

Tunbridge Wells Borough



Tunbridge Wells Borough Council

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

**Cranbrook and Sissinghurst Sites Addendum  
Site Assessment: Land to west of Tilsden Lane, Cranbrook  
(Reference: DPC23)**

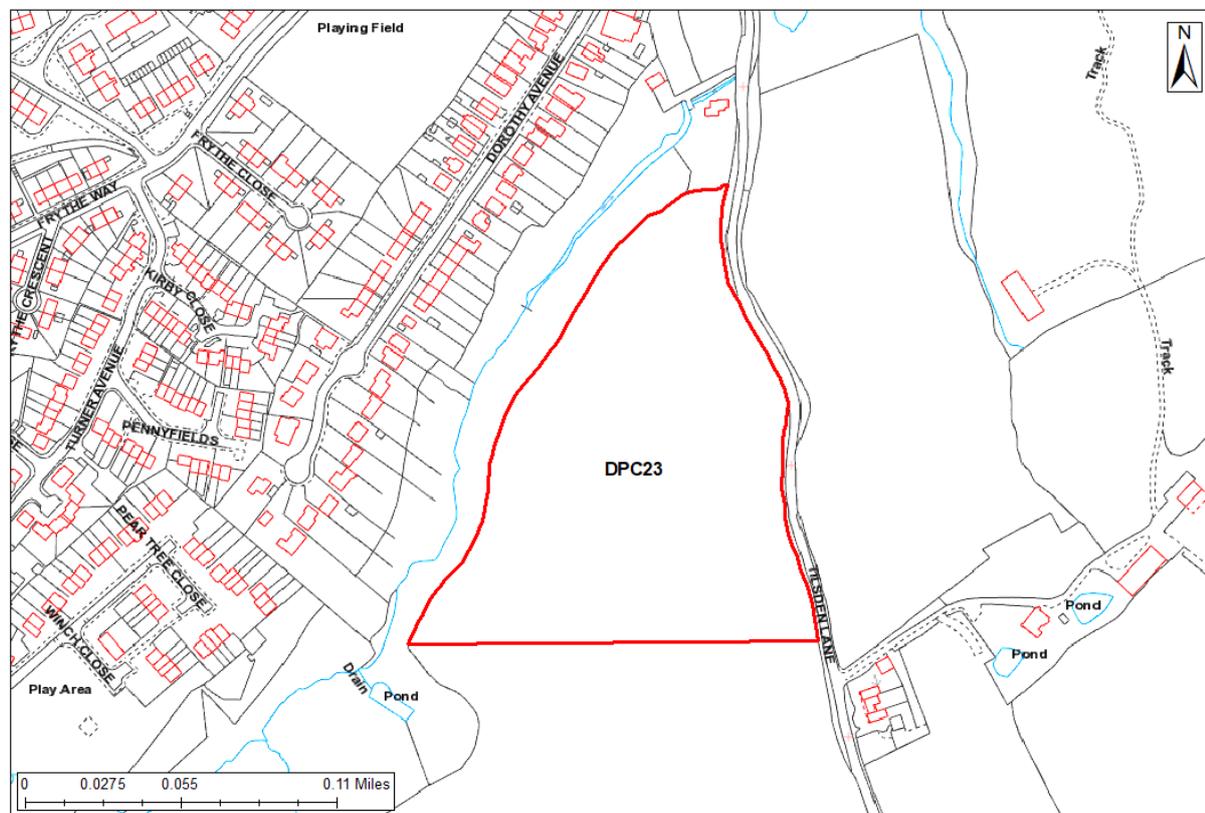
April 2021



# Site Reference: DPC23

## Site Address: Land to west of Tilsden Lane, Cranbrook

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



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Map Dated: February 2020

<b>Parish:</b>	Cranbrook & Sissinghurst
<b>Settlement:</b>	Cranbrook
<b>Gross area (ha):</b>	3.62
<b>Developable area (ha):</b>	2.84
<b>Site type:</b>	Greenfield site in rural area
<b>Potential site use:</b>	Site has been assessed for development potential; notably for residential use
<b>Potential yield if residential:</b>	Not to be allocated for residential
<b>Issues to consider:</b>	AONB; AONB Component Part: Historic Settlements, Ancient Woodland, watercourses, Historic Routeways Roads; Ecology: Ancient Woodland; ALC: Grade 3; APA: Site of post medieval brewery, General background archaeological potential; HLC Period: Early medieval, Early 20th century, Early modern; LCA: Fruit Belt
<b>Site Description:</b>	The site consists of an undeveloped green field. There are no

	<p>existing buildings on the site. Adjacent to the western boundary of the site, to the west of mature trees and a stream, are the gardens of residential dwellings fronting onto Dorothy Avenue. Other adjacent uses are predominantly agricultural related with a number of residential dwellings to the south-east on the opposite (eastern) side of Tilsden Lane, the road that runs along the site's eastern boundary. There are views out of the site towards the south, the southern boundary of the site area submitted for consideration being an arbitrary one, with no delineating landscape features. Boundary features along the road comprise mature hedges, The site is raised up in relation to the road with the land sloping upwards towards the north. There is no obvious access into the site and a lack of pavement along Tilsden Lane that is a narrow and winding rural lane. (Site forms the northern portion of Site 92)</p>
<b>Suitability:</b>	<p>Unsuitable: concern is raised by the impact of development upon the landscape and settlement pattern, the site being located on the edge of the settlement within the AONB. It is unlikely that a safe, suitable and sustainable access for both vehicles and pedestrians can be achieved. Concern is also raised by the impact of increased traffic movements arising from the development upon a number of road junctions within the immediate and wider area.</p>
<b>Availability:</b>	<p>Available. Single ownership</p>
<b>Achievability:</b>	<p>N/A</p>
<b>Sustainability Assessment:</b>	<p>A site with a range of scores including neutrals with some positives reflecting the location on the edge of the town centre. Heritage scores negatively as a result of the contribution the site makes to Conservation Area and its setting. A negative score is also applied to the landscape objective because development of the site would result in the loss of a historic field in the AONB.</p>
<b>Conclusion:</b>	<p>This site is considered unsuitable as a potential site allocation.</p>
<b>Reason:</b>	<p>It is considered that allocation of this site in an unsustainable location would cause significant harm to the landscape and impact upon the setting of the rural settlement located within the AONB.</p>

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

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