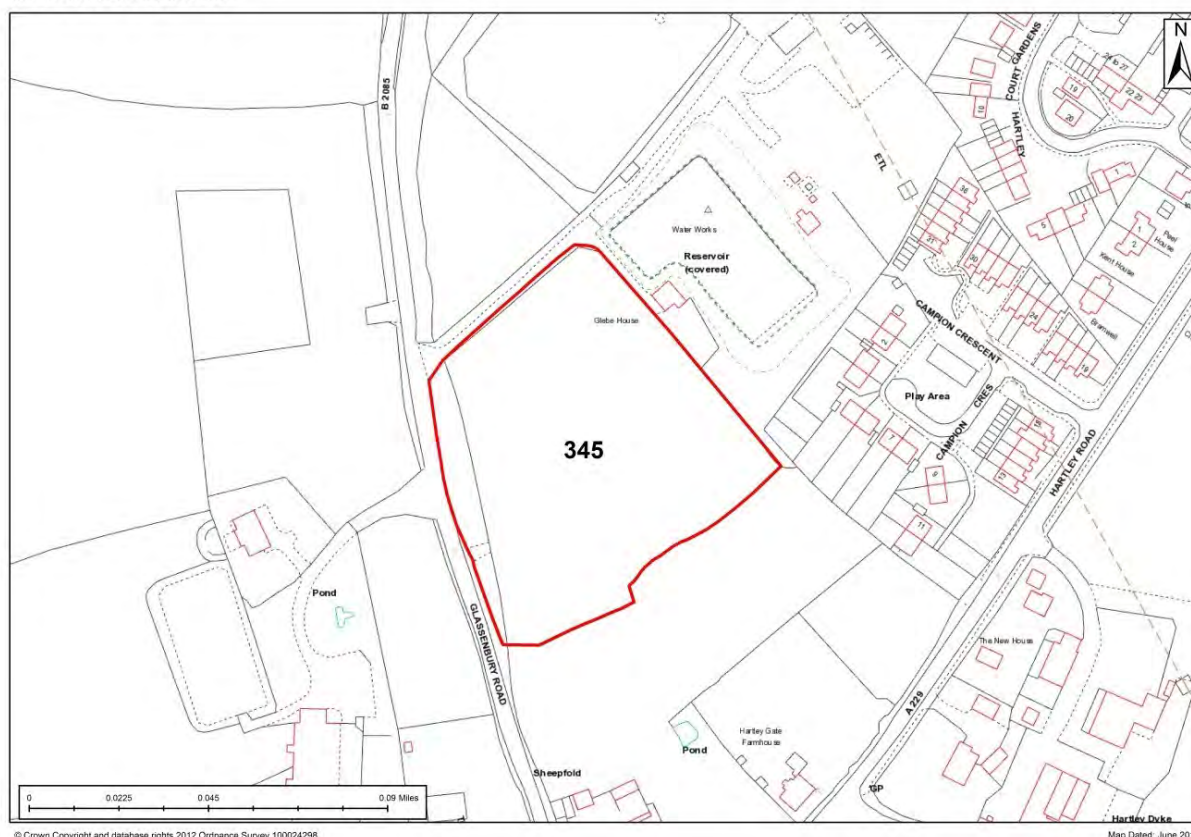
Parish:	Cranbrook & Sissinghurst
Settlement:	Remote from a settlement
Gross area (ha):	48.05
Developable area (ha):	39.65
Site type:	Part greenfield/part PDL remote from Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for a residential led use.
Potential yield if residential:	Up to 500 (1243 @ 30 dpha, 622 @ 15 dpha)
Issues to consider:	AONB character area (2 component parts); Ecological interest; notable feature/designation; Land contamination (Works Unspecified Use (low risk)); ALC: Grade 3
Site Description:	The site comprises a mixture of fields/agricultural fields, orchards, a commercial complex and pockets of woodland. There are some existing buildings on the site associated with this – including at Snow Hill. The site is adjoined by a Primary School, some

	<p>residential properties and fields. Site boundaries comprise mostly hedging and trees on all sides. There is a ditch around the road edge of Marden Road.</p> <p>Access is available at multiple points to Snow Hill and Commercial uses from Goudhurst Road. There is currently a lack of pavements along Colliers Green Road and Marden Road. There are several public rights of Way through the site.</p> <p>Topography of the site is complex, the site slopes down to the south east from the north east. Public Views are available from surrounding roads and public footpaths.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is remote from a settlement centre and is unlikely to be sustainable in this context. It would be a strategic site of a scale harmful to the AONB landscape.

Site Reference: 345 (part of Local Plan Allocation AL/CRS6) in conjunction with site numbers 59, 70, 323 and late site 53

Site Address: Land adjacent to Glassenbury Road, Glassenbury Road, Cranbrook, Kent

Call for Sites 2017 Submission



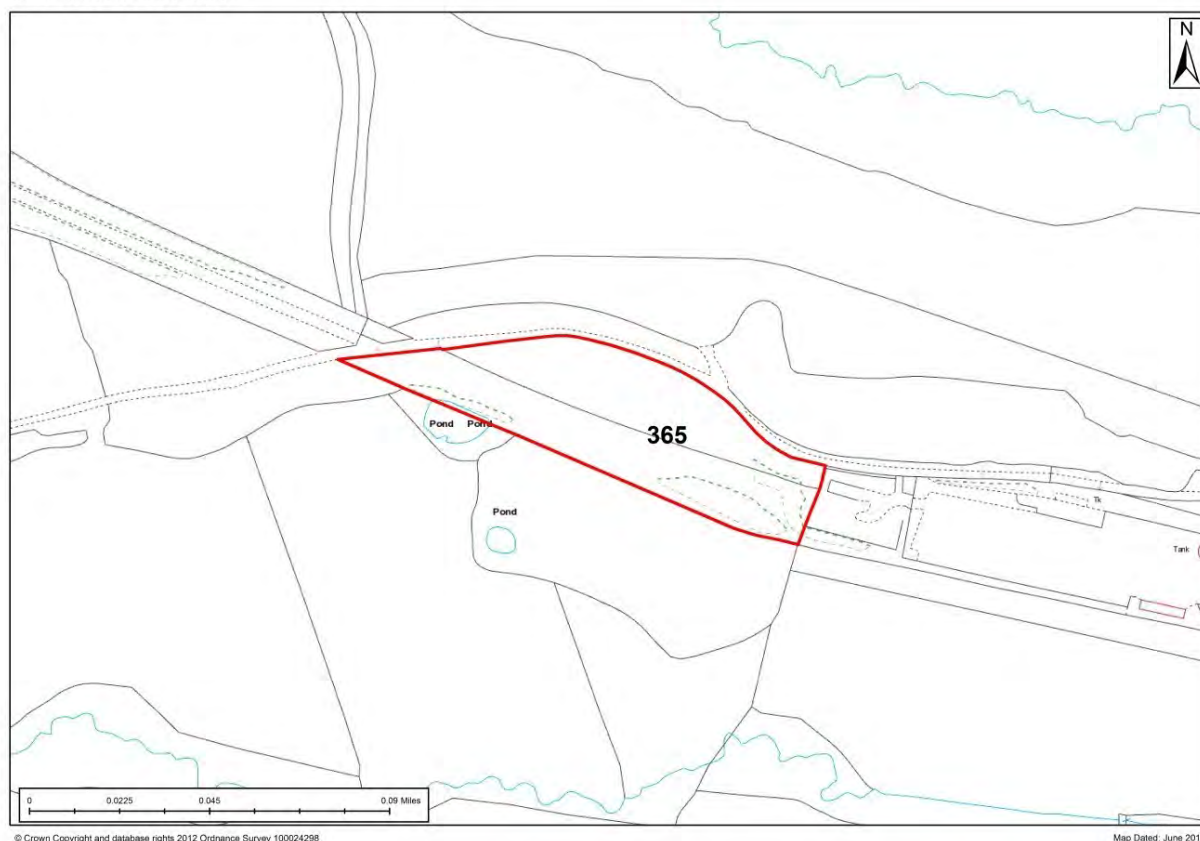
Parish:	Cranbrook & Sissinghurst
Settlement:	Hartley, Cranbrook
Gross area (ha):	1.37
Developable area (ha):	1.37
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential use
Potential yield if residential:	90 in conjunction with other sites forming wider site allocation
Issues to consider:	AONB (1 component part); Landscape Sensitivity Study (in/adjacent to CR9); Ecological interest; notable feature/designation; ALC: Grade 3

Site Description:	<p>This site is a field. There are no existing buildings on the site. It is adjacent to a covered reservoir, fields and Glassenbury Road, sited along the western boundary of the site. The site lies in proximity to some residential properties. Site boundaries consist of hedging and a tree belt, with some chain link.</p> <p>There is an access track/road adjacent to the north of the site. The site has a frontage with Glassenbury Road. There is a metal gate into the site from the adjacent access track and a lack of pavements along Glassenbury Road. Hartley Road located in proximity to the site has pavements. There are Public Rights of Way in the wider locality including a Bridleway, but none across the site. The site is generally flat in character, raised slightly from the track Road and Glassenbury Road. There are clear public views from the adjacent access track. The tree belt screens the site from Glassenbury Road.</p>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is considered a suitable site. It is available and in single ownership. It is likely that the site could be delivered within the Local Plan period.
Sustainability Assessment:	This group of sites has positive impacts on some economic and social objectives but it let down by the distance to Cranbrook town centre.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	This site lies adjacent to other site submissions, which together form a cluster of sites that lie adjacent to existing residential and commercial uses and there is pedestrian access to Cranbrook. The site is likely to be sustainable in this context.

Site Reference: 365

Site Address: Land at the Old Railway Line, Bishops Lane, Hartley, Cranbrook, Kent

Call for Sites 2017 Submission



Parish:	Cranbrook & Sissinghurst
Settlement:	Hartley, Cranbrook
Gross area (ha):	0.70
Developable area (ha):	0.04
Site type:	Greenfield site in rural area
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:	Ancient Woodland including ecology AONB (3 component parts) Land contamination
Site Description:	Site consists of former railway line land overgrown with trees, undergrowth. There are no existing buildings on the site. The site is adjacent to woodland and a gas storage yard and a Bridleway. Site boundary is open to a Bridleway to the north and is similar on

	<p>other sides. There is some chain link fence adjacent to the Bridleway</p> <p>There is currently a lack of access into the site. There is also a lack of pavements to the site.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is below the threshold for Sustainability Assessment purposes.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site comprises Ancient Woodland and is therefore not suitable for allocation.

Site Reference: 385

Site Address: The Providence Chapel, Stone Street, Cranbrook, Kent

Call for Sites 2017 Submission



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Map Dated: June 2017

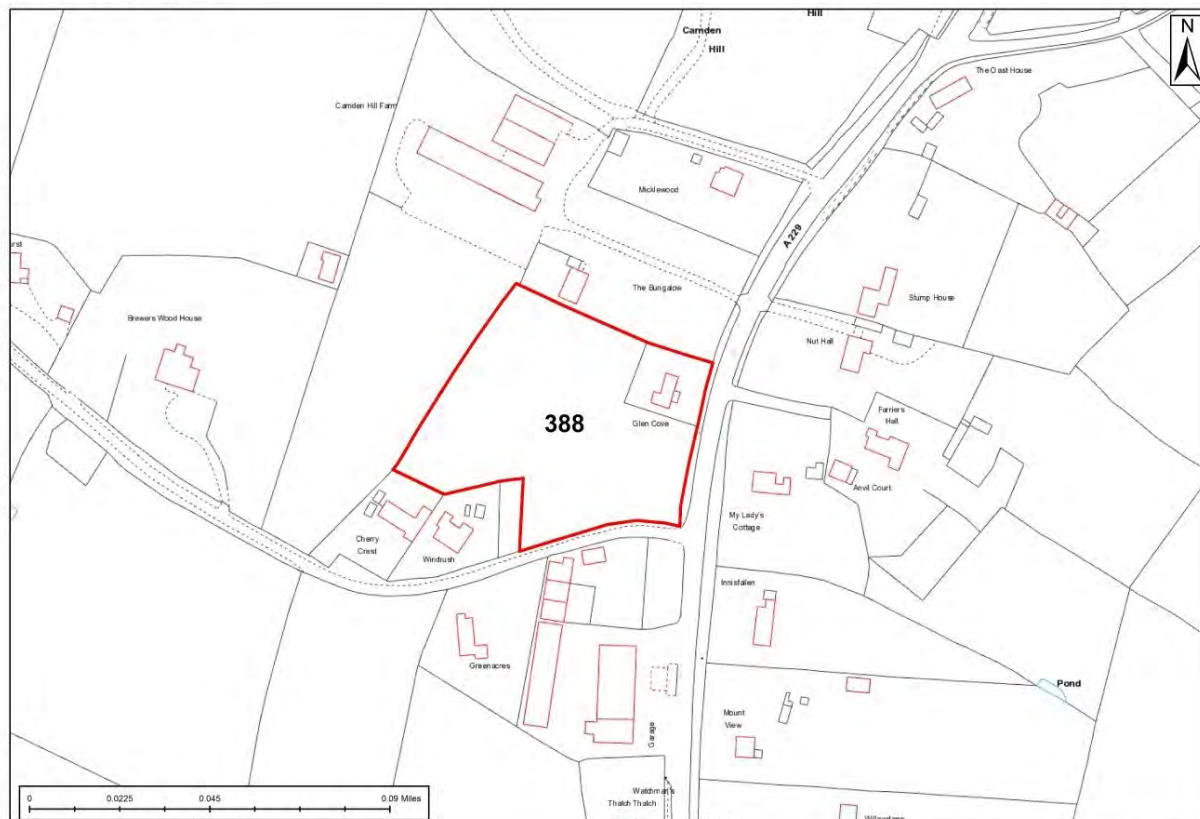
Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	0.03
Developable area (ha):	0.03
Site type:	PDL site within existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	1
Issues to consider:	AONB (1 component part); Heritage matters (within Conservation Area and site contains a Listed Building); Ecological interest; notable feature/designation; ALC: Grade 3
Site Description:	The site consists of a listed Chapel. It lies adjacent to retail and commercial uses primarily with possibly some residential uses

	<p>within the centre of Cranbrook. Site boundaries include fencing. The site boundary to the east is an open boundary</p> <p>There is an existing access road from the High Street serving the site and possibly neighbouring uses. The site is in close proximity to proximity to Public Rights of Way and pavements, there being several in proximity to the site.</p>
Suitability:	Unsuitable: see reason below
Availability:	<p>Available</p> <p>Multiple ownership</p>
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 comprises a listed building within the Limits to Built Development. It is a PDL site, considered a sustainable. Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 388

Site Address: Glen Cove, Cranbrook Common, Cranbrook, Kent

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Map Dated: June 2017

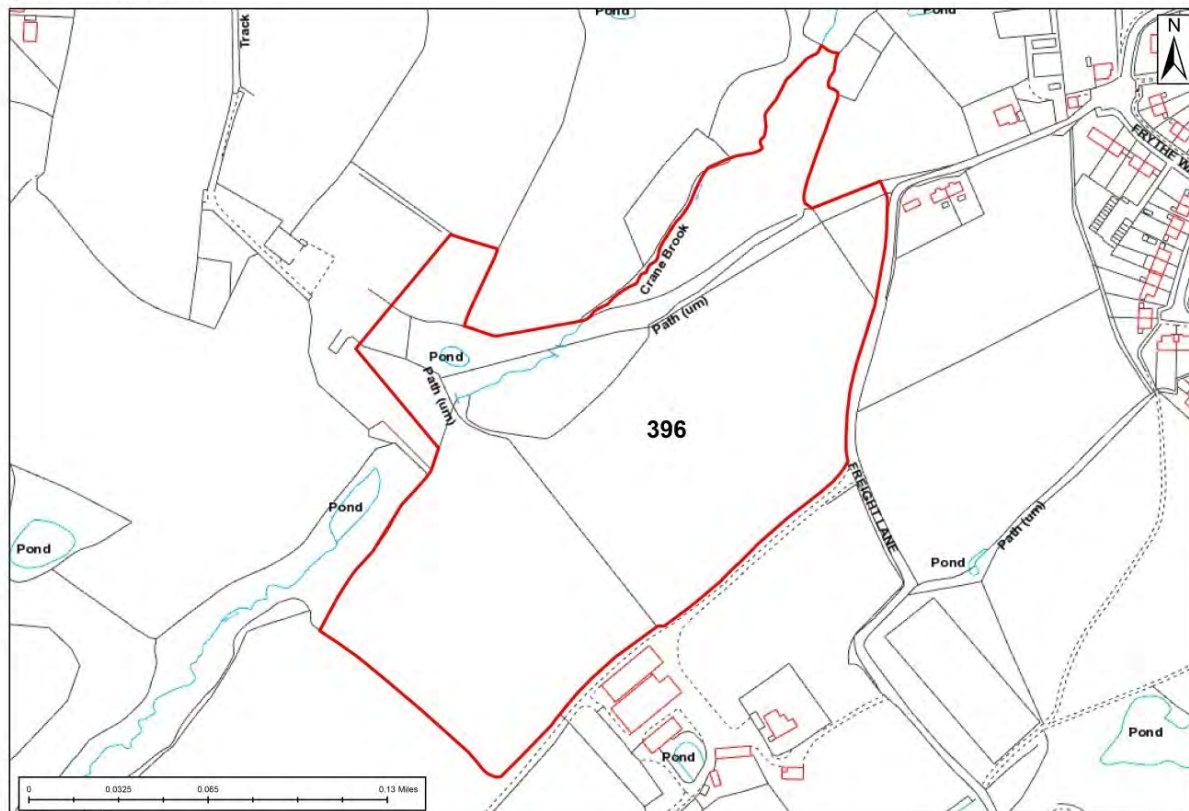
Parish:	Cranbrook & Sissinghurst
Settlement:	Remote from settlement
Gross area (ha):	0.81
Developable area (ha):	0.81
Site type:	Part greenfield site / part PDL site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	24
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; ALC: Grade 3
Site Description:	Site includes a dwelling and associated land in semi domesticated state including fruit trees. The site is adjoined by residential properties and agricultural land and barn buildings. Site boundaries include hedging along the main road frontage and along Starvenden Lane. The rear boundary of the site looks to comprise more of a mix of hedging and trees.

	There is existing vehicular access to the site from a drive off the main road. There is a lack of pavements along site frontages and in the wider locality. Starvenden Lane is a restricted byway. The site is flat in character.
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 remote from a settlement centre and is unlikely to be sustainable in this context

Site Reference: 396 (small part of this site is part of Local Plan Allocation AL/CRS9)

Site Address: Land West of Freight Lane, Cranbrook, Kent

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Map Dated: June 2017

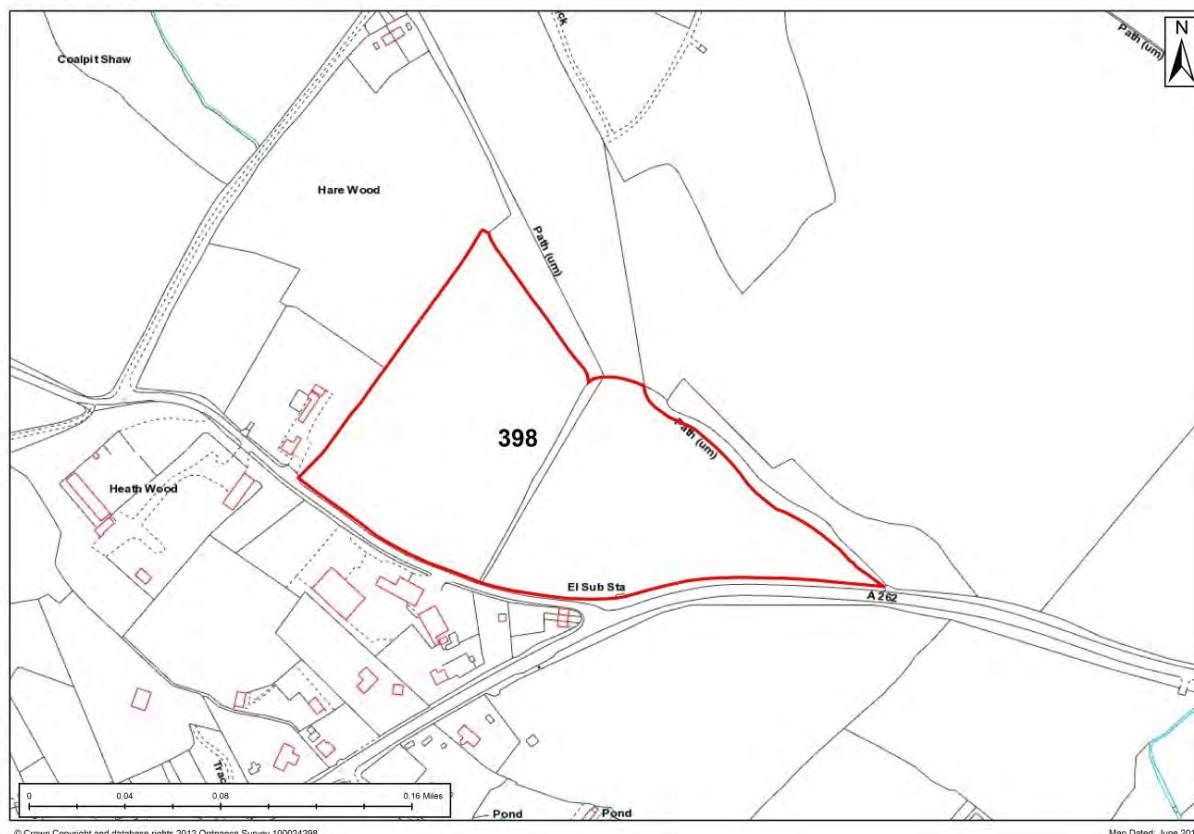
Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	6.71
Developable area (ha):	3.90
Site type:	Greenfield site mostly adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	117
Issues to consider:	Part of site is included in site allocation AL/CR4 in Site Allocations Local Plan 2016; AONB (6 component parts); Landscape Sensitivity Study (CR2); Ecological interest; notable feature/designation; Adjacent to Limits to Built Development; Land contamination (Unknown Filled Ground (medium));

	<p>Highways issues; ALC: Grade 3; This site as part of the wider allocation currently has a planning permission for 180 dwellings (16/502860/OUT) as of 1st April 2019</p>
Site Description:	<p>This is an undeveloped greenfield site which includes a woodland belt along its northern edge. There are no existing buildings on site. The site is adjoined by fields and farm buildings/uses, and there is some residential use in proximity. Boundaries include mostly trees some hedging, post and wire fencing. Site is generally exposed. There are power cables onsite.</p> <p>There is currently no direct vehicular access to the site. There are several Public Rights of Way through the site with public views from these.</p>
Suitability:	Mostly unsuitable: see reason below
Availability:	<p>Available Single ownership</p>
Achievability:	This site is a suitable site, it would make a logical extension of an existing allocation adjacent. It is available and in single ownership. It is considered that the site could be delivered in the period of the Local Plan.
Sustainability Assessment:	<p>Individually: This site scores largely neutral with some benefit to housing provision. It scores negatively in landscape terms informed by the loss of an historic field in the AONB and adjacent to historic farmstead.</p> <p>With wider site allocation AL/CRS9: A mostly negative site. Site area is relatively large site so would contribute a significant benefit to housing numbers but is scored highly negatively for many environmental objectives to reflect the sensitive features that are at risk.</p>
Conclusion:	Site is mostly considered suitable as a potential site allocation.
Reason:	This site is very sensitive in landscape terms and its allocation would be considered harmful to the AONB landscape. Part of the site, an area of woodland to the north of the site is part of an existing site allocation and could be carried forward as part of consideration of that.

Site Reference: 398

Site Address: Land at Marden Road, Cranbrook, Kent

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Map Dated: June 2017

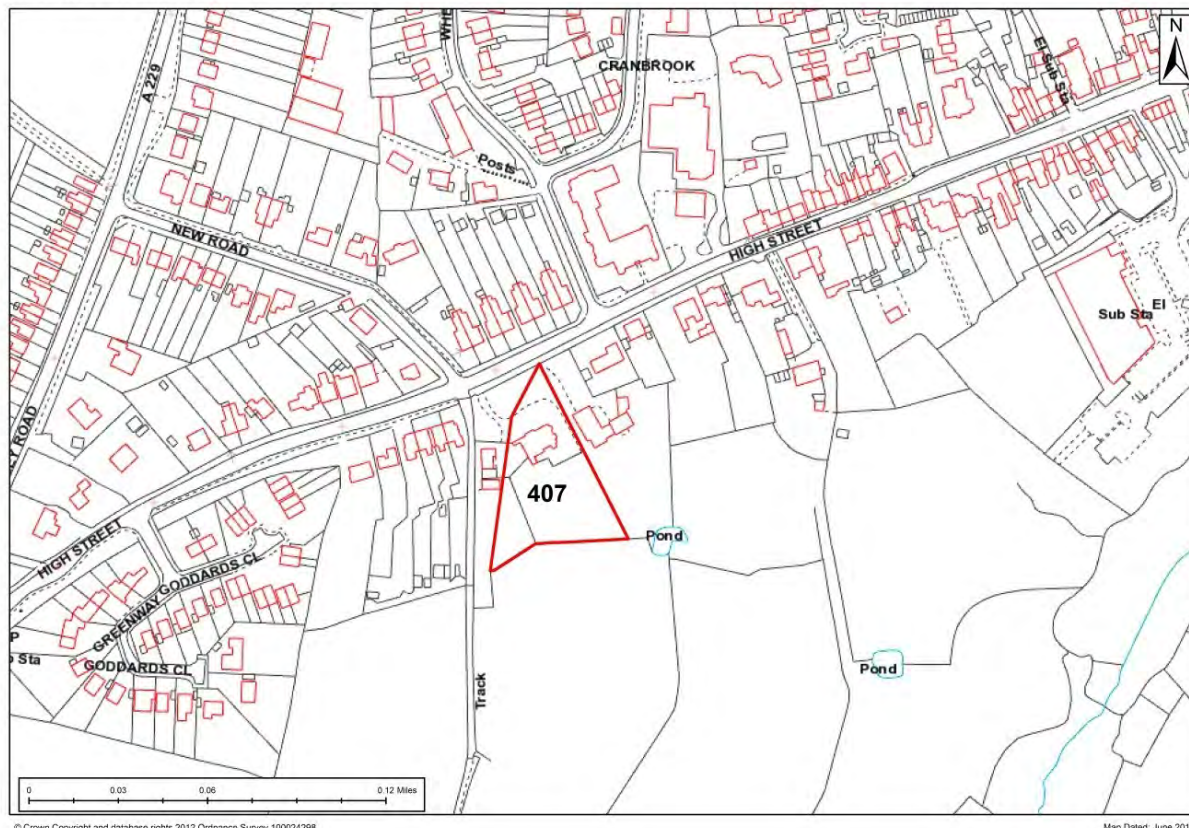
Parish:	Cranbrook & Sissinghurst
Settlement:	Remote from settlement
Gross area (ha):	4.41
Developable area (ha):	4.36
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	131
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; ALC: Grade 3
Site Description:	The site is an agricultural field divided by a Public Right of Way running through the centre of the site. There are no existing buildings on the site. The site is adjoined by residential properties. There are commercial properties opposite the site. Site

	<p>boundaries consist primarily of hedging with some domestic/open boundaries along boundaries with domestic properties.</p> <p>There appears to be a lack currently of a formal vehicular access to the site. There is a lack of pavement along Goudhurst Road and Marden Road. There is some undulation within the site, the site slopes down towards the east. There are Public views into the site from the public footpath.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is remote from a settlement centre and is unlikely to be sustainable in this context

Site Reference: 407

Site Address: Land at Brooksdan, High Street, Cranbrook, Kent

Call for Sites 2017 Submission



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Map Dated: June 2017

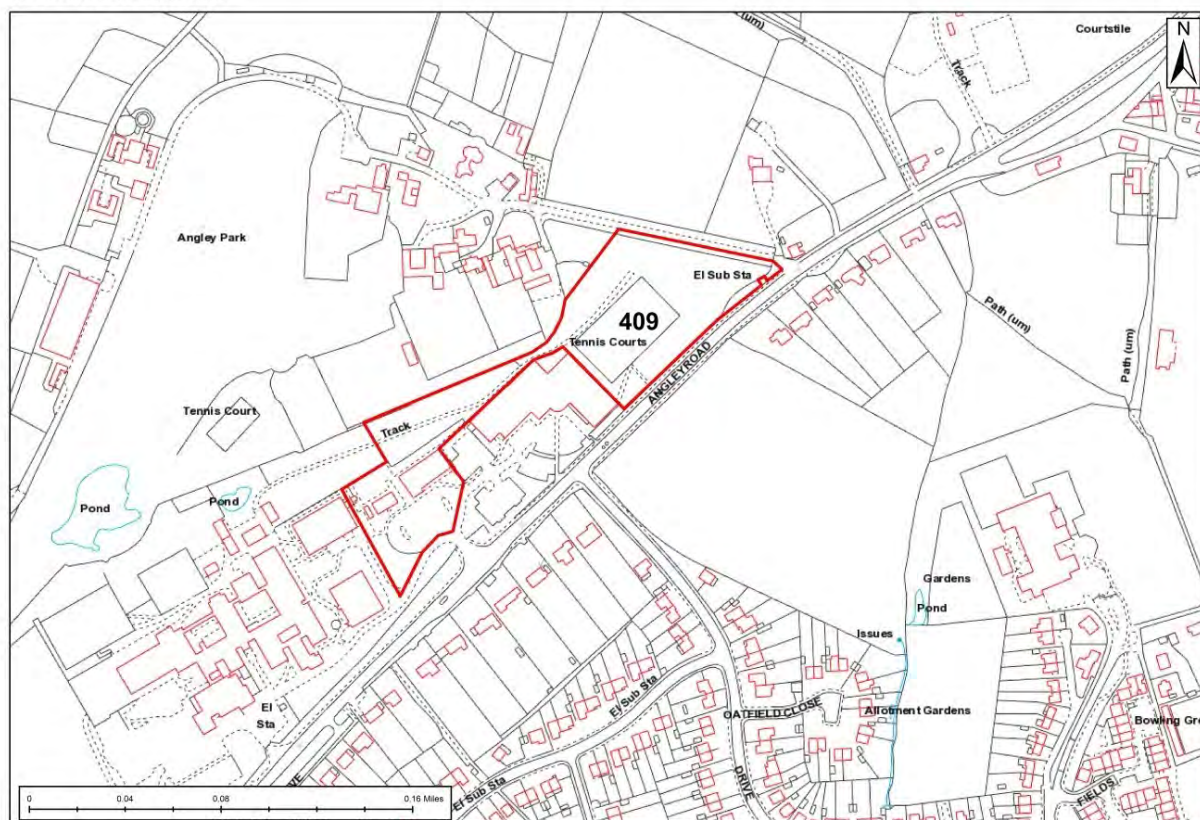
Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	0.41
Developable area (ha):	0.41
Site type:	Mostly PDL/part greenfield site within the LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	12
Issues to consider:	AONB (2 component parts); Ecological interest; notable feature/designation; Heritage matters (within Conservation Area); Land contamination (hospital (non-research)); ALC: Grade 3
Site Description:	Site includes Brooksdan Veterinary Hospital and associated land including parking area and separate staff parking area, and

	<p>garden land. There is one existing building on the site which adjoins residential properties, a place of Worship and a field.</p> <p>There is hedging along the site frontage with High Street. Other boundary treatments include trees and hedging. There is direct vehicular access to the site off High Street. There are pavements on both sides of High Street including the site frontage. The site is generally flat.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This site scores largely neutral with some benefit to housing provision. The negative land use score reflects the part greenfield nature of the site in the AONB.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is mostly a PDL site within the LBD. Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 409

Site Address: The High Weald Academy, Angley Road, Cranbrook, Kent

Call for Sites 2017 Submission



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Map Dated: June 2017

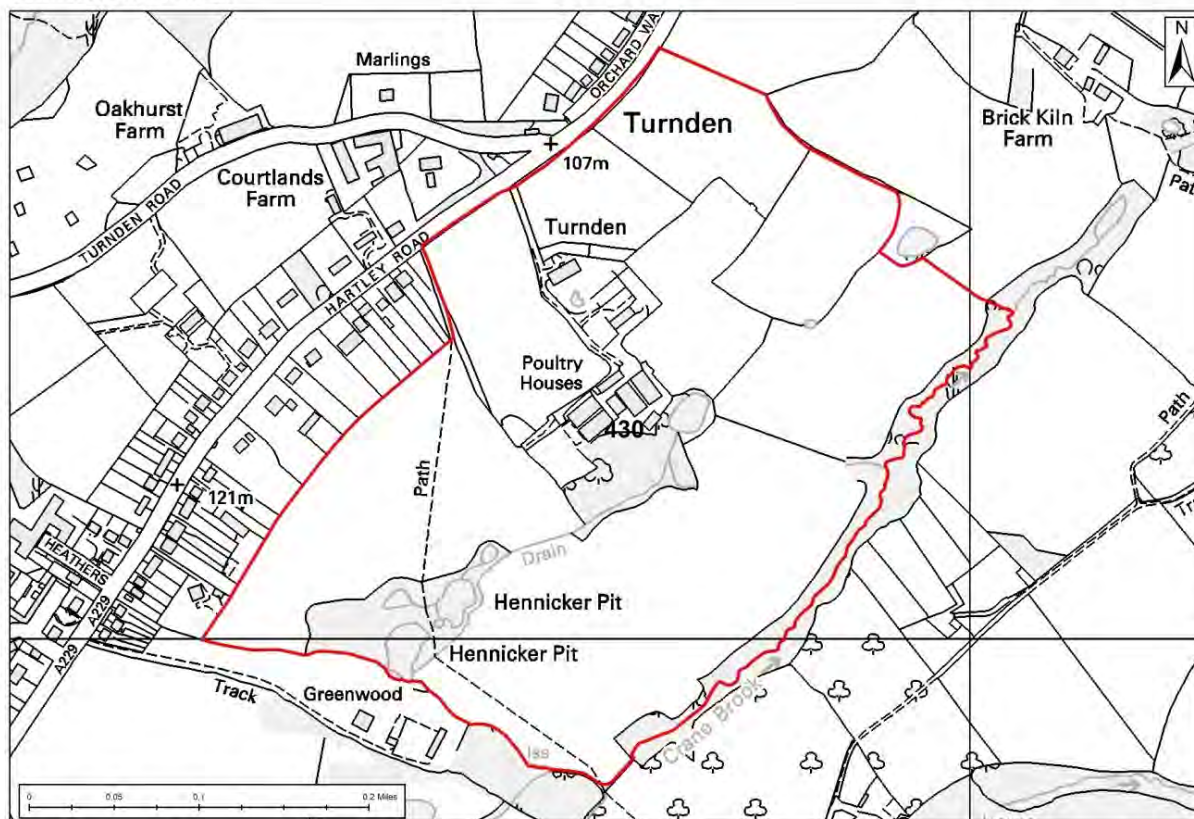
Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	1.70
Developable area (ha):	1.70
Site type:	PDL site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential or education use
Potential yield if residential:	51
Issues to consider:	AONB (3 component parts); Landscape Sensitivity Study (CR4); Ecological interest; notable feature/designation; Tree Preservation Order; ALC: Grade 3

Site Description:	<p>Site forms part of the High Weald Academy school. It includes a mix of tennis courts, sixth form centre, mobile classrooms and ancillary land including car park. It lies adjacent to other school buildings and the Cranbrook Leisure Centre. It is opposite and adjacent to resident development. Site boundaries include hedging and trees along the Angley Road frontage to the south of the site, and to the rear.</p> <p>The site has a shared access with the leisure centre direct from the Angley Road, which has pavements. The site is generally flat. There is a slope down into the site from Angley Road, from which there are public views.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A reasonable site that scores positively for land use as it is a Previously Developed site. It scores several neutral scores and some unknown scores for education and employment which reflect the current educational use of some of the site and uncertainty about the loss of this and associated employment.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is currently in education use. Whilst it is a sustainable site being a PDL site within the LBD, there is concern about the deliverability of the site in the Local Plan period

Site Reference: 430 (Local Plan Allocation AL/CRS4)

Site Address: Turnden Farm, Hartley Road, Cranbrook, Kent

Call for Sites 2017 Submission



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Map Dated: June 2017

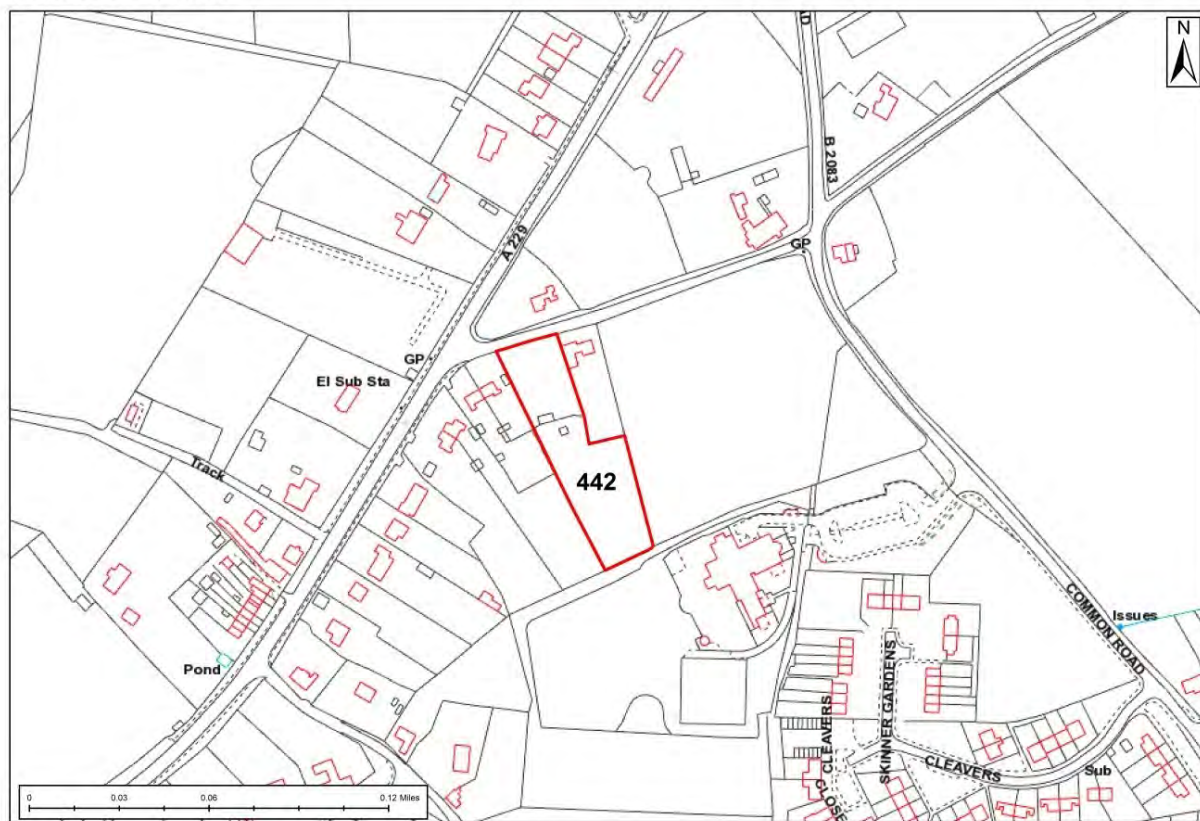
Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	27.64
Developable area (ha):	25.10
Site type:	Mixed site including greenfield and brownfield land adjacent to the LBD
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential use
Potential yield if residential:	160-170
Issues to consider:	AONB (8 component parts); Ecological interest; notable feature/designation; Heritage matters (contains a Listed Building); Land contamination (Unknown Filled Ground (medium)); Landscape Sensitivity Study (CR2); Highways issues; ALC: Grade 3;

	Part of this site has planning consent for 36 dwellings (18/02571/FULL) as of 1st April 2019
Site Description:	<p>Site includes a residential property and redundant equestrian uses as well as redundant agricultural and commercial uses, paddocks, gallops, a woodland belt in centre of site, sand school. There is a mix of existing buildings on the site, focussed on the central portion of the site mostly. The site is adjoined by and in proximity to residential properties, agricultural uses, commercial uses sited along Hartley Road. Site boundaries include hedging and mature trees along Hartley Road and domestic boundary treatments to the rear of dwellings along Hartley Road. The southeast boundary is a woodland belt and stream.</p> <p>There is a gated access from Hartley Road to the main farmstead and Public Rights of Way through the site. The site has a complex topography. Locally the site slopes towards the streams in the middle of the site, but on the whole the site is flat. It is screened from Hartley Road, due to the topography and boundary treatments.</p>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This site is available and is in single ownership. It is a suitable site. It is considered that this site could be delivered in the Local Plan period.
Sustainability Assessment:	A relatively large site that would contribute a significant benefit to housing numbers but is scored highly negatively for environmental objectives to reflect the sensitive features that are at risk.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is adjacent to the Limits to Built Development and is adjoined by some existing development. There is some built development on the site. The site is likely to be sustainable in this context. Part of the site currently has planning permission.

Site Reference: 442 (Site is part of Local Plan Allocation AL/CRS17) in conjunction with site 68

Site Address: Land Adjacent Orchard Cottage, Frittenden Road, Sissinghurst, Kent

Call for Sites 2017 Submission



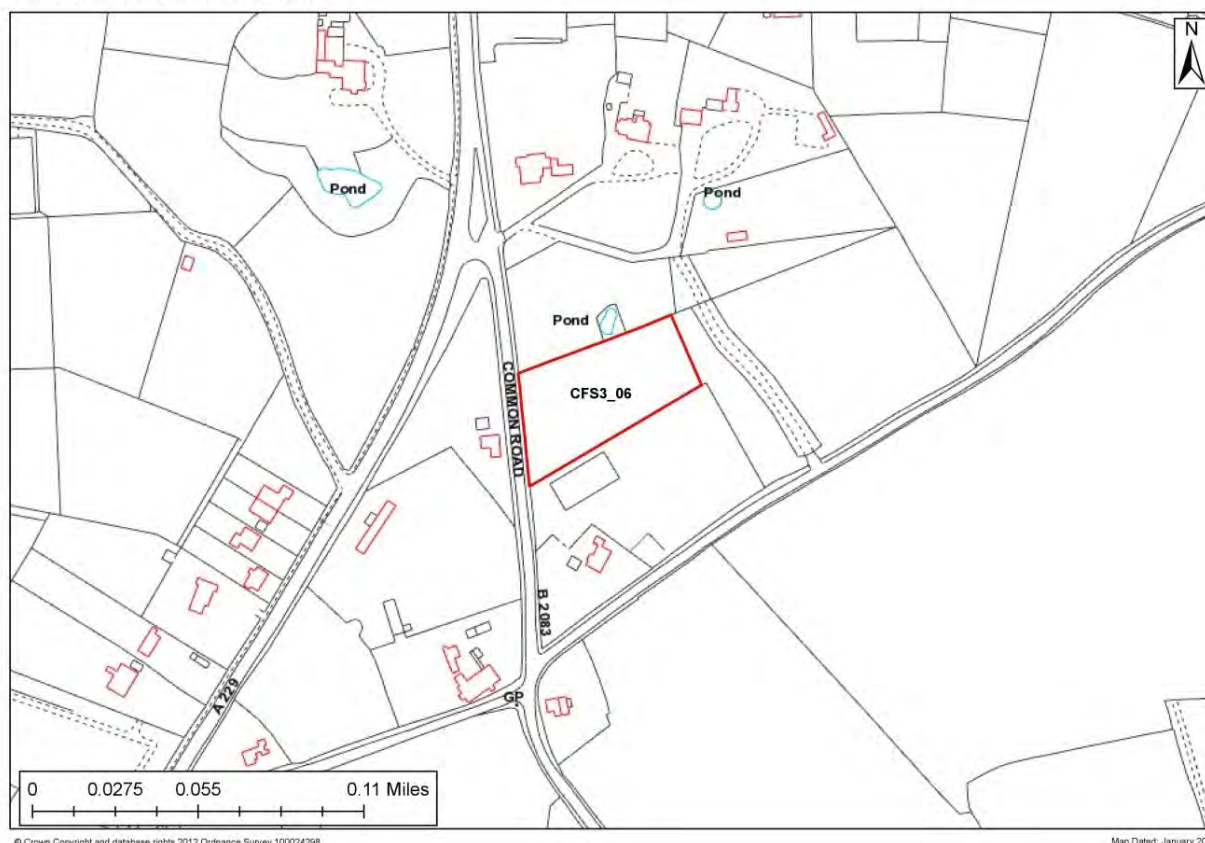
Parish:	Cranbrook & Sissinghurst
Settlement:	Sissinghurst
Gross area (ha):	0.42
Developable area (ha):	0.42
Site type:	Primarily PDL site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for education use
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	AONB (1 component part); Landscape Sensitivity Study (S11); Heritage matters (adjacent to Listed Building); Highways issues; ALC: Grade 3

Site Description:	The site appears to be part of a residential curtilage and ha a domestic appearance to it. There are domestic type structures on the site. Site is adjoined by residential uses, Primary school and a field. There is high hedging and trees primarily along boundaries including along site frontage with Frittenden Road. There is a lack of pavements along Frittenden Road
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This site is a suitable site that is in single ownership and is available. It is considered that this site could be delivered in the Local Plan period.
Sustainability Assessment:	This policy has a specific remit and thus scores very positive in the education objective with other objectives given neutral scores as have no relevance.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	The site lies adjacent to Sissinghurst Primary school. It could help support the education needs of the school by providing land for future school use

Site Reference: Late site 6

Site Address: Part OS Plot 2429 Common Road, Sissinghurst, Cranbrook

Call for Sites 2017 - Additional Submissions



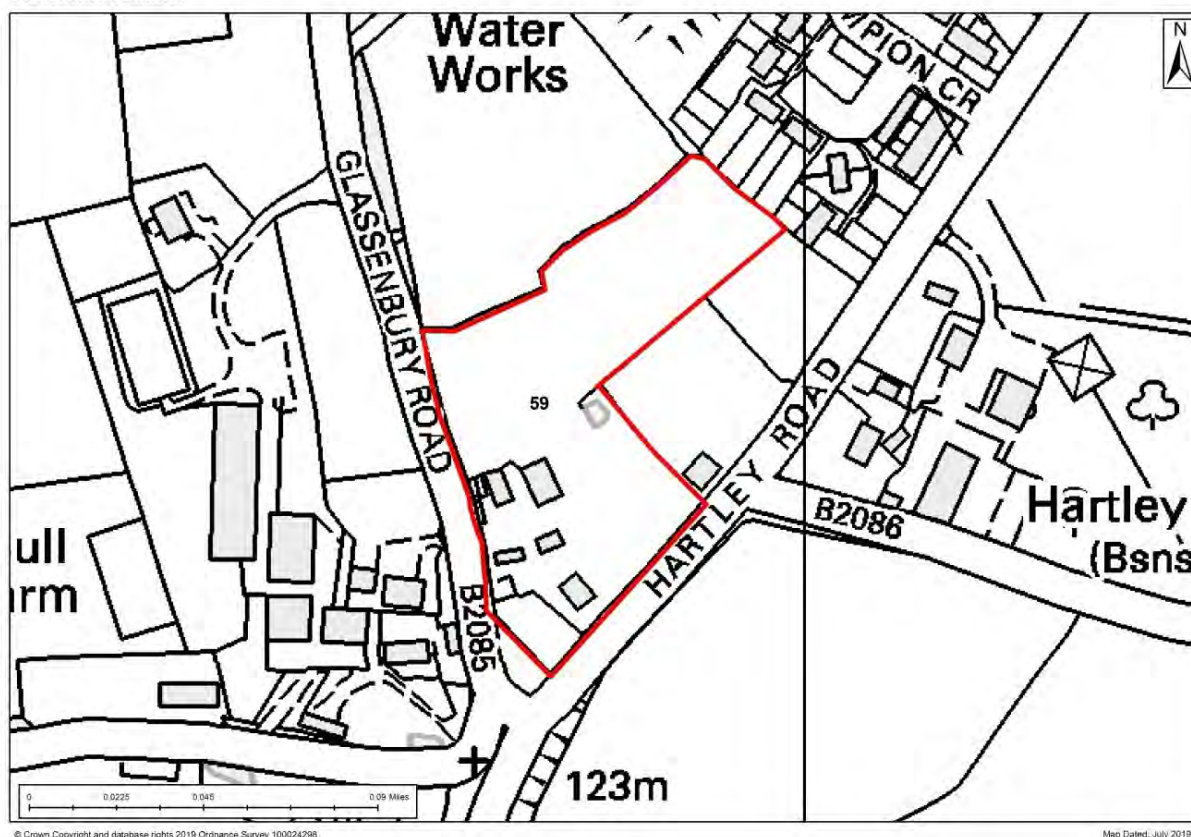
Parish:	Cranbrook & Sissinghurst
Settlement:	Detached from settlement centre (Sissinghurst)
Gross area (ha):	0.47
Developable area (ha):	0.47
Site type:	Greenfield site detached from existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	14
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; ALC: Grade 3
Site Description:	This is a greenfield sit on which there are no existing buildings. The site is adjoined by some residential properties and a field. Site boundaries include hedging, trees and fencing.

	The site has a frontage with Common Road and currently lacks a means of direct vehicular access. There is a lack of pavement along Common Road. The site is generally flat in character.
Suitability:	Unsuitable: see reason below
Availability:	Available Ownership unconfirmed
Achievability:	N/A
Sustainability Assessment:	This site scores mostly neutral, with some positive scores. It is let down by accessibility to services and facilities and public transport and also land use and landscape scores informed by the loss of a greenfield site and location of site relative to settlement.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is not well related to the settlement centre and would not form a logical extension to the LBD. It is unlikely to be sustainable in this context.

Site Reference: Late Site 14 (this site is a duplicate of site 59) in conjunction with site numbers 70, 323, 345 and late site 53

Site Address: Gate Farm, adjacent to Hartley Road and Glassenbury Road, Hartley, Cranbrook, TN17 2ST

Call for Sites Submission



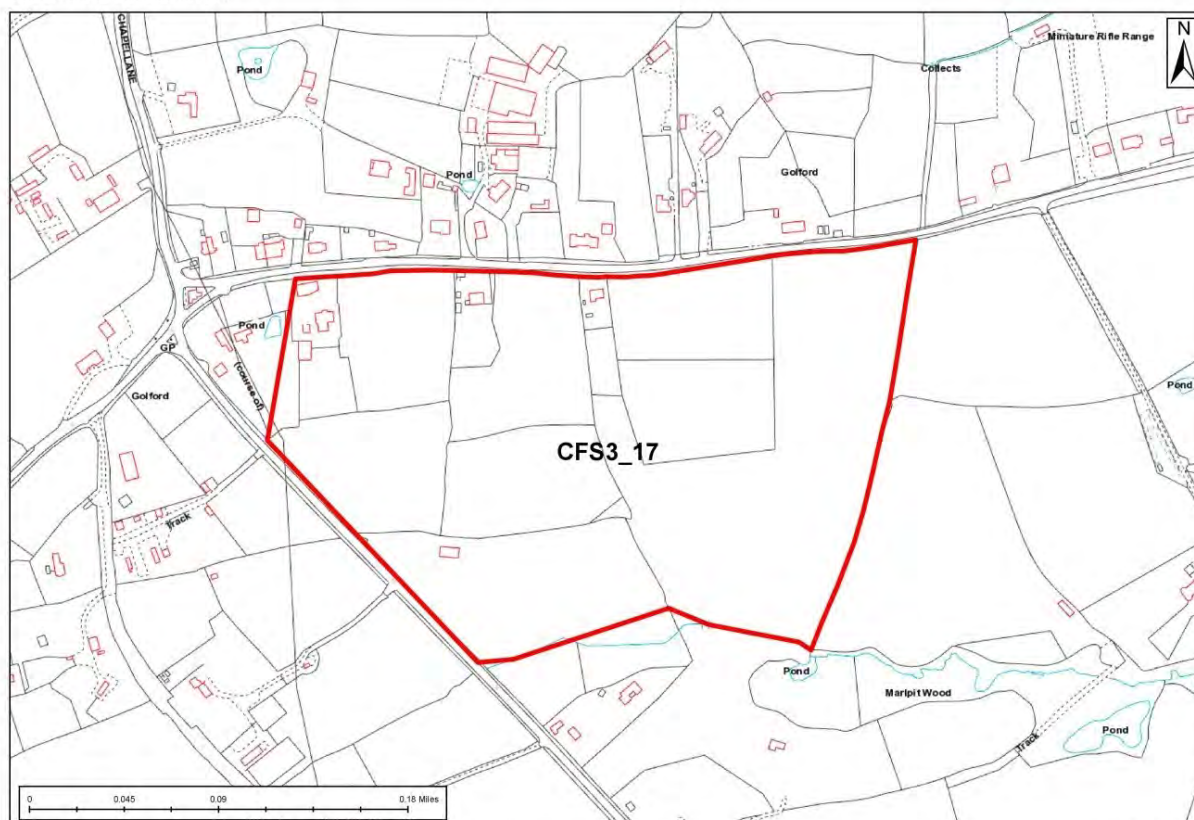
Parish:	Cranbrook & Sissinghurst
Settlement:	Hartley, Cranbrook
Gross area (ha):	1.45
Developable area (ha):	1.45
Site type:	Part developed site in rural area
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential use.
Potential yield if residential:	90 in conjunction with other sites forming wider site allocation
Issues to consider:	AONB (3 component parts); Landscape Sensitivity Study (in/adjacent to CR9); Ecological interest; notable feature/designation; Highway matters;

	Heritage matters (adjacent to listed buildings); ALC: Grade 3
Site Description:	The site appears unused, formerly in agricultural use. There are several buildings on the site. The site is adjoined by a mix of uses including agriculture, residential, and commercial uses. The site boundaries comprise a mix of trees and some wire fencing. There is a pond on the site and trees. There is an existing vehicular access into the site directly off Hartley Road. There is a pavement along the opposite side of Hartley Road. The site rises in a northern direction from the southern end of the site adjacent to Hartley Road. There are localised public views into the site.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is considered a suitable site. It is available and in single ownership. It is likely that the site could be delivered within the Local Plan period.
Sustainability Assessment:	This group of sites has positive impacts on some economic and social objectives but it let down by the distance to Cranbrook town centre.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site lies adjacent to existing residential and commercial uses and there is pedestrian access to Cranbrook. The site is likely to be sustainable in this context.

Site Reference: Late site 17

Site Address: Land between Tenterden Road and Golford Road, Cranbrook

Call for Sites 2017 Submission



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Map Dated: June 2017

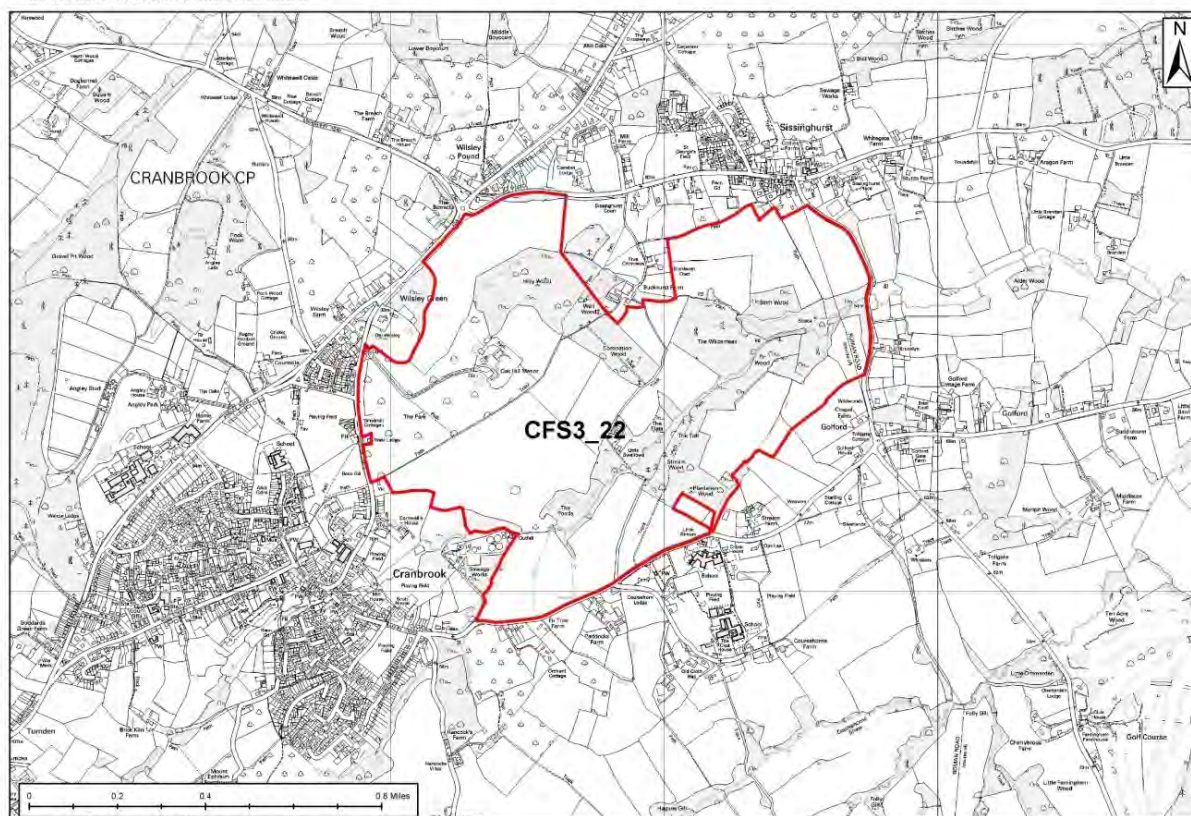
Parish:	Cranbrook & Sissinghurst
Settlement:	Remote from settlement centre
Gross area (ha):	11.88
Developable area (ha):	11.88
Site type:	Largely Greenfield site with some PDL remote from existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	356
Issues to consider:	AONB (4 component parts); Heritage; Listed Building; Ecological interest; notable feature/designation; ALC: Grade 3

Site Description:	<p>This is largely a greenfield site which includes three existing residential properties and ancillary outbuildings. It includes some woodland to the south and east.</p> <p>Site is adjacent to countryside and some other residential properties and other fields. A stream/pond is located in proximity to the south east corner of the site. Site boundaries include hedgerows and trees. There are drainage ditches along some parts of the site frontage. The site fronts both Tenterden Road and Goldford Road. There is existing vehicular access into the site serving the existing residential properties. There is a lack of pavement along Goldford Road and Tenterden Road.</p> <p>The site is generally flat alongside Tenterden Road but level changes towards lower parts of the site.</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:	This site is remote from a settlement centre and is unlikely to be sustainable in this context.

Site Reference: Late site 22

Site Address: Land to the east of Cranbrook and the south of Sissinghurst, Cranbrook

Call for Sites Additional Sites Submitted



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Map Dated: March 2018

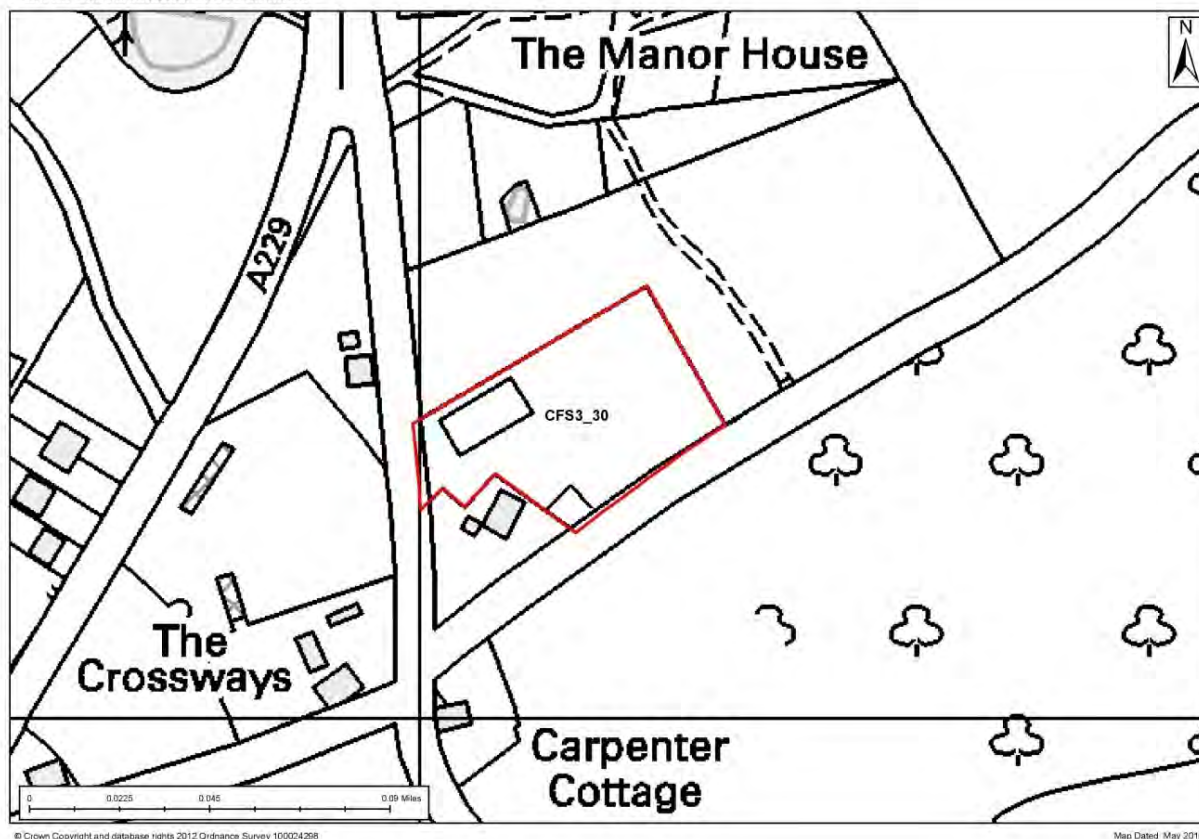
Parish:	Cranbrook & Sissinghurst
Settlement:	In proximity to Cranbrook and Sissinghurst
Gross area (ha):	177.53
Developable area (ha):	173.10
Site type:	Mostly greenfield site with some PDL in proximity to Cranbrook and Sissinghurst
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential.
Potential yield if residential:	2,000 – 3,000 (5,193 @ 30 dpha, 2,597 @ 15 dpha)
Issues to consider:	AONB (8 component parts); Heritage – Conservation Area, Listed Building; Ecological interest; notable feature/designation; Land contamination (sewage treatment works. Unknown Filled Ground (low risk)); SFRA Flood Zone 2, 3a, 3b; ALC: Grade 3

Site Description:	<p>The site comprises mostly undeveloped agricultural greenfield land with some residential and agricultural development on the site. It lies adjacent to the countryside, with residential properties around outskirts of the site. It also adjoins a sewage works.</p> <p>Boundaries of the site include hedging and trees (raised in part) with some fencing. The site is served by existing vehicular access points to existing development on the site. There is generally a lack of pavement. There are some roads running through the site. Golford Road, Chapel Lane, A262 Angley Road and Waterloo Road surround the site. There are Public Rights of Way on the site. The site topography varies.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	<p>Although the site has been submitted as a potential new settlement with the potential for housing, employment, etc development to be delivered on that basis.</p> <p>Given the strong policy protection given to the AONB (a national designation) in the NPPF, the whole site is considered unsuitable as a potential Local Plan allocation.</p>
Reason:	<p>Key considerations for planning for new settlements/significant extensions to existing settlements are set out at para 72 of the NPPF.</p> <p>However, national policy regarding major development in the AONB is clear: the tests to be met for major development in this designation are extremely high, and include demonstrating that (housing and employment) needs cannot be met outside the AONB (either in the Borough, or outside, under the Duty to Co-operate).</p> <p>Nationally, development of this scale in the AONB is unprecedented.</p> <p>The level of harm (landscape and scenic beauty) that would arise to the AONB is high. This SHELA has demonstrated the availability of suitable sites outside the AONB. This site is therefore not suitable for development.</p>

Site Reference: Late site 30

Site Address: Pinecroft, Frittenden Road, Sissinghurst

Call for Sites Additional Sites Submitted

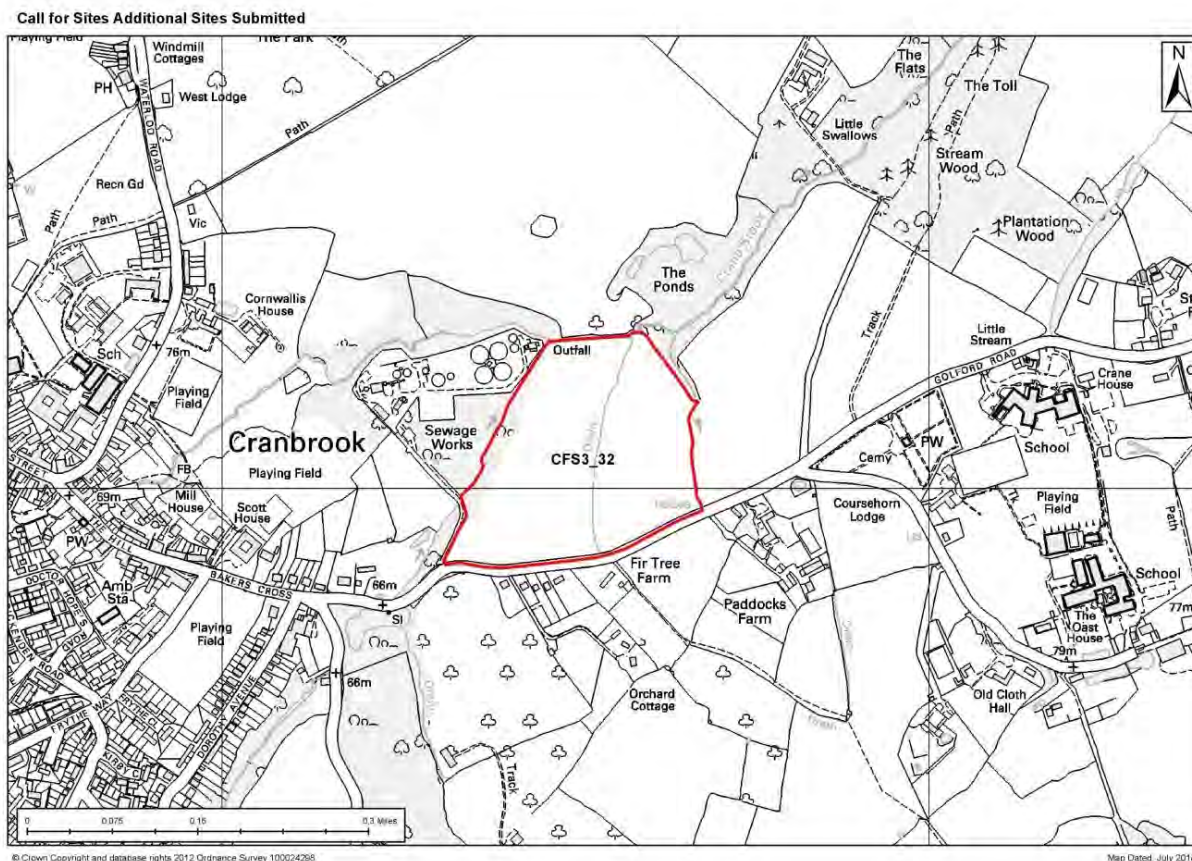


Parish:	Cranbrook & Sissinghurst
Settlement:	Detached from settlement centre (Sissinghurst)
Gross area (ha):	0.67
Developable area (ha):	0.67
Site type:	Mostly greenfield site detached from existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	20
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; ALC: Grade 3
Site Description:	Site consists of a tennis course and land associated with a dwelling. The site is adjoined by some residential properties including a residential development site located south of the site. It also lies adjacent to a field.

	<p>There is hedging mostly and potentially trees along site boundaries. The site has a frontage with both Common Road and Frittenden Road. There is a metal gate along the frontage with Frittenden Road, along which is a lack of pavement and this stretch of Common Road lacks pavement too.</p> <p>The site is flat in character but it appears to be at a lower level than Common Road. There is National speed limit along Frittenden Road, which also has a drainage ditch.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This site scores mostly neutral, with some positive scores. It is let down by accessibility to services and facilities and public transport. Also landscape score informed by location of site relative to settlement.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is not well related to the settlement centre and would not form a logical extension to the LBD. It is unlikely to be sustainable in this context.

Site Reference: Late site 32 (Local Plan Allocation AL/CRS7)

Site Address: Land off Waterloo Road, Cranbrook



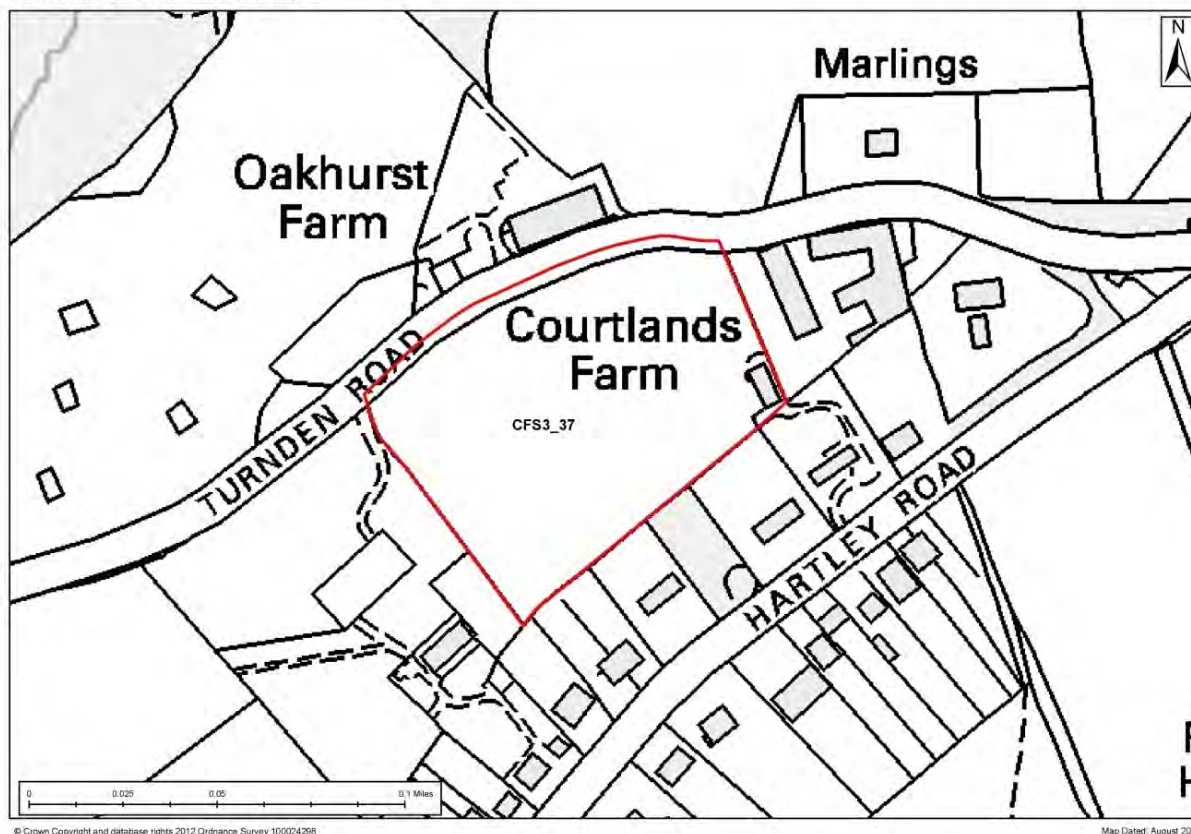
Parish:	Cranbrook & Sissinghurst
Settlement:	Cranbrook
Gross area (ha):	8.38
Developable area (ha):	8.36
Site type:	Greenfield site detached from existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	150
Issues to consider:	AONB (2 component parts); Flooding considerations; Flood Zone 3b; Land Contamination (sewage treatment works); ALC: Grade 3
Site Description:	The site is a greenfield agricultural site on which there are no existing buildings. The site is adjoined by fields and woodland and a sewage works and some residential properties to the south.

	<p>Site boundaries include hedges and trees, though there are clear public views across the site along Golford Road. There are two metal field gates along different parts of the Golford Road frontage.</p> <p>There is a large area of hard standing adjacent to site to the west and some pavement on the southern side of Golford Road. Two Public Rights of Way run through the site. There is a slope down to the north.</p>
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is a suitable site which is available and in single ownership. It is considered that the site could be delivered in the Local Plan period
Sustainability Assessment:	The proposed housing density is considered high for this site given sensitive landscape and edge of settlement location. The site would suit low density, farmstead style development.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Whilst the site is detached from the LBD it lies in proximity to it and there is pedestrian access to the centre of Cranbrook. The site is likely to be sustainable in this context.

Site Reference: Late site 37

Site Address: Glenn House, Hartley Road, Cranbrook. TN17 3QP

Call for Sites Additional Sites Submitted



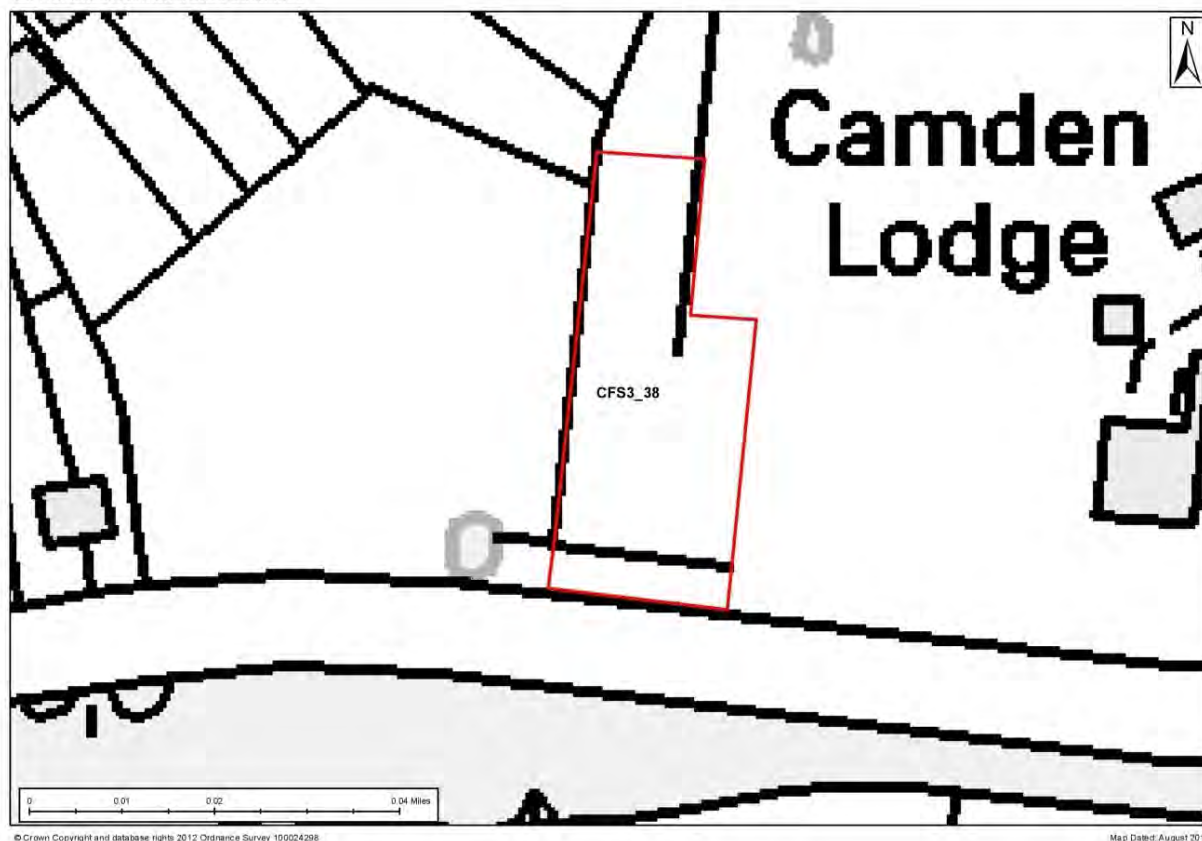
Parish:	Cranbrook & Sissinghurst
Settlement:	Detached from LBD at Cranbrook
Gross area (ha):	1.72
Developable area (ha):	1.72
Site type:	Greenfield site detached from existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	52
Issues to consider:	AONB (2 component parts); Ecological interest; notable feature/designation; ALC: Grade 3
Site Description:	This is a greenfield site that includes a small bit of built development towards the south east corner of the site. The site is adjoined by residential properties to the south and fields to the west. There is an existing commercial use to the east and a farm to the north. Boundaries include substantial hedging along Turnden Road.

	There is currently a lack of vehicular access into the site from Turnden Road, with access from the southern boundary through the adjacent site off Cranbrook Road. There is a lack of pavement along Turnden Road, which is rural in character. Site is at a raised level relative to Turnden Road
Suitability:	Unsuitable: see reason below
Availability:	Available Ownership unconfirmed
Achievability:	N/A
Sustainability Assessment:	A site that scores several neutrals with some positives along with several negative scores. It is let down by accessibility to key services and facilities and public transport and would result in the loss of a greenfield site in the AONB located adjacent to and forming part of the setting of an historic settlement. The equality score is let down by concerns about the ability of the less able to gain access to the services and facilities with their being a lack of pavement along Turnden Road, whilst the score on biodiversity is negative, influenced by potential scale of development in a SSSI buffer zone and rural area and proximity of the site to Ancient Woodland and a designated National Nature Reserve and Biodiversity Opportunity Area further north of the site.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is not well related to the settlement and would not form a logical extension to the LBD. It is unlikely to be sustainable in this context.

Site Reference: Late site 38

Site Address: Land at Camden House, Sissinghurst Rd

Call for Sites Additional Sites Submitted



Parish:	Cranbrook & Sissinghurst
Settlement:	Detached from settlement centre
Gross area (ha):	0.21
Developable area (ha):	0.21
Site type:	Greenfield site remote from existing Limits to Built Development
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; notable feature/designation; ALC: Grade 3
Site Description:	This is an undeveloped greenfield site with significant trees. There are no existing buildings on the site. Site is adjoined by a wooded area and a residential property and to the south is a field with significant tree belt on frontage. Site boundaries comprise primarily trees. The site adjoins the A262 though there is no existing access into the site from this. There is a ditch along the

	road frontage. There is pavement on south side of the road further east towards the settlement centre and opposite the site. There is a 40 mph speed limit on the road and the site is in proximity to a roundabout.
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:	Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

Site Reference: Late site 51 (Local Plan Allocation AL/CRS14 (site is part of larger allocation)) in conjunction with site 159

Site Address: St George's Institute, The Street, Sissinghurst

Call for Sites Additional Sites Submitted



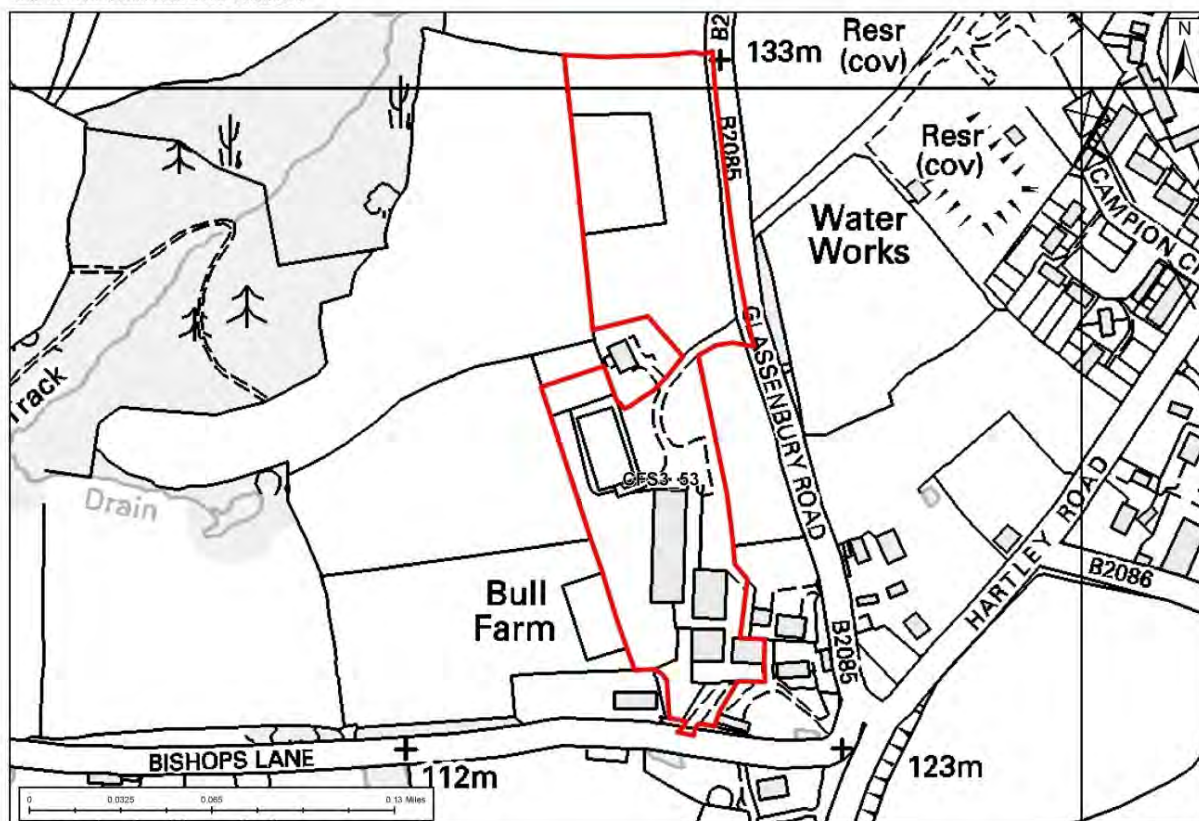
Parish:	Cranbrook & Sissinghurst
Settlement:	Sissinghurst
Gross area (ha):	0.05
Developable area (ha):	0.05
Site type:	PDL site within existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential and community use in conjunction with site 159
Potential yield if residential:	20 in conjunction with site 159 as part of the wider allocation
Issues to consider:	AONB (1 component part); Heritage – Conservation Area; ALC: Grade 3
Site Description:	This site comprises the St George's Institute and an associated parking area to the north of the site fronting onto The Street. It lies

	adjacent to a recreation ground, public toilets, a double garage and residential properties. The boundaries of the site comprise hedging. The site has vehicular access directly from The Street and The street has pavement. There is a footpath adjacent to the west of the site through the recreation ground and a Public Right of Way further to the south of the site. The topography of the site is fairly flat. There is a public view of the site from the adjacent recreation ground and more private views from neighbouring residential properties.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This is a suitable site which is available. It is considered likely that the site could be delivered within the period of the Local Plan
Sustainability Assessment:	Social objectives for this site are given a range of scores. Educational pressures are expected on the already oversubscribed primary school but the equality, health and housing objectives score positively.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is a PDL site within the Limits to Built Development and has access to the centre of Sissinghurst. The site is likely to be sustainable in this context.

Site Reference: Late site 53 (part of Local Plan Allocation AL/CRS6) in conjunction with site numbers 59, 70, 323 and 345

Site Address: Land at Bull Farm, Glassenbury Road, Hartley, Cranbrook

Call for Sites Additional Sites Submitted



Parish:	Cranbrook & Sissinghurst
Settlement:	Hartley, Cranbrook
Gross area (ha):	2.89
Developable area (ha):	2.89
Site type:	Mostly greenfield site that includes farm buildings in rural area
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential use.
Potential yield if residential:	90 in conjunction with other sites forming wider site allocation
Issues to consider:	AONB (2 component parts); Ecological interest; notable feature/designation;

	ALC: Grade 3; Landscape Sensitivity Study (in/adjacent to CR9); Highway matters; Heritage matters (adjacent to listed buildings);
Site Description:	<p>The site consists of a group of farm buildings and some undeveloped fields associated with these. There is also a pond and an equestrian sand school on the site. The site lies to the west of Glassenbury Road adjacent to Bishops Lane (also a designated public Bridleway) and to Hartley Road.</p> <p>The site is adjoined by a mix of uses including agricultural fields, more sporadic residential, and there are commercial uses in the locality as well as the nearby Business Park further to the east . The site boundaries comprise hedging and trees. There is an existing vehicular access into the site directly off Glassenbury Road. There is a pavement along the opposite side of Hartley Road.</p>
Suitability:	Suitable: see reason below
Availability:	Available Ownership unconfirmed
Achievability:	This is a suitable site which is available. It is likely that the site could be delivered in the period of the Local Plan
Sustainability Assessment:	This group of sites has positive impacts on some economic and social objectives but is let down by the distance to Cranbrook town centre.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	This site lies adjacent to other site submissions, which together form a cluster of sites that lie adjacent to existing residential and commercial uses and there is pedestrian access to Cranbrook. The site is likely to be sustainable in this context.

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

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