

Tunbridge Wells Borough



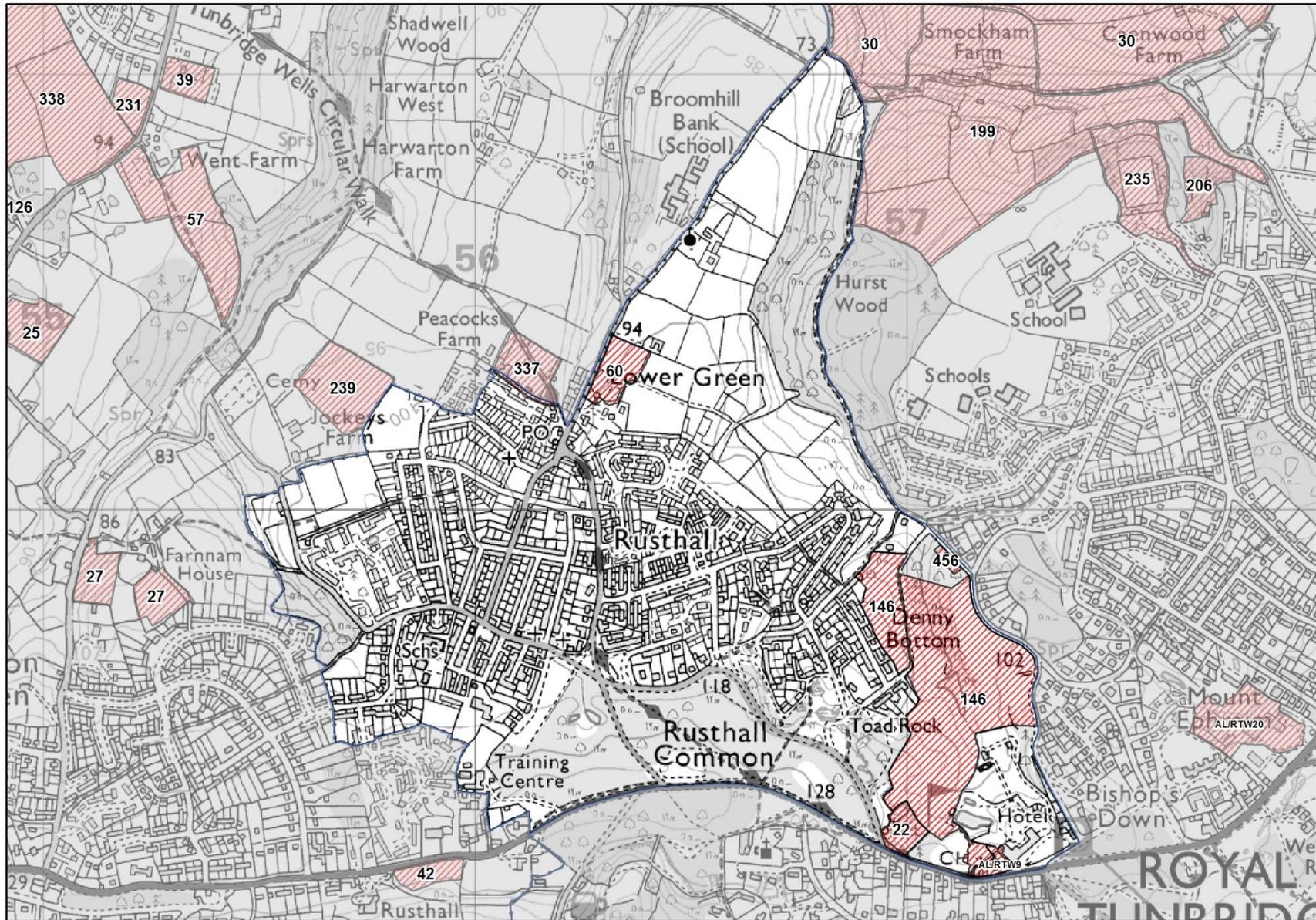
Tunbridge Wells Borough Council

Site Assessment Sheets for Rusthall Parish

Strategic Housing and Economic Land Availability Assessment –
Regulation 18 Consultation

July 2019



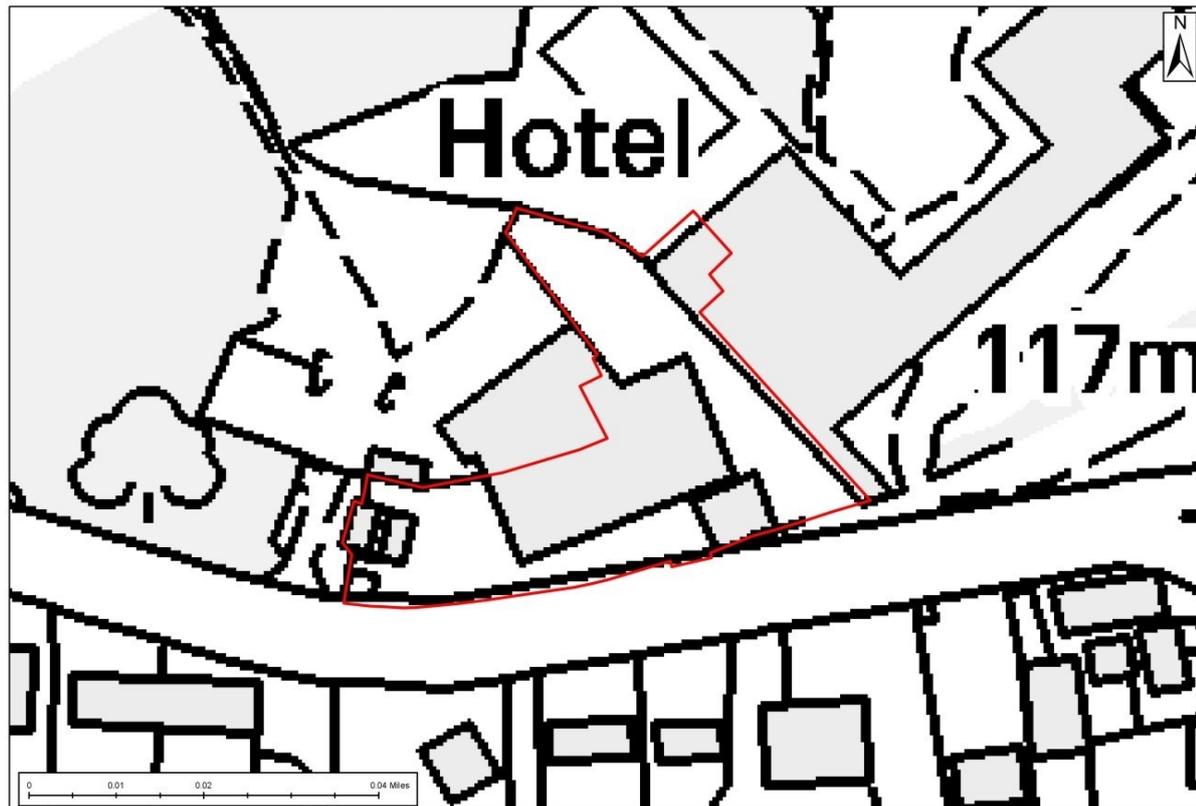


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Site Reference: SALP AL/RTW9 (Local Plan Allocation AL/RU1)

Site Address: Lifestyle Motor Europe, Langton Road

SHELAA Site



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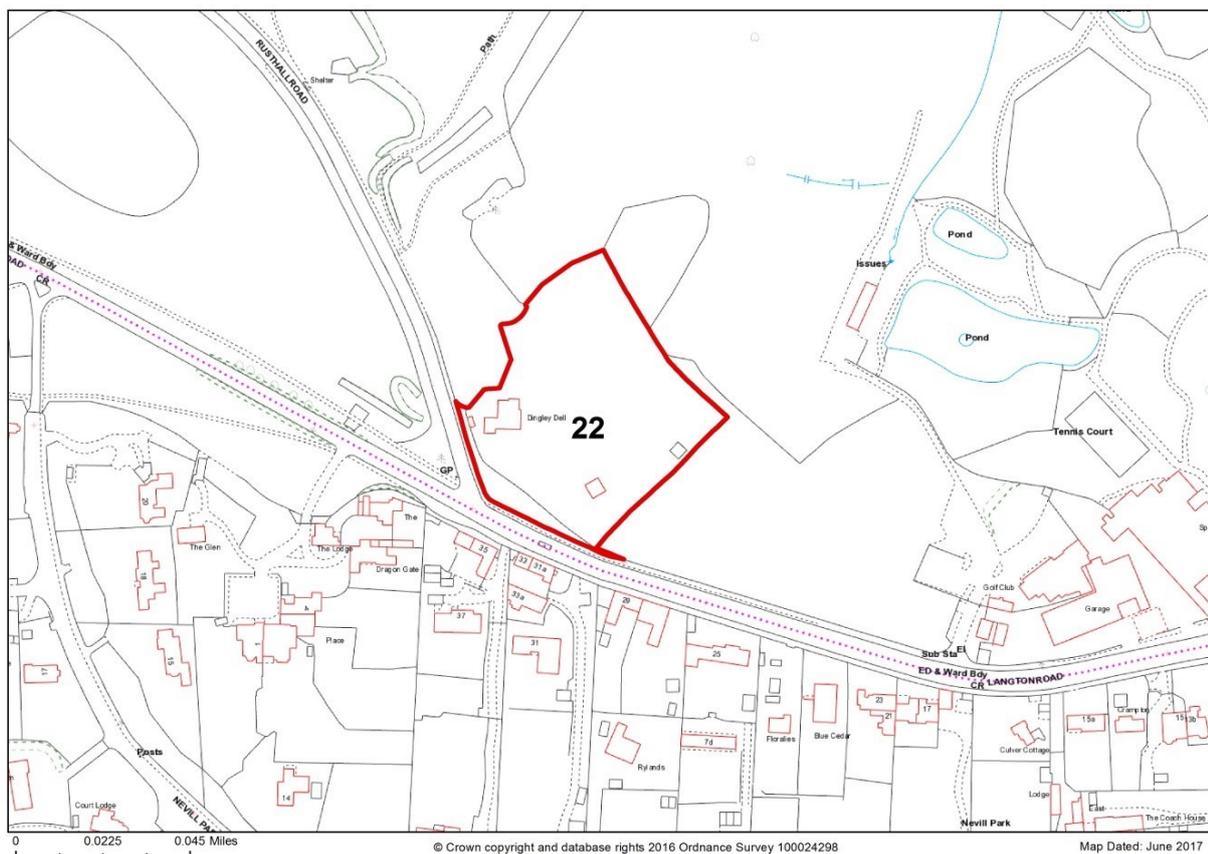
Map Dated: August 2019

Parish:	Rusthall
Settlement:	In proximity to the Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.32
Developable area (ha):	0.32
Site type:	PDL site within the Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	15
Issues to consider:	Existing Allocation AL/RTW9 in the Site Allocations Local Plan; AONB (1 component part); Heritage - Conservation Area; Ecological interest; notable feature/designation; ALC: Grade 4
Site Description:	The site is previously developed land comprising car dealership showrooms and car servicing and associated areas of hard

	standing. The site is adjoined by the Spa Hotel and Tunbridge Wells Golf Course and residential properties further south. The site fronts onto Langton Road to the south where the site boundary is largely open to public view with low level walls along the boundary. There are trees along some boundaries. The site is generally flat.
Suitability:	Suitable: see reason below
Availability:	Available Ownership unconfirmed
Achievability:	This site is suitable and is available. It is considered likely that the site could be delivered within the period of the Local Plan.
Sustainability Assessment:	This site is largely sustainable. Negative score is applied for noise because the site is within the main Gatwick flight path and will result in an increase of vehicle movements onto a road that already experiences high levels of road noise.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	This is a PDL site adjacent to the main urban area of Tunbridge Wells and sited within the LBD. It is a sustainable site. It is currently a site allocation, which it is considered could be carried forward.

Site Reference: 22

Site Address: Dingley Dell, Langton Road, Tunbridge Wells TN4 8XG

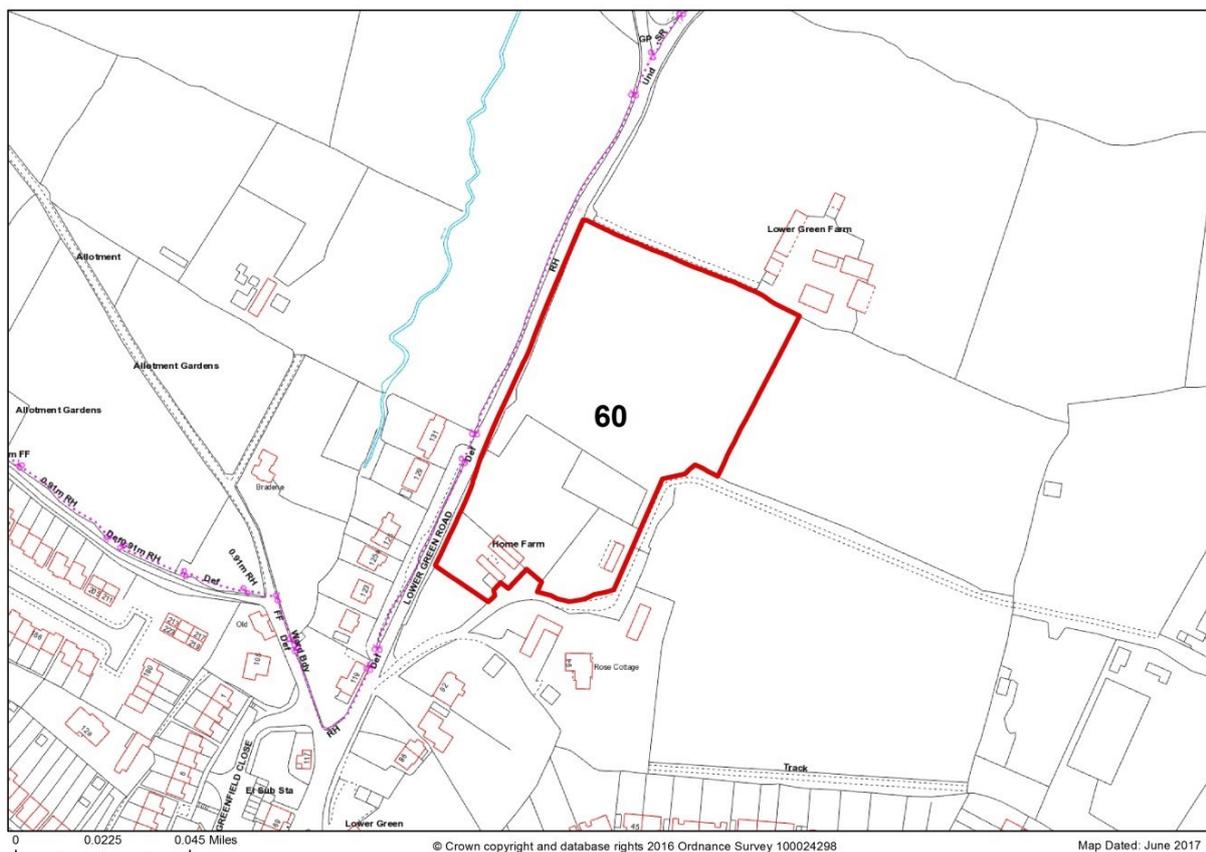


Parish:	Rusthall
Settlement:	In proximity to the Main Urban Area: Royal Tunbridge Wells and Rusthall
Gross area (ha):	0.78
Developable area (ha):	0.78
Site type:	Part PDL / part greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	23
Issues to consider:	Green Belt designation; AONB (1 component part); Landscape Sensitivity Study (SP16); Ecological interest; notable feature/designation; Heritage matters (Conservation Area); Highway matters (access);

	Adjacent to Limits to Built Development; ALC: Grade 4
Site Description:	<p>The site comprises a single residential dwelling and its curtilage and includes an area of green verge adjacent to Langton Road. There is one existing dwelling on the site and an ancillary detached garage. The site is adjoined by a golf course, an area of woodland and residential properties. The boundaries of the site include a long, tall sandstone wall along the site frontage with Langton Road that has mature shrubbery and trees beyond. There are mature trees around other sides of the site and a further sandstone wall.</p> <p>There is direct vehicular and pedestrian access into the site from Langton Road. There is a small gate through the sandstone wall into the site from Rusthall Road and pavements along Langton Road. The topography of the site is complex. There is a terrace around the house and a further terrace and steps down to the garden that forms a basin. Public views of the site are limited from Langton Road due to the boundary treatment along the site frontage. There are glimpses mainly of the roofscape from Rusthall Road and an open view of the house from parts of the adjacent golf course.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This site has mixed scores. Negative score for noise because the site is within the main Gatwick flight path and will result in an increase of vehicle movements onto road that already experiences high levels of road noise. It scores negatively for biodiversity because the site is adjacent to a Local Wildlife Site. A negative land use score is given as the site is part of a broader parcel of Green Belt assessed as having very high harm if released.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	Allocation of this site is likely to result in inappropriate harm to the Green Belt, the site being part of a broader parcel assessed as having very high harm if released from the Green Belt.

Site Reference: 60

Site Address: The Paddocks, Home Farm, 92 Lower Green Road, Rusthall, TN4 8TT



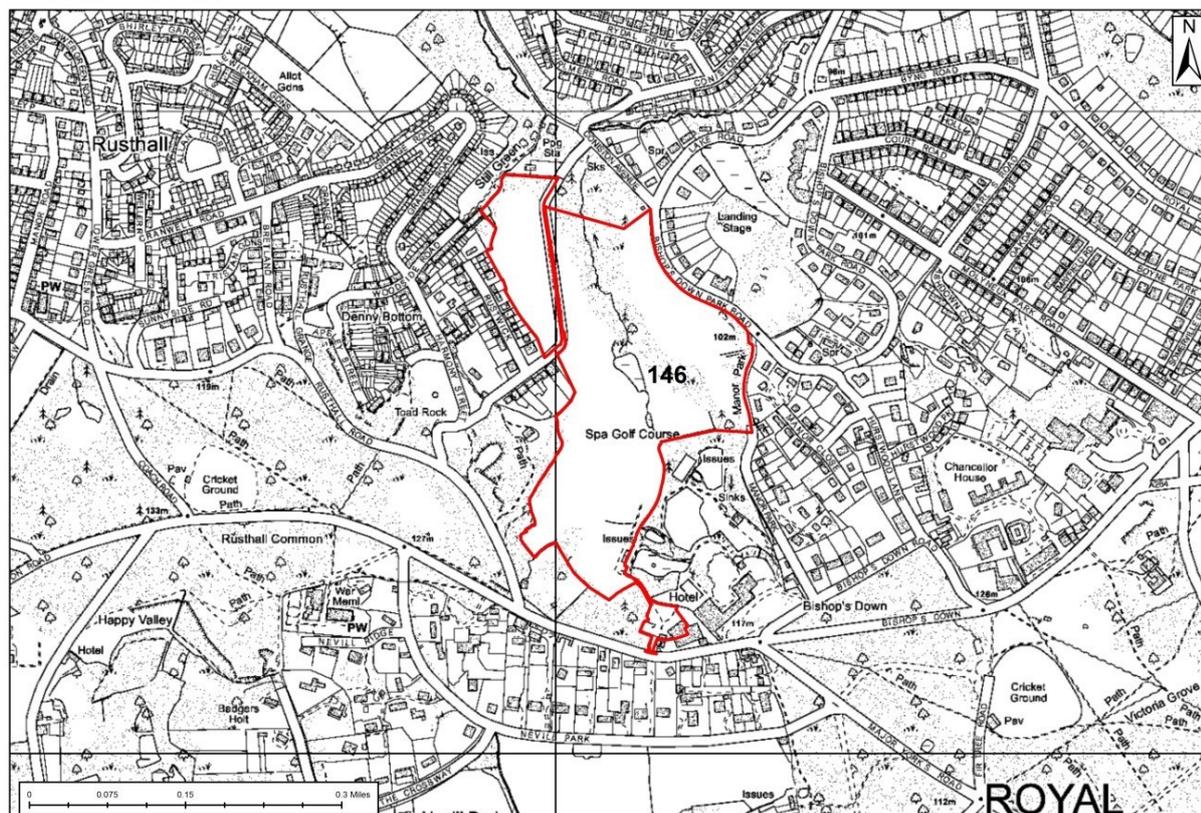
Parish:	Rusthall
Settlement:	Rusthall
Gross area (ha):	1.29
Developable area (ha):	1.29
Site type:	Mostly greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	39
Issues to consider:	Green Belt designation; AONB character area (2 component parts); Landscape Sensitivity Study (SP15); Ecological interest; notable feature/designation; Highway matters (access); Adjacent to Limits to Built Development; ALC: Grade 3

Site Description:	<p>The site comprises paddocks and associated buildings. There is an open barn on the site that is currently used for car storage. There are other associated paddock buildings on the site. A dentist adjoins the site along with farm/agricultural uses. Residential uses exist in the area. Boundaries to the site comprise mixed hedging and trees and a mixture of fencing. There is a more open boundary with a farm to the northeast.</p> <p>Vehicular access to the site is from Lower Green Road up a paved driveway and unmade track. There is a paved access along the drive/track, which is not level. There is a lack of pavement along the frontage with Lower Green Road. There are pavements within the vicinity of the site. There is a footpath near the entrance to the site. There is a Public Right of Way nearby to the west. The site is flat. There are some views of the site from the adjacent farm and the dentist buildings into the paddocks. Public views are limited since the site is elevated relative to the road level along Lower Green Road.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	A reasonably well located site adjacent to the settlement, which has a limited range of key services and facilities. This site is let down by impact on the Green Belt, being a greenfield site within a Green Belt parcel which would have moderate harm if released from the Green Belt, informing the land use score.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are concerns regarding impact of the site on settlement pattern and there is concern about the ability to provide an appropriate means of access.

Site Reference: 146

Site Address: Tunbridge Wells Golf Club, Langton Road, Tunbridge Wells TN4 8XH

Call for Sites 2017 Submission



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Map Dated: Feb 2018

Parish:	Rusthall
Settlement:	In proximity to the Main Urban Area: Royal Tunbridge Wells and Rusthall
Gross area (ha):	14.13
Developable area (ha):	12.45
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 and educational use
Potential yield if residential:	If solely residential: 187 (@ 15dpha) 374 (@ 30 dpha) If education with residential only on eastern part of site: 30-45
Issues to consider:	Green Belt designation; AONB (2 component parts); Ecological interest; notable feature/designation; Tree Preservation Order; Heritage matters (Conservation Area); Landscape Sensitivity Study (SP16);

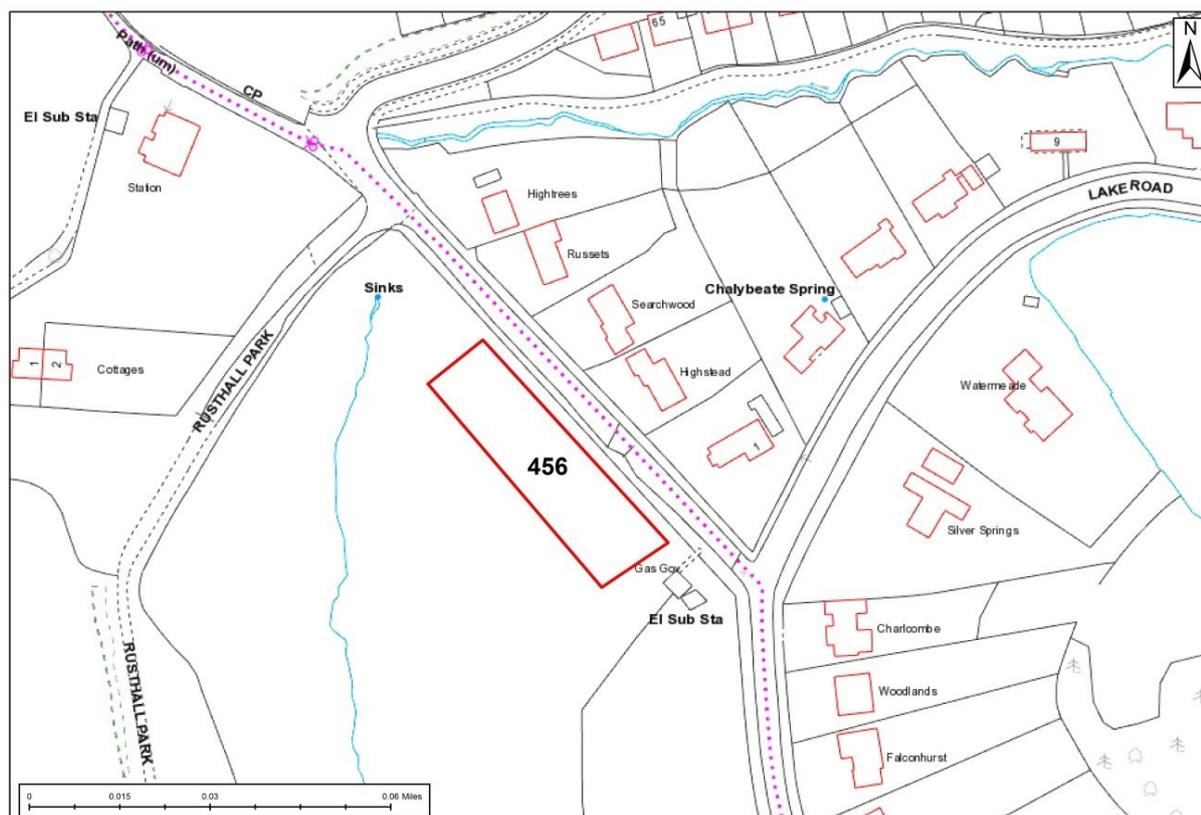
	<p>Adjacent to Limits to Built Development; Land contamination (Unknown Filled Ground (medium and low risk)); In proximity to local cycle route; ALC: Grade 4, Urban</p>
Site Description:	<p>The site consists of two parcels which comprise a golf course, club house, parking and woodland. There are sporadic structures around the site such as storage containers. The site is adjoined by the Spa Hotel and residential properties. There are mature trees on and around the site. There are also ditches, streams(s) on the site. There is a SSSI near the site. The boundaries of the site consist of various treatments. There are in places sandstone walls. Trees form boundaries in places too. The site boundary is more open with Rustwick where treatments are more domestic in character.</p> <p>There is direct vehicular access into the site from Langton Road. There is a privately owned track through the site. There are pavements along Langton Road that lead into Tunbridge Wells and Rusthall and the wider locality. The site has a complex topography. The site is flatter towards its frontage with Langton Road. Public views of the site are limited. There is a view from the Langton Road entrance and a more exposed view from private properties in Rustwick.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	<p>This site has mixed scores. Negative score for noise because the site is within the main Gatwick flight path and will result in a large increase of vehicle movements onto a road that already experiences high levels of road noise. This site scores positively for the education, employment and equality objectives because of the provision of a new secondary school in an area of high demand which will provide new jobs and is likely to be non selective, mixed gender school in an area where selective and single gender schools are common. The latter benefit is not guaranteed by policy though. Negative land use and landscape scores reflects the loss of greenfield land with complex topography which is classified as very high value green belt. Air quality is scored as neutral overall as it was felt that the negative aspects of increased car travel (school staff, buses) was offset by the relatively significant contributions gained for active travel improvements. The travel objective mirrors this conclusion whilst also taking into account the improvements in bus services through contributions.</p>
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	It is considered that allocation of this site is likely to result in coalescence between Rusthall and the main urban area of Royal

	Tunbridge Wells. In addition, the site scores very high in the Green Belt study if released from the Green Belt.
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Site Reference: 456

Site Address: Land at Bishops Down Park Road, Rusthall, Royal Tunbridge Wells, Kent

Call for Sites 2017 Submission



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Map Dated: June 2017

Parish:	Rusthall
Settlement:	In proximity to the Main Urban Area: Royal Tunbridge Wells
Gross area (ha):	0.15
Developable area (ha):	0.06
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	Less than 10
Issues to consider:	Green Belt considerations; AONB (1 component part); Landscape Sensitivity Study (SP16); Ecological interest; notable feature/designation; In proximity to local cycle route; ALC: Urban

Site Description:	<p>This site is an overgrown parcel of land with overgrown vegetation and some trees. There are no existing buildings onsite although there may be a sub-station on site to the south. Adjoining uses include woodland and residential properties. Boundaries are predominantly trees and hedging.</p> <p>There is a lack of pavement along this stretch of Bishops Down Park Road/Coniston Avenue. Consisting Avenue is gated off at this end and appears to be a private road. This site is generally flat. This site is exposed from the frontage along Coniston Avenue.</p>
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:	The site forms part of the Green Belt setting of the main urban area of Tunbridge Wells. Whilst the site lies adjacent to the LBD and is likely to be sustainable in this context, it results in encroachment into the countryside. Furthermore, any likely yield would be of a scale that is not considered suitable for allocation.

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

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