

Tunbridge Wells Borough



Tunbridge Wells Borough Council

Site Assessment Sheets for Goudhurst Parish

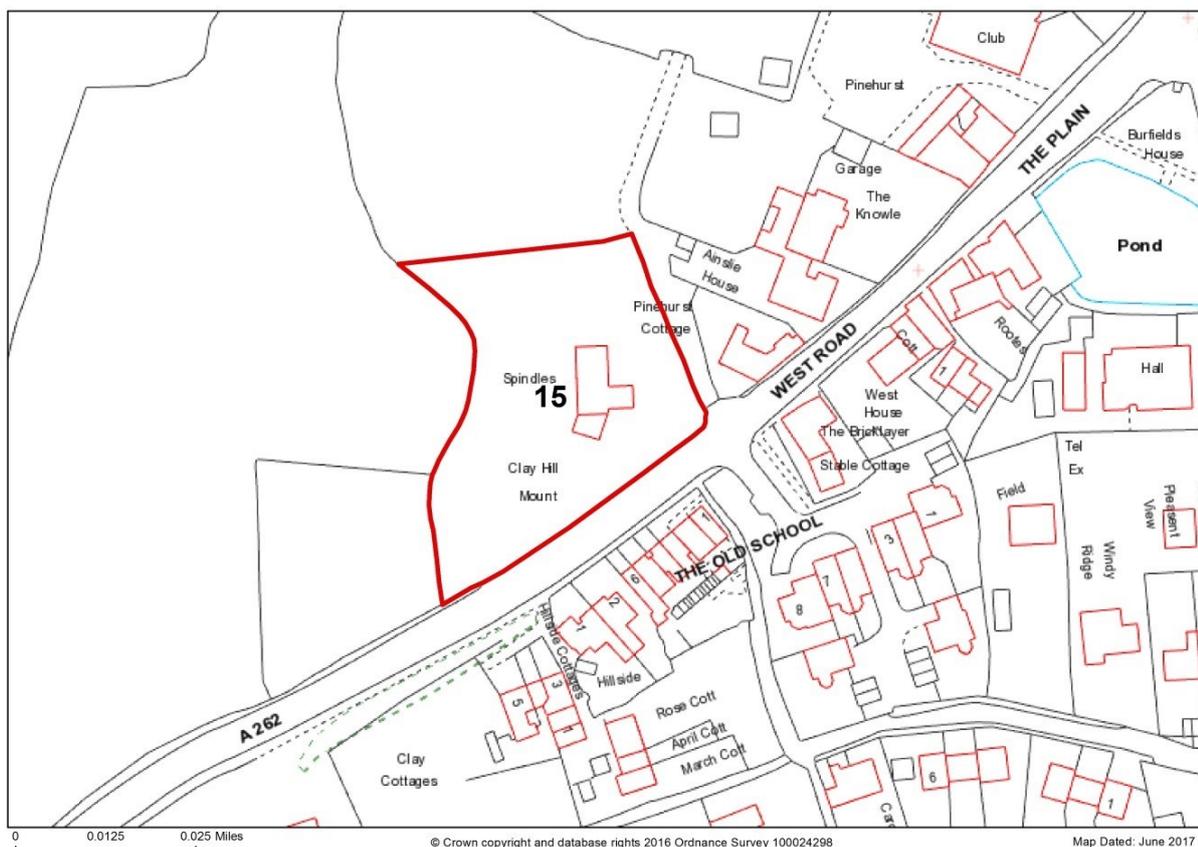
Strategic Housing and Economic Land Availability Assessment –
Regulation 18 Consultation

July 2019



Site Reference: 15

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

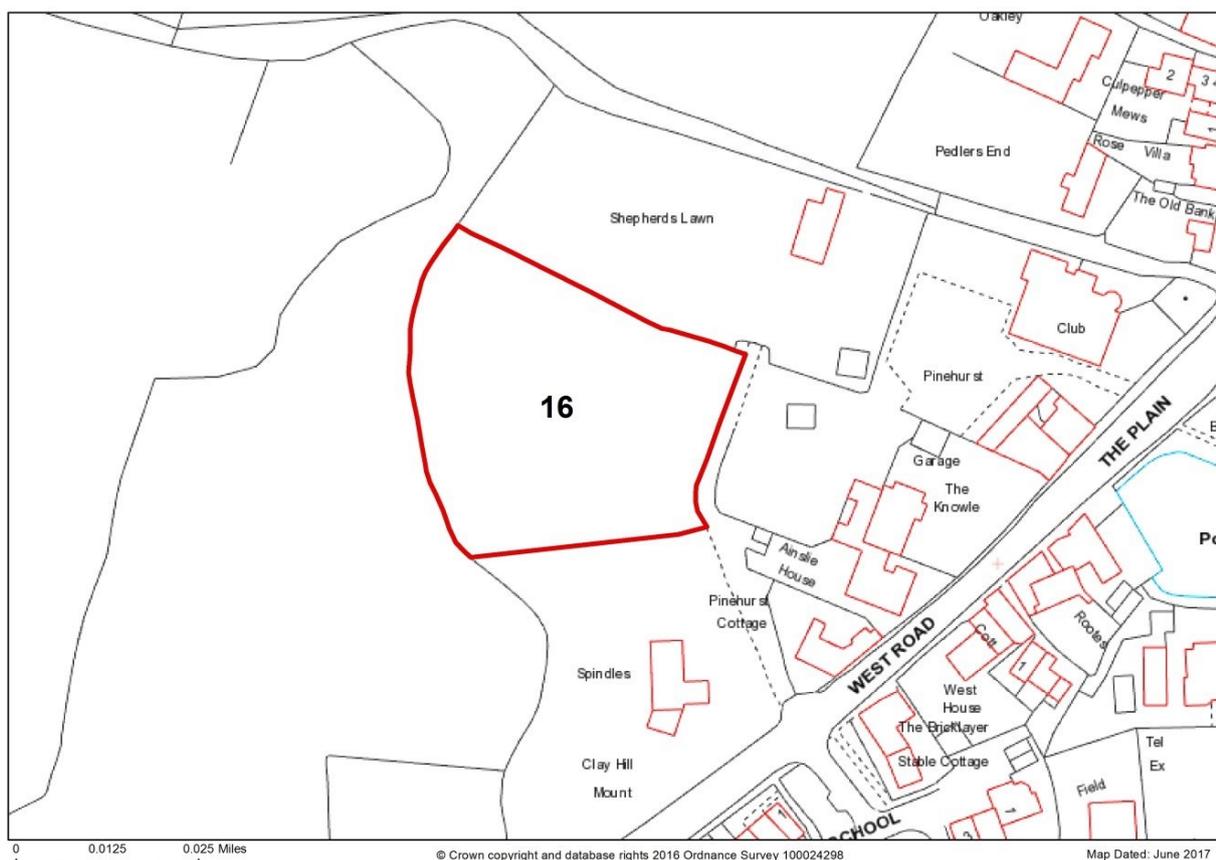


Parish:	Goudhurst
Settlement:	Goudhurst
Gross area (ha):	0.33
Developable area (ha):	0.33
Site type:	Part PDL / part greenfield site part within and partly adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	10 or less
Issues to consider:	AONB (2 component parts); Ecological interest; notable feature/designation; Heritage matters (Conservation Area/adjacent to listed buildings); Local Plan landscape policy; Tree Preservation Order; Highway matters (access); The site is part in and part outside the existing Limits to Built Development;

	ALC: Grade 3
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: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site is below the threshold for Sustainability Assessment purposes.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	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 and on the hill top pattern of the settlement generally. 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

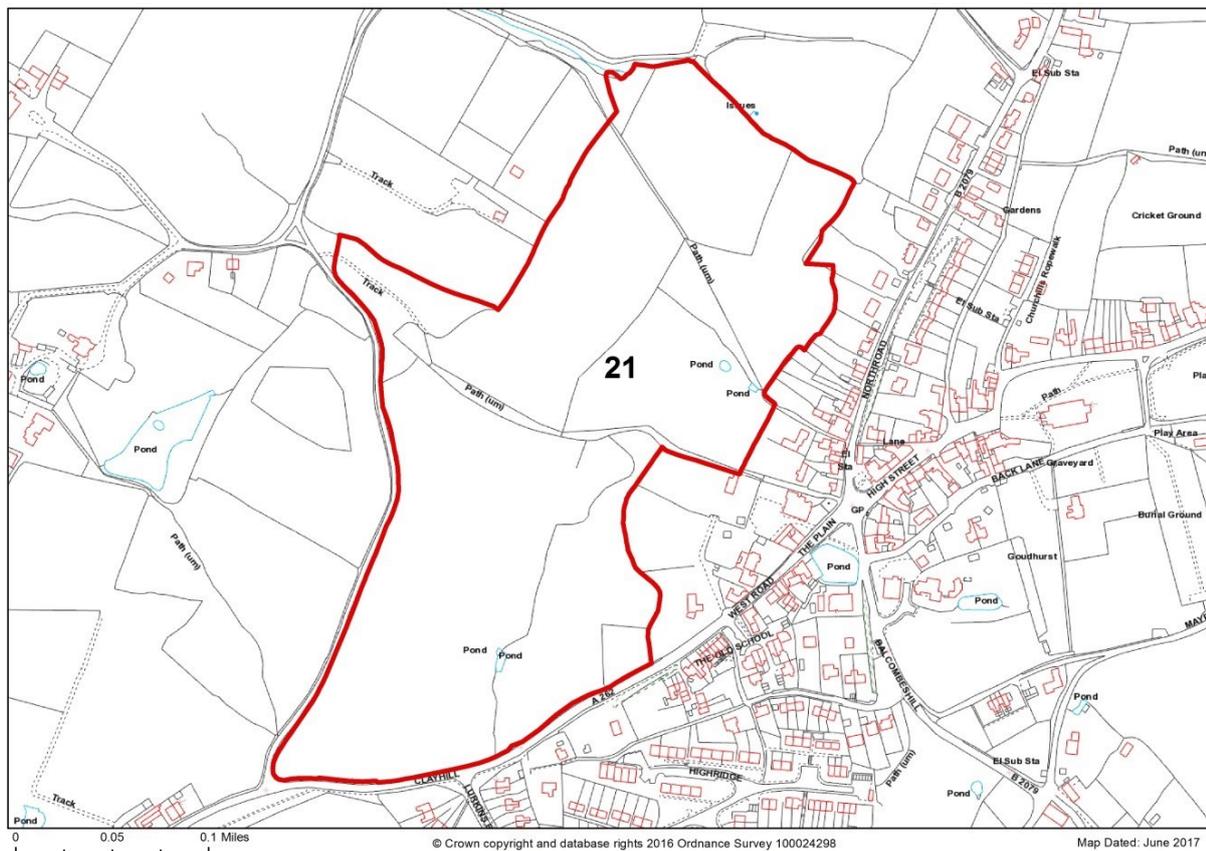


Parish:	Goudhurst
Settlement:	Goudhurst
Gross area (ha):	0.37
Developable area (ha):	0.37
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	11
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; Heritage matters (Conservation Area); Highway matters (access); Tree Preservation Order; The south eastern corner of the site abuts the existing Limits to Built Development;

	ALC: Grade 3
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: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This 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 and settlement pattern generally.

Site Reference: 21

Site Address: Land adjacent to Clay Hill, west of Goudhurst

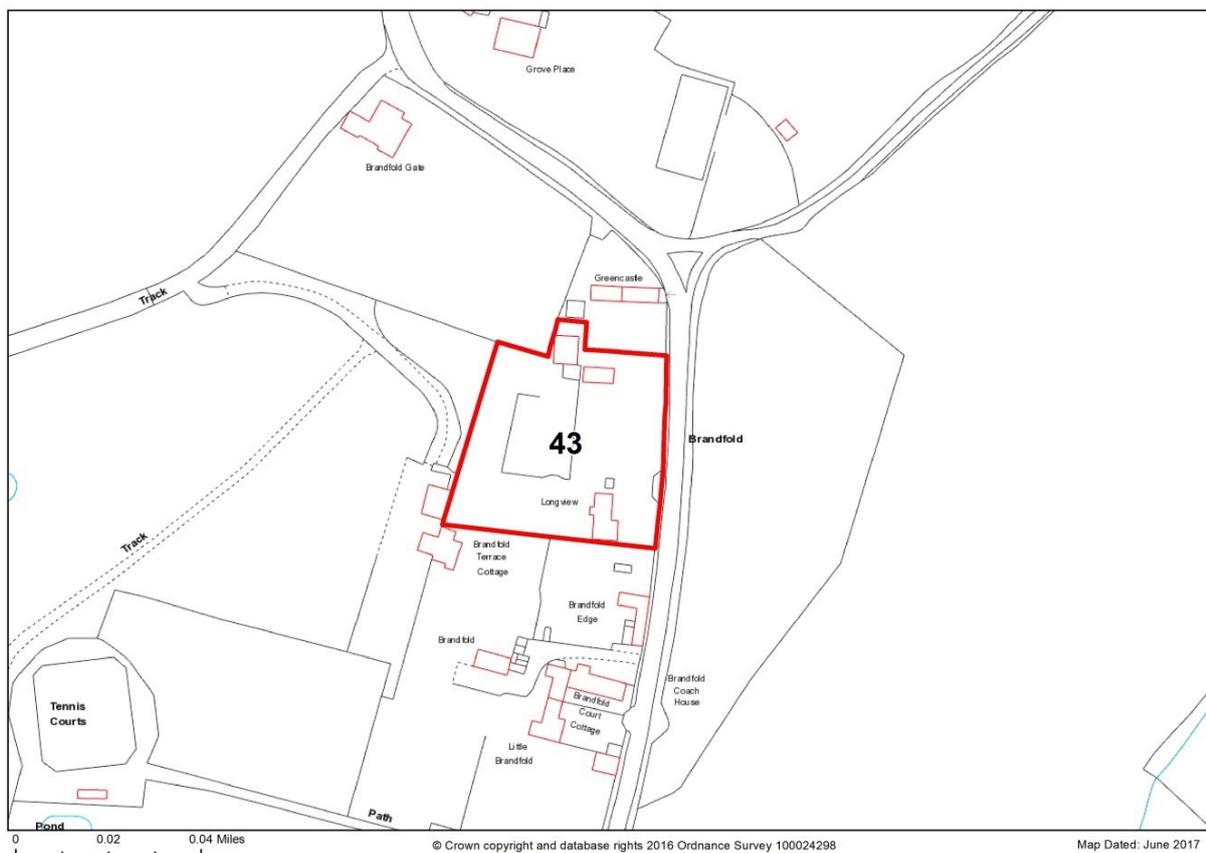


Parish:	Goudhurst
Settlement:	Goudhurst
Gross area (ha):	14.43
Developable area (ha):	12.97
Site type:	Greenfield site part adjacent/in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	389
Issues to consider:	AONB (8 component parts); Highway matters (access); Heritage matters (largely adjacent to Conservation Area/ part within the Conservation Area at south eastern corner); Ecological interest; notable feature/designation; Adjacent to existing Limits to Built Development; Land contamination (sewage treatment works); In proximity to national cycle route; ALC: Grade 3

Site Description:	<p>The site comprises an arable green field which is managed. There are no existing buildings on the site. The site is adjoined by residential properties and agricultural uses. The site boundaries include hedgerows along most of the boundaries with some mature trees. There are ponds on the site, around which the land is water logged. There is a stream at the northern end of the site. There are also domestic boundaries with nearby dwellings. National Cycle Route 18 runs adjacent to the site frontage with Smiths Lane.</p> <p>There is a farm access through the field which is gated on Clay Hill. This access is not a 'made' access. There are pavements along most of Clay Hill on the eastern side of the road. There is a lack of pavement along Smiths Lane. Public Rights of Way numbers WC27 and WC26A run through the middle/northern end of the site. The topography of the site slopes downwards to the west towards an adjacent road, Smiths Lane that forms the western boundary of the site. The site undulates. There are far reaching views of the site from the surrounding areas.</p>
Suitability:	Unsuitable: see reason below
Availability:	Unavailable 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 no longer available. In addition it is a steep site, which it is considered would not form a logical extension to Limits to Built Development, which would go against the hill top pattern of development. Allocation of this site would significantly impact upon the landscape and settlement pattern.

Site Reference: 43

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

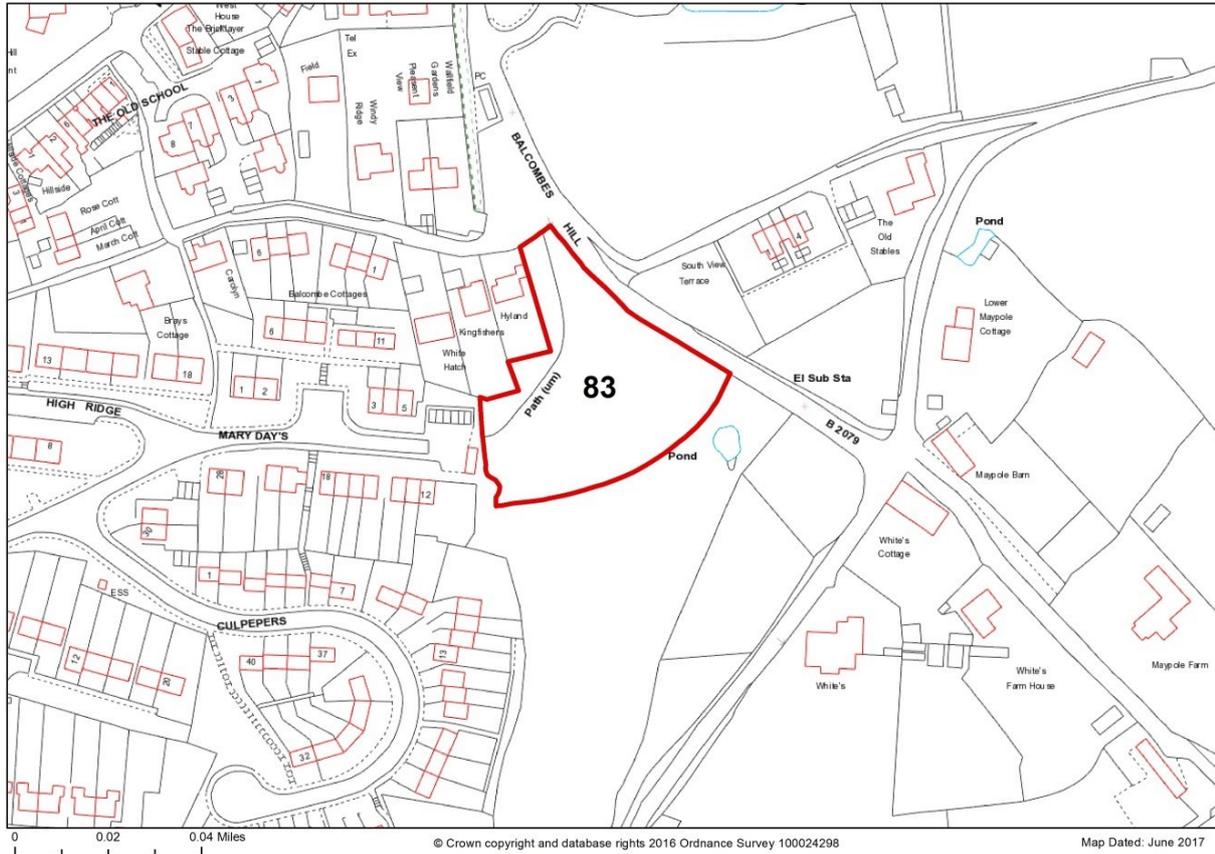


Parish:	Goudhurst
Settlement:	Remote from settlement centre
Gross area (ha):	0.45
Developable area (ha):	0.45
Site type:	PDL site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	14
Issues to consider:	AONB 1 (component part); Highway matters (access); ALC: Grade 3
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: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is remote from a settlement centre and is unlikely to be sustainable in this context.

Site Reference: 83

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

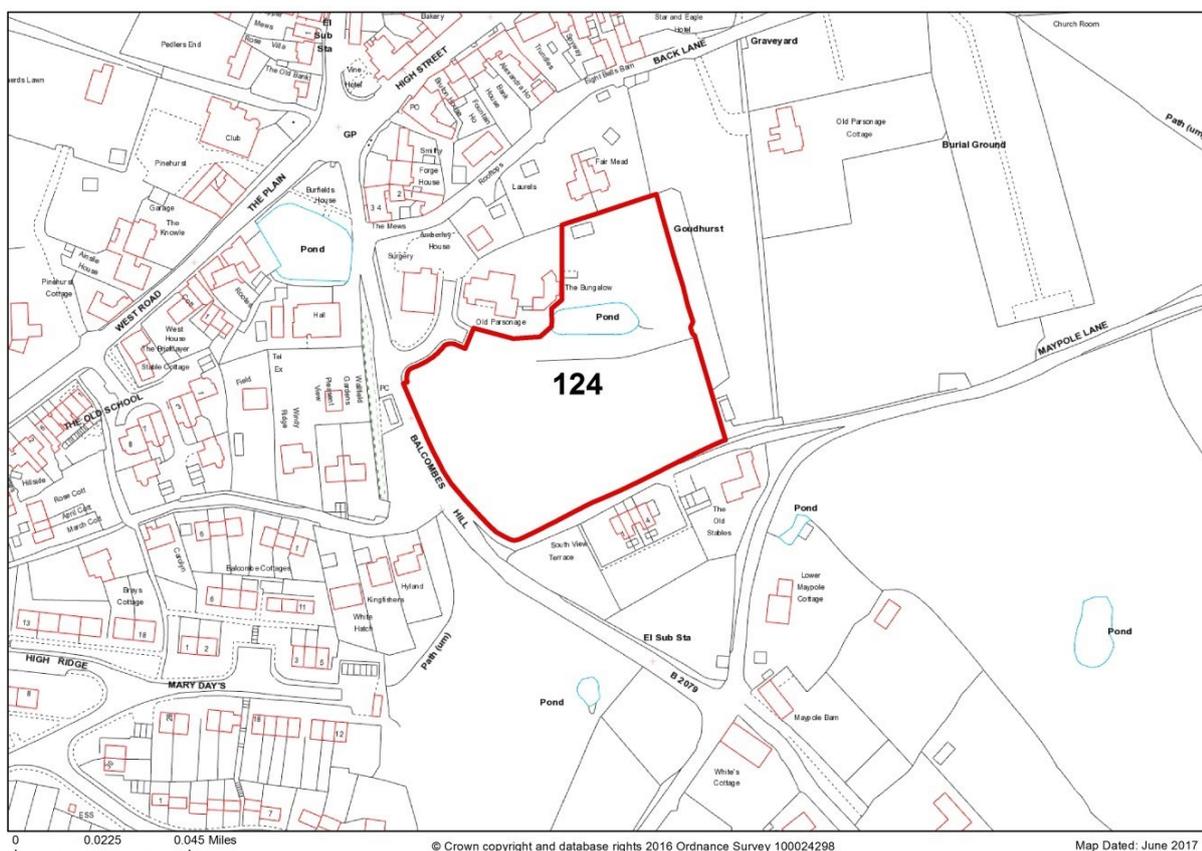


Parish:	Goudhurst
Settlement:	Goudhurst
Gross area (ha):	0.44
Developable area (ha):	0.44
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	13
Issues to consider:	AONB (2 component parts); Ecological interest; notable feature/designation; Heritage matters (adjacent to Conservation Area); Highway matters (access); Adjacent to existing Limits to Built Development; ALC: Grade 3

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: see reason below
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 an historic settlement.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	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. In addition there is concern about the ability to provide an appropriate means of access to the site

Site Reference: 124 (Local Plan Allocation AL/GO1)

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

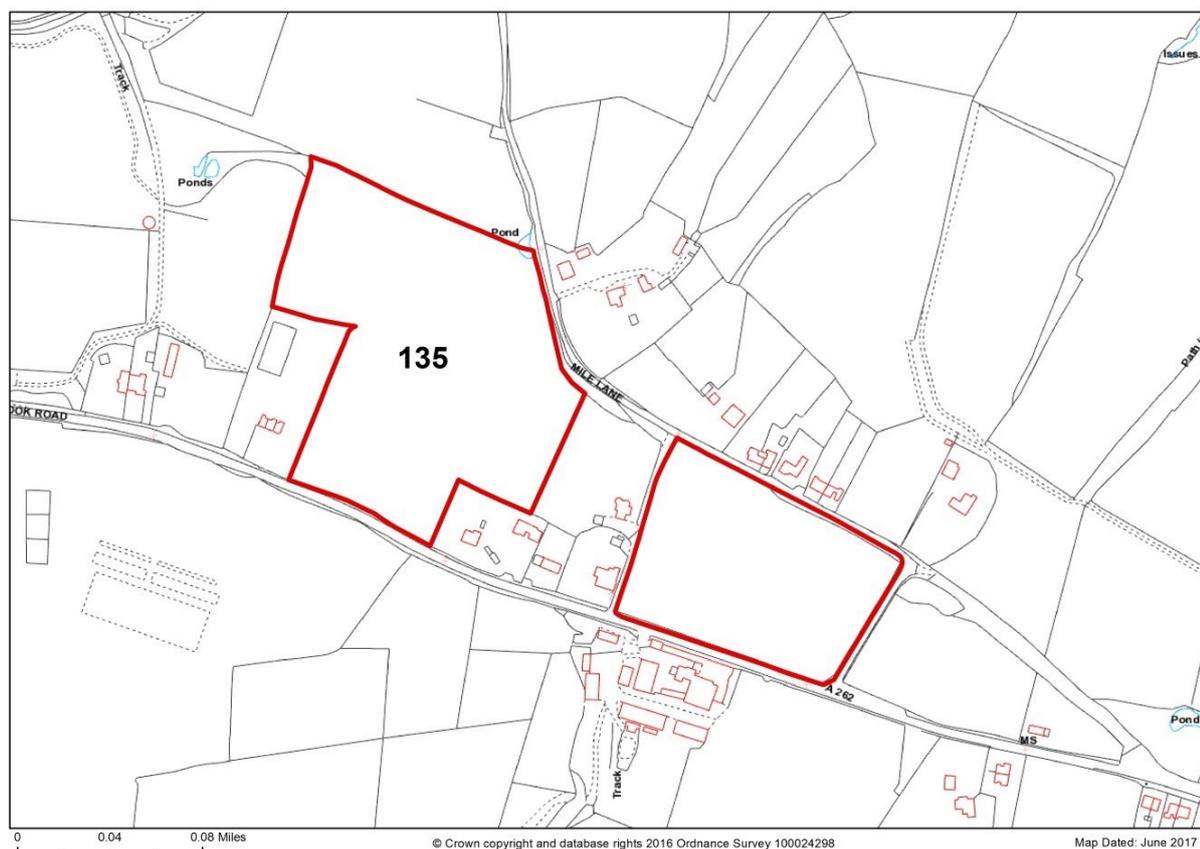


Parish:	Goudhurst
Settlement:	Goudhurst
Gross area (ha):	1.07
Developable area (ha):	1.07
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	10-15
Issues to consider:	AONB (3 component parts); Highway matters (access); Ecological interest; notable feature/designation; Heritage matters (Conservation Area and adjacent to Listed Buildings); Adjacent to existing Limits to Built Development; ALC: Grade 3

	This site currently has a planning application for 14 dwellings (19/00280/FULL) as of 1st April 2019
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: see reason below
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 largely neutral scores. Slight negative scores mostly reflect dependency on private car use.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	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.

Site Reference: 135

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

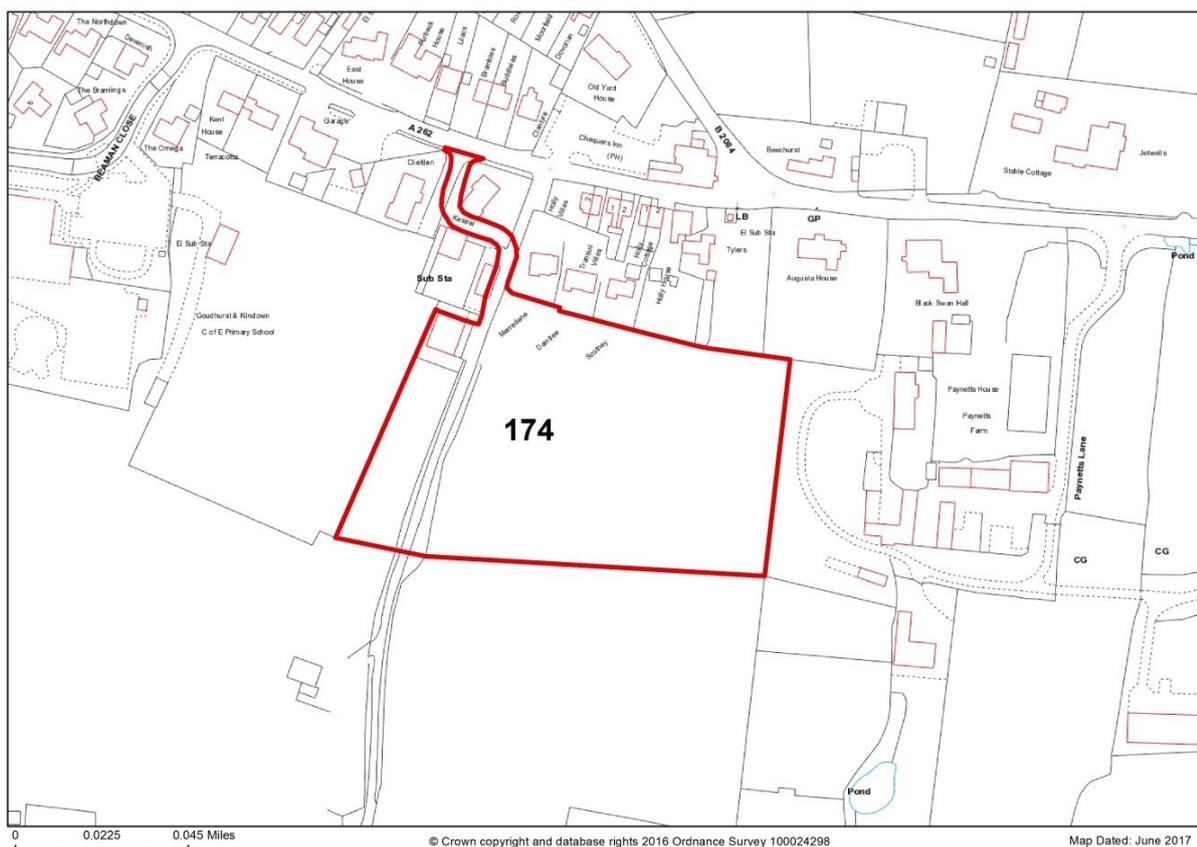


Parish:	Goudhurst
Settlement:	Remote from settlement centre
Gross area (ha):	5.68
Developable area (ha):	5.68
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	171
Issues to consider:	AONB (3 component parts); Highway matters; Heritage matters (adjacent to listed buildings); ALC: Grade 3
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

	<p>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.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from the settlement centre is unlikely to be sustainable in this context.

Site Reference: 174 (Local Plan Allocation AL/GO2)

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



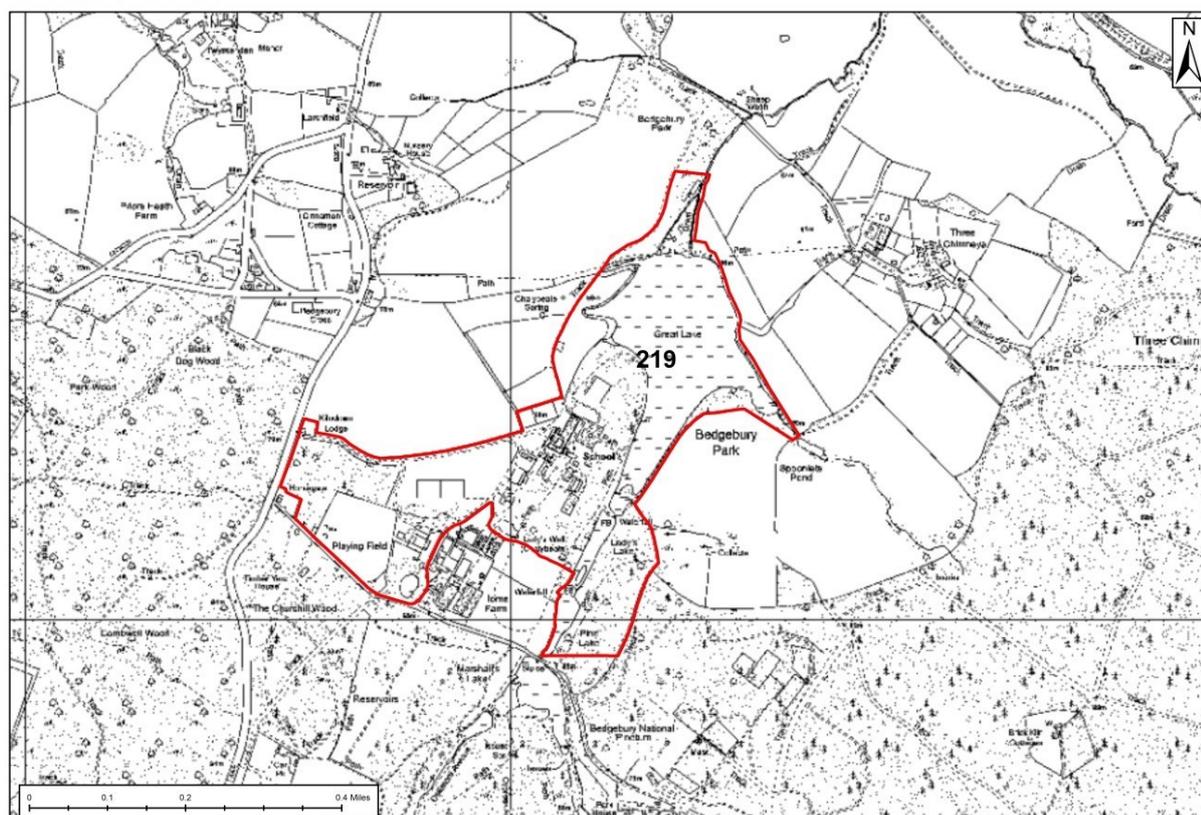
Parish:	Goudhurst
Settlement:	Goudhurst
Gross area (ha):	1.74
Developable area (ha):	1.74
Site type:	Mostly greenfield / part PDL site within and adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	12 (11 net)
Issues to consider:	AONB (2 component parts); Highway matters (access); Ecological interest; Heritage matters (adjacent to listed buildings); Part within / mostly adjacent to the existing Limits to Built Development; Land contamination (electricity substation, Unknown Filled Ground, Works Unspecified Use (medium));

	ALC: Grade 3; This site has planning consent for 11 (net) dwellings (17/02765/OUT) as of 1st April 2019
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: see reason below
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 dependency on private car use.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	This site lies partly within and partly adjacent to the LBD. It 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 database rights 2012 Ordnance Survey 100024298

Map Dated: Feb 2018

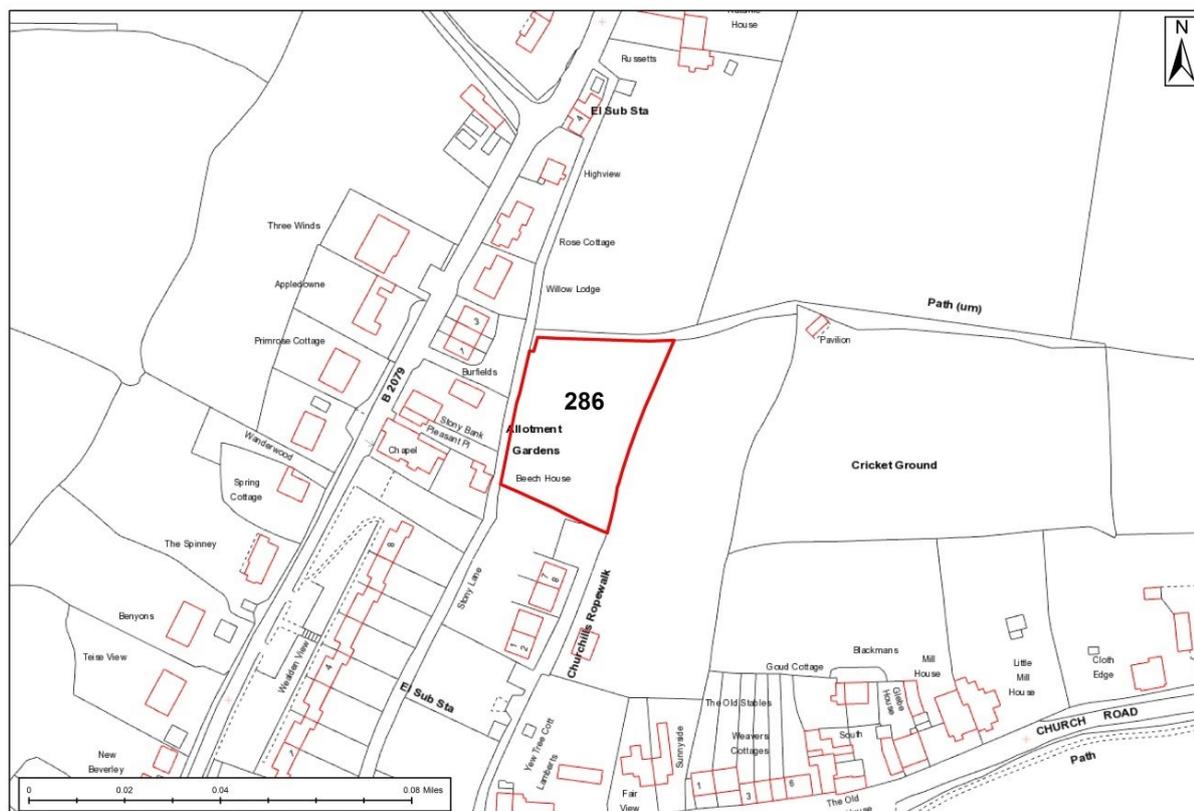
Parish:	Goudhurst
Settlement:	Remote from settlement centre
Gross area (ha):	36.55
Developable area (ha):	32.02
Site type:	PDL site in rural area
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential use.
Potential yield if residential:	480 - 961
Issues to consider:	AONB (7 component parts); Highway matters; Heritage matters (listed buildings); Tree Preservation Order; Ecological interest; notable feature/designation; Land contamination (sewage treatment works and Unspecified Use (medium risk));

	Flood Zone 2 (0.01%), 3a (0.01%), and 3b (0.01%); In proximity to national cycle route; ALC: Grade 3, Non-Agricultural
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:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This 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.

Site Reference: 286

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

Call for Sites 2017 Submission



© Crown Copyright and database rights 2012 Ordnance Survey 100024298

Map Dated: June 2017

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 (3 component parts); Ecological interest; notable feature/designation; Highways (means of access); Heritage matters (adjacent to Conservation Area); ALC: Grade 3
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: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is below the threshold for Sustainability Assessment purposes.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is adjacent to the LBD 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

Site Reference: 294

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

Call for Sites 2017 Submission



© Crown Copyright and database rights 2012 Ordnance Survey 100024298

Map Dated: June 2017

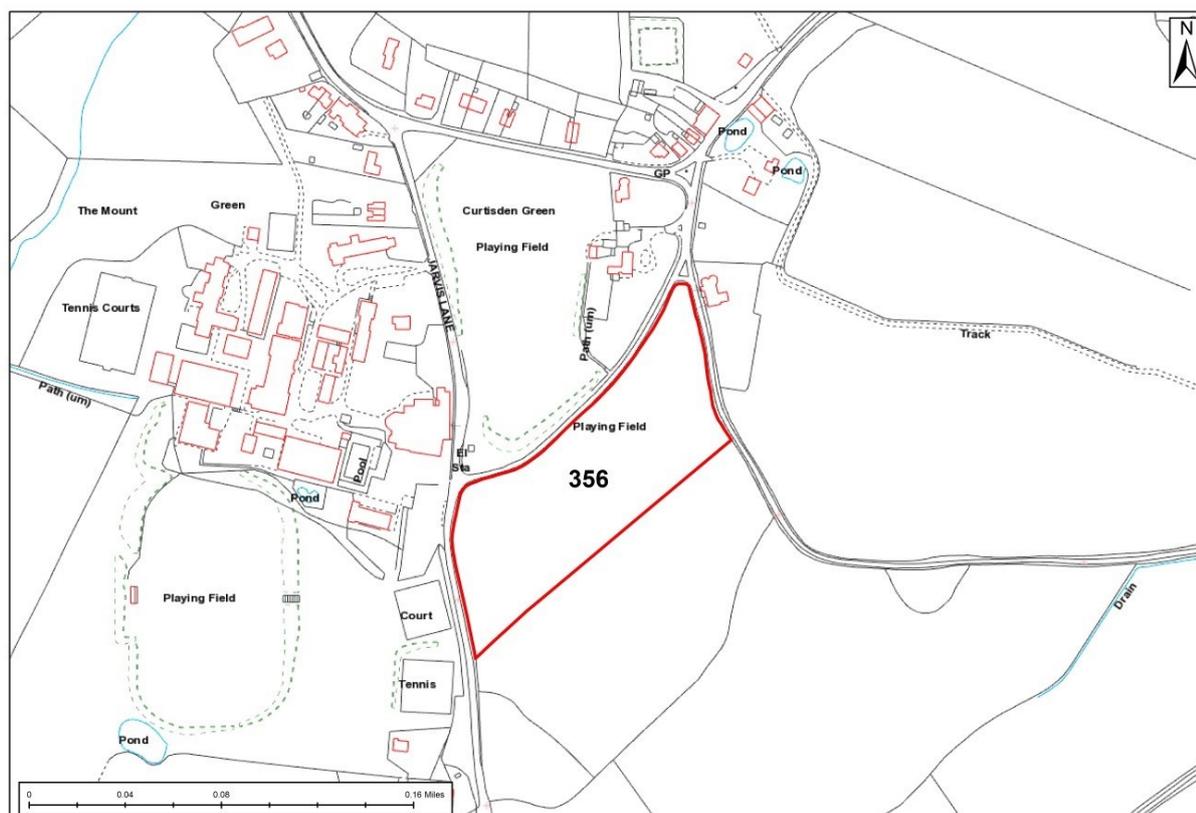
Parish:	Goudhurst
Settlement:	Remote from settlement
Gross area (ha):	0.49
Developable area (ha):	0.44
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	13
Issues to consider:	AONB (2 component parts); Ecological interest; notable feature/designation; ALC: Grade 3
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: see reason below
Availability:	Available

	Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is remote from a settlement 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 rights 2012 Ordnance Survey 100024298

Map Dated: June 2017

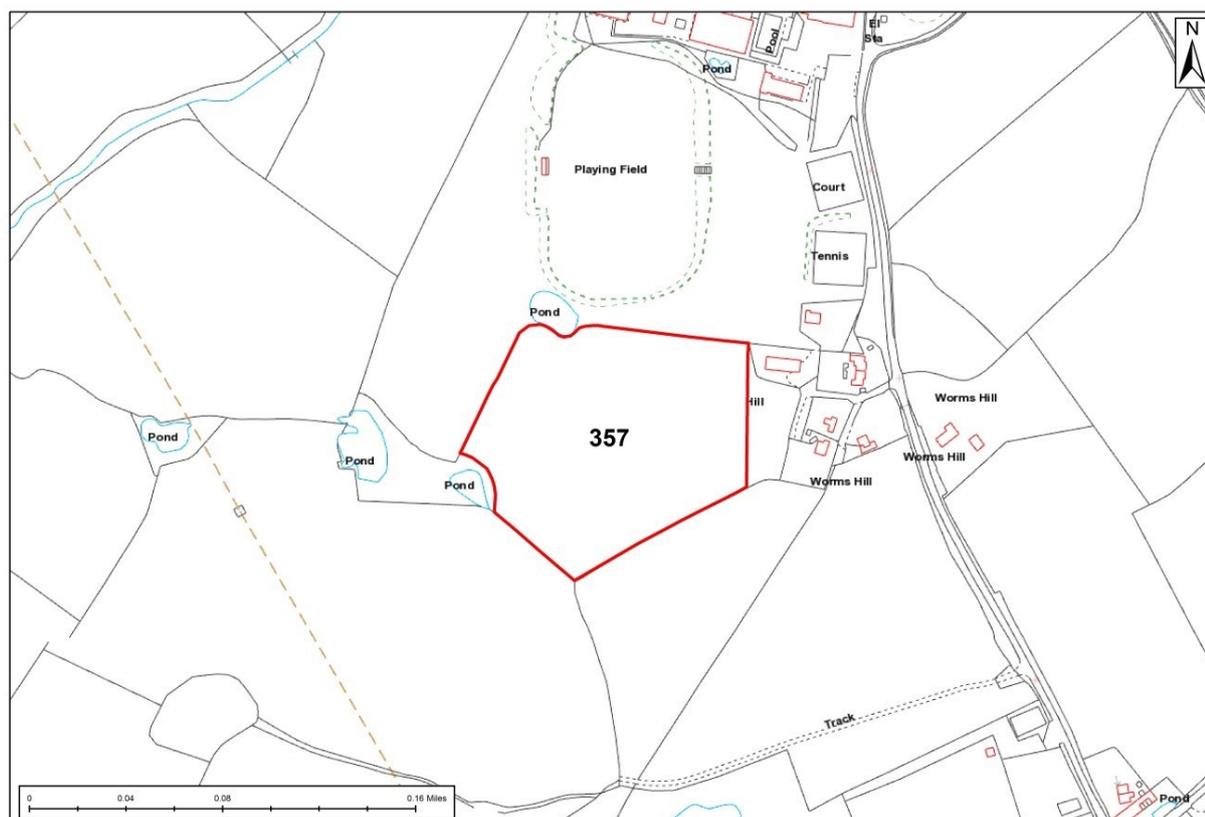
Parish:	Goudhurst
Settlement:	Remote from a settlement
Gross area (ha):	1.84
Developable area (ha):	1.84
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	55
Issues to consider:	AONB (1 component part); Ecological interest; ALC: Grade 3
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: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is remote from a settlement 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



© Crown Copyright and database rights 2012 Ordnance Survey 100024298

Map Dated: June 2017

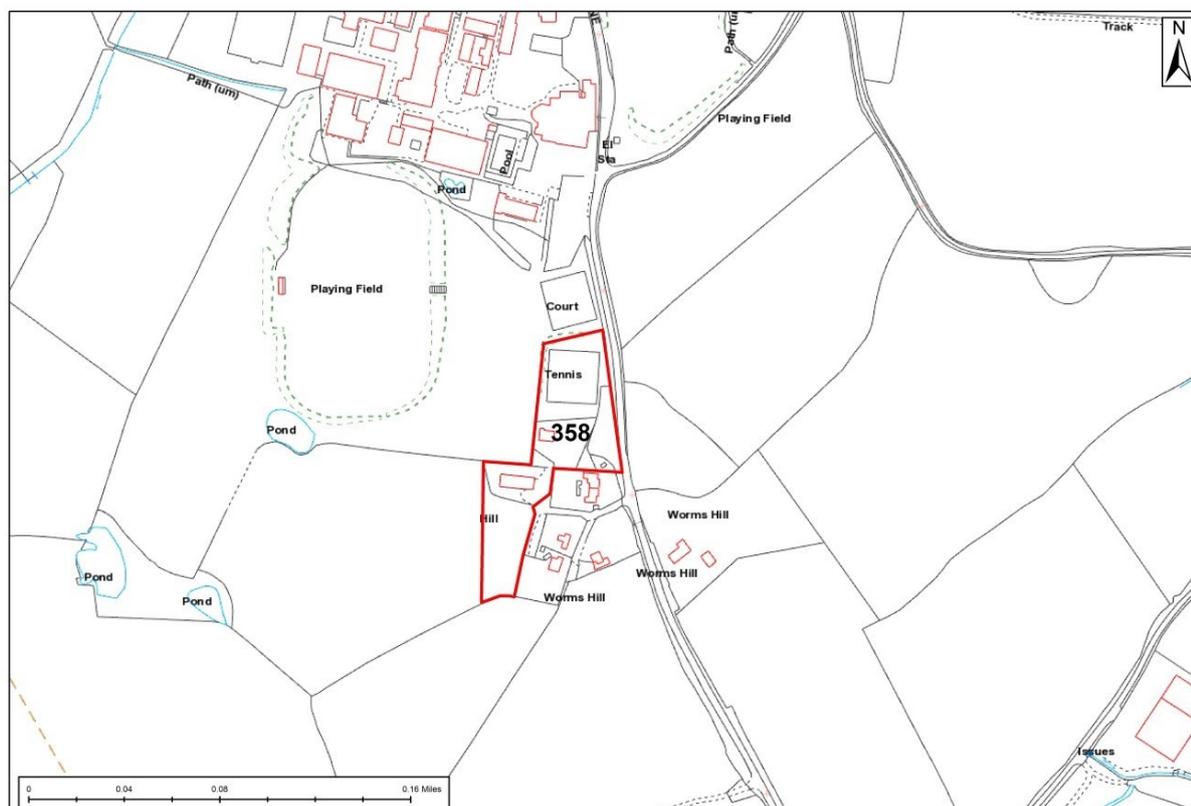
Parish:	Goudhurst
Settlement:	Remote from a settlement
Gross area (ha):	2.35
Developable area (ha):	2.35
Site type:	Greenfield site in rural area Highways (means of access)
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	71
Issues to consider:	AONB (2 component parts); Ecological interest; ALC: Grade 3
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: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is remote from a settlement 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



© Crown Copyright and database rights 2012 Ordnance Survey 100024298

Map Dated: June 2017

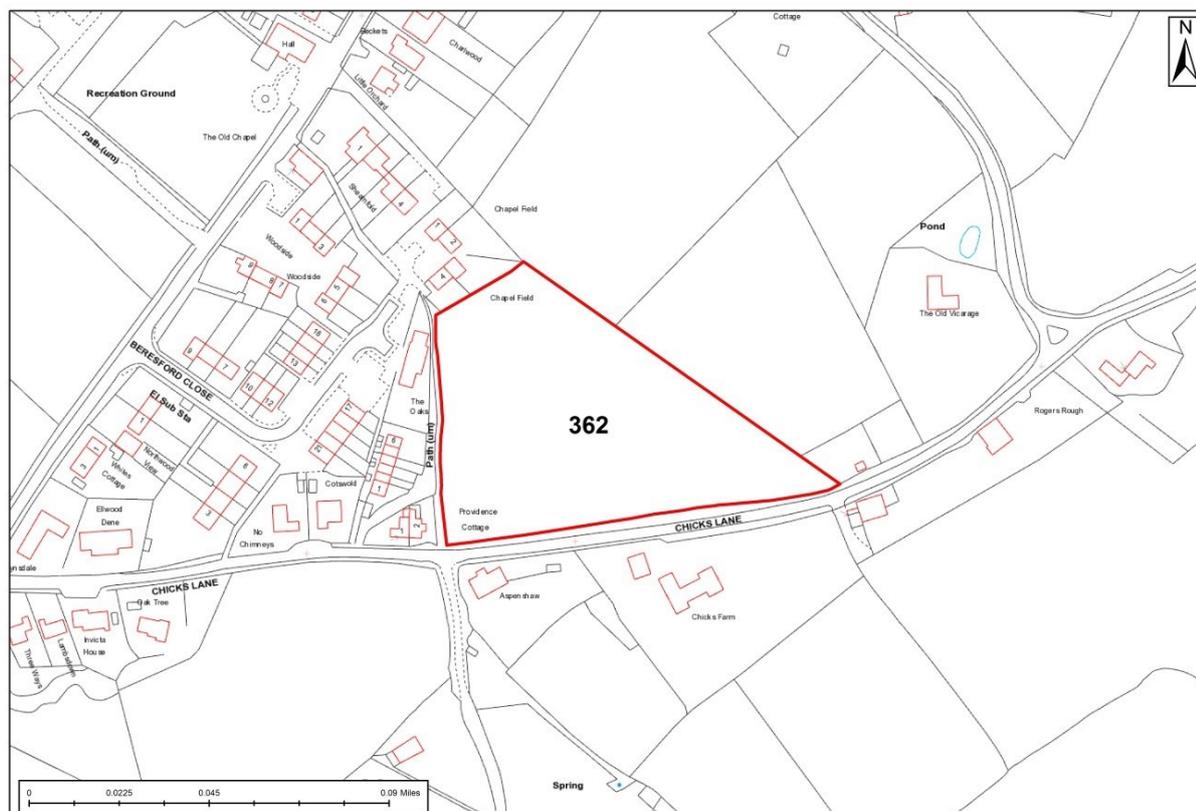
Parish:	Goudhurst
Settlement:	Remote from a settlement
Gross area (ha):	0.76
Developable area (ha):	0.76
Site type:	Part PDL/part greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	23
Issues to consider:	AONB (2 component parts); Land contamination (Unknown Filled Ground (low risk)); ALC: Grade 3
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 fields including the school playing field. Site boundaries include

	<p>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: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is not well related to a settlement and is unlikely to be sustainable in this context.

Site Reference: 362

Site Address: Land at Chicks Lane, Kilndown, Goudhurst, Kent

Call for Sites 2017 Submission



© Crown Copyright and database rights 2012 Ordnance Survey 100024298

Map Dated: June 2017

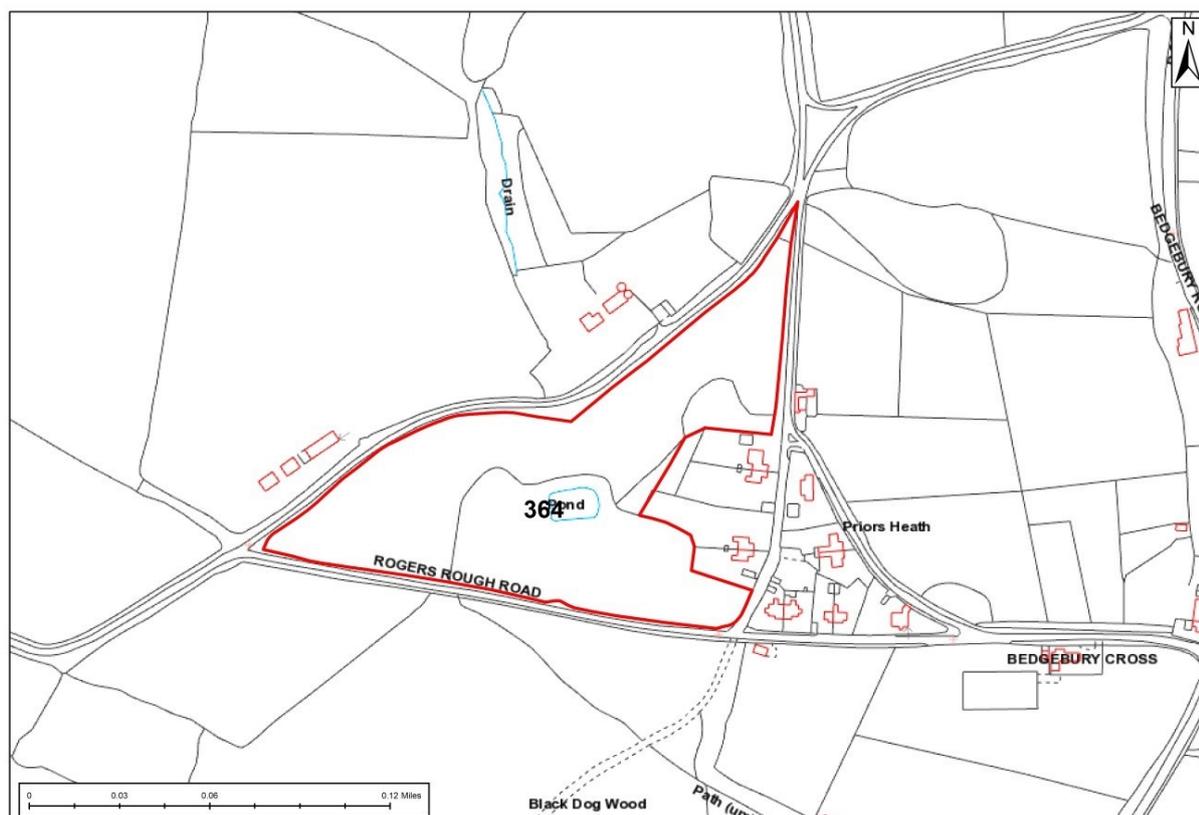
Parish:	Goudhurst
Settlement:	Kilndown
Gross area (ha):	1.06
Developable area (ha):	1.06
Site type:	Greenfield site adjacent to Kilndown LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	32
Issues to consider:	AONB (2 component parts); Ecological interest; notable feature/designation; In proximity to national cycle route; ALC: Grade 3
Site Description:	This site is a heathland parcel of land. There are no existing buildings on it. It is adjoined by residential properties and other parcels of field and Chicks Lane lies to the southern boundary of the site. Site boundaries include some Chain link, overgrown 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: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	It is considered that allocation of this site would be harmful to the landscape 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.

Site Reference: 364

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

Call for Sites 2017 Submission



© Crown Copyright and database rights 2012 Ordnance Survey 100024298

Map Dated: June 2017

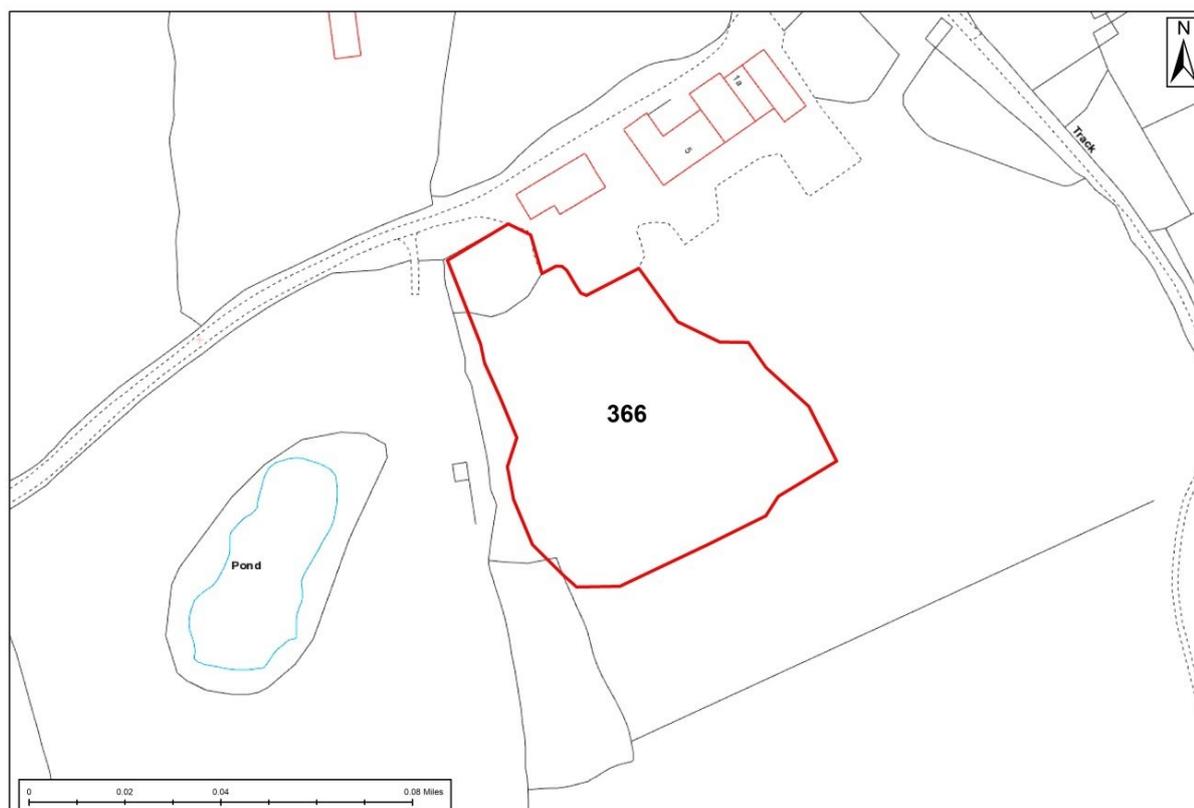
Parish:	Goudhurst
Settlement:	Remote from settlement
Gross area (ha):	2.37
Developable area (ha):	2.04
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	61
Issues to consider:	AONB (3 component parts); Ecological interest; notable feature/designation; Land contamination (landfill site, Unknown Filled Ground); In proximity to national cycle route; ALC: Grade 3
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

	<p>farm and a few residential properties. The boundaries of the site 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: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is remote from a settlement and is unlikely to be sustainable in this context. There is a landscape concern about allocation of the site

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

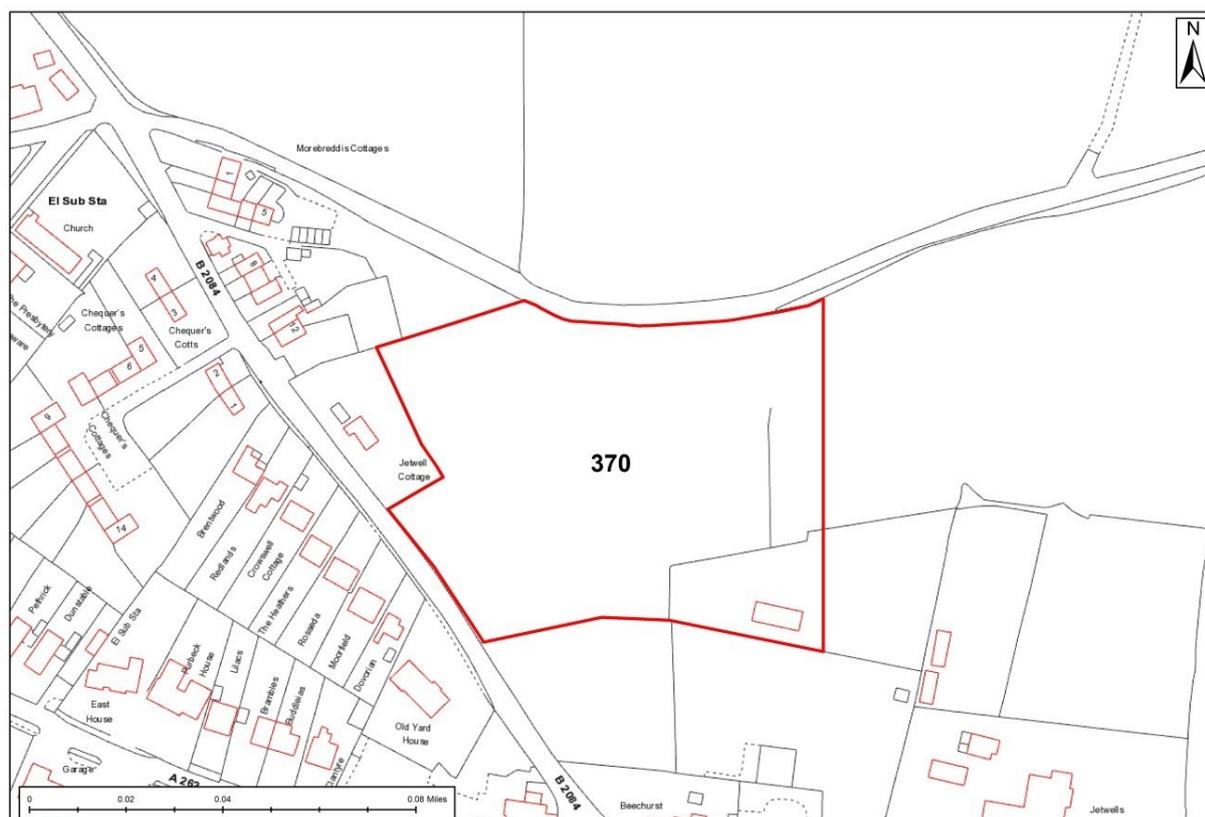
Parish:	Goudhurst
Settlement:	Remote from settlement
Gross area (ha):	0.89
Developable area (ha):	0.87
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	26
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; ALC: Grade 3
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

	<p>parking area serving the adjacent buildings. These adjacent 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 Lack of pavements None Generally flat but at a raised level to the surrounding area.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is remote from a settlement 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



© Crown Copyright and database rights 2012 Ordnance Survey 100024298

Map Dated: June 2017

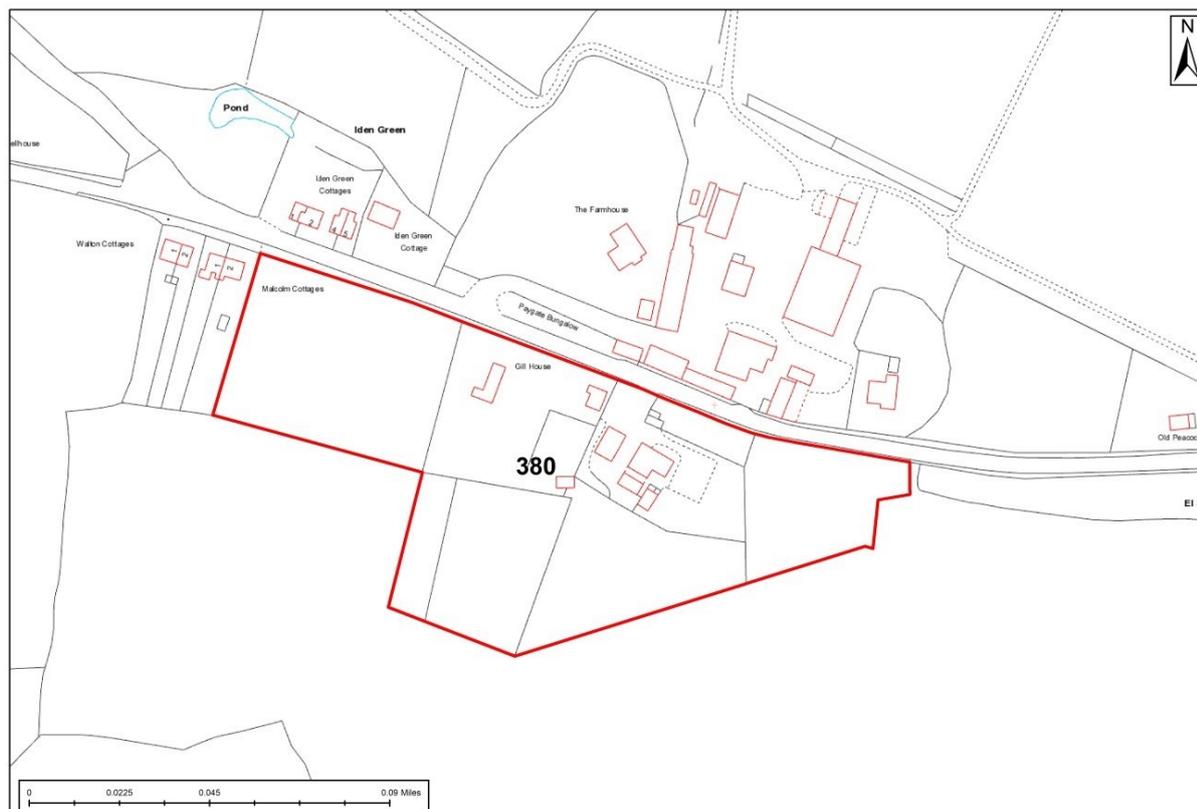
Parish:	Goudhurst
Settlement:	Goudhurst
Gross area (ha):	1.41
Developable area (ha):	1.41
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	42
Issues to consider:	AONB (3 component parts); Ecological interest; Highway matters; ALC: Grade 3
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 residential properties. The site has a frontage with Jarvis Lane

	<p>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: see reason below
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

Site Reference: 380

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

Call for Sites 2017 Submission



© Crown Copyright and database rights 2012 Ordnance Survey 100024298

Map Dated: June 2017

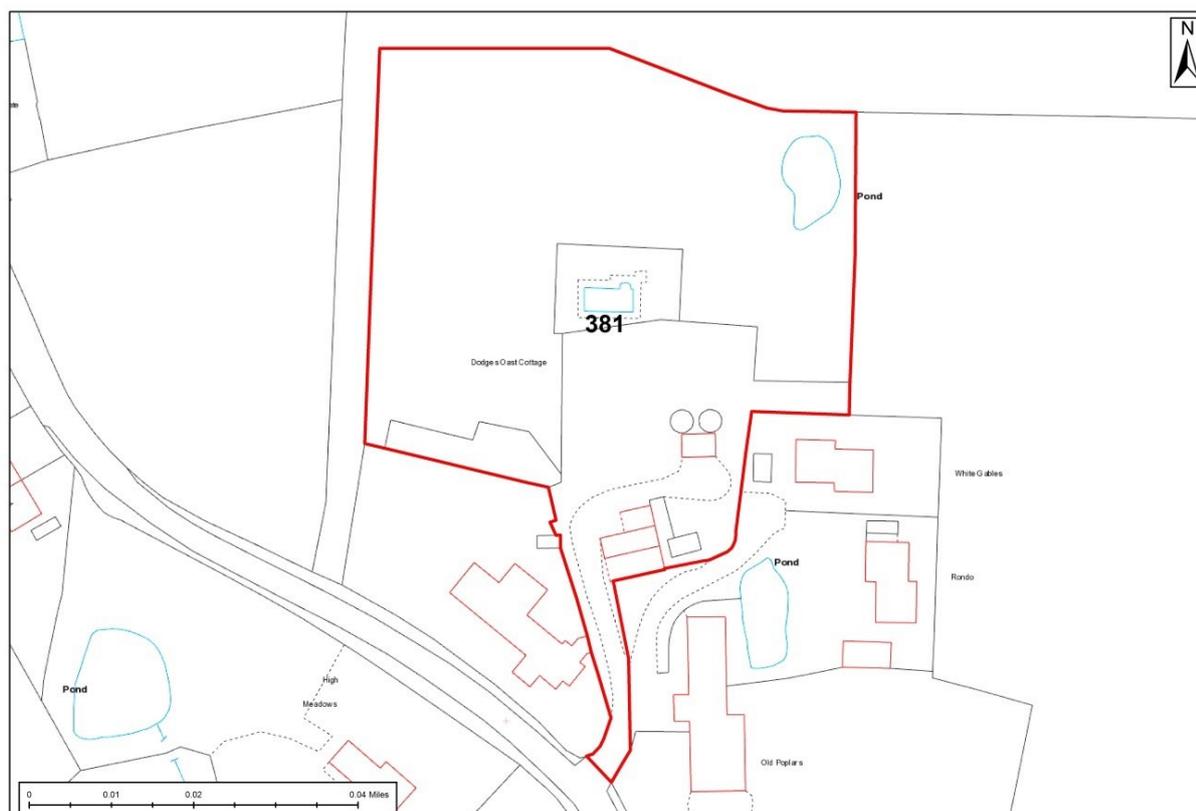
Parish:	Goudhurst
Settlement:	Remote from a settlement centre
Gross area (ha):	2.18
Developable area (ha):	2.18
Site type:	Part PDL and part greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	66
Issues to consider:	AONB (1 component part); Heritage matters (includes a listed building and is adjacent to listed buildings); Ecological interest; notable feature/designation; ALC: Grade 3

Site Description:	<p>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 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: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is remote from a settlement 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



© Crown Copyright and database rights 2012 Ordnance Survey 100024298

Map Dated: June 2017

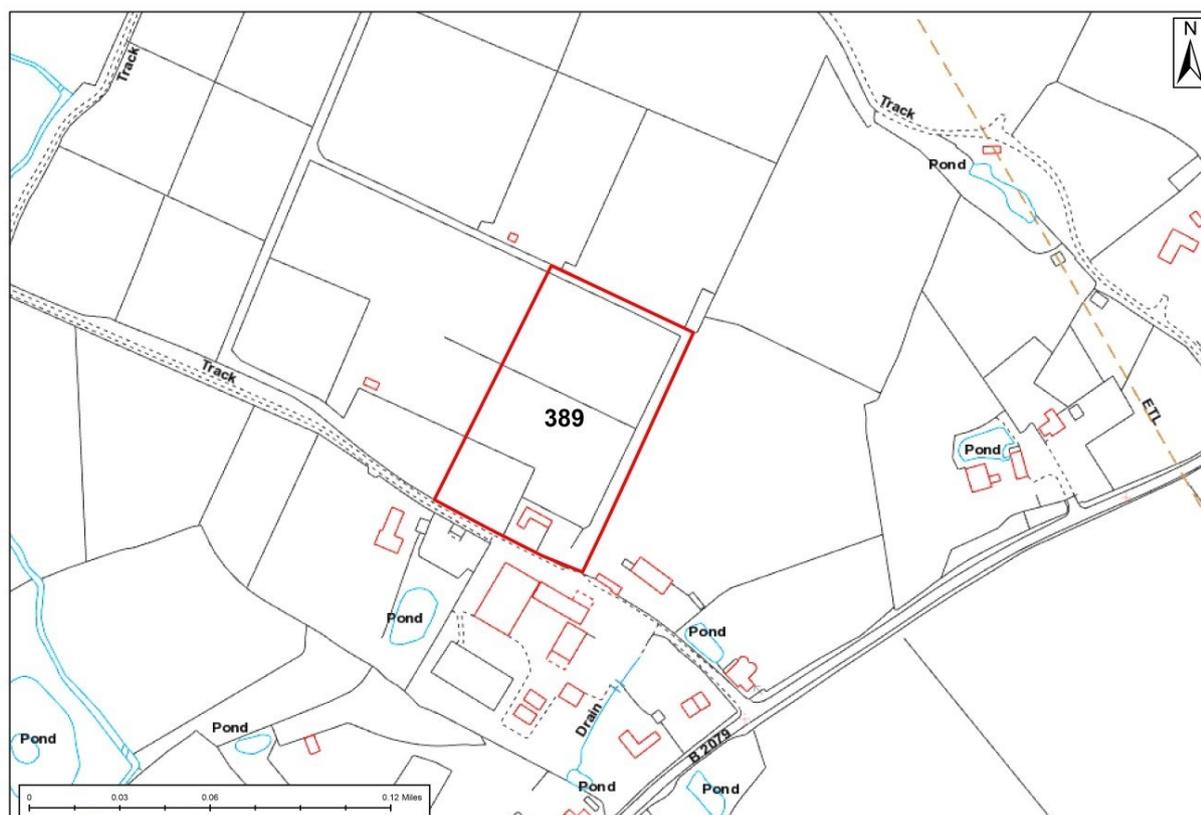
Parish:	Goudhurst
Settlement:	Remote from settlement
Gross area (ha):	0.82
Developable area (ha):	0.82
Site type:	Mostly PDL site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	25
Issues to consider:	AONB (1 component part) Ecological interest; ALC: Grade 3
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

	<p>fencing and hedging to the site boundaries. The site is flat with long range views across the landscape to the north.</p> <p>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.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is remote from a settlement 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 database rights 2012 Ordnance Survey 100024298

Map Dated: June 2017

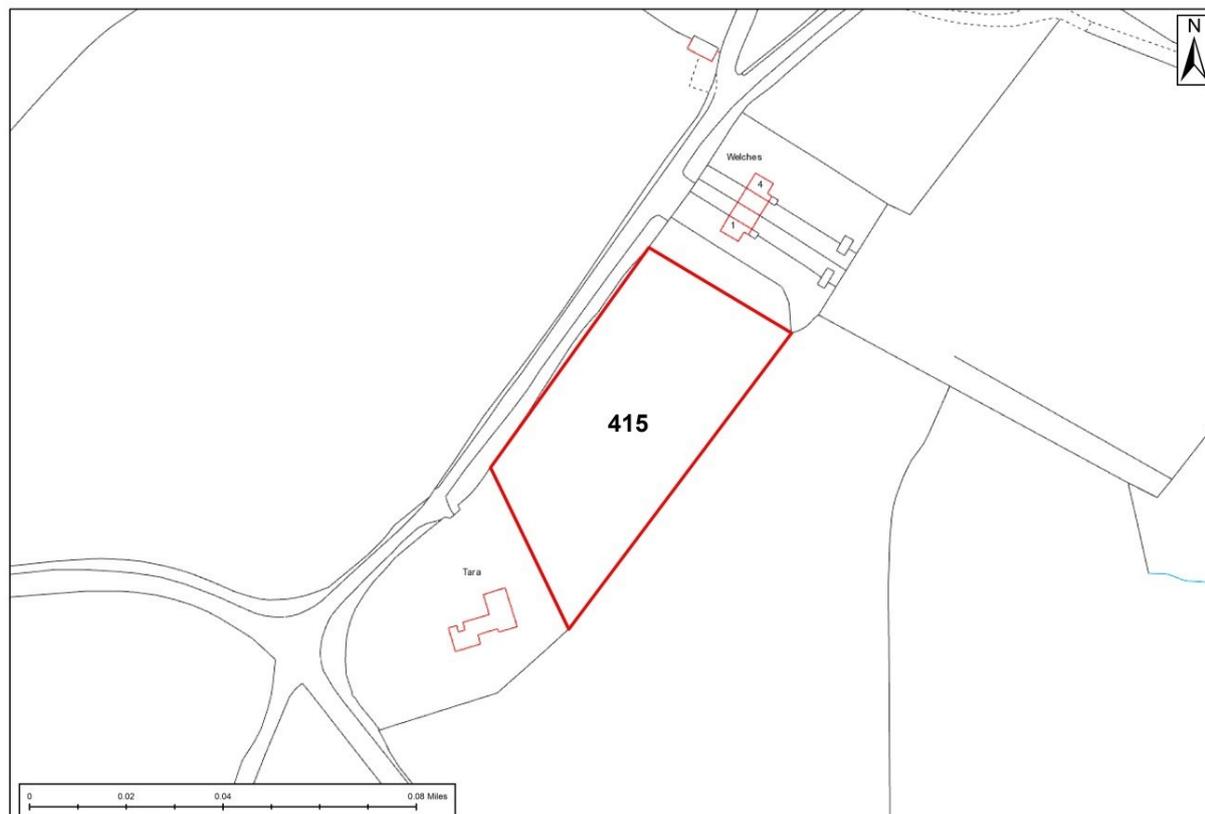
Parish:	Goudhurst
Settlement:	Remote from a settlement
Gross area (ha):	1.23
Developable area (ha):	1.23
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	37
Issues to consider:	Ecological interest; Highway matters (means of access); ALC: Grade 3
Site Description:	The site consists of a stable block and associated land used as paddocks. There is a stable building and associated storage units on the site which also includes some derelict poly tunnels.

	<p>The site is adjoined by some residential properties and other farm 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: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is remote from a settlement and is unlikely to be sustainable in this context.

Site Reference: 415

Site Address: Land off Ladham Lane, Goudhurst, Kent

Call for Sites 2017 Submission



© Crown Copyright and database rights 2012 Ordnance Survey 100024298

Map Dated: June 2017

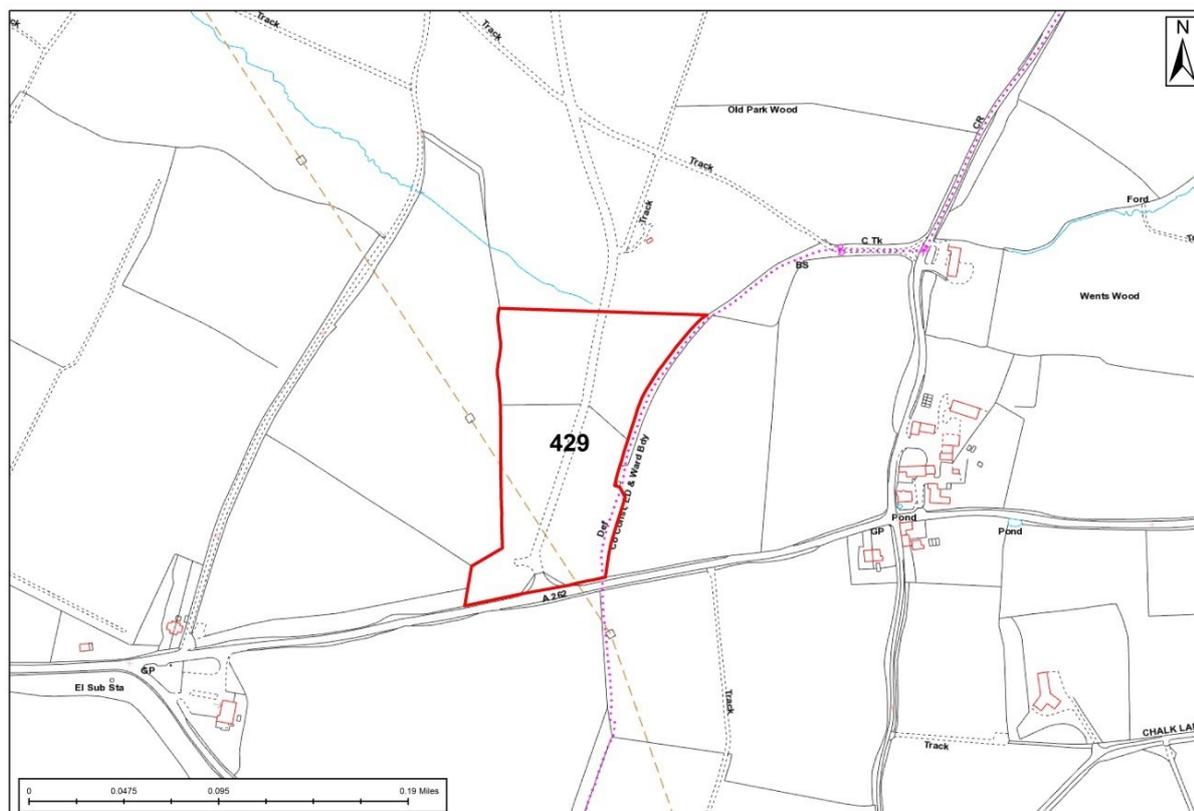
Parish:	Goudhurst
Settlement:	Goudhurst
Gross area (ha):	0.58
Developable area (ha):	0.58
Site type:	Greenfield site in rural rea
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	18
Issues to consider:	AONB (2 component parts); Ecological interest; Highway matters; Heritage matters (adjacent to listed buildings); Adjacent to existing Limits to Built Development; ALC: Grade 3
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

	<p>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.</p>
Suitability:	Unsuitable: see reason below
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

Call for Sites 2017 Submission



© Crown Copyright and database rights 2012 Ordnance Survey 100024298

Map Dated: June 2017

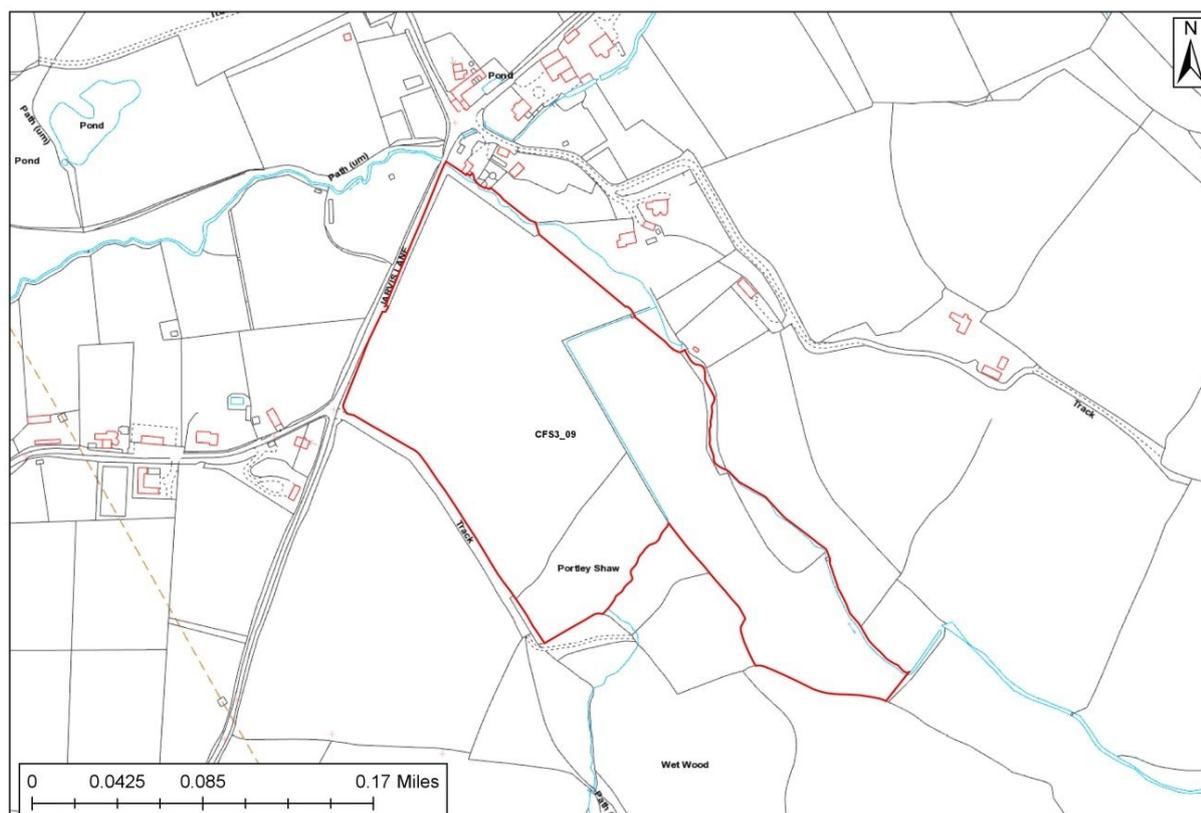
Parish:	Goudhurst
Settlement:	Remote from a settlement centre
Gross area (ha):	2.55
Developable area (ha):	1.18
Site type:	Primarily greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	36
Issues to consider:	AONB character area (2 component parts); Ecological interest; notable feature/designation; Land contamination (landfill site); ALC: Grade 3
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

	<p>the adjacent Cranbrook Road to the south of the site consists of fencing.</p> <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: see reason below
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is remote from a settlement 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 100024298

Map Dated: January 2018

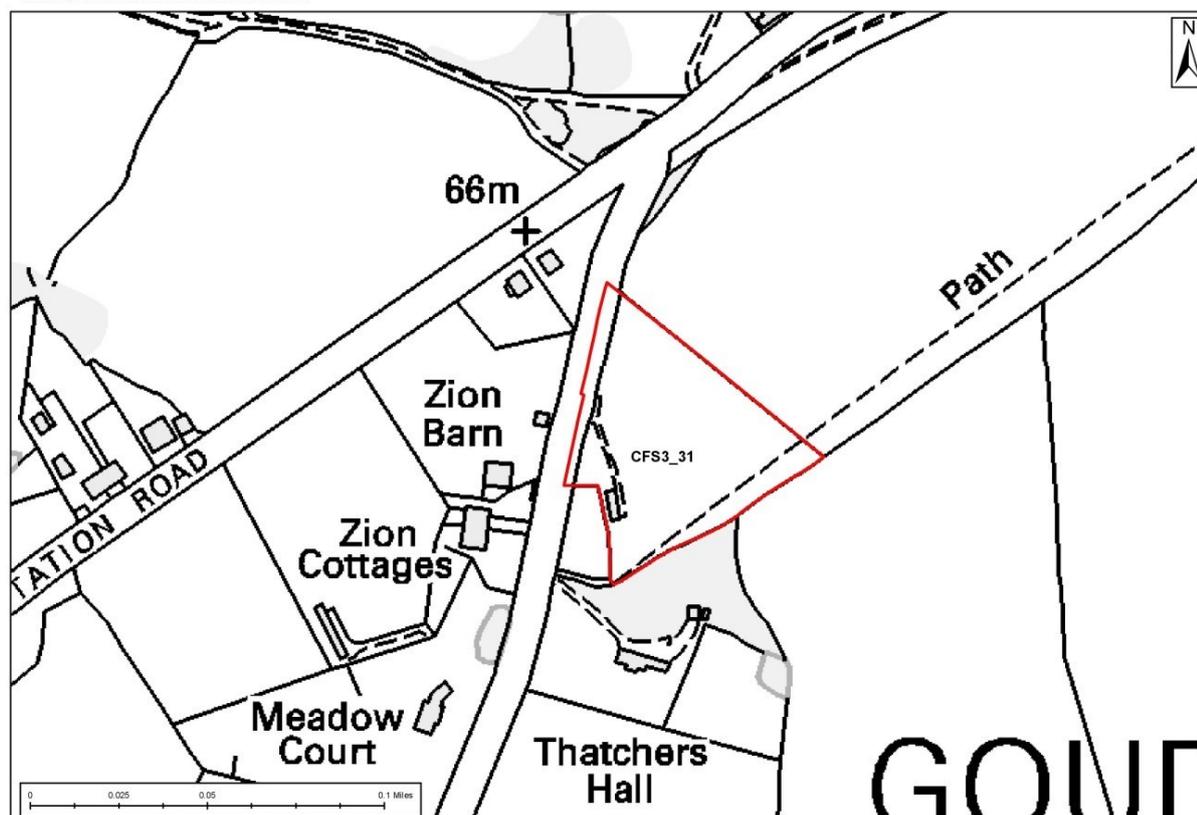
Parish:	Goudhurst
Settlement:	Remote from settlement centre
Gross area (ha):	7.86
Developable area (ha):	4.33
Site type:	Greenfield site remote from existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	130
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; Flooding considerations; Flood Zone 2, 3a, and 3b; ALC: Grade 3
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: see reason below
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

Call for Sites Additional Sites Submitted



© Crown Copyright and database rights 2012 Ordnance Survey 100024298

Map Dated: May 2018

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; Ecological interest; Cycle Route; Near; ALC: Grade 3
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

	<p>and fields. Site boundaries consist mostly of hedges and some trees.</p> <p>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.</p>
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is remote from the settlement centre and is unlikely to be sustainable in this context.

**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