

Tunbridge Wells Borough



Tunbridge Wells Borough Council

# Site Assessment Sheets for Southborough

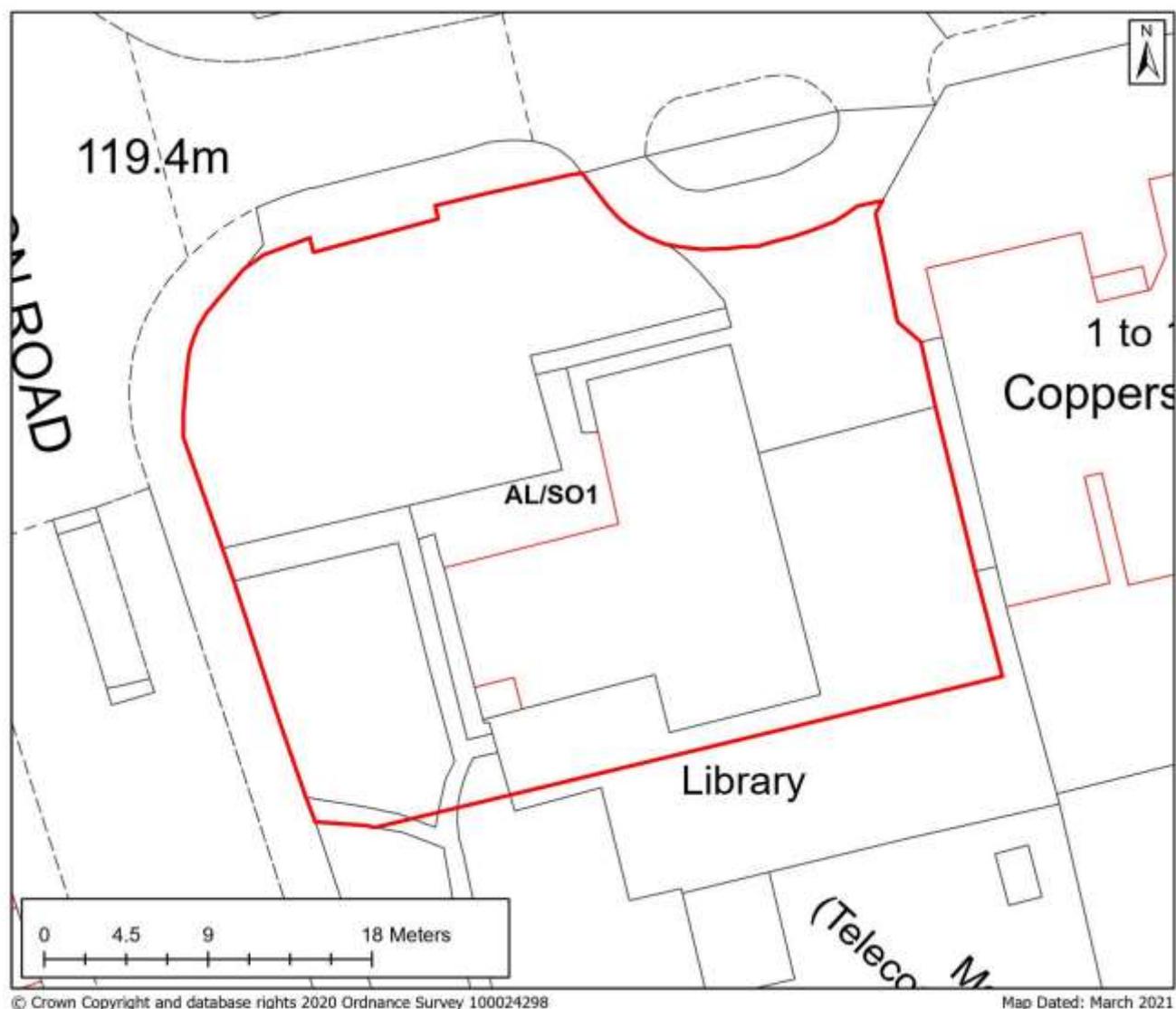
Strategic Housing and Economic Land Availability  
Assessment – Regulation 19 Consultation

January 2021



## Site Reference: SALP AL/SO1

Site Address: Land at Yew Tree Road (Southborough Library)



<b>Location:</b>	Southborough
<b>Settlement:</b>	Main Urban Area: Southborough/Royal Tunbridge Wells
<b>Gross area (ha):</b>	0.12
<b>Developable area (ha):</b>	0.12
<b>Site type:</b>	PDL site inside the LBD of Southborough
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	Less than 10 units
<b>Issues to consider:</b>	Ecology: TPO; 2016 Landscape Designation; HLC Period: Late post-medieval;

	APA: General background archaeological potential; ALC: URBAN; LCA: Urban
<b>Site Description:</b>	The site comprises of the Southborough library building. It is on a corner plot on the junction with the A26 and Yew Tree Road. There are a number of trees, some with TPO's within and in proximity to the site. The site itself bounded by the road junction to the north and the west, residential development to the east and Southfields Park to the south. To the west of the site beyond the A26 and to the north beyond Yew Tree Road is the commercial centre of Southborough, which is also the edge of the town centre boundary and the Primary Shopping Area.
<b>Suitability:</b>	This PDL site inside the LBD is considered to be a sustainable site, however it is a small site.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is not a reasonable alternative.
<b>Conclusion:</b>	This site is considered to be sustainable site however due to its small size it is considered unsuitable as a potential site allocation.
<b>Reason:</b>	This PDL site lies within the Limits to Built Development and as such is a sustainable site. Any likely yield is considered to be of a scale that is not considered suitable for allocation

## Site Reference: 4

**Site Address: Land east of London Road and south of St Andrews Park Road, Southborough**

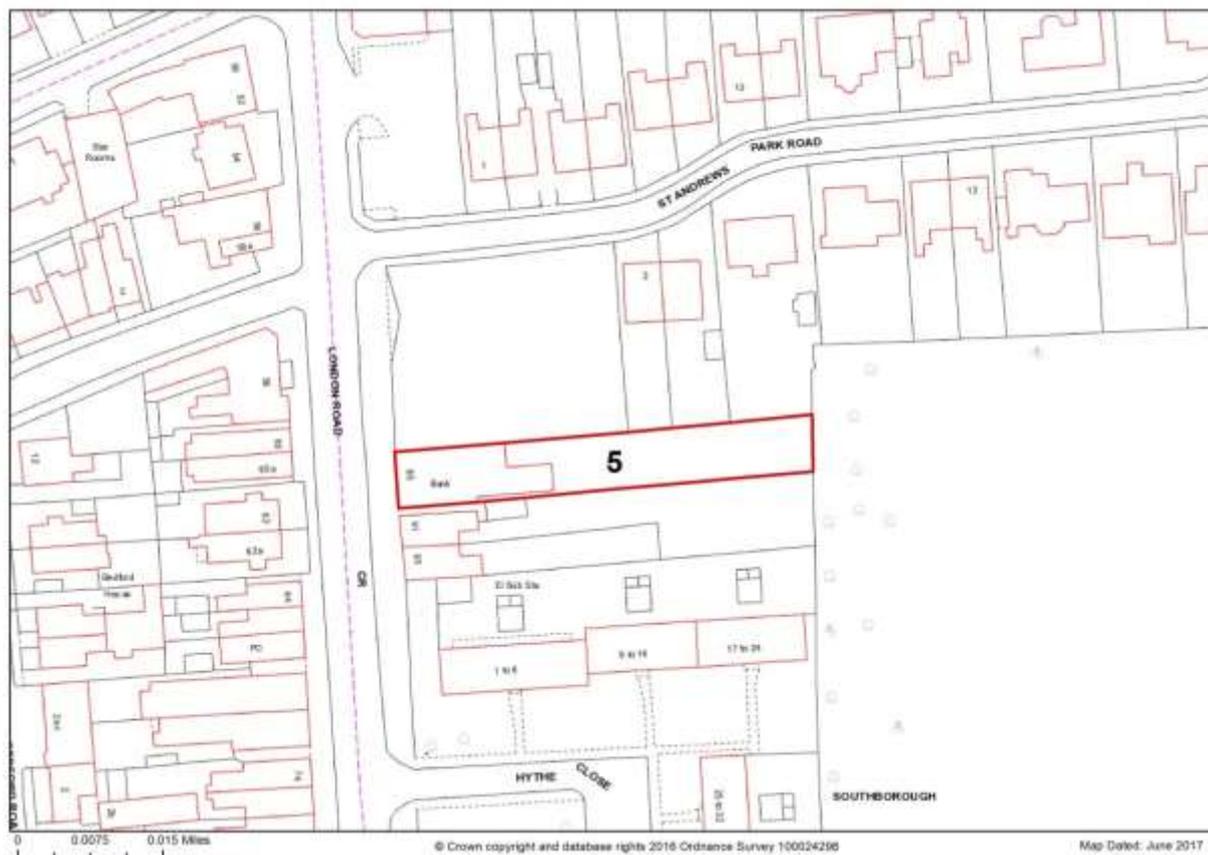


<b>Location:</b>	Southborough
<b>Settlement:</b>	Main Urban Area: Southborough/Royal Tunbridge Wells
<b>Gross area (ha):</b>	0.06
<b>Developable area (ha):</b>	0.06
<b>Site type:</b>	Greenfield site inside the LBD of Southborough
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	Less than 10 units
<b>Issues to consider:</b>	HLC Period: Late 20th century; APA: General background archaeological potential; ALC: URBAN; LCA: Urban
<b>Site Description:</b>	The site is an unmanaged parcel of land. There are trees on the site and no existing buildings on the site. The A26 London Road adjoins to the west. There are retail units adjacent, some residential uses, and vacant land to the south. Site boundaries comprise broken wooden fencing. There is currently a lack of

	vehicular access into the site. There are adjoining pavements around the site curtilage. The site is generally flat. Public views into the site are limited due to trees and shrubbery screening.
<b>Suitability:</b>	This is considered to be an unsuitable site for allocation due to the fact that it is a small greenfield site that is constrained by extensive tree cover on the site.
<b>Availability:</b>	Unavailable Ownership unconfirmed
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is not a reasonable alternative.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	The greenfield site lies within the Limits to Built Development and as such is considered to be a sustainable site. There is however extensive tree coverage on the site and any likely yield is considered to be of a scale that is not considered suitable for allocation.

## Site Reference: 5

Site Address: 85 London Road, Southborough



<b>Location:</b>	Southborough
<b>Settlement:</b>	Main Urban Area: Southborough/Royal Tunbridge Wells
<b>Gross area (ha):</b>	0.07
<b>Developable area (ha):</b>	0.07
<b>Site type:</b>	PDL within LBD of Southborough
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	Less than 10 units
<b>Issues to consider:</b>	HLC Period: Early modern; APA: General background archaeological potential; ALC: URBAN; LCA: Urban; As at 01 April 2020, site includes recent completed scheme 18/01667/PNM for 1 dwelling, and 18/02258/FULL for 6 dwellings
<b>Site Description:</b>	The site comprises a vacant former bank. The site is adjoined by vacant land to the north and a takeaway to the south. It also adjoins residential, retail and other commercial uses. The footprint of the vacant building fills the entire width of the plot. There are

	mature trees to the eastern boundary of the site. There is a lack of vehicular access to the site. There is pavement along the frontage of the site adjacent to the A26, London Road. The site is flat. The main public view of the site is from the front of the site along London Road, A26.
<b>Suitability:</b>	This PDL site inside the LBD is considered to be a sustainable site, however it is a small site.
<b>Availability:</b>	Unavailable Ownership unconfirmed
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is not a reasonable alternative.
<b>Conclusion:</b>	This site is considered to be sustainable site however due to its small size it is considered unsuitable as a potential site allocation.
<b>Reason:</b>	This PDL site lies within the Limits to Built Development and as such is a sustainable site. Any likely yield is considered to be of a scale that is not considered suitable for allocation.

## Site Reference: 8

**Site Address: Wheelers Field, Powder Mill Lane, Southborough**



<b>Location:</b>	Southborough
<b>Settlement:</b>	Main Urban Area: Southborough/Royal Tunbridge Wells
<b>Gross area (ha):</b>	1.08
<b>Developable area (ha):</b>	0.71
<b>Site type:</b>	Greenfield site within LBD of Southborough
<b>Potential site use:</b>	Potential to use site in association with site submission 10. Potential recreation/community use or residential use
<b>Potential yield if residential:</b>	21
<b>Issues to consider:</b>	Ecology: LNR, Ancient Woodland, LWS; MGB; Adjacent to the AONB HLC Period: Late 20th century, Early modern; APA: Iron Age Findspots; ALC: URBAN, GRADE 4; LCA: Urban, Wooded Farmland; Land contamination (landfill site); Highway matters
<b>Site Description:</b>	The site comprises a grassed parcel of land. There are no existing

	<p>buildings on the site. The site is adjoined by residential properties, woodland and a field. Site boundaries are mostly trees and hedging along the east and west boundaries. The southern boundary is higher than the main site and is composed of mature trees and fencing. The northern boundary comprises a bramble hedge with trees. There is a gated entrance from Powder Mill Lane. Pedestrian access onto the site is from Powder Mill Lane. There is a lack of pavements. There is an unmade footpath from Barnetts Way that crosses through the site. There is a Public Right of Way along Barnetts Way to the south of the site. The site is flat, but set at a lower than adjacent land. There is a significant difference in level between the site and Barnetts Way including at the junction with Powder Mill Lane. There is a public view of the site from Powder Mill Lane and Barnetts Way and private views from adjacent residential properties.</p>
<b>Suitability:</b>	<p>This site is considered unsuitable because of harm that would be caused to the Green Belt, if the site were to be released from it, which would result in very high harm. There are also concerns in relation to heritage, ecology and landscape due to its location adjacent to the AONB. There are also land contamination as well as highways concerns.</p>
<b>Availability:</b>	<p>Available Single ownership</p>
<b>Achievability:</b>	<p>N/A</p>
<b>Sustainability Assessment:</b>	<p>This is a reasonably located site which scores several neutrals and positives, a reflection of its location on the edge of the settlement/main urban area and the services and facilities including transport available. The heritage score is let down by a significant portion of the site having archaeological potential.</p>
<b>Conclusion:</b>	<p>This site is considered unsuitable as a potential site allocation within the Local Plan.</p>
<b>Reason:</b>	<p>There is concern over the impact on the Green Belt. This site is part of a larger parcel the release of which would cause very high harm of released from the Green Belt. There is also concern in relation to heritage, ecology and land contamination as well as highways concerns.</p>

## Site Reference: 10

**Site Address: The Piggery, Powder Mill Lane, Southborough**

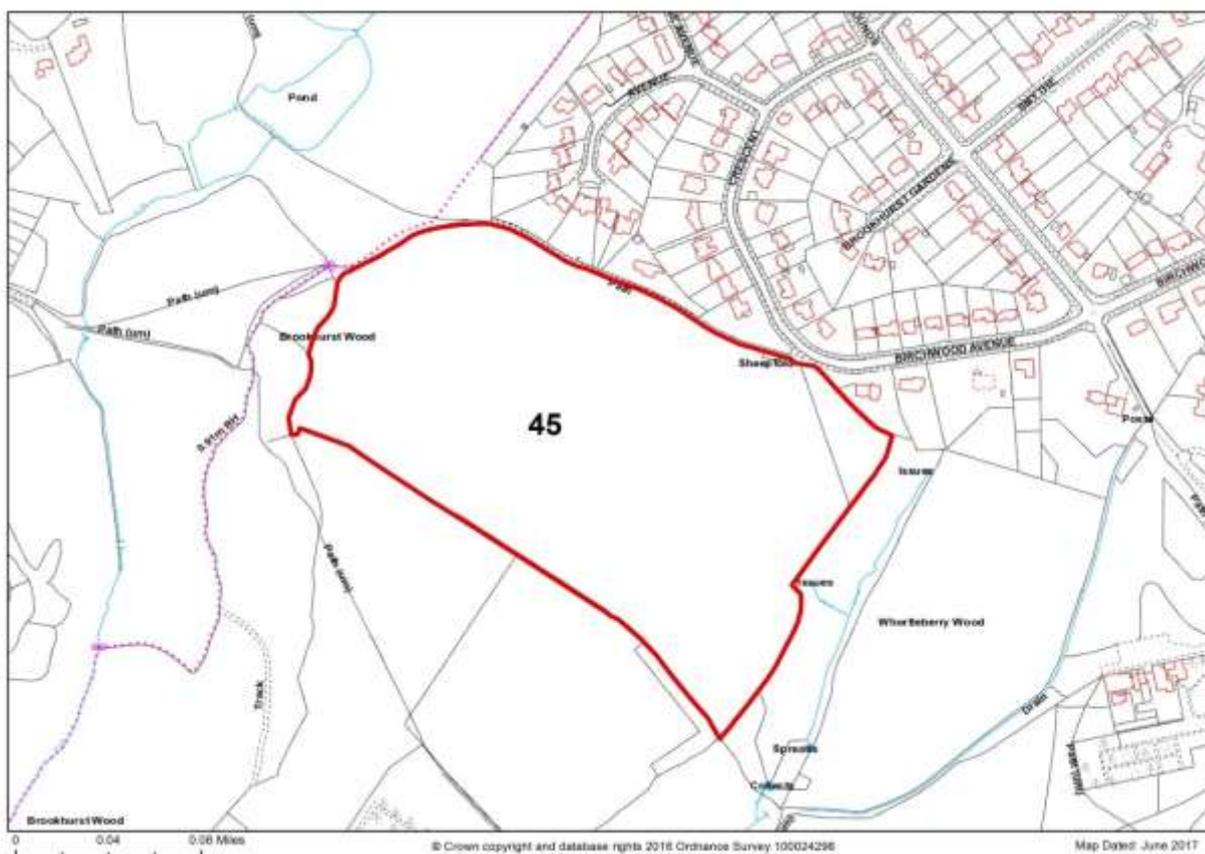


<b>Location:</b>	Southborough
<b>Settlement:</b>	Main Urban Area: Southborough/Royal Tunbridge Wells
<b>Gross area (ha):</b>	2.35
<b>Developable area (ha):</b>	1.24
<b>Site type:</b>	Greenfield site adjacent to LBD of Southborough
<b>Potential site use:</b>	Potential to use site in association with site submission 8. Potential recreation/community use and residential use
<b>Potential yield if residential:</b>	37
<b>Issues to consider:</b>	Ecology: LNR, Ancient Woodland, LWS; AONB Component Part: Wildflower Meadows; MGB; Adjacent to the AONB; HLC Period: Early modern, Early 20th century; APA: Former site of Post Medieval brickworks and associated Kilns and Quarries - Scotch Kiln; ALC: GRADE 4; LCA: Wooded Farmland; Land contamination (landfill site);

	Highway matters; Adjacent to existing Limits to Built Development
<b>Site Description:</b>	The site consists of a field and also includes some woodland. There are no existing buildings on the site. The site is adjoined by woodland and a green parcel of land to the south. The boundaries to the site comprise a mix of trees and brambles and some fencing. There is a metal gate to the site from Powder Mill Lane. This is an unmade access. There are issues with levels in the wider area, with Powder Mill Lane set at a lower level than Barnetts Way, including the junction. There is a footpath through from the site to the south. There is a lack of pavements along Powder Mill Lane along this stretch. There are pavements further south and along the southern side of Barnetts Way. There is a Public Right of Way further south along Barnetts Way and informal footpaths. The site has a slight slope across it, down from west to east. There is a bank along the southern boundary and a rise up to the west. There are public views of the site from Powder Mill Lane and a view across the site through to woodland.
<b>Suitability:</b>	This site is considered unsuitable because of harm that would be caused to the Green Belt, if the site were to be released from it, which would result in very high harm. There are also concerns in relation to heritage, ecology and landscape due to its location adjacent to the AONB. There are also concerns in relation to land contamination and highways.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	This is a reasonable site which scores neutrals and positives, a reflection of its location close to the edge of the settlement/main urban area and the services and facilities including transport available. It is let down on its land use score due to it being Green Belt land, part of a parcel that has very high harm if released. It scores negatively on landscape and biodiversity as part of the site is a wildflower meadow and the site is adjacent to a Local Nature Reserve.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation in the Local Plan.
<b>Reason:</b>	There is concern over the impact on the Green Belt. The site is part of a larger parcel the release of which would cause very high harm if released from the Green Belt. There are also concerns in relation to heritage, ecology and landscape due to its location adjacent to the AONB. There are also concerns in relation to land contamination and highways.

## Site Reference: 45

**Site Address: Land adjoining Birchwood Avenue/Dower House Crescent, Southborough**

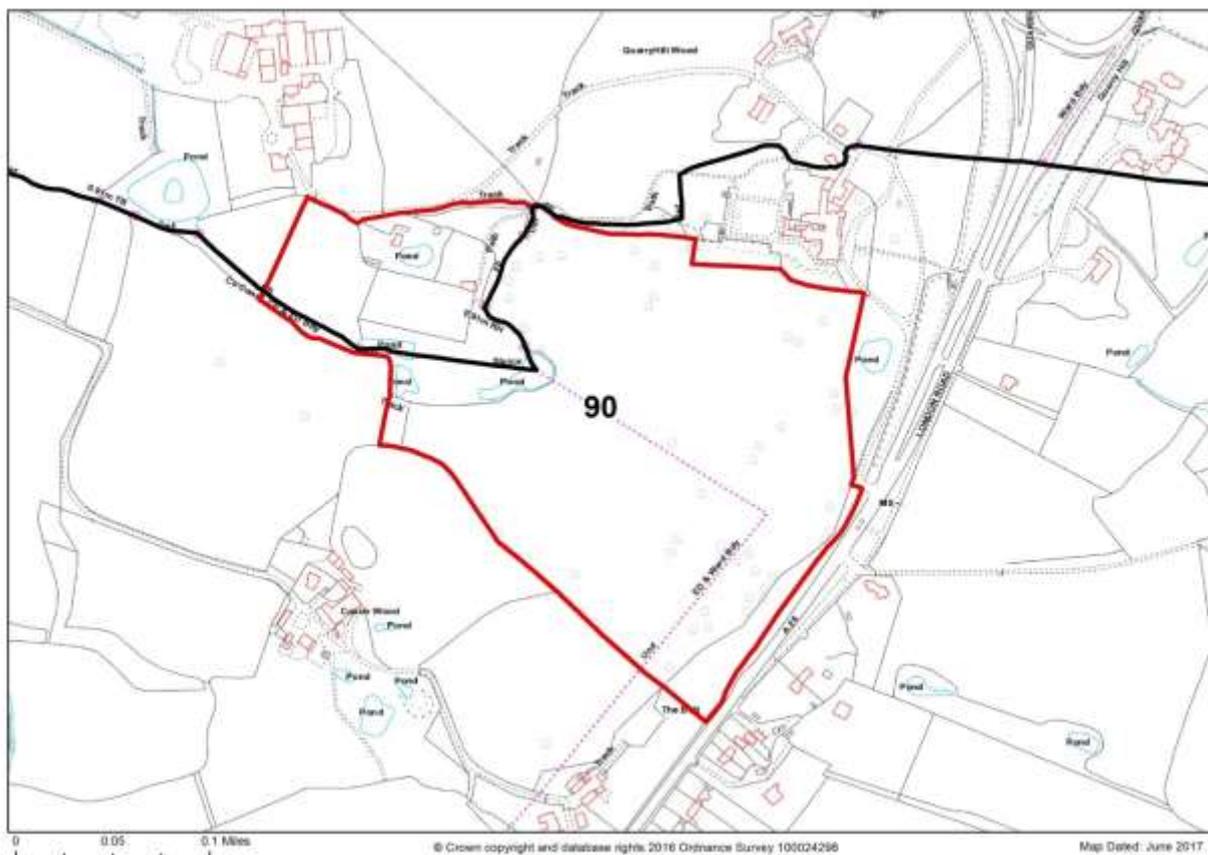


<b>Location:</b>	Southborough
<b>Settlement:</b>	Main Urban Area: Southborough/Royal Tunbridge Wells
<b>Gross area (ha):</b>	7.43
<b>Developable area (ha):</b>	6.91
<b>Site type:</b>	Greenfield site adjacent to LBD of Southborough
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	207
<b>Issues to consider:</b>	Ecology: Ancient Woodland, LWS; AONB Component Part: Ancient Woodland, Wildflower Meadows, Historic Field Boundaries; MGB; AONB; HLC Period: Late 20th century, Early medieval; APA: Concentration of findspots possibly associated with spring; ALC: URBAN, GRADE 3; LCA: Urban, Wooded Farmland;

	Highway matters; Adjacent to existing Limits to Built Development
<b>Site Description:</b>	The site comprises a field. There are no existing buildings on the site. The site is adjoined by residential properties, fields and an area of woodland. The boundaries of the site consist of mostly trees, and some hedging. The eastern boundary is more open. There is a field gate fronting Birchwood Avenue. There are pavements along Birchwood Avenue and Dower House Crescent. There is a Public Right of Way adjacent to the northern boundary of the site and others in the area. The site slopes down in a southerly direction. There are public views of the site from Birchwood Avenue/Dower House Crescent and from the adjacent Public Right of Way.
<b>Suitability:</b>	This site is considered unsuitable because of harm that would be caused to the Green Belt if the site were to be released from it, resulting in moderate harm. It would also cause harm to the AONB. There are also ecological and historic concerns as well as highways concerns.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	This site includes a mix of scores. It scores positively in terms of housing provision and transport but is let down by its land use score (Green Belt location the release of which would cause moderate harm to the Green Belt) and landscape score (loss of a greenfield site in the AONB in an historic landscape). It is let down by a lack of key services and facilities within a desirable walking distance from the site. It is an assart field which lowers the heritage score of the site and the biodiversity score is informed by its location adjacent to Ancient Woodland, a Local Wildlife Site and a wildflower meadow.
<b>Conclusion:</b>	This site is considered unsuitable as a potential allocation in the Local Plan.
<b>Reason:</b>	There is concern over the impact on the Green Belt. The site is within a Green Belt parcel, the release of which would cause moderate harm if released from the Green Belt. It would also cause harm to the AONB. There are also concerns in relation to a number of other constraints including ecological, historic and highways concerns.

## Site Reference: 90 (Local Plan Allocation AL/SO 2 in part)

**Site Address: Mabledon, London Road, Southborough TN4 0UH**



<b>Location:</b>	Southborough
<b>Settlement:</b>	Main Urban Area: Southborough/Royal Tunbridge Wells
<b>Gross area (ha):</b>	12.43
<b>Developable area (ha):</b>	12.00
<b>Site type:</b>	Greenfield site outside of LBD of Southborough
<b>Potential site use:</b>	Site has been assessed for development potential, notably for a mix of hotel, leisure and conference uses
<b>Potential yield if residential:</b>	Not to be allocated for residential
<b>Issues to consider:</b>	Heritage: Historic Parks and Gardens EH, adjacent to Listed Buildings; Ecology: TPO, Ancient Woodland; AONB Component Part: Ancient Woodland, Water Courses, Ponds; MGB; AONB; HLC Period: Early modern; APA: Mabledon C19th century landscaped gardens - RPG; ALC: GRADE 4, GRADE 3;

	LCA: Wooded Farmland; Highway matters
<b>Site Description:</b>	The site consists of a parkland landscape, walled garden and derelict cottage. There are trees and ponds within the site. The site is adjoined by the A26 London Road, residential uses, farm land, woodland and some commercial use. The A21 is close by. The boundaries of the site comprise mostly trees. Boundaries are open in parts. The site has a frontage with the A26 London Road. The site abuts the driveway to 'Mabledon' to the north of the site. There is pavement along the eastern stretch of London Road opposite the site. There is some pavement and a pedestrian crossing point along the frontage of the site. There is a further crossing point to the south. The topography of the site is complex. This site is generally enclosed.
<b>Suitability:</b>	This greenfield site is not considered suitable on its own, but is considered suitable with the adjacent site as part of Site SO2 which is considered to be a suitable site for development for a specific use namely hotel, leisure and conference uses. It is considered to be in a suitable location for such a use subject to sensitive development and appropriate mitigation. Any development will need to respect the sites location within the Green Belt, the AONB and its historic status. See also Site SO2.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	This site is a suitable site when considered together with site SO2. It is a site that is available and is in single ownership. It is considered that the site could come forward during the Local Plan period.
<b>Sustainability Assessment:</b>	This site transverses the boundary with Tonbridge and Malling Borough Council thus negative impacts that have been predicted for the objectives consider aspects in the adjacent constituencies e.g. the AONB, Tonbridge AQMA. The benefit to wellbeing of opening up a heritage asset to the public ensures the health objective scores highly. Carbon scores negatively for this site as the hotel and leisure facilities will have high energy demands and are likely to be visited by private car only. However, the provision of new leisure facilities allows the services and health objectives to score positively. The adverse impacts on the AONB predicted by the 2020 LVIA report has been considered in the Landscape and Heritage scores.
<b>Conclusion:</b>	This site is only considered to be suitable when considered alongside Site SO2 as a potential Local Plan allocation as confirmed by the SA subject to further consideration for specific uses, namely hotel and leisure uses. Due to the sensitive nature of the site, it is not proposed to be released from the Green Belt and any development coming forward for the site would need to demonstrate very special circumstances. See also Site SO2.
<b>Reason:</b>	The site when considered together with Site SO2 is considered to be a suitable site on the edge of the main urban area of Tunbridge Wells and Southborough, close to the main road network. It is well

	<p>located for hotel, leisure and associated uses and is considered suitable for sensitive development subject to appropriate mitigation. Any development will need to respect the sites location within the Green Belt, the AONB and its historic status. The site is considered appropriate as a Local Plan allocation for this specific use. See also Site SO2.</p>
--	--

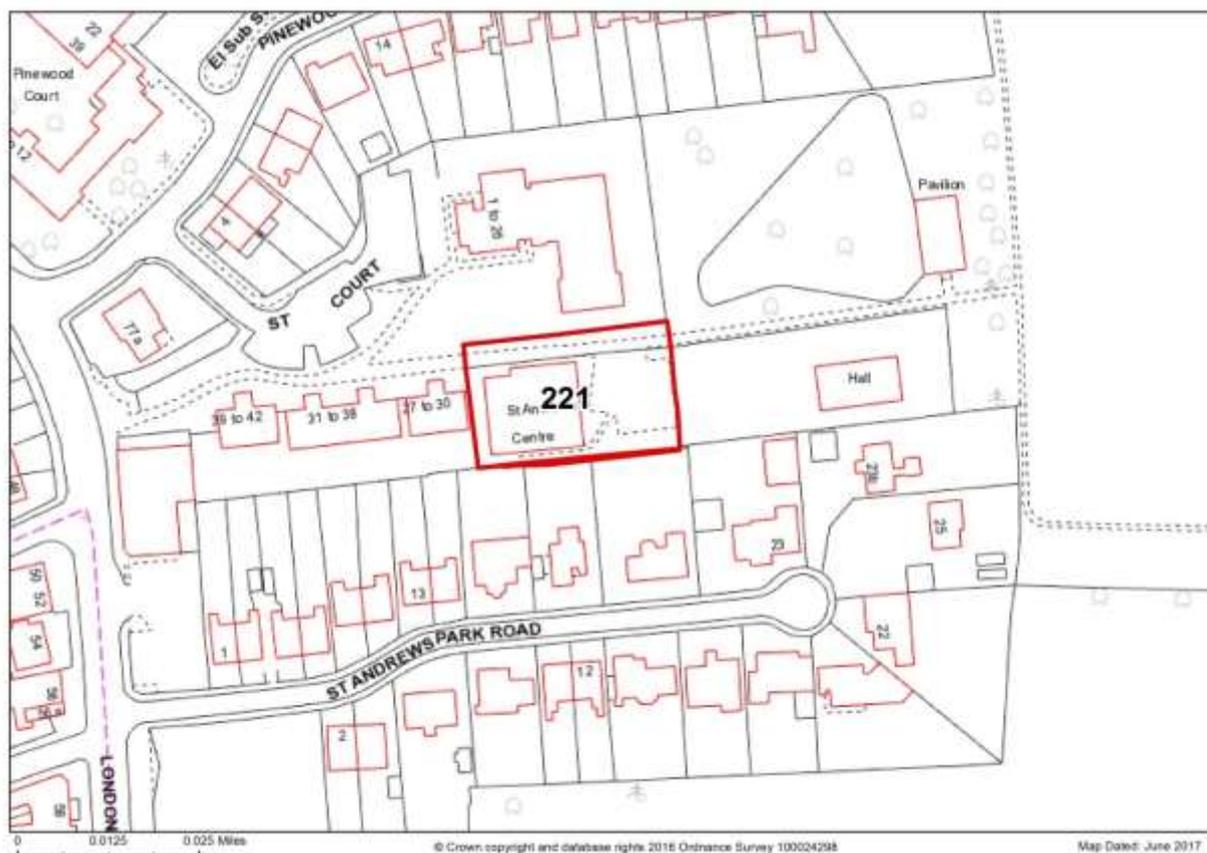


	<p>Buildings;  Ecology: TPO, Ancient Woodland;  AONB Component Part: Ancient Woodland, Water Courses, Ponds; Historic Routeways Roads;  MGB;  AONB;  HLC Period: Early modern;  APA: Mabledon C19th century landscaped gardens - RPG;  ALC: GRADE 4, GRADE 3;  LCA: Wooded Farmland;  Highway matters</p>
<b>Site Description:</b>	<p>The site consists of a parkland landscape, walled garden and derelict cottage. There are trees and ponds within the site. The site is adjoined by the A26 London Road, residential uses, farm land, woodland and some commercial use. The A21 is close by. The boundaries of the site comprise mostly trees. Boundaries are open in parts. The site has a frontage with the A26 London Road. The site abuts the driveway to 'Mabledon' to the north of the site. There is pavement along the eastern stretch of London Road opposite the site. There is some pavement and a pedestrian crossing point along the frontage of the site. There is a further crossing point to the south. The topography of the site is complex. This site is generally enclosed.</p>
<b>Suitability:</b>	<p>This part greenfield/ part PDL site, although subject to constraints, is considered to be a suitable site for development for a specific use namely hotel, leisure and conference uses. It is considered to be in a suitable location for such a use subject to sensitive development and appropriate mitigation. Any development will need to respect the sites location within the Green Belt, the AONB and its historic status. See also Site 90.</p>
<b>Availability:</b>	<p>Available  Single ownership</p>
<b>Achievability:</b>	<p>This site is a suitable site. It is a site that is available and is in single ownership. It is considered that the site could come forward during the Local Plan period.</p>
<b>Sustainability Assessment:</b>	<p>This site transverses the boundary with Tonbridge and Malling district thus negative impacts that have been predicted for the objectives consider aspects in the adjacent constituencies e.g. the AONB, Tonbridge AQMA. The benefit to wellbeing of opening up a heritage asset to the public ensures the health objective scores highly. Carbon scores negatively for this site as the hotel and leisure facilities will have high energy demands and are likely to be visited by private car only. However, the provision of new leisure facilities allows the services and health objectives to score positively. The adverse impacts on the AONB predicted by the 2020 LVIA report has been considered in the Landscape and Heritage scores.</p>
<b>Conclusion:</b>	<p>This part greenfield/part PDL site is considered to be suitable as a potential Local Plan allocation as confirmed by the SA subject to further consideration for specific uses, namely hotel and leisure</p>

	uses. Due to the sensitive nature of the site, it is not proposed to be released from the Green Belt and any development coming forward for the site would need to demonstrate very special circumstances. See also Site 90.
<b>Reason:</b>	The site is a part PDL site in proximity to the LBD of the main urban area of Tunbridge Wells and Southborough, close to the main road network. It is well located for hotel, leisure and associated uses and is considered suitable for sensitive development subject to appropriate mitigation. Any development will need to respect the sites location within the Green Belt, the AONB and its historic status. The site is considered appropriate as a Local Plan allocation for this specific use. See also Site 90.

## Site Reference: 221

**Site Address: St Andrews Medical Centre, St Andrews Court, Pinewood Gardens, Southborough, TN4 0LZ**



<b>Location:</b>	Southborough
<b>Settlement:</b>	Main Urban Area: Southborough/Royal Tunbridge Wells
<b>Gross area (ha):</b>	0.13
<b>Developable area (ha):</b>	0.13
<b>Site type:</b>	PDL site inside the LBD of Southborough
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	Less than 10
<b>Issues to consider:</b>	HLC Period: Late 20th century, Early modern; APA: General background archaeological potential; ALC: URBAN; LCA: Urban
<b>Site Description:</b>	The site comprises a medical centre and associated car park. There is an existing medical centre building on the site.

	Residential uses adjoin the site including some sheltered housing. Site boundaries comprise a security fence surrounding the site. There is existing vehicular access to the site. This doubles up as a pedestrian pathway. There is pavement along Pinewood Gardens. The site is flat. Public views of the site are relatively limited due to its siting at the end of a cul-de-sac. It is seen in the context of the immediate surrounding area.
<b>Suitability:</b>	This PDL site inside the LBD is considered to be a sustainable site, however it is a small site.
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	Site is not a reasonable alternative.
<b>Conclusion:</b>	This site is considered to be a sustainable site however due to its small size it is considered unsuitable as a potential site allocation.
<b>Reason:</b>	This PDL site lies inside the LBD and as such is a sustainable site. Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

# Site Reference: 232; SALP AL/GB1 (Local Plan Allocation AL/SO 1)

**Site Address: Land between Bright Ridge and Speldhurst Road, Former Speldhurst Road Allotments, Southborough**

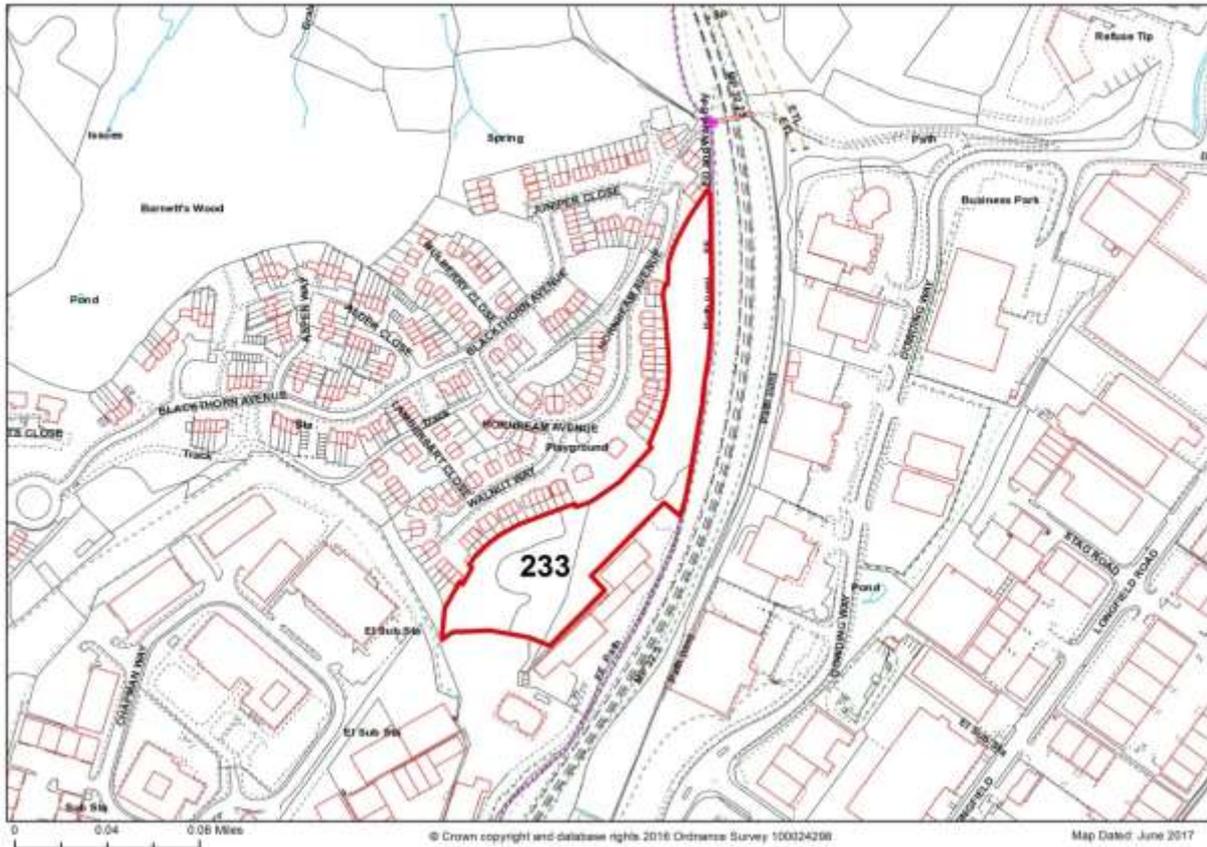


<b>Location:</b>	Southborough
<b>Settlement:</b>	Main Urban Area: Southborough/Royal Tunbridge Wells
<b>Gross area (ha):</b>	0.56
<b>Developable area (ha):</b>	0.56
<b>Site type:</b>	Mostly greenfield site / part PDL within LBD of Southborough
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	16
<b>Issues to consider:</b>	Adjacent to MGB; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: URBAN, GRADE 3; LCA: Urban, Wooded Farmland; Existing allocation AL/GB1 in Site Allocations Local Plan; As at 01 April 2020, site includes extant planning permission

	18/02618/OUT for 16 dwellings.
<b>Site Description:</b>	The top part of the site nearest the adjacent houses is hard surfaced with paving slabs. The bottom rectangular parcel is a green field. It is a former, now dis-used, allotments. There are no existing buildings on the site. The site is adjoined by residential properties. The public highway adjoins to the south and there are fields beyond to the west. There is hedging along the southern boundary. The top part is a chain linked fence with a pedestrian gate through. To the east and west are hedgerows. There is a tree located towards the north eastern corner of the site to the rear of adjacent dwellings. There is a timber field gate along the frontage with Speldhurst Road. There is a field gate to the site from the north east corner off Bright Ridge. A pedestrian path divides the two parts of the site east - west. There is a lack of pavements along this stretch of Speldhurst Road. The site is generally flat but the wider landscape to the south undulates. From Bright Ridge there is an open view of the top part of the site through to the middle area of the bottom part.
<b>Suitability:</b>	This mostly greenfield, but part PDL site is considered to be a suitable site inside the LBD of Southborough which has planning permission.
<b>Availability:</b>	Available Multiple ownership
<b>Achievability:</b>	This site is available and currently has planning permission. It is likely to be deliverable within the Local Plan period.
<b>Sustainability Assessment:</b>	The site is entirely within flood zone 1 and would not put great pressure on existing water supplier so the water objective scores slightly positively. Noise scores negative due to the location of the edge of the main Gatwick flight path. Air quality score is scored as mixed overall because the site is located so that a wide range of services can be reached without private car but it is still likely to increase traffic in the AQMA.
<b>Conclusion:</b>	Site is suitable as a potential Local Plan allocation.
<b>Reason:</b>	Site is inside the LBD, located in the main urban area of Southborough. The site is sustainable in this context. It has previously been allocated for development and has extant planning consent for residential development as at 01 April 2020.

## Site Reference: 233

**Site Address: Land rear Hornbeam Avenue / Walnut Way, Southborough**

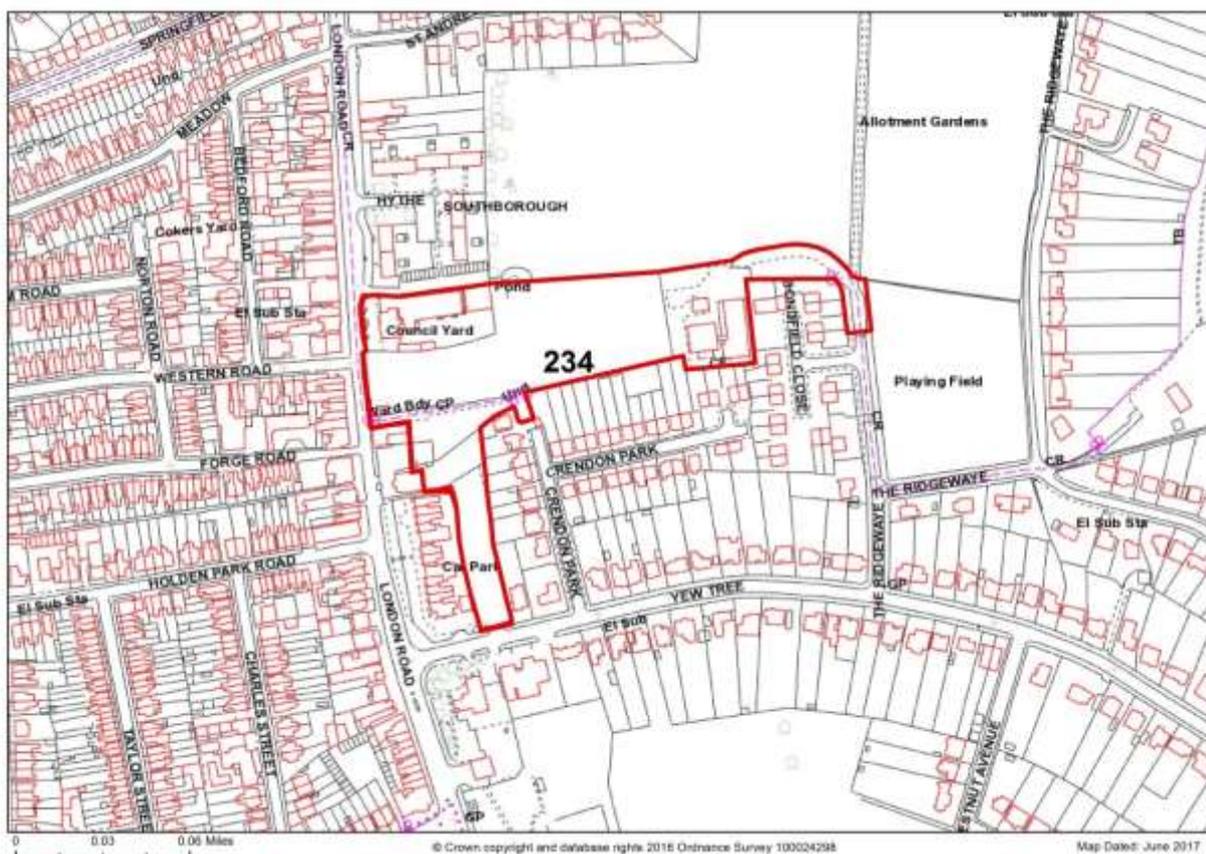


<b>Location:</b>	Southborough
<b>Settlement:</b>	Main Urban Area: Southborough/Royal Tunbridge Wells
<b>Gross area (ha):</b>	1.49
<b>Developable area (ha):</b>	1.49
<b>Site type:</b>	Greenfield site inside the LBD of Southborough
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	Northern part of site: Up to 15 Southern part of site: less than 10
<b>Issues to consider:</b>	Ecology: TPO; Transport Infrastructure: PRoW; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: URBAN, GRADE 3; LCA: Urban; Highways (access); Potential noise; Land contamination (Railway Land – tracks mainly, Works

	Unspecified Use – medium); As at 01 April 2020, part of site includes extant planning permission 18/03805/OUT for 15 dwellings
<b>Site Description:</b>	The site comprises an overgrown parcel of land with extensive tree cover. There are no existing buildings on the site. The site is adjoined by residential properties, a railway line, a footpath and some industrial uses. The site boundaries comprise some domestic treatments and trees. There is currently a lack of vehicular access to the site. There is a footpath through the site. There are pavements in Hornbeam Avenue / Walnut Way. There is a footpath that runs along the eastern edge of the site. The site is generally flat. It is at an elevated position relative to the railway line. The site is an enclosed site. Public views of the site are limited.
<b>Suitability:</b>	This is considered to be a sustainable site inside the LBD of Southborough, however the site is considered in two parts and the suitable part is a relatively small site.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	A reasonable site that scores several neutrals and positives which is well located in terms of provision of services, facilities and transport. The site is let down on biodiversity grounds as it is a designated Site of Nature Conservation Value.
<b>Conclusion:</b>	This site is considered to be a sustainable site in part for built development however it is a relatively small site and already benefits from planning permission on part of the site.
<b>Reason:</b>	The site lies inside the LBD within the main urban area and as such is considered a sustainable site in this context. It is however a constrained site due to its location adjacent to the main railway line and tree cover. Any yield arising is likely to be of a scale that is not considered suitable for allocation.

## Site Reference: 234; SALP AL/SO2

**Site Address: Southborough Hub, London Road, Southborough, TN4 0ND**



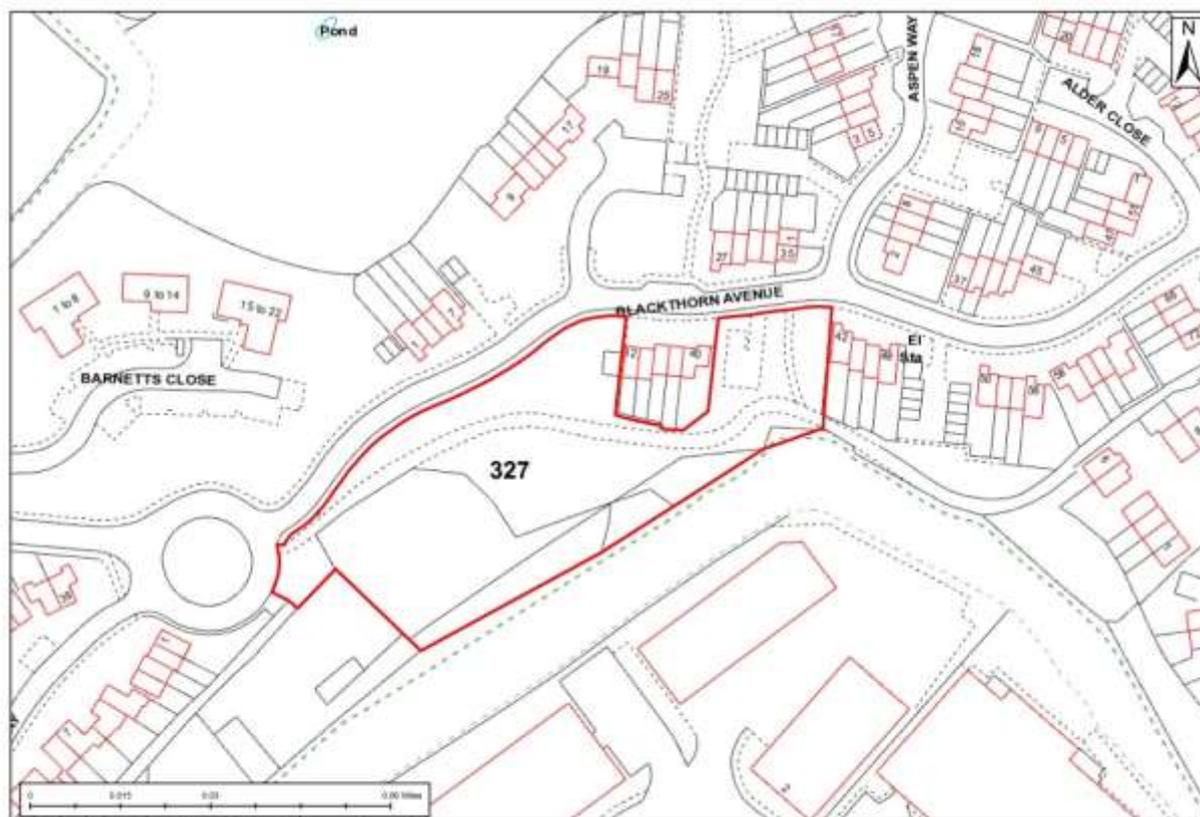
<b>Location:</b>	Southborough
<b>Settlement:</b>	Main Urban Area: Southborough/Royal Tunbridge Wells
<b>Gross area (ha):</b>	1.79
<b>Developable area (ha):</b>	1.79
<b>Site type:</b>	Part PDL/part greenfield site inside the LBD of Southborough
<b>Potential site use:</b>	Site has been assessed for development potential, notably for a mixed use scheme including residential, retail, and other mixed uses
<b>Potential yield if residential:</b>	69
<b>Issues to consider:</b>	Heritage: Adjacent to Listed Building; Ecology: TPO; 2016 Landscape Designation; HLC Period: Early modern, Early 20th century; APA: General background archaeological potential; ALC: URBAN; LCA: Urban; Existing allocation AL/SO2 in Site Allocations Local Plan;

	<p>Highway matters;</p> <p>Potential land contamination;</p> <p>Transport Infrastructure: In proximity to local cycle route;</p> <p>As at 01 April 2020, site includes extant planning permission 16/06081/HYBRID for 69 dwellings (site has been mostly completed as at 01 April 2020), and 17/03335/FULL for 20 dwellings;</p> <p>As at 01 April 2020, this site also includes extant planning consent for a new, mixed use Community Hub (18/03558/FULL)</p>
<b>Site Description:</b>	<p>Prior to being developed (see planning consent references above), the site comprised playing fields, the Royal Victoria Hall, the Southborough Town Council offices and some unmanaged land. The site includes a car park. There was also a disused theatre, the Southborough Town Council offices and outbuildings used for storage on the site.</p> <p>The site is adjoined by the Ridgeway playing fields and residential properties to the north of the site. It also adjoins retail/commercial uses and other residential uses. Allotment gardens adjoin the far eastern corner of the site. There was fencing around the unmanaged area to the south and some trees. There was metal fencing along the boundary fronting London Road. The site has an open boundary to the north. This site has vehicle access. The car park area of the site can be accessed from Yew Tree Road. There are pavements along London Road and Yew Tree Road. The site is flat. The site is generally enclosed but the car park area to the south is exposed.</p>
<b>Suitability:</b>	This is considered to be a sustainable site that has planning permission and has largely been implemented.
<b>Availability:</b>	<p>Available</p> <p>Multiple ownership</p>
<b>Achievability:</b>	This site is an existing allocation which has extant planning consents (which have been implemented). The site is available and it is considered that the site will be delivered within the Local Plan period.
<b>Sustainability Assessment:</b>	Site is not a reasonable alternative.
<b>Conclusion:</b>	This part PDL/part greenfield site is considered to be a sustainable site that has planning permission and has largely been implemented.
<b>Reason:</b>	Site is a part PDL site inside the LBD, located in the centre of the main urban area of Southborough. The site is sustainable in this context. The site currently has planning permission which has largely been implemented and it is therefore no longer considered necessary to allocate it within the Local Plan.

## Site Reference: 327

**Site Address: Land at Blackthorn Avenue, Royal Tunbridge Wells, Kent**

Call for Sites 2017 Submission



© Crown Copyright and database right 2012 Ordnance Survey 10004296

Map Date: June 2017

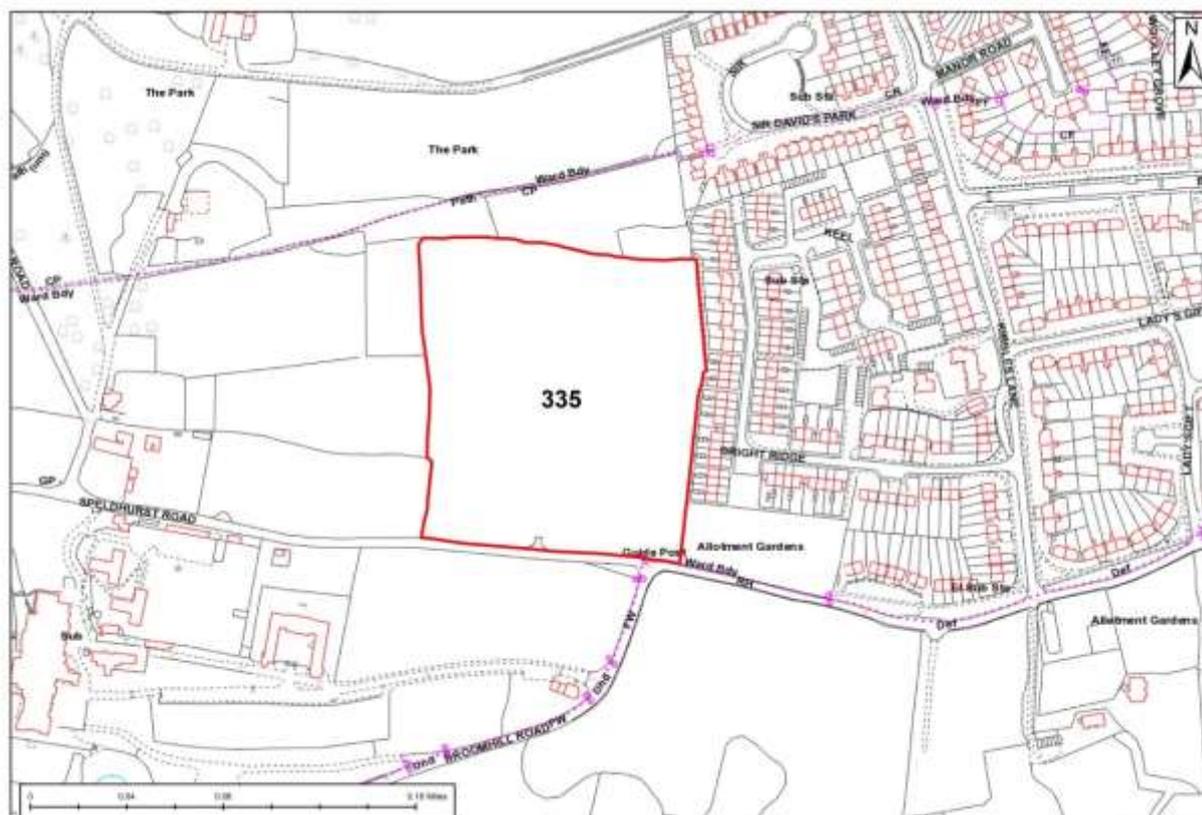
<b>Location:</b>	Southborough
<b>Settlement:</b>	Main Urban Area: Royal Tunbridge Wells/Southborough
<b>Gross area (ha):</b>	0.65
<b>Developable area (ha):</b>	0.65
<b>Site type:</b>	Greenfield site inside the LBD of Southborough
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	Less than 10
<b>Issues to consider:</b>	Ecology: SSSI; Transport Infrastructure: PRoW; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: URBAN, GRADE 4; LCA: Urban, Wooded Farmland; Highways (means of access)
<b>Site Description:</b>	This site is a grass verge and scrub land with a track through the central section. There are no existing buildings on site. Adjoining

	uses include residential and industrial. There is fencing within the site but the boundaries are open to the north. There is currently no vehicle access to the site. There is a pedestrian track through the site from the north. The site is steeply sloping down from the north to south. This site is exposed.
<b>Suitability:</b>	This greenfield site inside the LBD is considered to be a sustainable site however it is a small site.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	This is a reasonably located site which scores several neutrals and positives, a reflection of its location where there are services and facilities and transport.
<b>Conclusion:</b>	This site is considered to be a sustainable site however due to its small size it is considered unsuitable as a potential site allocation.
<b>Reason:</b>	This greenfield site lies inside the LBD at the main urban area and as such is considered a sustainable site in this context. It is a constrained site. Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

## Site Reference: 335

**Site Address: Land to the north of Speldhurst Road & to the west of Bright Ridge, Southborough, Kent**

Call for Sites 2017 Submission



© Crown Copyright and Address rights 2012 Ordnance Survey 100024296

Map Date: June 2017

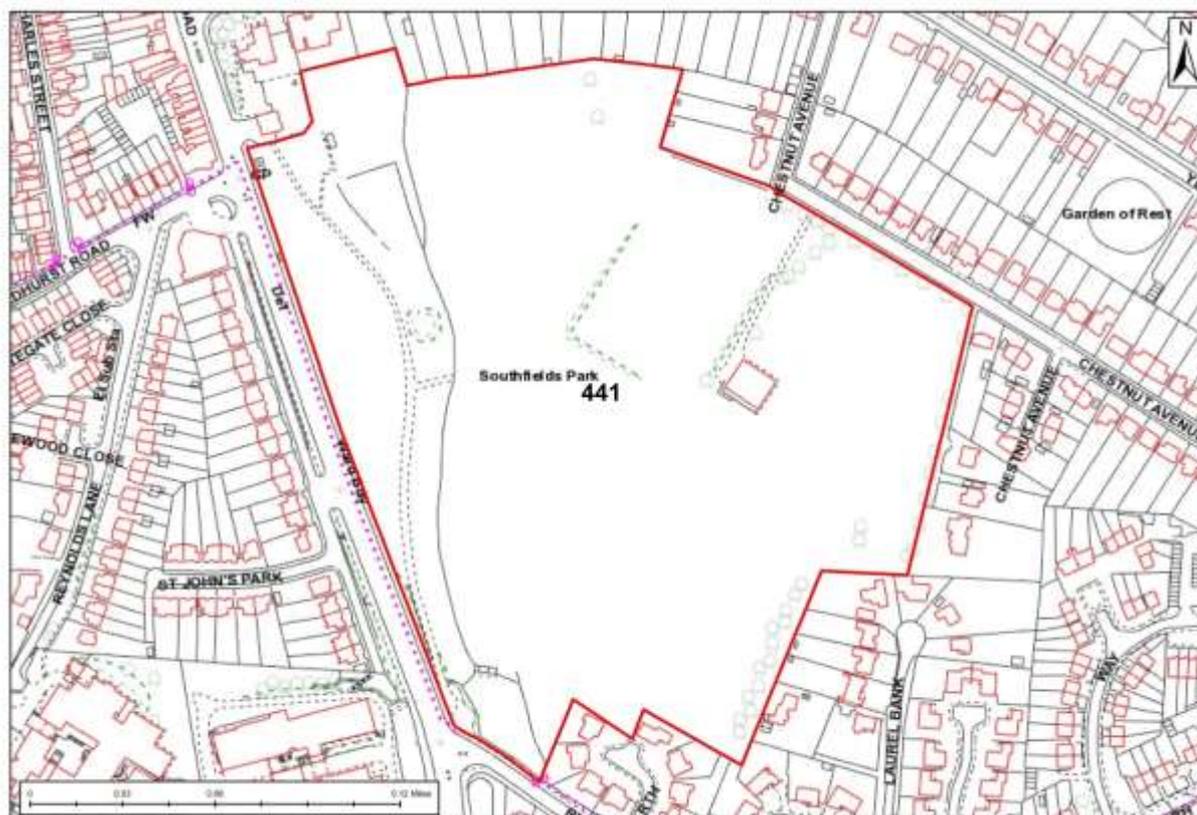
<b>Location:</b>	Southborough
<b>Settlement:</b>	Main Urban Area: Royal Tunbridge Wells/Southborough
<b>Gross area (ha):</b>	3.67
<b>Developable area (ha):</b>	3.67
<b>Site type:</b>	Greenfield site adjacent to the LBD of Southborough
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	110
<b>Issues to consider:</b>	AONB Component Part: Historic Field Boundaries, Historic Routeways Roads; MGB; AONB; HLC Period: Early post-medieval, Late 20th century; APA: Concentration of Mesolithic Findspots; ALC: URBAN, GRADE 3; LCA: Urban, Wooded Farmland;

	Heritage: Proposed KCC Historic Park and Garden Highways issues
<b>Site Description:</b>	The site is a greenfield site on which there are no existing buildings. The site is adjoined by residential properties and fields. Speldhurst Road adjoins the site to the south. Site boundaries include hedges and trees. There is a field gate to the south of the site. There is a Public Right of Way nearby to the north of the site. Site is mostly flat. There are private views of the site from adjoining properties and more open public views from Speldhurst Road.
<b>Suitability:</b>	This site is considered unsuitable because of harm that would be caused to the Green Belt, if the site were to be released from it, resulting in moderate harm. It would also harm the AONB. There are also historical, ecological and highways concerns.
<b>Availability:</b>	Available Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	This site scores some neutrals and positives but is let down on its heritage, land use and landscape scores. The whole site has archaeological potential and is an historic field. Land use score reflects the findings of the Green Belt Study.
<b>Conclusion:</b>	This site is considered unsuitable as a potential site allocation.
<b>Reason:</b>	There is concern over the impact on the Green Belt. The site is part of a parcel the release of which would cause moderate harm if released from the Green Belt. It would also cause harm to the AONB. There are also historic, ecological and highways concerns. This is not considered a suitable site for allocation within the Local Plan.

# Site Reference: 441

**Site Address: Southfields Park, St John's Road, Southborough, Kent**

Call for Sites 2017 Submission



© Crown Copyright and database rights 2012 Ordnance Survey 100021298

Map Date: June 2017

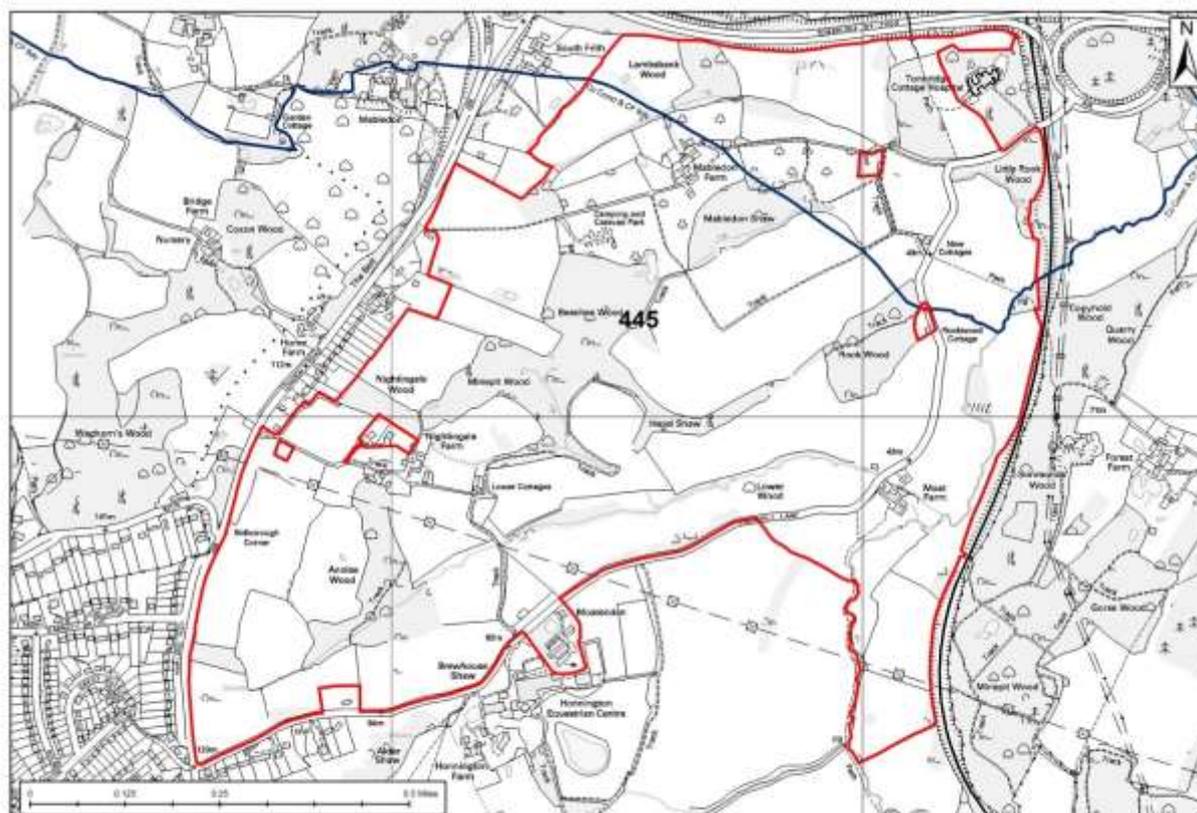
<b>Location:</b>	Southborough
<b>Settlement:</b>	Main Urban Area: Royal Tunbridge Wells/Southborough
<b>Gross area (ha):</b>	9.29
<b>Developable area (ha):</b>	9.29
<b>Site type:</b>	Greenfield site inside the LBD of Southborough used as school sports pitches
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential use
<b>Potential yield if residential:</b>	279
<b>Issues to consider:</b>	Ecology: TPO; 2016 Landscape Designation; HLC Period: Early 20th century; APA: General background archaeological potential; ALC: URBAN; LCA: Urban; Highway issues
<b>Site Description:</b>	This site is used as sports pitches by Skinners school. There is a

	sports pavilion on the site. Adjoining uses are predominantly residential. This site has strong boundaries all around. The A26 runs along the western side of the site and there is a dense woodland boundary along the entire edge of this site. Fencing and hedging borders the rest of the site. There is vehicular access into the site from Chestnut Avenue. Pedestrian access is from Chestnut Avenue off Yew Tree Road. This site is relatively flat. This site is relatively well enclosed due to strong boundary features.
<b>Suitability:</b>	This greenfield site inside the LBD is not considered to be suitable as it is currently in recreational use by Skinners School and it is constrained by ecological issues and potential access issues.
<b>Availability:</b>	Availability is uncertain Single ownership
<b>Achievability:</b>	N/A
<b>Sustainability Assessment:</b>	This is a reasonable site, located within accessible distance to key services and facilities and transport provision. Being adjacent to the A26 London Road it is let down on its noise score.
<b>Conclusion:</b>	This greenfield site inside the LBD currently used as sports pitches is considered unsuitable as a potential site allocation.
<b>Reason:</b>	There is significant concern regarding achievability of this site during the Local Plan period and it is subject to a number of constraints, including ecology, highways and access. It is therefore not considered suitable as a Local Plan allocation.

## Site Reference: 445

**Site Address: Mabledon and Nightingale east of A26 and south of the A21, Southborough, Kent**

Call for Sites 2017 Submission



© Crown Copyright and database rights 2012 Ordnance Survey 100021298

Map Date: June 2017

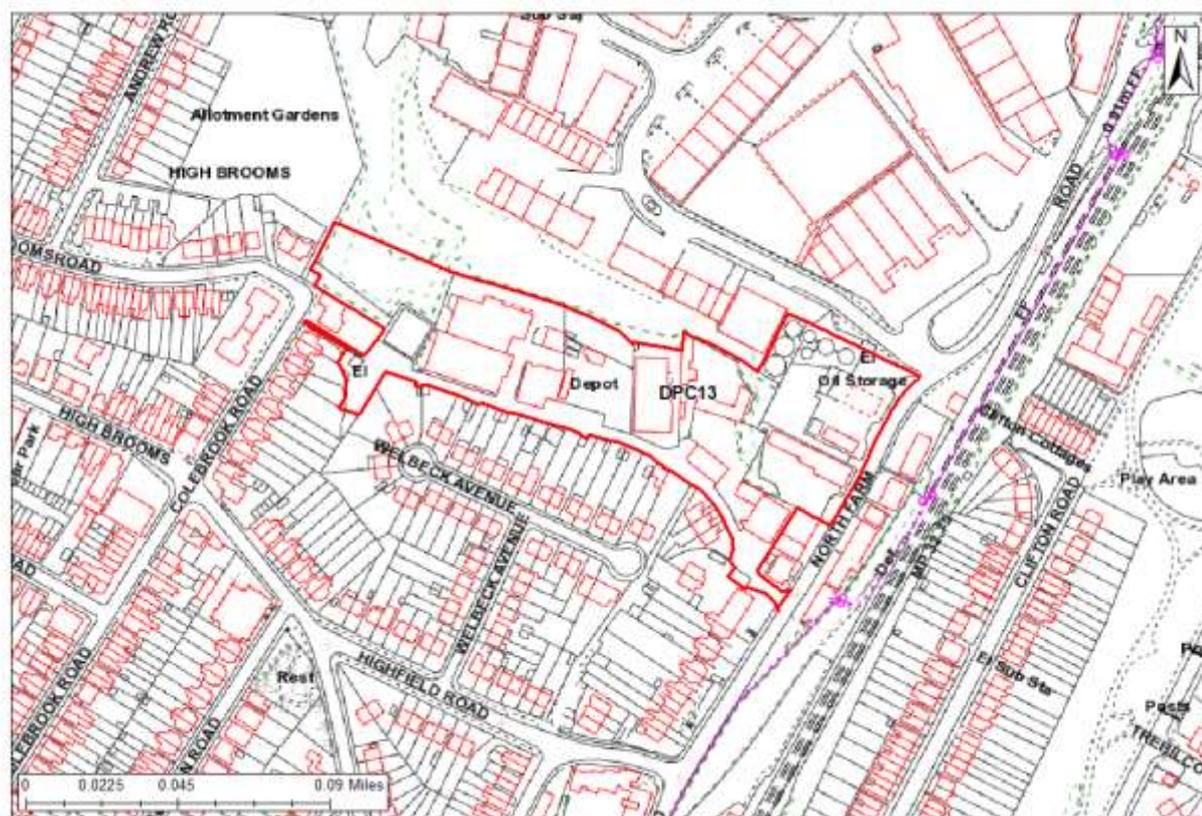
<b>Location:</b>	Southborough
<b>Settlement:</b>	In proximity to the Main Urban Area: Royal Tunbridge Wells/Southborough and Tonbridge
<b>Gross area (ha):</b>	171.88
<b>Developable area (ha):</b>	125.06
<b>Site type:</b>	Mix of greenfield and PDL including PDL in proximity to the LBD of Southborough.
<b>Potential site use:</b>	Site has been assessed for development potential, notably for a mixed use scheme including residential and economic (land-based) uses
<b>Potential yield if residential:</b>	50-120
<b>Issues to consider:</b>	Heritage: Conservation Area, Listed Buildings; Ecology: TPO, Ancient Woodland, LWS; AONB Component Part: Ancient Woodland, Farmstead, Historic Routeways PRoW, Historic Settlements, Water Courses, Ponds, Historic Field Boundaries, Heathland; Transport Infrastructure: PRoW;

	<p>MGB;  AONB;  Flood Zone 2;  Flood Zone 3;  HLC Period: Early medieval, Early 20th century;  APA: Milestone on London Road A26;  ALC: GRADE 4, GRADE 3;  LCA: Wooded Farmland, Forested Plateau;  Land contamination (Railway Land – tracks mainly, Hospitals, landfill site)</p>
<b>Site Description:</b>	<p>The site comprises a mix of uses including a farm, private dwellings, woodland, camping/caravan site, isolation hospital and fields. There are several existing buildings on the site. The site is adjoined by residential uses, agricultural land and the A26, London Road. Boundaries of the site comprise mostly trees and boundaries are open in parts. The southern boundary follows a stream and there are ponds on the site. There are trees within the site. There is existing vehicular access to the site off the A26 London Road and Vauxhall Lane runs through the site. There is pavement along the eastern stretch of London Road along the site frontage. There is some pavement on the western stretch of London Road but not opposite the site. The site has a complex topography. Public views possible including views from London Road, Vauxhall Lane.</p>
<b>Suitability:</b>	<p>This site is considered unsuitable because of harm that would be caused to the Green Belt, if the site were to be released from it, resulting in very high harm. There would also be significant harm to the AONB and the landscape in this area as well as concerns in relation to ecology and the historic environment.</p>
<b>Availability:</b>	<p>Available  Single ownership</p>
<b>Achievability:</b>	<p>N/A</p>
<b>Sustainability Assessment:</b>	<p>This site has mixed scores. Water score reflects fact that there are areas of flood zone 2 and 3 within the site. Business and housing objectives scores positively as the proposed site use is for extensive land-based economic development thus benefitted the rural economy, whilst also meeting housing needs. There are large sites of biodiversity value in the area and, without detail on layout and design. There is a risk these could be negatively impacted upon. The adverse impacts on the AONB predicted by the 2020 LVIA report have been considered in the Landscape and Land Use scores.</p>
<b>Conclusion:</b>	<p>This site is considered unsuitable as a potential allocation.</p>
<b>Reason:</b>	<p>There is concern over the impact on the Green Belt. The site is part of a larger parcel the release of which would cause very high harm if released from the Green Belt. There would also be significant harm to the AONB and the landscape in this area as well as concerns in relation to ecology and the historic environment. This site is not considered suitable to be allocated within the Local Plan.</p>

## Site Reference: DPC13 (Local Plan Allocation AL/SO3)

**Site Address: Baldwin's Lane, North Farm Road, Tunbridge Wells**

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



© Crown Copyright and database rights 2020 Ordnance Survey 100024298

Map Dated: February 2020

<b>Parish:</b>	Southborough
<b>Settlement:</b>	Southborough
<b>Gross area (ha):</b>	1.82
<b>Developable area (ha):</b>	1.75
<b>Site type:</b>	PDL site inside the LBD of Southborough
<b>Potential site use:</b>	Site has been assessed for development potential, notably for residential development
<b>Potential yield if residential:</b>	26
<b>Issues to consider:</b>	Ecology: SSSI; Transport Infrastructure: PRoW; HLC Period: Early modern, Early 20th century; APA: General background archaeological potential; ALC: URBAN; LCA: Urban;

	<p>Land Contamination: Landfill Site, Manufacture of Clay Bricks, Unknown Filled Ground, Works Unspecified Use – Medium Risk, Repairs and Sales of Motor Vehicles, Works Unspecified Use – High Risk;</p> <p>Within Limits to Built Development</p> <p>This site currently has planning permission for 26 dwellings on part of the site (20/00881/FULL) as of 1<sup>st</sup> April 2020</p>
<b>Site Description:</b>	<p>This site is a mixed commercial area with a range of commercial buildings, a water tank, areas of parking and vacant buildings and plots within the extent of the submitted area. The site consists of frontage on to North Farm Road with large vacant buildings on the frontage. There is a single access point from High Brooms Road via Baldwins Lane which runs up the western boundary of the site. The site is subject to significant changes in topography and rises steeply to the rear of the site. To the north and east of the site are further commercial buildings within the High Brooms Industrial area. To the south is residential development at Wellbeck Avenue close up to the boundary of the site. Further residential development is found to the west at Colebrook Road. There is a Public Right of Way linking North Farm Road and Colebrook Road (via a flight of steps) to the west of the site. The site is in close proximity to High Brooms Train Station.</p>
<b>Suitability:</b>	<p>This PDL site inside the LBD is considered to be a suitable site in part for development within the Local Plan. It is well located for access to existing services and facilities within the Main Urban Area and in close proximity to High Brooms Railway Station.</p>
<b>Availability:</b>	<p>Available in part</p> <p>Multiple ownership</p>
<b>Achievability:</b>	<p>This is a suitable site in part that has existing planning permission on part of the site. It is available in part and is considered likely to be delivered in the Local Plan period.</p>
<b>Sustainability Assessment:</b>	<p>Largely sustainable site. The resources objective is scored to reflect the necessity for demolition. The remaining negative scores are minor and reflect loss of existing business space and noise sensitive location. The urban location means reliance on private car use is not essential for access the wide range of facilities and services.</p>
<b>Conclusion:</b>	<p>This PDL site is considered suitable in part as a potential Local Plan allocation as confirmed by the SA.</p>
<b>Reason:</b>	<p>This site is a PDL site inside the LBD of Southborough and is considered to be a sustainable site in this context. The whole site is in a number of different ownerships and availability is therefore uncertain. Therefore the part of the site that is available and has existing planning permission is considered to be suitable as a Local Plan allocation.</p>

**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**