

Tunbridge Wells Borough



Tunbridge Wells Borough Council

Site Assessment Sheets for Goudhurst Parish

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

January 2021



Site Reference: 15

Site Address: Spindles, West Road, Goudhurst, TN17 1AA

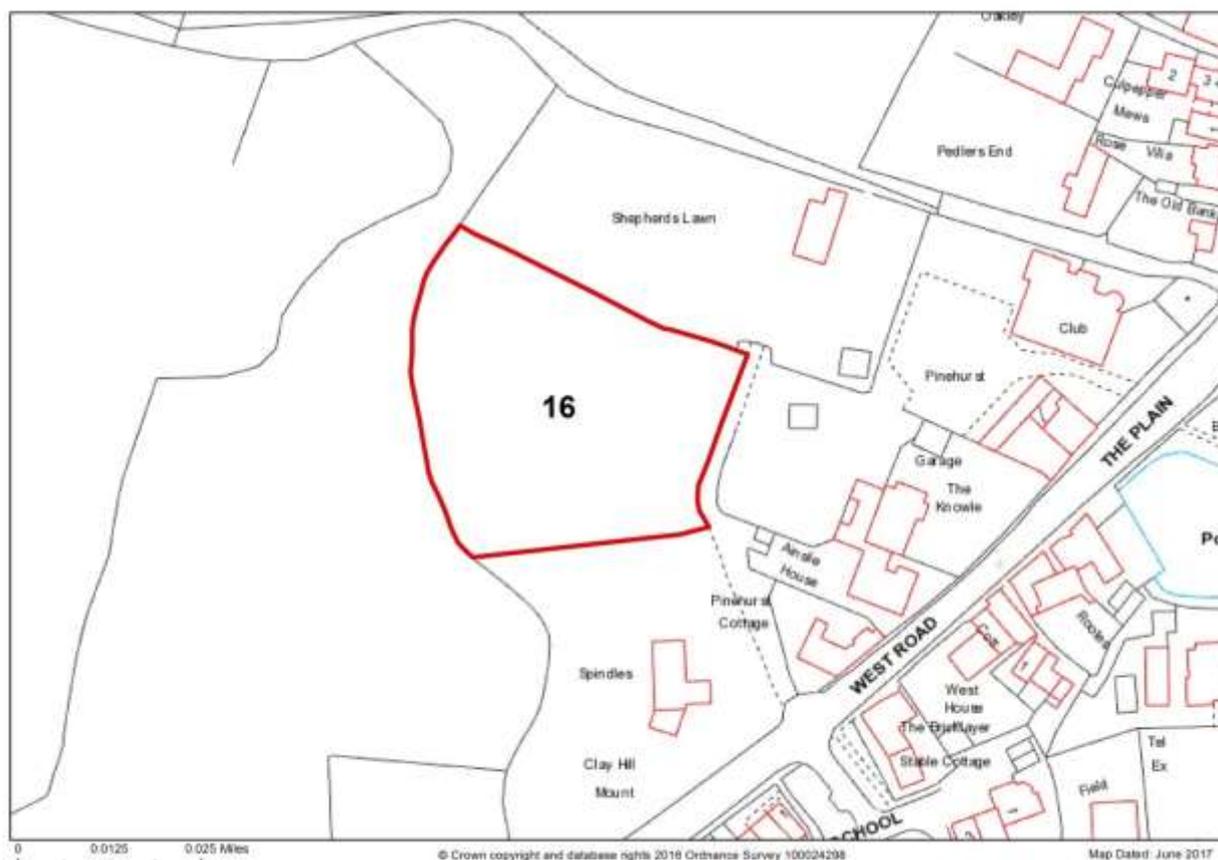


Parish:	Goudhurst
Settlement:	Goudhurst
Gross area (ha):	0.33
Developable area (ha):	0.33
Site type:	Part PDL / part greenfield site part within and partly adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	10 or less
Issues to consider:	Heritage: Conservation Area, adjacent to listed buildings; Ecology: TPO, LWS; AONB Component Part : Historic Settlements; AONB; 2016 Landscape Designation; HLC Period: Medieval; APA: Goudhurst Historic Core - Conservation area; ALC: GRADE 3; LCA: Fruit Belt Highway matters (access); The site is part in and part outside the existing Limits to Built Development

Site Description:	The site comprises a residential property and curtilage. There is one existing residential property on the site. The site is adjoined by residential properties and countryside. The boundaries of the site comprise mostly mature trees, with some domestic boundary treatment and there are other mature trees on the site. The access road is a private road. There is vehicular access onto the site from a private access road to the east of the site, which leads onto West Road. There is a lack of pavement along the access road. There is pavement along West Road. The site slopes downwards to the west. There are limited public views of the site. There are partial views from the private access road and from adjacent land to the west.
Suitability:	Unsuitable: There is part Local Wildlife Site and other constraints on this site including a belt of TPO trees. It is considered that allocation of the site would have significant impact on the landscape character and on the hill top pattern of the settlement generally, located within the AONB. Any likely yield would be of a scale that this would not be considered suitable for allocation.
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:	Allocation of the site would have significant impact on the landscape character and on the hill top pattern of the settlement generally, located within the AONB. Any likely yield would be of a scale that this would not be considered suitable for allocation.

Site Reference: 16

Site Address: Land west of Pinehurst and north of Spindles, West Road, Goudhurst, TN17 1AA

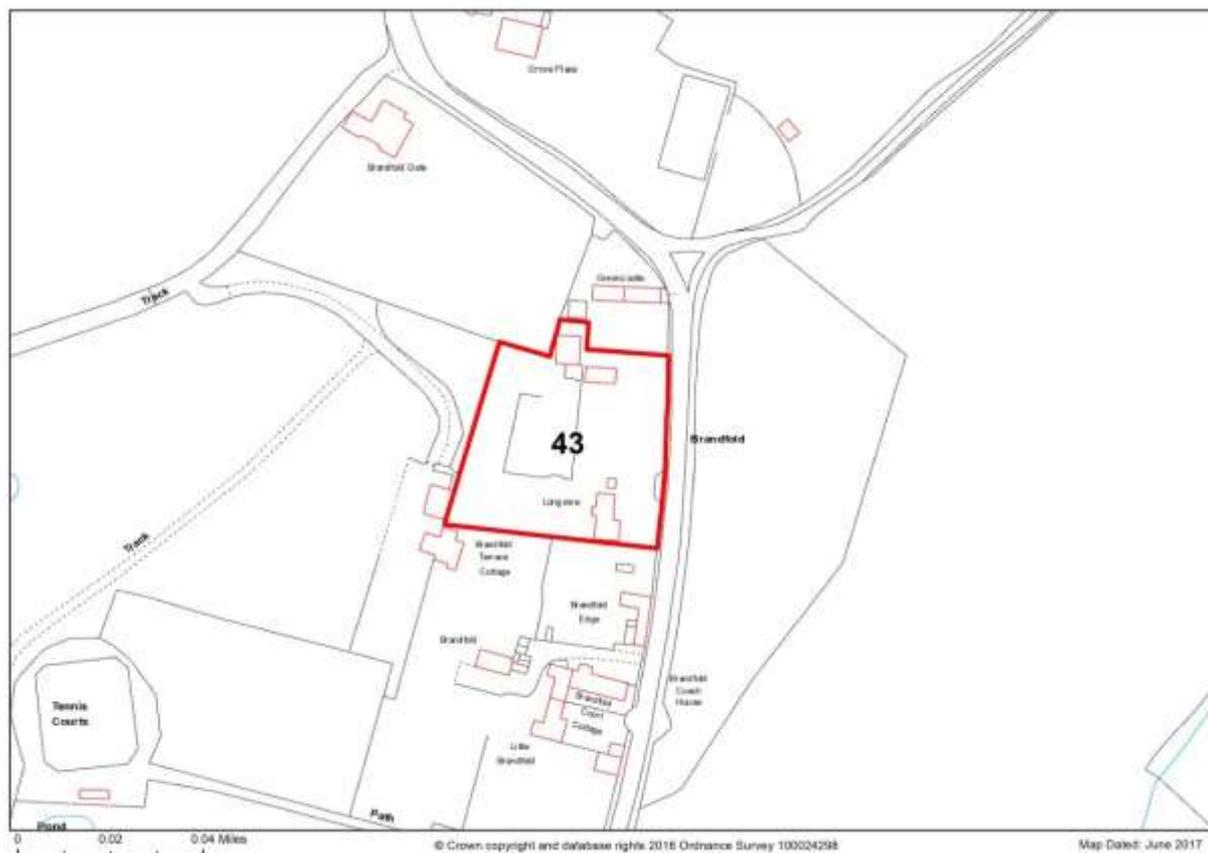


Parish:	Goudhurst
Settlement:	Goudhurst
Gross area (ha):	0.37
Developable area (ha):	0.37
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	11
Issues to consider:	Heritage: Conservation Area; Ecology: TPO, LWS; AONB; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt; Highway matters (access); The south eastern corner of the site abuts the existing Limits to Built Development

Site Description:	The site comprises part woodland, part domestic use and appears to be associated with an adjacent dwelling. There is a shed on the site. The site is adjoined by residential properties and agricultural land. Site boundaries comprise domestic boundaries associated with residential dwellings. There are mature trees along some boundaries. The access road is a private road. There is currently a lack of vehicular access directly onto the site but there is a clearing through some of the trees to this parcel of land. The site has a frontage with a private access road to the east, which leads onto West Road. There is a lack of pavement along the access track along the frontage of the site to the east. There is pavement along West Road. The site slopes down towards the west. The eastern portion of the site forms more of a plateau which then steps down to the lower portion of the site to the west. The site is largely enclosed by woodland.
Suitability:	Unsuitable: This is a steep site, which it is considered would not form a logical extension to Limits to Built Development. It is considered that allocation of this site would go against the hill top pattern of development and impact upon the landscape character and settlement pattern generally, located within the AONB.
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:	It is considered that allocation of this site would go against the hill top pattern of development and impact upon the landscape character and settlement pattern generally, located within the AONB.

Site Reference: 43

Site Address: Longview, North Road, Goudhurst, TN17 1JJ

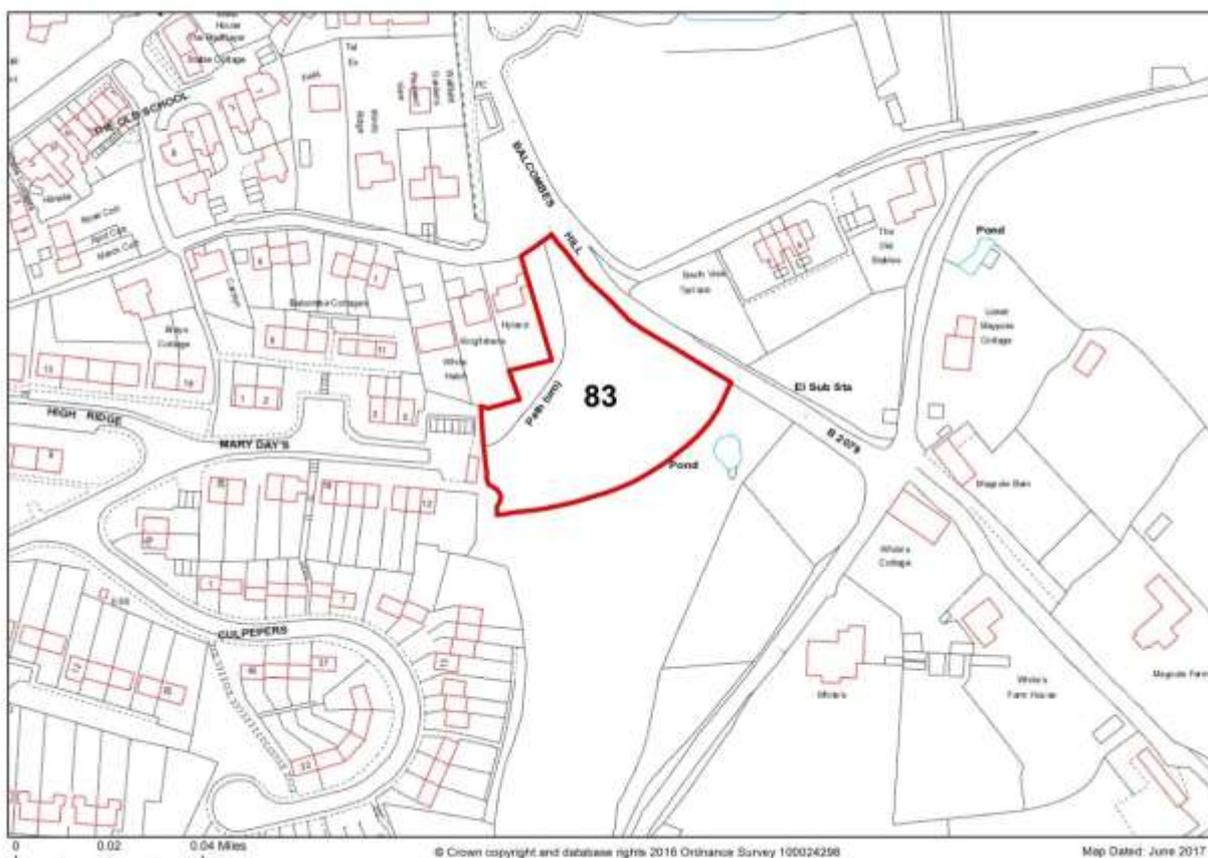


Parish:	Goudhurst
Settlement:	Remote from settlement centre
Gross area (ha):	0.45
Developable area (ha):	0.45
Site type:	PDL site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	14
Issues to consider:	AONB; HLC Period: Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt; Highway matters (access)
Site Description:	The site includes a detached bungalow surrounded by associated garden/land and a red brick wall along the road frontage with North Road. The site is adjoined by mostly residential properties, an area of woodland and some greenfield. A red brick wall forms the major part of the site boundary along North Road. Other boundaries are more domestic in nature along the other sides.

	There are trees within the site. There is an existing vehicular access into the site from the driveway of the existing dwelling off North Road. There is a lack of pavement along North Road. The topography of the site is mostly flat. To the rear of the site the land slopes down westwards. There are limited public views of the site from North Road. There are some views from a track to the west of the site.
Suitability:	Unsuitable: The site is located at some distance from the centre of Goudhurst and cannot be easily or safely accessed by pedestrians.
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: 83

Site Address: Land to the west of Balcombes Hill, Goudhurst, TN17 1AT



Parish:	Goudhurst
Settlement:	Goudhurst
Gross area (ha):	0.44
Developable area (ha):	0.44
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:	13
Issues to consider:	AONB Component Part : Historic Settlements, Historic Routeways Roads; AONB; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt; Heritage matters (adjacent to Conservation Area); Highway matters (access); Adjacent to existing Limits to Built Development

Site Description:	The site consists of a parcel of land that is overgrown with brambles. There are no existing buildings on the site. The site adjoins the Goudhurst public car park, residential properties and an area of trees. There are trees and brambles along the site frontage with Balcombes Hill and domestic boundaries including hedging. There is a pond located south east of the site. There is currently a lack of vehicular access into the site. There is a lack of pavement along this stretch of Balcombes Hill. There is a pavement north of the adjacent car park. The site slopes down to the south. Public views of the site are restricted due to the overgrown nature of the site. The site is visible from the car park.
Suitability:	Unsuitable: This site forms part of the landscape approach to the historic settlement. There is concern that allocation of the site would be harmful to the landscape character and settlement pattern, located in the AONB. In addition there is concern about the ability to provide an appropriate means of access to the site.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A site with several neutral scores and some positive. The site is let down on grounds relating to both land use and landscape impact, being the loss of a greenfield site in the AONB adjacent to a historic settlement.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	Development of this site would have an adverse impact on the surrounding landscape character and setting of the historic settlement, located in the AONB. It is unclear whether an appropriate access into the site could be provided.

Site Reference: 124 (Local Plan Allocation AL/GO 1)

Site Address: Land east of Balcomb's Hill and adjacent to Maypole Lane, Goudhurst, TN17 1AE

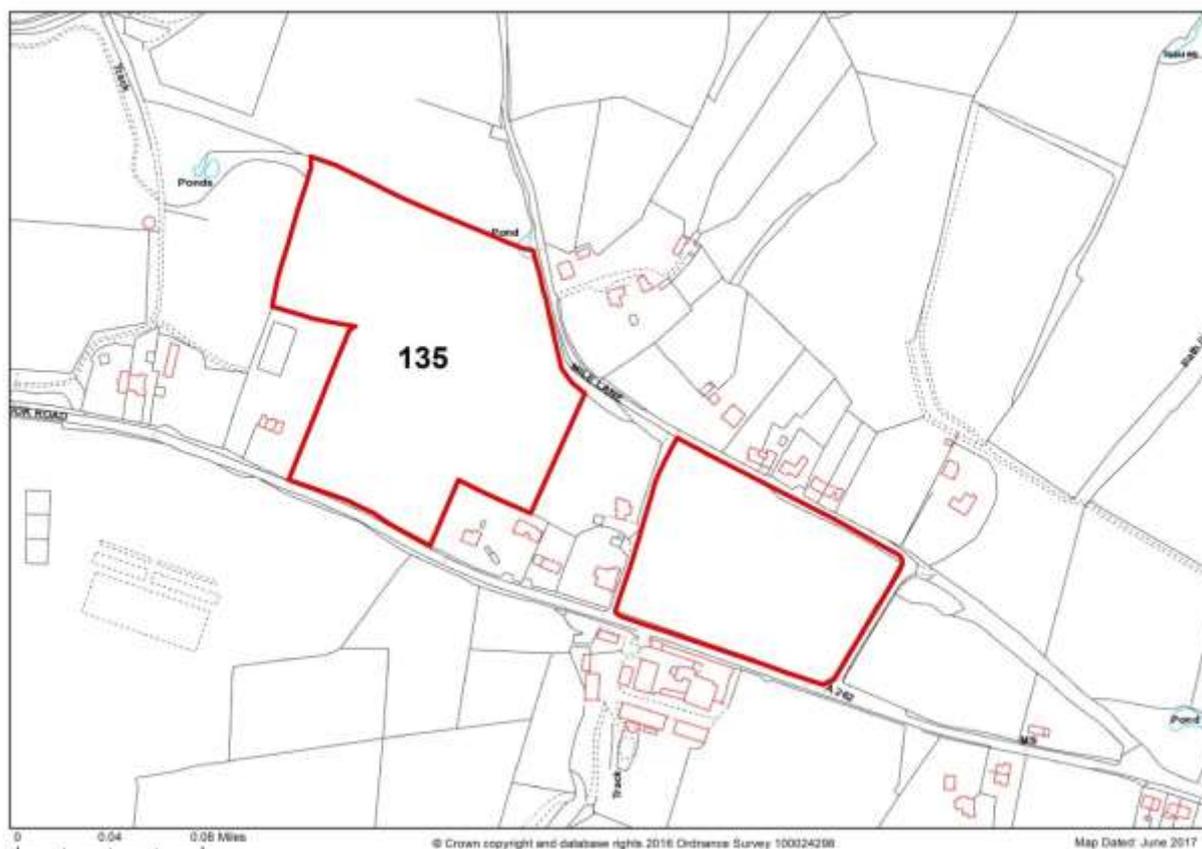


Parish:	Goudhurst
Settlement:	Goudhurst
Gross area (ha):	1.07
Developable area (ha):	1.07
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	10-15
Issues to consider:	Heritage: Conservation Area and adjacent to listed buildings; AONB Component Part : Historic Settlements, Ponds; AONB; HLC Period: Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt; Highway matters (access); Adjacent to existing Limits to Built Development;

	As at 01 April 2020, site includes extant planning permission 19/00280/FULL for 14 dwellings
Site Description:	The site consists of a parcel of land that is currently undeveloped. There are pockets of trees on the site and a green strip running diagonally through the site. There are no existing buildings on the site. The site is adjoined by residential properties and fields. The site boundaries comprise mostly trees. There is a low wall on a bank along Maypole Lane. There is fencing along the north east boundary of the site. There is a pond sited towards the northern end of the site and pockets of trees. The site has a frontage with Balcombes Hill and Maypole Lane. There appears to currently be a lack of vehicular access to the site. There is a lack of pavement along Maypole Lane. There is pavement adjacent to the site along Balcombes Hill. The site is elevated from the adjacent roads. It has a generally flat area across the middle of the site. It slopes upwards to the north. There are restricted views of the site.
Suitability:	Suitable: This site is adjacent to the LBD would form a logical extension to this. It has pedestrian access to the centre of Goudhurst. The site is likely to be sustainable in this context.
Availability:	Available Single ownership
Achievability:	This is considered to be a suitable site. It is available and is in single ownership. It is considered that it could be delivered in the Local Plan period.
Sustainability Assessment:	Reasonable site with many neutral or slightly positive scores. Slight negative scores mostly reflect the dependency on private car use, the sensitive AONB landscape, loss of greenfield land and educational pressure.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	It is considered that this site can deliver sustainable development.

Site Reference: 135

Site Address: Land between Cranbrook Road and Mile Lane, Goudhurst

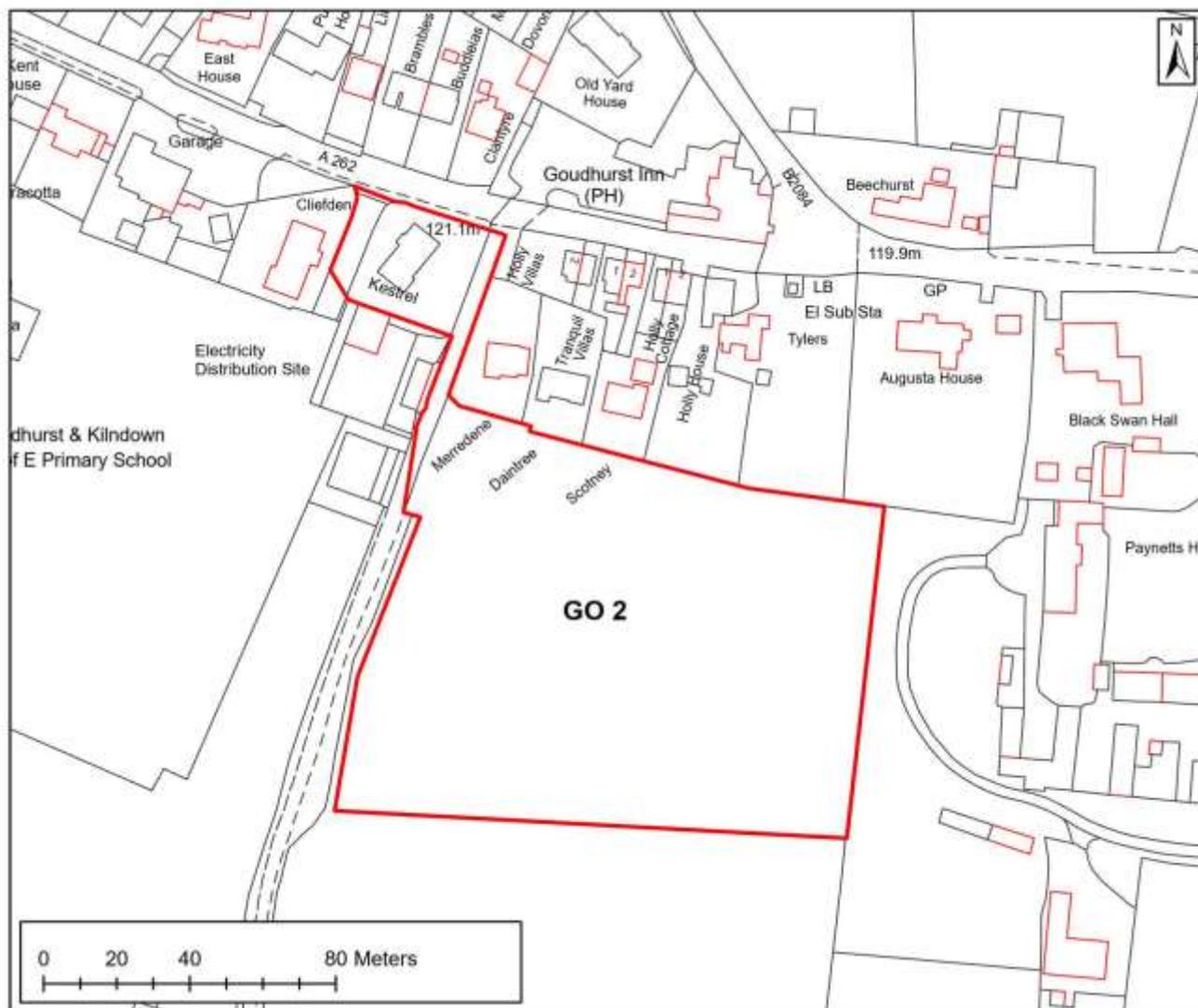


Parish:	Goudhurst
Settlement:	Remote from settlement centre
Gross area (ha):	5.68
Developable area (ha):	5.68
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	171
Issues to consider:	TPO; AONB Component Part : Ponds, Historic Field Boundaries; AONB; HLC Period: Late 20th century, Early 20th century; APA: Historic Farmstead - Limetree Farm; ALC: GRADE 3; LCA: Fruit Belt, Wooded Farmland; Highway matters; Heritage matters (adjacent to listed buildings)
Site Description:	The site consists of two parcels of managed greenfield. There are no existing buildings on the site. The site is adjoined by residential

	properties and agricultural uses. The site boundaries comprise hedges and mature trees. There is a steep embankment along Mile Lane. There are trees, hedges, a pond and a ditch at the north eastern end of the site. Both parcels of land are served by field gates sited along Cranbrook Road. There is mature hedging found either side of these gates. There are lay-bys on Mile Lane. The site currently lacks access from Mile Lane. There is a lack of pavement along Cranbrook Road and Mile Lane. The site slopes down to the north east from Cranbrook Road. There are longer distance rural views from the site.
Suitability:	Unsuitable: The site is located at some distance from any settlement centre and cannot be easily or safely accessed by pedestrians.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from the settlement centre and is unlikely to be sustainable in this context.

Site Reference: Local Plan Allocation AL/GO 2, including most of site 174

Site Address: Land at Triggs Farm, Cranbrook Road



© Crown Copyright and database rights 2020 Ordnance Survey 100024298

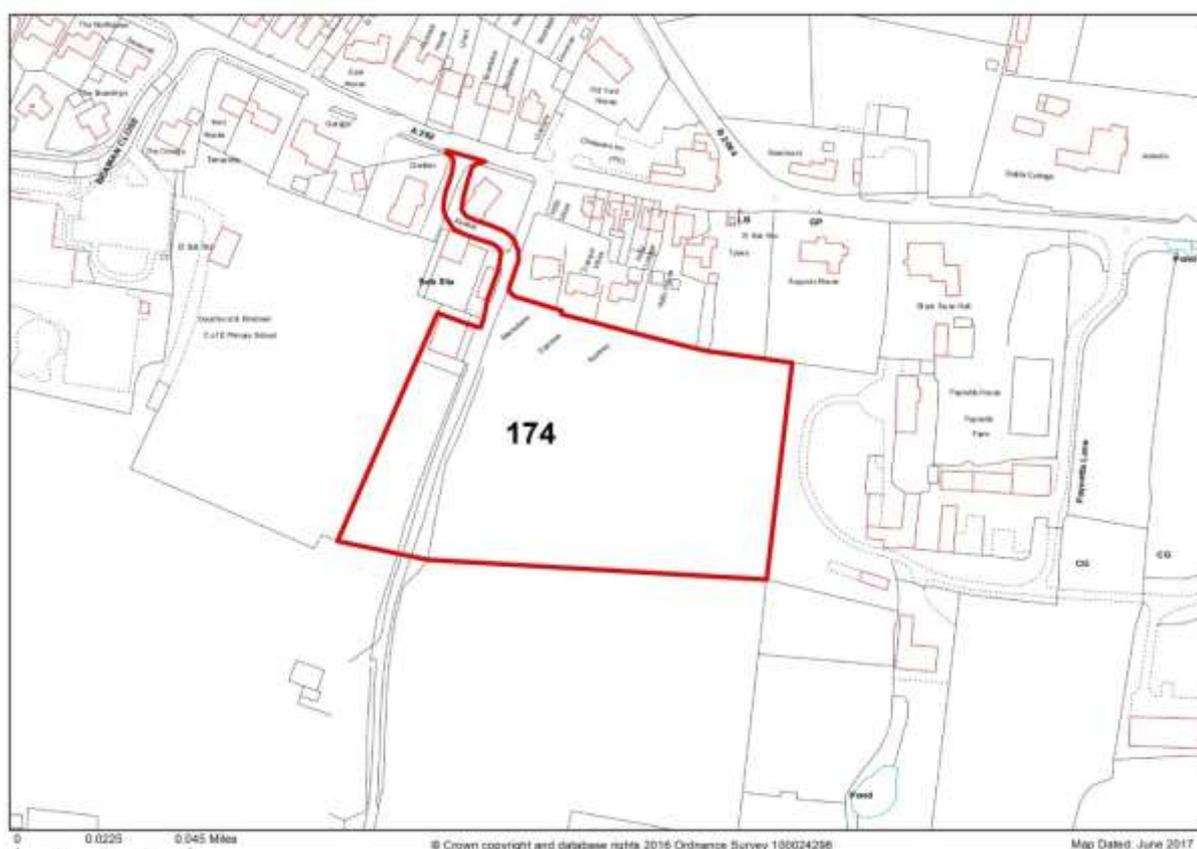
Map Dated: March 2021

Parish:	Goudhurst
Settlement:	Goudhurst
Gross area (ha):	1.5
Developable area (ha):	1.5
Site type:	Mostly greenfield / part PDL site within and adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	12 (11 net)
Issues to consider:	AONB Component Part: Historic Settlements; AONB; HLC Period: Late 20th century; Contaminated Land (electricity substation, Unknown Filled)

	<p>Ground, Works Unspecified Use (medium)); APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt; Highway matters (access); Heritage matters (adjacent to listed buildings); Part within / mostly adjacent to the existing Limits to Built Development; As at 01 April 2020, site includes extant planning permission 17/02765/OUT for 12 dwellings (11 net)</p>
Site Description:	<p>The site mostly comprises an agricultural field and includes a smaller strip on the western side of the access lane to the site. There is a brick/timber clad building on the western strip of the site. The site adjoins the back end of a private field used by a football club. The site also adjoins some residential properties and some agricultural use. The site boundaries comprise fencing along one side and trees and hedges. There are trees and hedges on the site. There is a sub station adjacent to the site. The site is accessed off an access lane that is not public highway and which leads to Trigg's Farm. There is a lack of pavement along the access lane. Cranbrook Road has pavement. The site is flat towards the northern end adjacent to the access lane. The topography drops to the south. There is a view of the site from the access lane.</p>
Suitability:	<p>Suitable. Site is a mostly greenfield/part PDL site on the edge of the LBD. The site is reasonably well located to services that can be easily and safely accessed by pedestrians.</p>
Availability:	<p>Available Multiple ownership</p>
Achievability:	<p>This is a suitable site that benefits from an existing planning consent</p>
Sustainability Assessment:	<p>Reasonable site with many neutral or slightly positive scores. Slight negative scores mostly reflect the dependency on private car use, the sensitive AONB landscape, loss of greenfield land and educational pressure.</p>
Conclusion:	<p>Site is suitable as a potential Local Plan allocation.</p>
Reason:	<p>This site lies partly within and partly adjacent to the LBD. It benefits from an existing planning consent of a scale suitable for allocation.</p>

Site Reference: 174 (site forms part of Local Plan Allocation AL/GO 2)

Site Address: Land north of Triggs Farm and west of Paynetts Farm, Cranbrook Road, Goudhurst



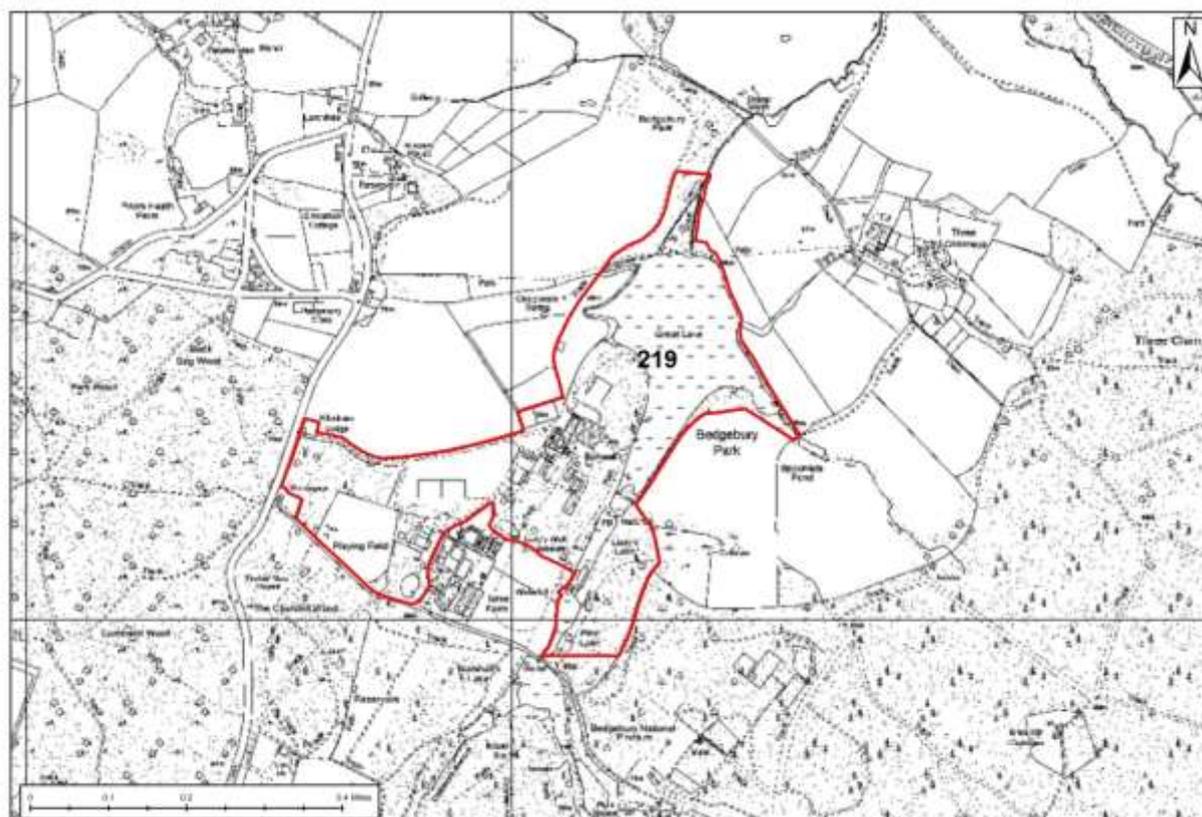
Parish:	Goudhurst
Settlement:	Goudhurst
Gross area (ha):	1.74
Developable area (ha):	1.74
Site type:	Mostly greenfield / part PDL site within and adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	12 (11 net)
Issues to consider:	AONB Component Part: Historic Settlements; AONB; HLC Period: Late 20th century; Contaminated Land (electricity substation, Unknown Filled Ground, Works Unspecified Use (medium)); APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt; Highway matters (access);

	Heritage matters (adjacent to listed buildings); Part within / mostly adjacent to the existing Limits to Built Development; As at 01 April 2020, site includes part of extant planning permission 17/02765/OUT for 12 dwellings (11 net)
Site Description:	The site mostly comprises an agricultural field and includes a smaller strip on the western side of the access lane to the site. There is a brick/timber clad building on the western strip of the site. The site adjoins the back end of a private field used by a football club. The site also adjoins some residential properties and some agricultural use. The site boundaries comprise fencing along one side and trees and hedges. There are trees and hedges on the site. There is a sub station adjacent to the site. The site is accessed off an access lane that is not public highway and which leads to Trigg's Farm. There is a lack of pavement along the access lane. Cranbrook Road has pavement. The site is flat towards the northern end adjacent to the access lane. The topography drops to the south. There is a view of the site from the access lane.
Suitability:	Suitable : Site is a mostly greenfield/part PDL site on the edge of the LBD. The site is reasonably well located to services that can be easily and safely accessed by pedestrians.
Availability:	Available Single ownership
Achievability:	This site is available and is in single ownership. It is also a suitable site that benefits from an existing planning consent
Sustainability Assessment:	Reasonable site with many neutral or slightly positive scores. Slight negative scores mostly reflect the dependency on private car use, the sensitive AONB landscape, loss of greenfield land and educational pressure.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	This site lies partly within and partly adjacent to the LBD. The site includes part of an area that benefits from an existing planning consent of a scale suitable for allocation.

Site Reference: 219

Site Address: Bedgebury Manor, Lady Oak Lane, Bedgebury Road, Goudhurst, TN17 2SJ

Call for Sites 2017 Submission



© Crown Copyright and Adress rights 2012 Ordnance Survey 10004296

Map Detail Feb 2018

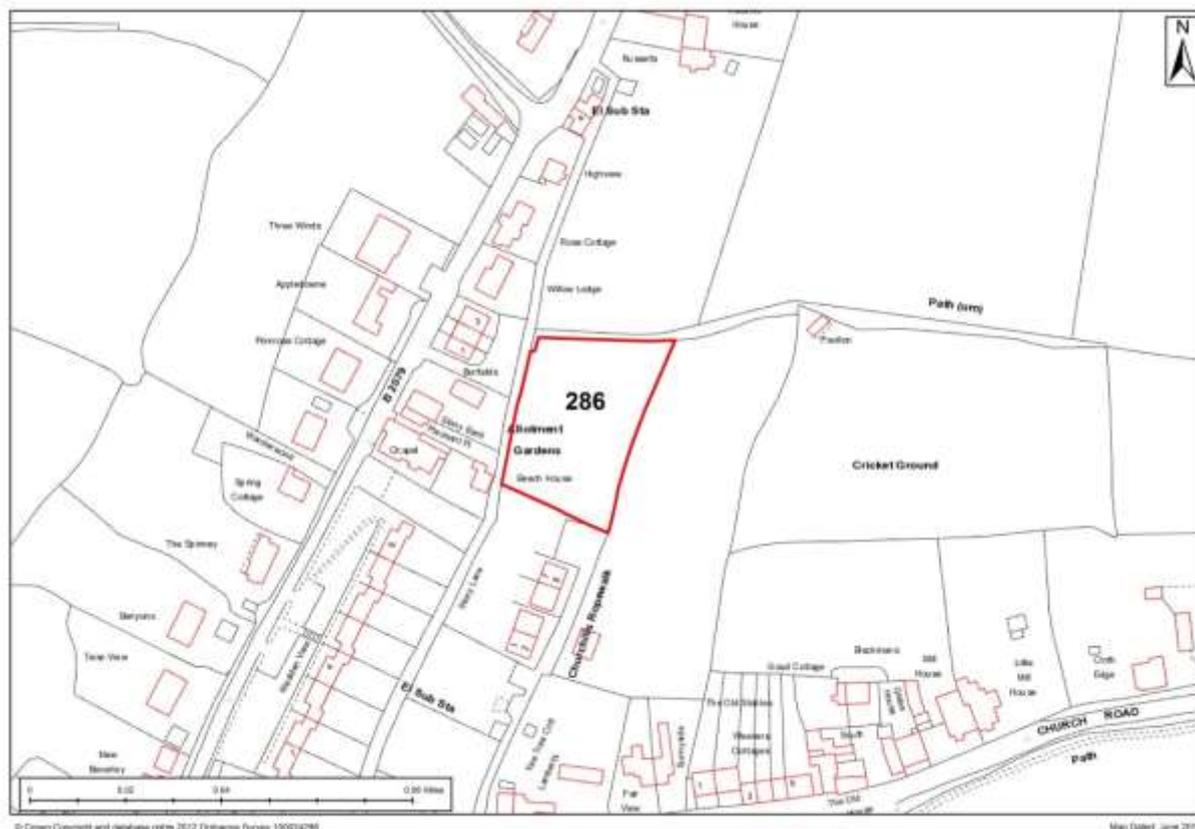
Parish:	Goudhurst
Settlement:	Remote from settlement centre
Gross area (ha):	36.55
Developable area (ha):	32.02
Site type:	PDL site in rural area
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential use.
Potential yield if residential:	480 – 961
Issues to consider:	Heritage: Listed Buildings, Historic Parks and Gardens KCC; Ecology: TPO, Ancient Woodland, LWS; AONB Component Part : Ancient Woodland, Historic Routeways PRoW, Water Courses, Ponds, Openwater, Wildflower Meadows; Transport Infrastructure: PRoW, national cycle route; AONB; Flood Zone 2; Flood Zone 3; HLC Period: Early post-medieval, Early 20th century; Contaminated Land (sewage treatment works and Unspecified

	<p>Use (medium risk));; APA: Bedgebury RPG; ALC: NON AGRICULTURAL, GRADE 3; LCA: Forested Plateau; Highway matters; Heritage matters (listed buildings)</p>
Site Description:	<p>The site comprises a large country estate including a Grade II* listed manor house and buildings associated with former use as a school, including sports hall, swimming pool, art studio, assembly hall, student and staff housing. The site is bordered by agricultural fields, an equestrian centre, associated buildings and sporadic residential.</p> <p>Site boundaries are very complex. These comprise a mix of hedgerows, mature trees, fencing and domestic boundaries with surrounding domestic buildings/equestrian centre. There are several large lakes and streams found on the site and many mature trees. The site frontage along Lady Oak Lane and Park Lane runs adjacent to National Cycle Route 18.</p> <p>Vehicular access is provided to the site through the main driveway off Lady Oak Lane. There is no paved access serving the site. There are several informal paths through the site. There is a Public Right of Way that crosses through the northern end of the site. The site has some undulation and terracing associated with the country house. On the whole the site is flat. The site is large and there are far reaching views both from and into the site. There is a large parcel of green space associated with equestrian uses to the north of the site that has views into the site.</p>
Suitability:	<p>Unsuitable: This is a part PDL site in a rural area. It includes buildings and hard standings. There are listed buildings and heritage issues associated with the site. The characteristics of the site mean that it could be promoted through the planning application process and come forward as a potential windfall site.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>Site is not a reasonable alternative.</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>
Reason:	<p>The characteristics of the site (being part PDL) mean that it could be promoted through the planning application process and come forward as a potential windfall site.</p>

Site Reference: 286

Site Address: Land at Rope Walk, Goudhurst, Cranbrook, Kent

Call for Sites 2017 Submission

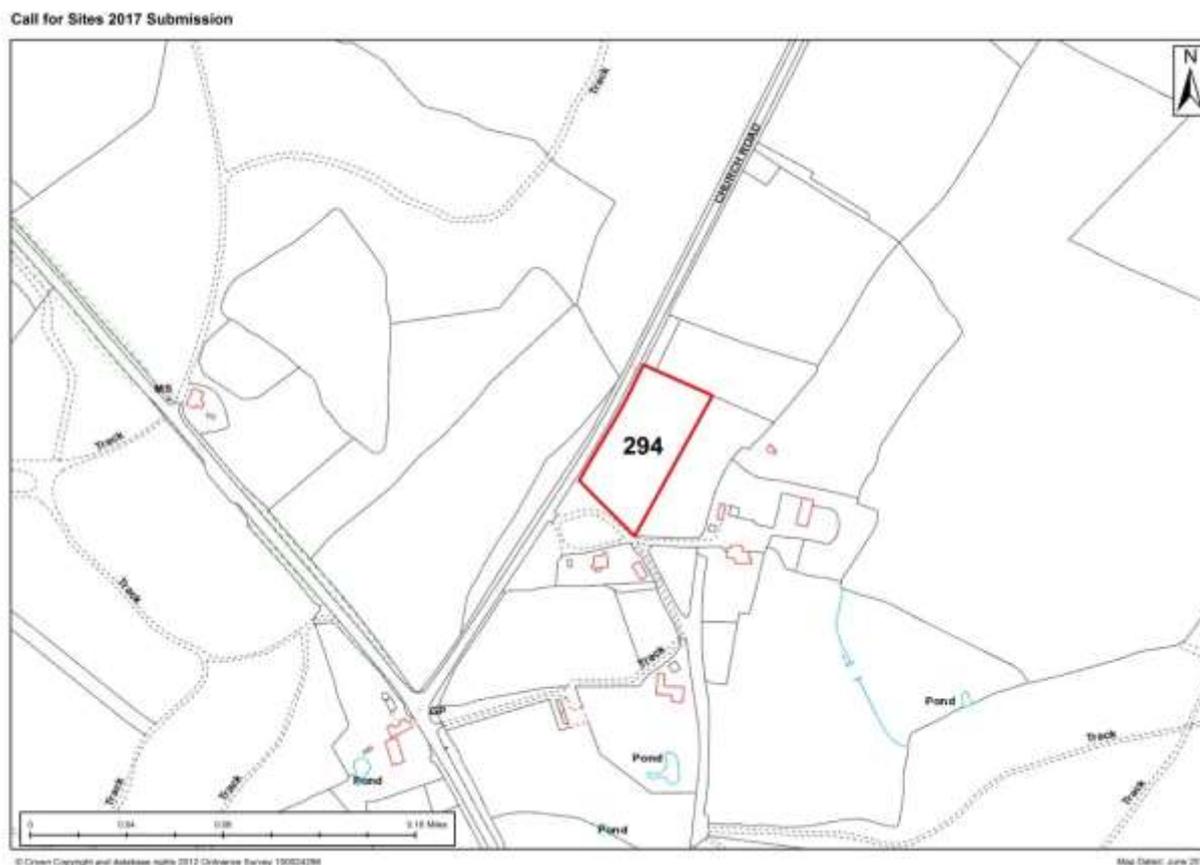


Parish:	Goudhurst
Settlement:	Goudhurst
Gross area (ha):	0.24
Developable area (ha):	0.24
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	AONB Component Part : Historic Settlements, Historic Field Boundaries; AONB; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt; Highways (means of access); Heritage matters (adjacent to Conservation Area)
Site Description:	This site consists of former allotment gardens. There are no exiting buildings on the site, though there are associated allotment structures. The site is adjoined by residential properties and fields.

	Site boundaries include hedging and some trees and are overgrown in places. There is an access road along Rope Walk, which is narrow. There is a lack of pavement along Rope Walk and narrow pavement on the bend along the nearby High Street. There is a Public Right of Way adjacent to the site. There is a significant slope from east to west with far reaching views.
Suitability:	Unsuitable: The site is located adjacent to the settlement and the services provided by the settlement can be safely and easily accessed by pedestrians, and likely to be sustainable in this context. Any likely yield is likely to be of a scale that is not considered suitable for allocation
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	Any likely yield is likely to be of a scale that is not considered suitable for allocation

Site Reference: 294

Site Address: Old Apple Farm, Church Lane, Kilndown, Kent



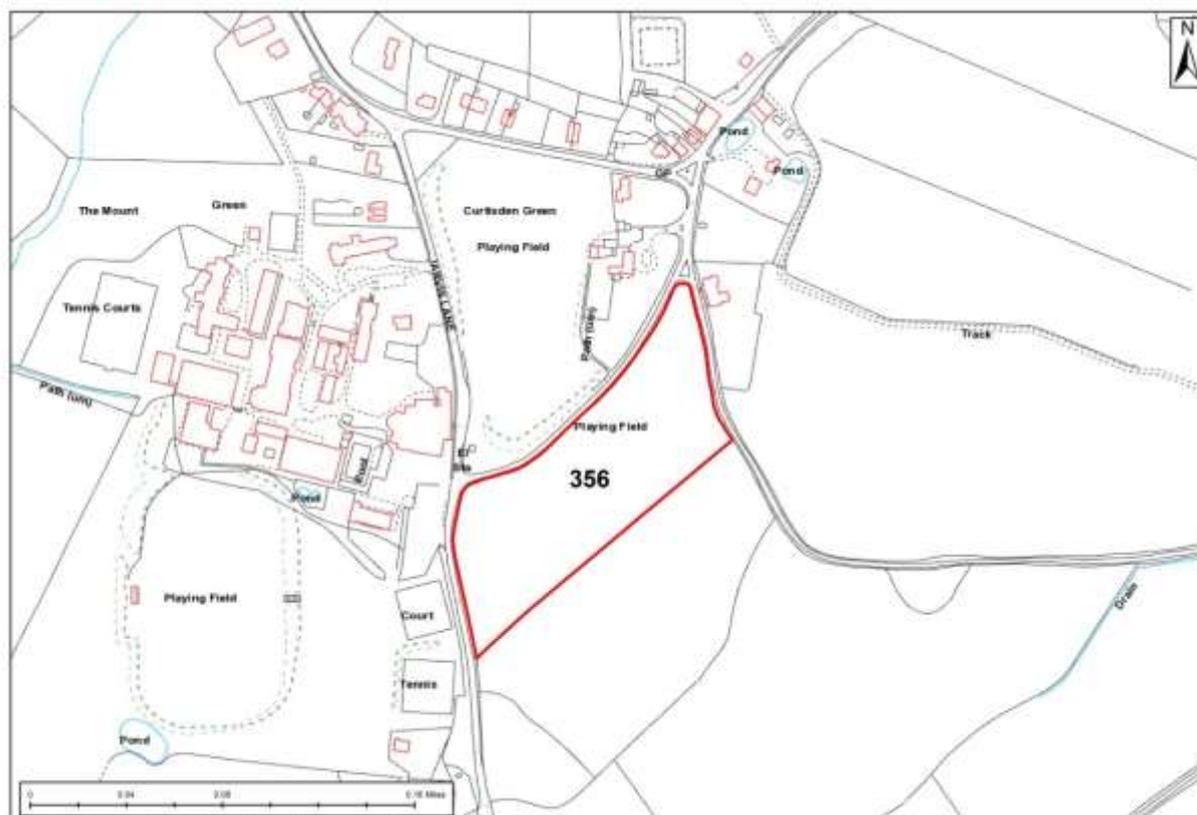
Parish:	Goudhurst
Settlement:	Remote from settlement
Gross area (ha):	0.49
Developable area (ha):	0.44
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	13
Issues to consider:	AONB Component Part : Historic Field Boundaries; AONB; HLC Period: Boundary Lost 0-25%, Early modern; APA: Historic farmstead - Kilndown Farm; ALC: GRADE 3; LCA: Wooded Farmland
Site Description:	This site is a greenfield site that is currently part of a larger field. There are no existing buildings on the site. It adjoins some residential properties and fields. Site boundaries include hedging mainly and some trees. There is also some chain link.
Suitability:	Unsuitable: This site is in a rural location and is not considered to be able to deliver sustainable development.

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 and is unlikely to be sustainable in this context.

Site Reference: 356

Site Address: Bethany School, Curtisden Green, Goudhurst, Kent

Call for Sites 2017 Submission



© Crown Copyright and database right 2012 Ordnance Survey 10004296

Map Date: June 2017

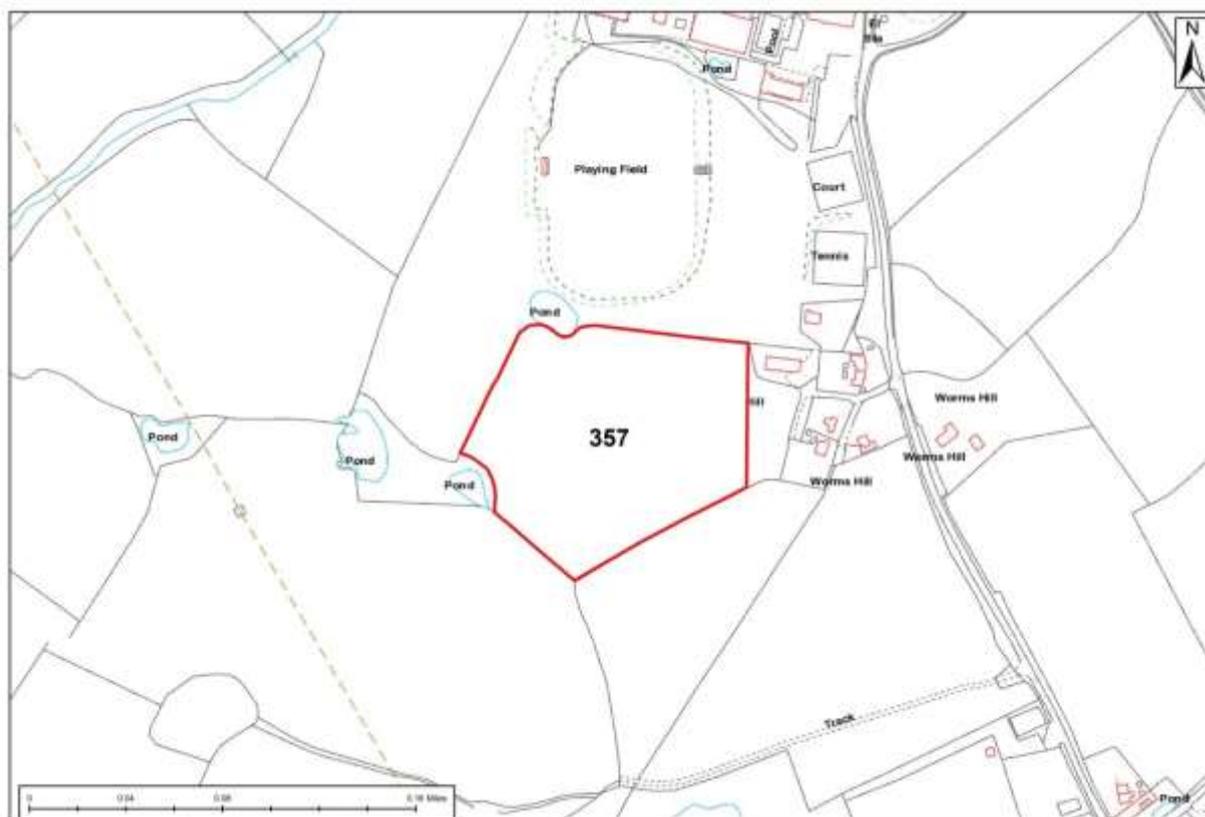
Parish:	Goudhurst
Settlement:	Remote from a settlement
Gross area (ha):	1.84
Developable area (ha):	1.84
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	55
Issues to consider:	HLC Period: Boundary Lost 0-25%, Early 20th century; APA: Post Medieval hamlet including Historic Farmsteads; ALC: GRADE 3; LCA: Fruit Belt
Site Description:	Site is a green field/informal pitch with a couple of nets. There are no existing buildings on the site. The site adjoins a field/orchard, the wider school site, main sports pitch, school dwelling and a private residential dwelling. There is an access road to the site off Jarvis Lane adjacent to the western boundary of the site. There is a lack of pavement along Jarvis Lane. There is a slight slope to the south of the site with views from access road.

Suitability:	Unsuitable: This site is in a rural location and is not considered to be able to deliver sustainable development.
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 and is unlikely to be sustainable in this context.

Site Reference: 357

Site Address: Bethany School, Curtisden Green, Goudhurst, Kent

Call for Sites 2017 Submission



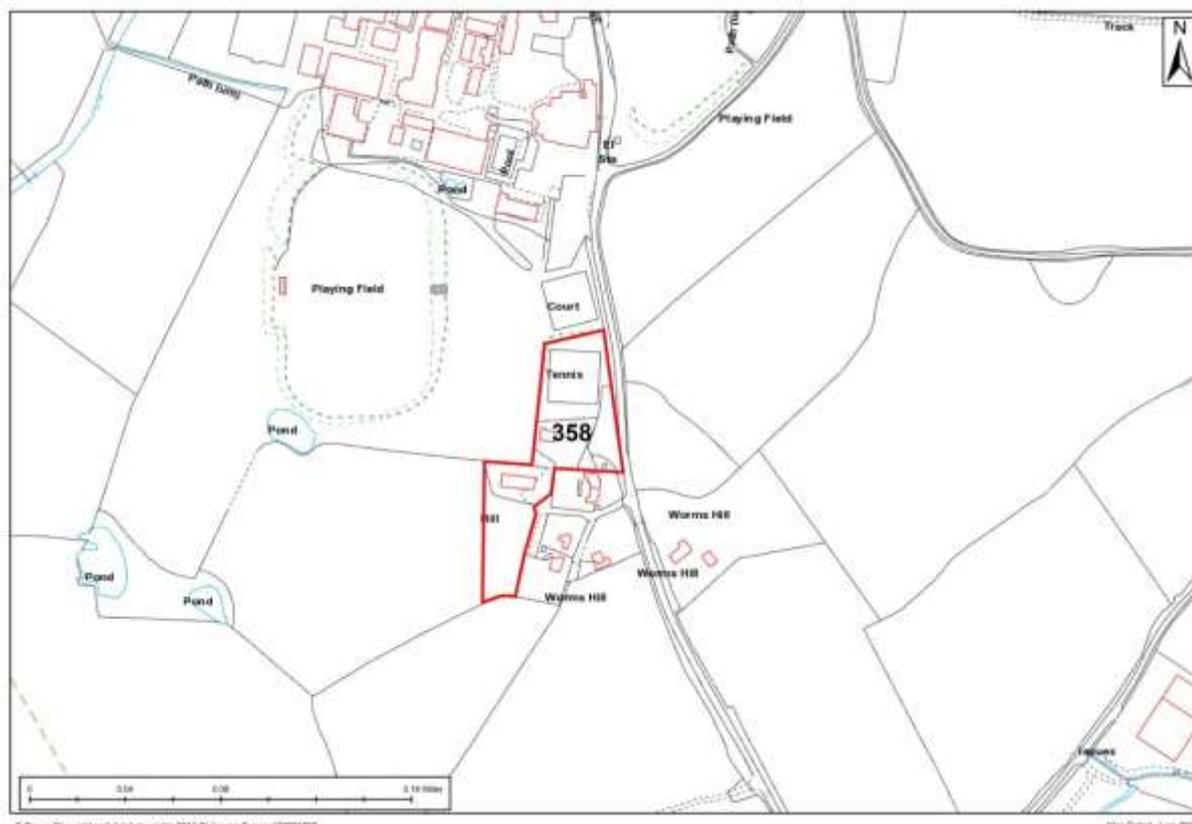
Parish:	Goudhurst
Settlement:	Remote from a settlement
Gross area (ha):	2.35
Developable area (ha):	2.35
Site type:	Greenfield site in rural area Highways (means of access)
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	71
Issues to consider:	AONB Component Part : Historic Field Boundaries; AONB; HLC Period: Late 20th century, Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt
Site Description:	Site is a field on which there are no existing buildings. There are electricity poles on site, which lies adjacent to an agricultural barn, school playing fields, school buildings. There is residential use in

	<p>proximity to the site. Boundaries include hedgerows, mature trees, and chain link fencing.</p> <p>There is a fenced access of unmade access track from Jarvis Lane but currently no formal vehicular access to the site. There is a lack of pavement in vicinity of the site. There is a Public Right Of Way adjacent to the site. The site slopes down towards the south.</p>
Suitability:	Unsuitable: This site is in a rural location and is not considered to be able to deliver sustainable development.
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 and is unlikely to be sustainable in this context.

Site Reference: 358

Site Address: Bethany School, Curtisden Green, Goudhurst, Kent

Call for Sites 2017 Submission



Parish:	Goudhurst
Settlement:	Remote from a settlement
Gross area (ha):	0.76
Developable area (ha):	0.76
Site type:	Part PDL/part greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	23
Issues to consider:	AONB Component Part : Historic Field Boundaries; Transport Infrastructure: PRoW; AONB; HLC Period: Late post-medieval, Late 20th century; Contaminated Land (Unknown filled ground (low risk)); APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt
Site Description:	This site includes built development including a tennis court, dwelling and barn. It also includes part undeveloped field. The site lies adjacent to some other existing built development as well as

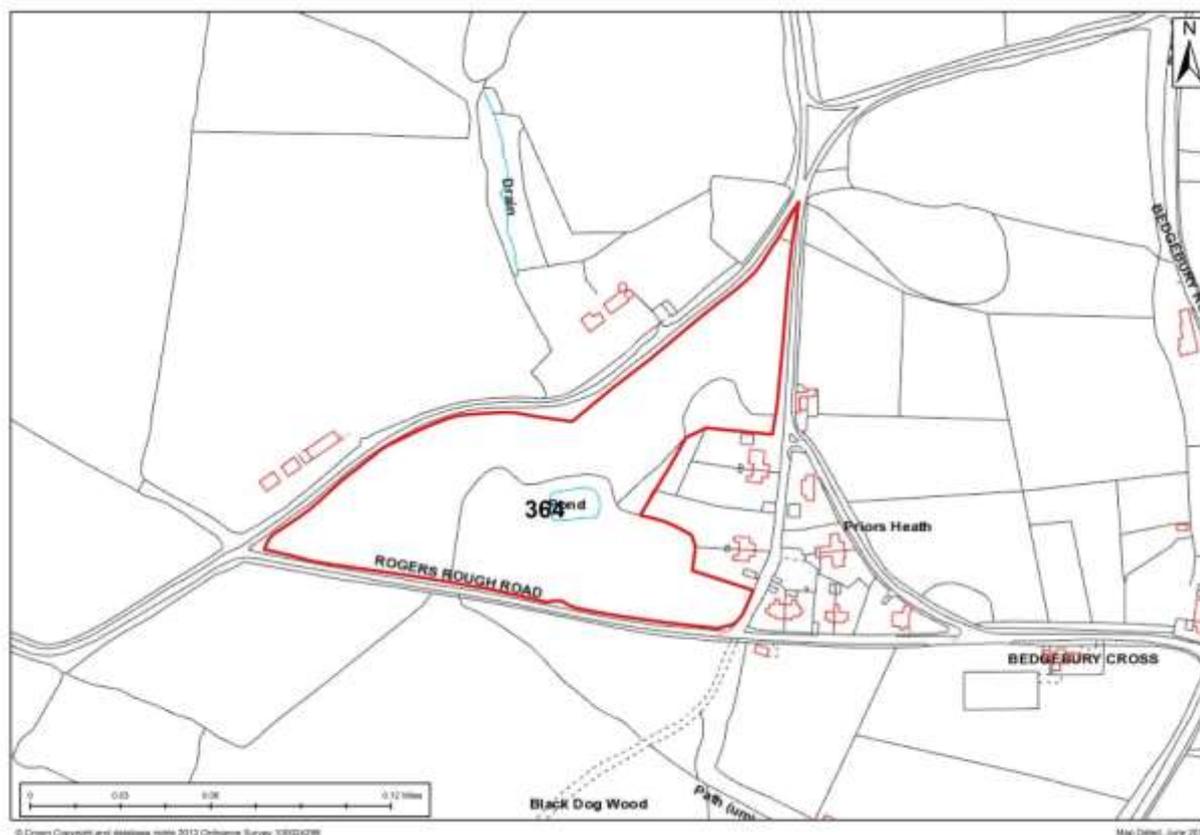
	<p>fields including the school playing field. Site boundaries include some hedging. There is an open boundary to the west of the field adjacent to the barn.</p> <p>The site is part adjacent to Jarvis Lane, which lies to the east of the site. There is a lack of pavement along Jarvis Lane. There is a Public Right of Way that runs through the site. There are some complex levels on this site including a steep embankment behind the tennis court and a slope down to the south.</p>
Suitability:	Unsuitable: This site is in a rural location and is not considered to be able to deliver sustainable development.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is not well related to a settlement and is unlikely to be sustainable in this context.

	bracken/brambles, hedging and trees. There is a lack of pavement along the road frontage with Chicks Lane. There is a public footpath adjacent to the site. The site has a slope down from the footpath towards the east.
Suitability:	Unsuitable: It is considered that allocation of this site would be harmful to the AONB landscape character as a consequence of concerns regarding landscape sensitivity and topography. There is also concern about how a satisfactory means of access to the site could be achieved. In addition, the settlement is poorly served by key services and facilities including public transport and there is therefore concern regarding the sustainability of this site in this location.
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:	Development in this location could have an adverse impact upon the AONB landscape. The site is not considered to be in a sustainable location.

Site Reference: 364

Site Address: Land at existing Sandstone Quarry, Priors Heath, Goudhurst, Kent

Call for Sites 2017 Submission



Parish:	Goudhurst
Settlement:	Remote from settlement
Gross area (ha):	2.37
Developable area (ha):	2.04
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:	61
Issues to consider:	AONB Component Part : Ponds, Historic Field Boundaries; AONB; HLC Period: Late 20th century, Early 20th century; Contaminated Land (landfill site, Unknown Filled Ground); APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland; In proximity to national cycle route
Site Description:	This site consists of a parcel of woodland/ heathland on which there are no existing buildings. The site is adjoined by fields, a farm and a few residential properties. The boundaries of the site

	<p>consist of hedges and trees and some part of the boundaries are more domestic in nature.</p> <p>There is a pond towards the centre of the site. There is a metal gate along part of the site frontage. The site is adjacent to three roads, along which there is a lack of pavement. There are Public Rights of Way in the wider locality. The site has a complex topography.</p>
Suitability:	Unsuitable: This site is remote from a settlement and is unlikely to be sustainable in this context. There is a landscape concern about allocation of the site, located within the AONB.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from a settlement and is unlikely to be sustainable in this context.

Site Reference: 366

Site Address: The Saw Mill, Forge Farm, Bedgbury Business Park, Goudhurst, Kent

Call for Sites 2017 Submission



© Crown Copyright and Database rights 2012 Ordnance Survey 100024298

Map Dated: June 2017

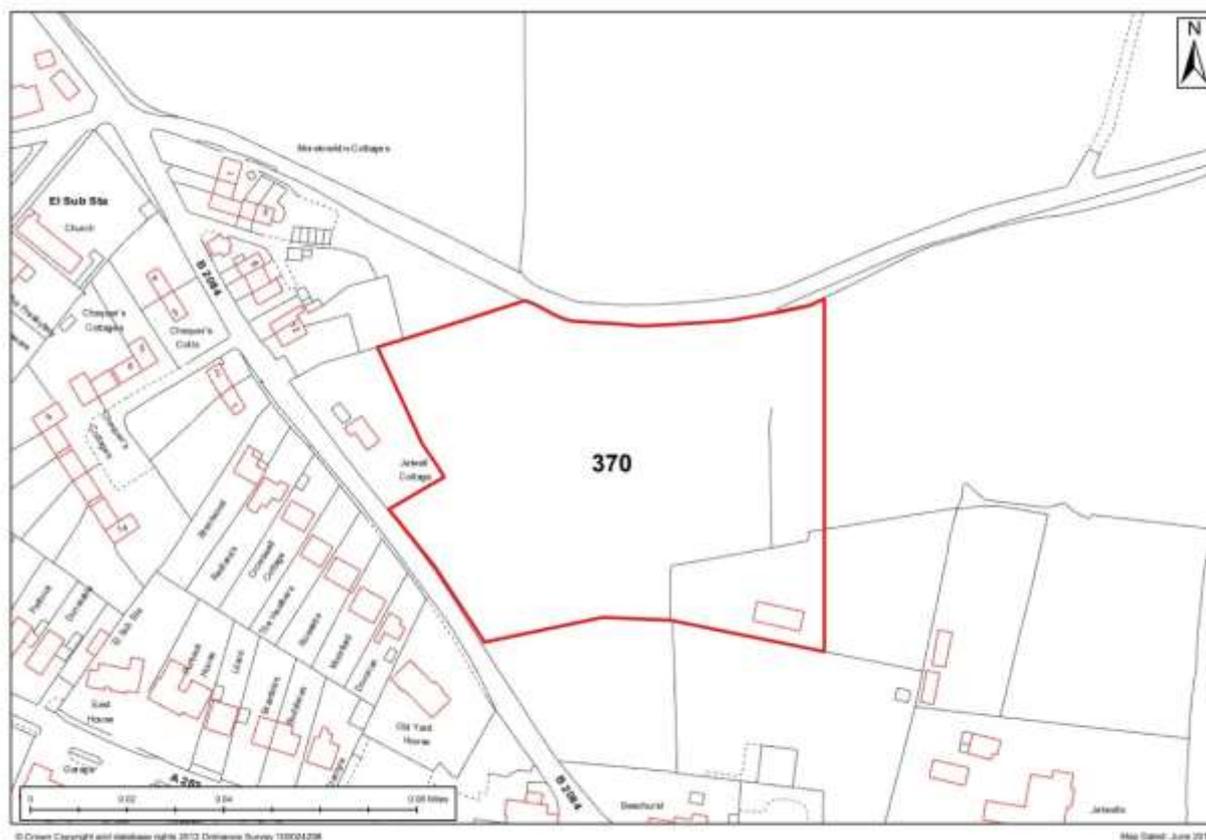
Parish:	Goudhurst
Settlement:	Remote from settlement
Gross area (ha):	0.89
Developable area (ha):	0.87
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	26
Issues to consider:	AONB Component Part : Historic Field Boundaries; AONB; HLC Period: Boundary Lost 26-50%, Medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland
Site Description:	The site is an undeveloped greenfield site that lies adjacent to some existing buildings on the Bedgbury estate. There are no existing buildings on the site itself, which is also adjacent to a car parking area serving the adjacent buildings. These adjacent

	<p>buildings are commercial in nature. Site boundaries consist of some trees whilst other boundaries are more open, defined by mounds.</p> <p>There is a made track way through Bedgbury estate land, through the car park area that leads to the site. The site is flat though sited at an elevated level relative to the surrounding area. There is a lack of pavements</p>
Suitability:	Unsuitable This site is remote from a settlement and cannot provide a suitable and safe pedestrian access to services.
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 and is unlikely to be sustainable in this context.

Site Reference: 370

Site Address: Land adjacent to Beechurst and Jarvis Lane, Goudhurst, Kent

Call for Sites 2017 Submission



Parish:	Goudhurst
Settlement:	Goudhurst
Gross area (ha):	1.41
Developable area (ha):	1.41
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:	42
Issues to consider:	AONB Component Part : Historic Settlements, Historic Field Boundaries; AONB; HLC Period: Late 20th century, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt; Highway matters
Site Description:	The site is an undeveloped field with a possible structure towards the south east corner of the site. It is adjoined by fields and some

	<p>residential properties. The site has a frontage with Jarvis Lane and the B2084. Site boundaries consist primarily of hedging and trees.</p> <p>No direct vehicular access to the site appears to currently be available but the site has two road frontages. There is a lack of pavement along both Jarvis Lane and the B2084. The topography of the site slopes up from north to south.</p>
Suitability:	Unsuitable: There is a landscape concern about allocation of the site and concern about impact on the settlement pattern, located within the AONB. It is unlikely that a suitable and safe pedestrian access could be provided from the site to the centre of the village.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This site is remote from most key services and facilities located further west from the centre of Goudhurst. It scores mostly neutrals with some positive scores but is let down on landscape grounds, being the loss of a greenfield in the AONB adjacent to an historic settlement and its location relative to services and facilities.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is a landscape concern about allocation of the site and concern about impact on the settlement pattern, located within the AONB.

Site Reference: 380

Site Address: Glassenbury Timber Yard, Iden Green, Goudhurst, Kent

Call for Sites 2017 Submission



Parish:	Goudhurst
Settlement:	Remote from a settlement centre
Gross area (ha):	2.18
Developable area (ha):	2.18
Site type:	Part PDL and part greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	66
Issues to consider:	Heritage: Listed Buildings, Historic Parks and Gardens KCC; AONB; HLC Period: Early post-medieval; APA: Parkland associated with Glassenbury Medieval Manor; ALC: GRADE 3; LCA: Fruit Belt
Site Description:	The site consists of a complex of commercial units, dwellings and green fields and includes several existing buildings. The site is adjoined by fields and a farm and there is other sporadic residential use in the locality. Boundaries to the site consist of

	<p>post and rail fencing, chain link and some hedging and trees.</p> <p>There is direct vehicular access to the site from Cranbrook Road. There is a lack of pavements along Cranbrook Road. There are Public Rights of Way in the wider locality though not on the site itself. There are level changes within the site, the site being at a lower level than Cranbrook Road and with further level changes within the site itself. There is a public view of the site from Cranbrook Road.</p>
Suitability:	Unsuitable: It is not possible to provide a suitable and safe pedestrian from the site to local services given the site's location in a remote rural location.
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 and is unlikely to be sustainable in this context.

Site Reference: 381

Site Address: Dodges Oast, Curtisden Green, Goudhurst, Cranbrook, Kent

Call for Sites 2017 Submission



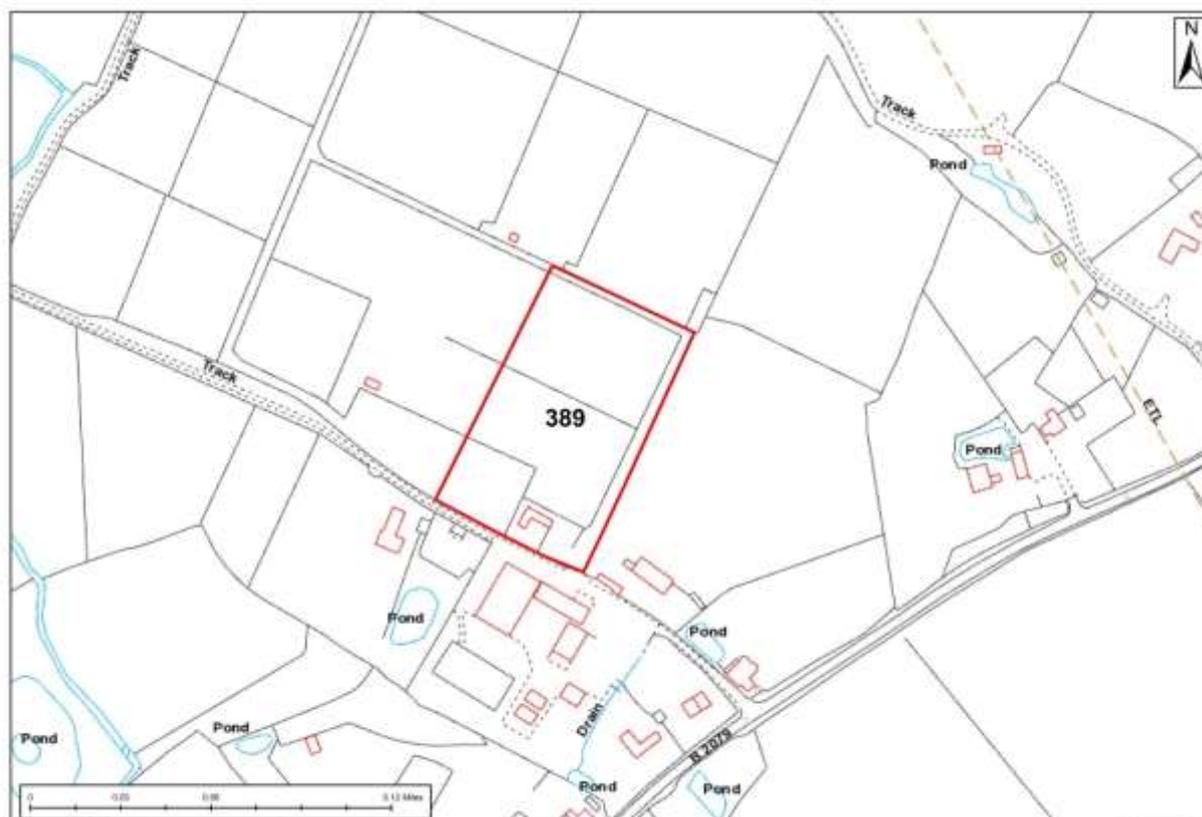
Parish:	Goudhurst
Settlement:	Remote from settlement
Gross area (ha):	0.82
Developable area (ha):	0.82
Site type:	Mostly PDL site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	25
Issues to consider:	HLC Period: Late 20th century, Early post-medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt
Site Description:	The site consists of a residential property and associated land and out building. It lies adjacent to a small number of other residential properties and field and orchard. There is some chainlink, some fencing and hedging to the site boundaries. The site is flat with long range views across the landscape to the north.

	The site is served by a drive from Curtisden Green Lane serving this and adjacent property. There is a lack of pavements along Curtisden Green Lane.
Suitability:	Unsuitable: The site is not located in a sustainable location, being at some distance from services. A safe and suitable pedestrian access could not be provided.
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 and is unlikely to be sustainable in this context.

Site Reference: 389

Site Address: Harpers Farm, Summerhill, Goudhurst, Cranbrook, Kent

Call for Sites 2017 Submission



© Crown Copyright and Address rights 2012 Ordnance Survey 100042988

Map Date: June 2017

Parish:	Goudhurst
Settlement:	Remote from a settlement
Gross area (ha):	1.23
Developable area (ha):	1.23
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:	37
Issues to consider:	HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt; Highway matters (means of access)
Site Description:	The site consists of a stable block and associated land used as paddocks. There is a stable building and associated storage units mon the site which also includes some derelict poly tunnels. The site is adjoined by some residential properties and other farm

	<p>buildings in uses including a nursery school. The boundaries to the site consist of hedging adjacent to the access track to the site, post and rail fencing along the eastern and northern side and possibly the western side boundary.</p> <p>There is vehicular access to the site from a track (made at entrance end) off the main road B2079. There is a lack of pavements along the B2079. There is a Public Right of Way adjacent to the site edge to the south. The site is flat but with a rise from the access track. There is a public view of the site from the Public Right of Way.</p>
Suitability:	Unsuitable: The site is not located in a sustainable location, being at some distance from services. A safe and suitable pedestrian access could not be provided.
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 and is unlikely to be sustainable in this context.

Site Reference: 415

Site Address: Land off Ladham Lane, Goudhurst, Kent

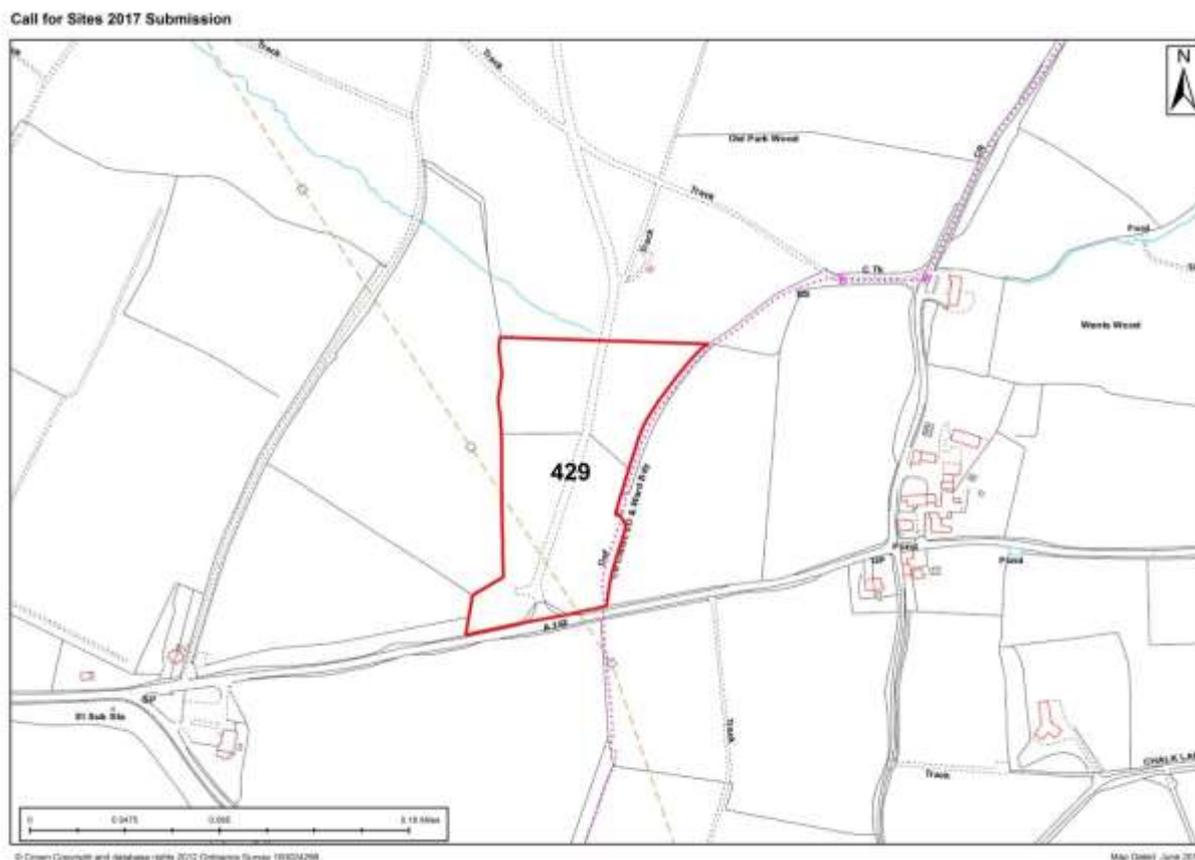


Parish:	Goudhurst
Settlement:	Goudhurst
Gross area (ha):	0.58
Developable area (ha):	0.58
Site type:	Greenfield site in rural rea
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	18
Issues to consider:	AONB Component Part : Historic Field Boundaries; AONB; HLC Period: Late 20th century, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt; Highway matters; Heritage matters (adjacent to listed buildings); Adjacent to existing Limits to Built Development
Site Description:	The site comprises a parcel of land in use as an orchard. There are no existing buildings on the site. There are some residential

	properties adjacent to the site along with further orchards. The site boundaries comprise hedgerows and mature trees. There is no defined boundary to the north east. There are orchards, surrounded by a ditch along the roads, which are rural lanes. There is a gate on the corner of the site with Jarvis Lane and Chequers Road that gives access into the site. There is a lack of pavement along the frontage of the site and along Chequers Road. There is pavement along Beresford Road. The topography of the site slopes downwards to the north east. The site is at a raised level relative to Chequers Road and Jarvis Lane. From Chequers Road the site is mostly enclosed. From Jarvis Lane there are views across the countryside. There are hedges along Ladham Road screening some of the site.
Suitability:	Unsuitable: The site is not located in a sustainable location, being at some distance from services. A safe and suitable pedestrian access could not be provided.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This site is remote from most key services and facilities located further west from the centre of Goudhurst. It scores neutrals with some positive scores but is let down on landscape grounds, being the loss of an historic field in the AONB and is adjacent to an historic routeway (road).
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is remote from the settlement and is unlikely to be sustainable in this context.

Site Reference: 429

Site Address: Part Old Park Wood, Four Wents, Iden Green, Kent



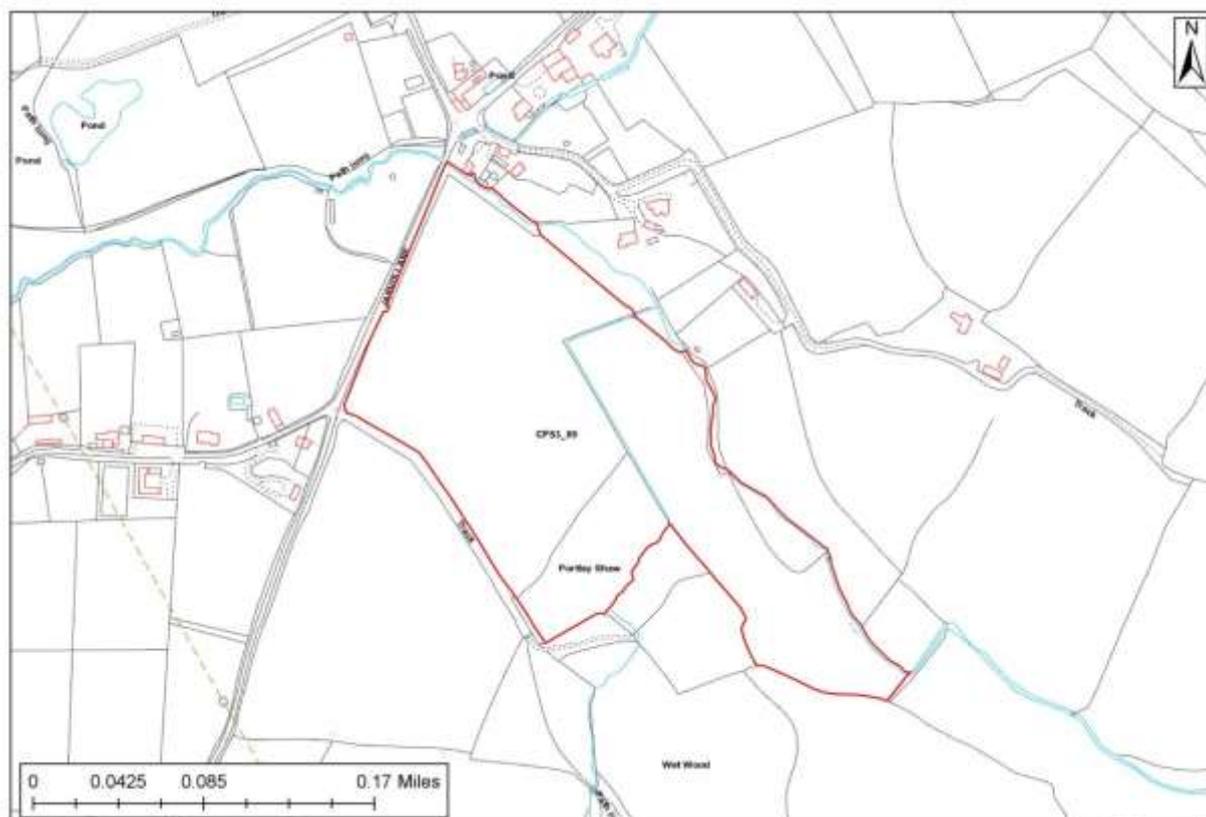
Parish:	Goudhurst
Settlement:	Remote from a settlement centre
Gross area (ha):	2.55
Developable area (ha):	1.18
Site type:	Primarily greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	36
Issues to consider:	Ecology: Ancient Woodland, LWS; HLC Period: Early medieval, Early 20th century; Contaminated Land (landfill site); APA: Possible site of Medieval Deer Park; ALC: GRADE 3; LCA: Wooded Farmland
Site Description:	The site consists of a parcel of land that appears to be associated with a parcel of woodland that is in forestry use. It appears that there are no existing buildings on the site. The site is adjoined by woodland and fields. The site boundary along the frontage with the adjacent Cranbrook Road to the south of the site consists of fencing.

	<p>There is a large, wide concrete access to the site direct off Cranbrook Road. Cranbrook Road has a lack of pavements.</p> <p>Public views of the site are restricted, currently limited to glimpses from Cranbrook Road.</p>
Suitability:	Unsuitable: The site is not located in a sustainable location, being at some distance from services. A safe and suitable pedestrian access could not be provided.
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 and is unlikely to be sustainable in this context.

Site Reference: Late site 9

Site Address: Paddock K786083, Jarvis Lane, Goudhurst, Cranbrook

Call for Sites 2017 - Additional Submissions



© Crown Copyright and database rights 2012 Ordnance Survey 100024206

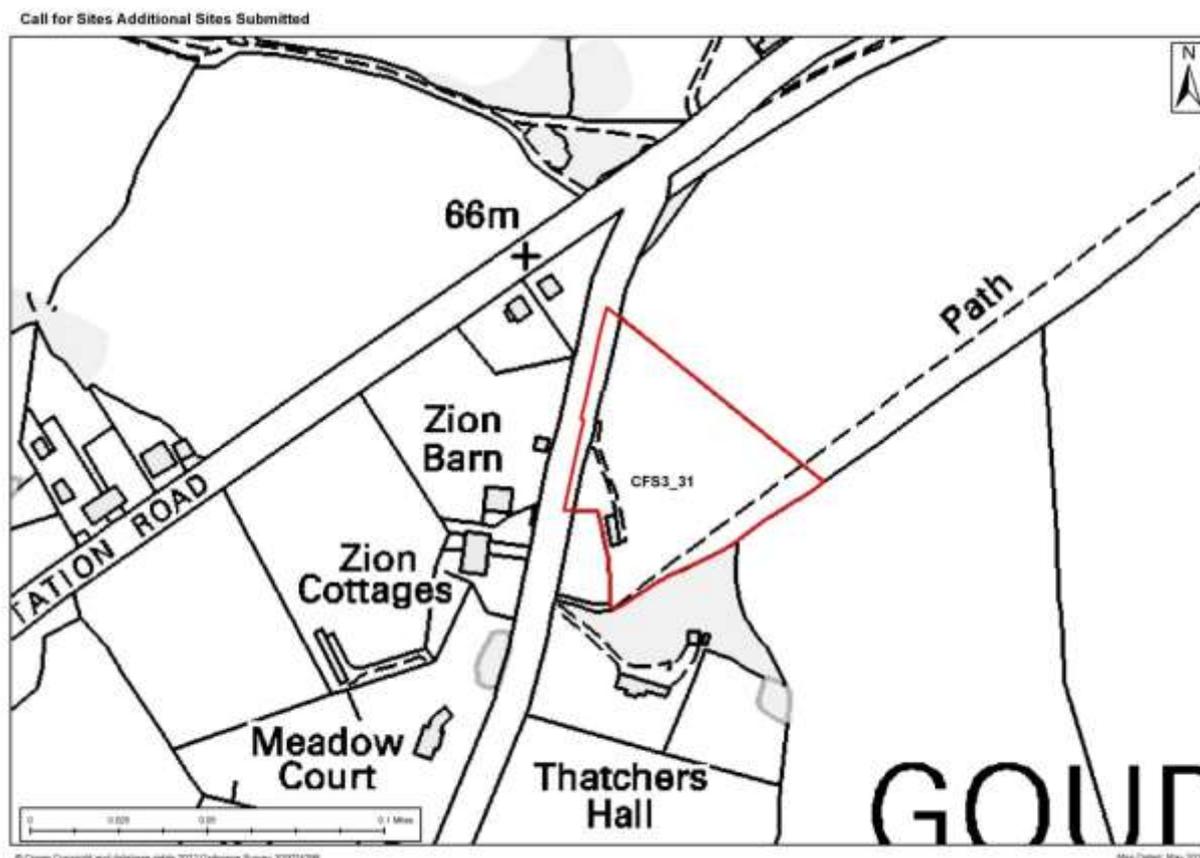
Map Date: January 2016

Parish:	Goudhurst
Settlement:	Remote from settlement centre
Gross area (ha):	7.86
Developable area (ha):	4.33
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:	130
Issues to consider:	Ecology: Ancient Woodland; Flood Zone 2; Flood Zone 3; HLC Period: Late 20th century, Early medieval; APA: Possible site of Medieval Deer Park; ALC: GRADE 3; LCA: Fruit Belt, Wooded Farmland
Site Description:	The site is an undeveloped greenfield site on which there are no existing buildings. It is adjoined by other undeveloped greenfield sites and forested land and a few sporadic residential properties.

	<p>Site boundaries consist of trees and hedges, and there is some hedging on the site.</p> <p>The site fronts onto Jarvis Lane along its western edge, along which there is a gate (though no formal access into the site). There is no Public Rights of Way on the site, but one adjacent to the southern boundary. There is a lack of pavement along Jarvis Lane.</p> <p>The site is generally flat in character and there are limited public views into and out of the site. Views are mostly screened by hedges on the boundary of the site.</p>
Suitability:	Unsuitable: The site is not located in a sustainable location, being at some distance from services. A safe and suitable pedestrian access could not be provided.
Availability:	Available Ownership unconfirmed
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 the settlement centre and is unlikely to be sustainable in this context.

Site Reference: Late site 31

Site Address: Land associated with 1 Zion Cottages, Ranters Lane, Goudhurst, Kent



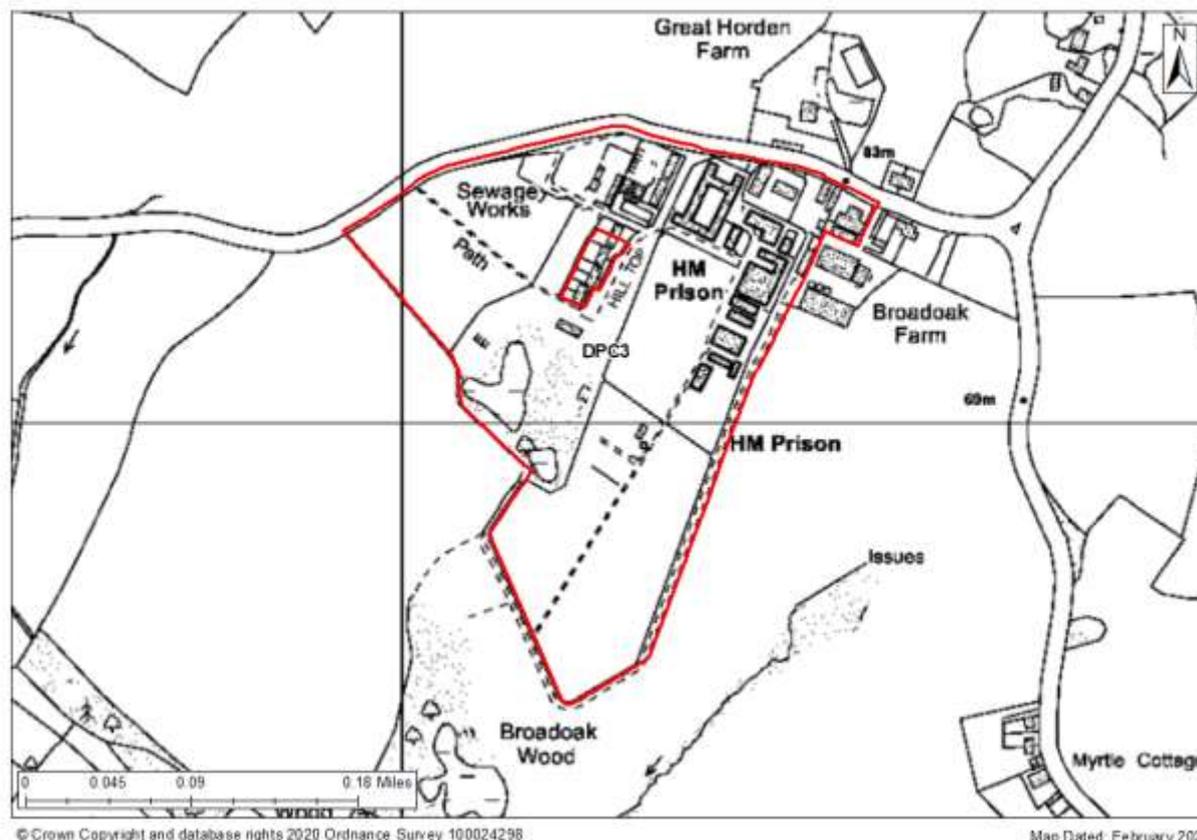
Parish:	Goudhurst
Settlement:	Remote from settlement centre
Gross area (ha):	0.80
Developable area (ha):	0.80
Site type:	Greenfield site remote from settlement centre
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	24
Issues to consider:	AONB Component Part : Historic Routeways PRow; Transport Infrastructure: PRow, national cycle route; AONB; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt
Site Description:	The site consists of a stables and associated land and includes a stable building. The site is adjoined by a few residential properties and fields. Site boundaries consist mostly of hedges and some trees.

	There is vehicular access serving the site from Rangers Lane located immediately to the west of the site. There is a lack of pavement along Rangers Lane. There is a Public Rights of Way running through the site. The topography of the site rises up from Rangers Lane. There are public views of the site from Rangers Lane, which is exposed from the site entrance.
Suitability:	Unsuitable: The site is not located in a sustainable location, being at some distance from services. A safe and suitable pedestrian access could not be provided.
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 the settlement centre and is unlikely to be sustainable in this context.

Site Reference: DPC3

Site Address: Blantyre House, Goudhurst

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



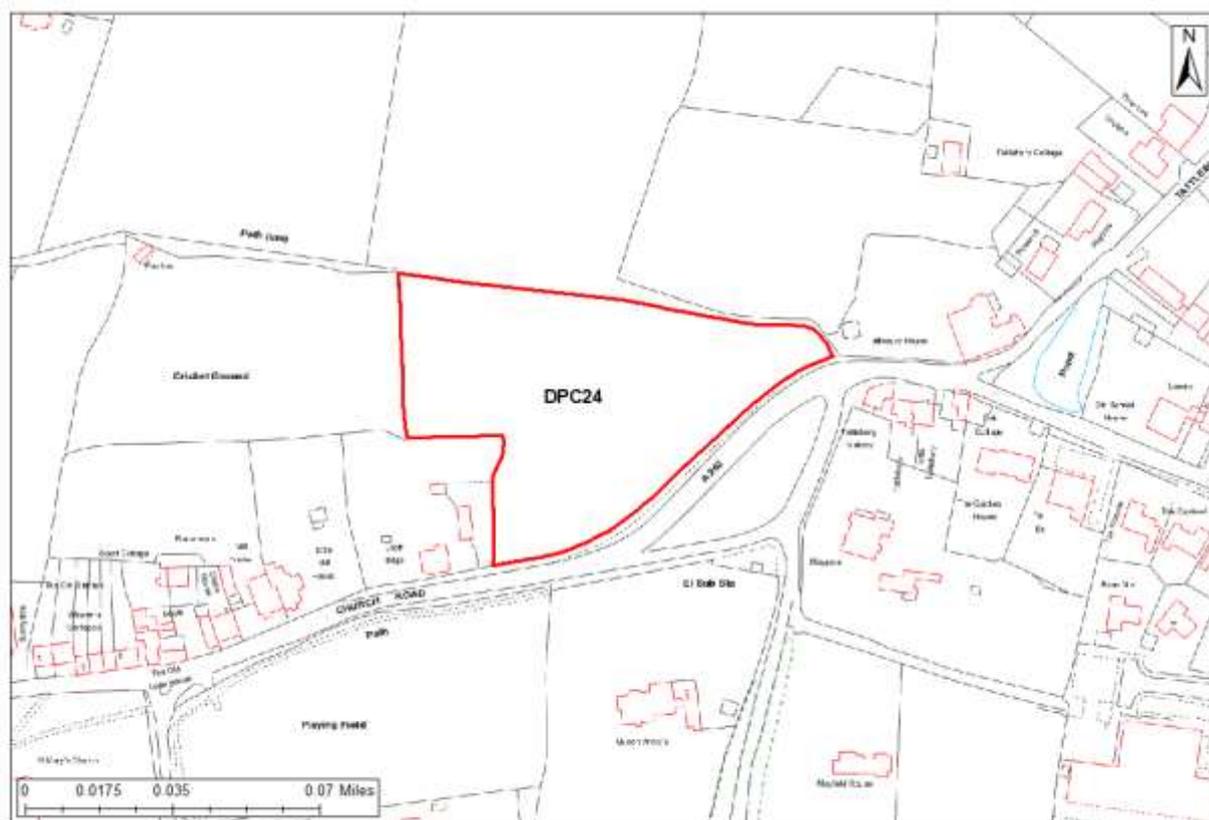
Parish:	Goudhurst
Settlement:	Goudhurst
Gross area (ha):	11.40
Developable area (ha):	9.54
Site type:	PDL in a rural location. Former Blantyre House Prison. Buildings are currently not in use.
Potential site use:	The site has been assessed for a number of uses based on the re-use/redevelopment of the original buildings, and clearance and removal of more recent development.
Potential yield if residential:	Yield would be considered in accordance with the Borough Council's PDL policy.
Issues to consider:	Ecology: Ancient Woodland; AONB Component Part: Historic Routeways Roads; HLC Period: Late 20th century, Early medieval; Contaminated Land (Sewage Works, Adjacent Blantyre, House Prison); APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland
Site Description:	Collection of buildings and outbuildings in a rural location that housed a former prison, including outbuildings used for

	<p>associated training/rehabilitation uses and sports facilities. The original buildings are not listed but may be considered as non-designated heritage assets. The site includes x1 dwelling at Hill Top (western part of site). Other adjacent dwellings that were presumably provided for staff (and appear to be occupied) are not included in the site red line area. There are residential dwellings opposite the site. Broadoak Farm to the west (external inspection from road) appears to be used for commercial uses (joinery); other adjoining uses include fields and agricultural uses. Site boundaries comprise very high wire fencing commensurate with the most recent use of the site. There are a number of relatively wide vehicular access points, and good pedestrian access points from the road into the site. There is very limited pedestrian access along the roads serving the site, both immediately adjacent to the site and further afield. The roads within the immediate area and wider area are narrow, winding rural lanes with no lighting or pavements.</p>
Suitability:	<p>Unsuitable: There is potential for the conversion/redevelopment of some of the buildings to deliver development. The location has the benefit of being outside of some key constraints and is within reach of the mainline rail at Staplehurst.</p> <p>However, the site is remote from main settlements with very limited road and other infrastructure. Pedestrian access along the narrow winding rural lanes serving the site is very limited both adjacent to the site and further afield. Any new land uses would need to reflect this.</p>
Availability:	<p>The timescales for this site becoming available for development are unclear. The site is in one ownership.</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>This site is in a very remote location which would encourage use of private cars to reach the nearest services and facilities (which in themselves are limited). The site is outside the AONB but setting issues may need consideration (likewise heritage assets). The brownfield nature of the site enables a positive score for the Land Use objective. The positive health score reflects the suitability of the site for C2 use.</p> <p>This site was not considered to merit further assessment as a reasonable alternative for a garden settlement for two reasons. Firstly, the scale of site was too small to meet the minimum 1,500 dwellings required for a garden settlement. Secondly, while a previously developed site, it is too poorly located in terms of accessibility to be considered suitable for significant residential development.</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>
Reason:	<p>The future use of this site, if it becomes available for redevelopment, and if not covered by existing consents, would be considered in accordance with the Borough Council's PDL policy.</p>

Site Reference: DPC24

Site Address: Clothe Edge, Field to the North of Church Road, Goudhurst

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



© Crown Copyright and database rights 2020 Ordnance Survey 100024298

Map Dated: February 2020

Parish:	Goudhurst
Settlement:	Goudhurst
Gross area (ha):	1.05
Developable area (ha):	1.05
Site type:	Site has been assessed for development potential; notably for residential use
Potential site use:	Not to be allocated for residential
Potential yield if residential:	30 - 35
Issues to consider:	Heritage: Conservation Area; TPO; AONB Component Part : Historic Routeways PRoW; Transport Infrastructure: PRoW; AONB; HLC Period: Boundary Lost 0-25%, Early post-medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt; Within or Adjacent to LBD

Site Description:	Field, not planted (has in the past been used for sheep grazing) with no structures. Adjacent uses include residential to the west and east, Goudhurst Church and the village playing fields to the south, and open fields to the north. The boundaries comprise mature trees with the boundary to Church Road (that runs along the southern boundary of the site) being a low native hedge. There is a field gate into the site at the western part of the southern boundary with Church Road. A pavement adjacent to site runs east/west and a footpath opposite provides access to the village via playing fields. A PRow (WC28) crosses the site from the far eastern boundary westwards, and PRow (WC30) runs north-south through the site. The site is relatively exposed with far reaching views out of the site northwards. The site is visible from the road, providing an open undeveloped area between the eastern and western built-up areas of Goudhurst.
Suitability:	Not suitable: An open undeveloped field with far reaching views out northwards. The introduction of built form within this area of Goudhurst, defined by its openness that serves as a divide between the two areas of built development, would have an adverse impact both upon the settlement pattern and upon the defining character of the rural village, located within the AONB. Furthermore, as identified in the Goudhurst Conservation Area Appraisal, the divide between the two settlement areas allows the countryside to flow around the church and provides a rural setting for the church (a Grade 1 listed building) and churchyard.
Availability:	Available. Single ownership.
Achievability:	N/A
Sustainability Assessment:	This site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The introduction of built form in this location would have a significant adverse impact upon the landscape setting, settlement pattern and historic character of the village and surrounding area, located within the AONB.

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

Planning Policy

Planning Services

Tunbridge Wells Borough Council

Town Hall

Royal Tunbridge Wells

Kent TN1 1RS

Telephone: 01892 5 5 4 0 5 6