

Tunbridge Wells Borough



Tunbridge Wells Borough Council

Site Assessment Sheets for Southborough

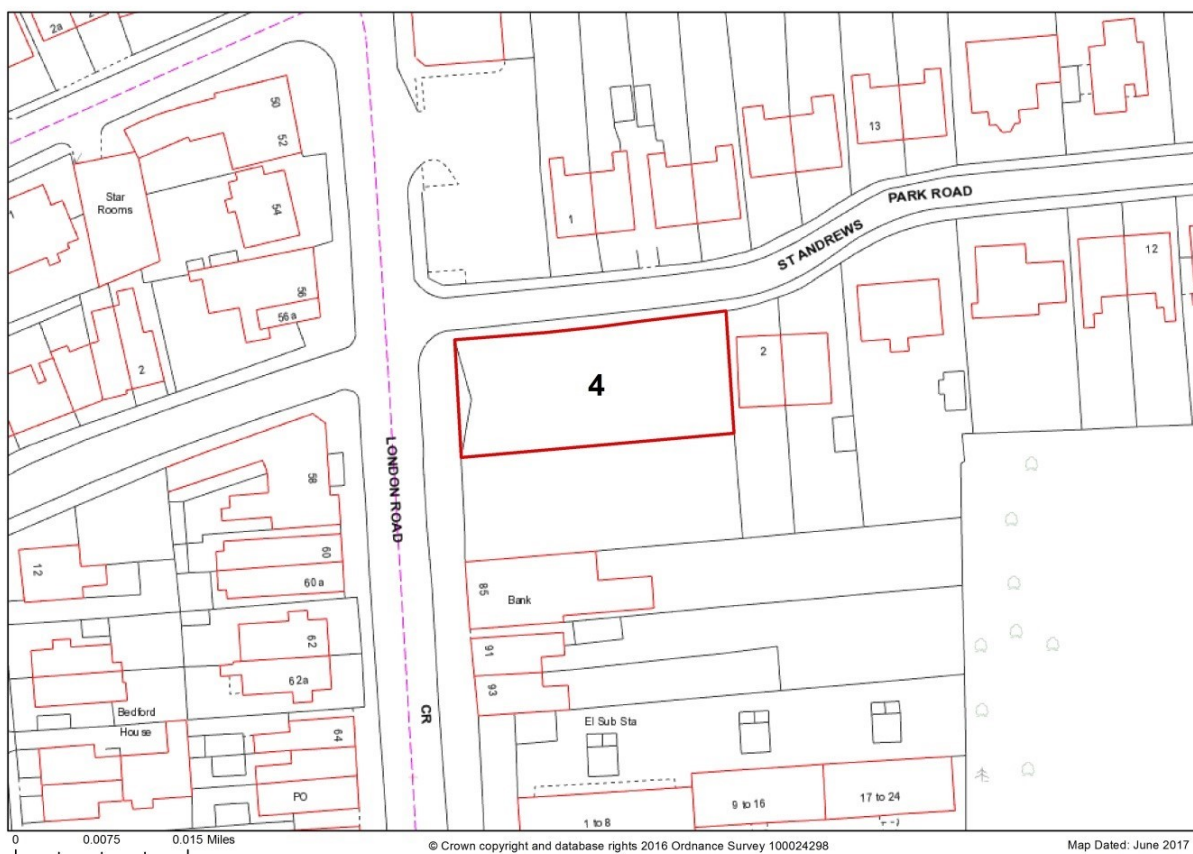
Strategic Housing and Economic Land Availability Assessment –
Regulation 18 Consultation

July 2019



Site Reference: 4

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

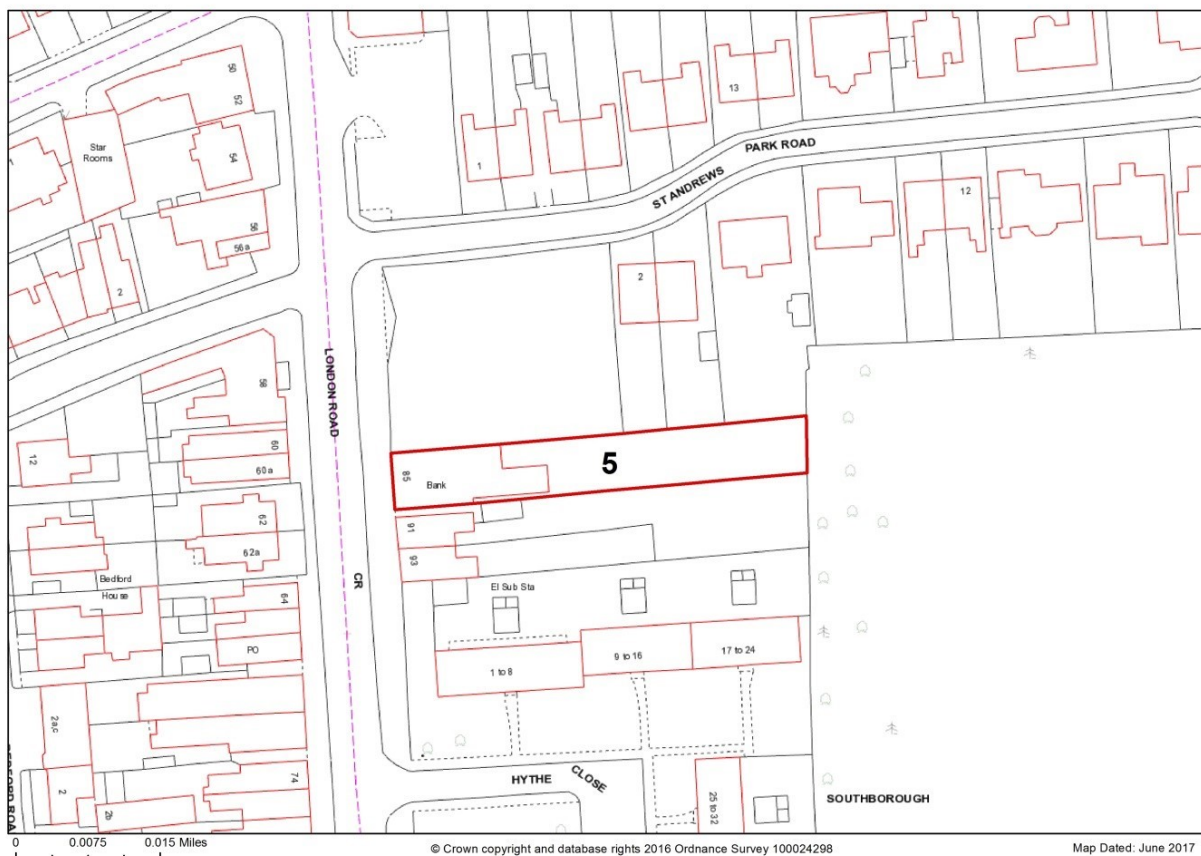


Location:	Southborough
Settlement:	Main Urban Area: Southborough/Royal Tunbridge Wells
Gross area (ha):	0.06
Developable area (ha):	0.06
Site type:	Greenfield site within the LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	Less than 10 units
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; ALC: Urban
Site Description:	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.
Suitability:	Unsuitable: see reason below
Availability:	Unavailable Ownership unconfirmed
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 lies within the Limits to Built Development and as such is a sustainable site. There is 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

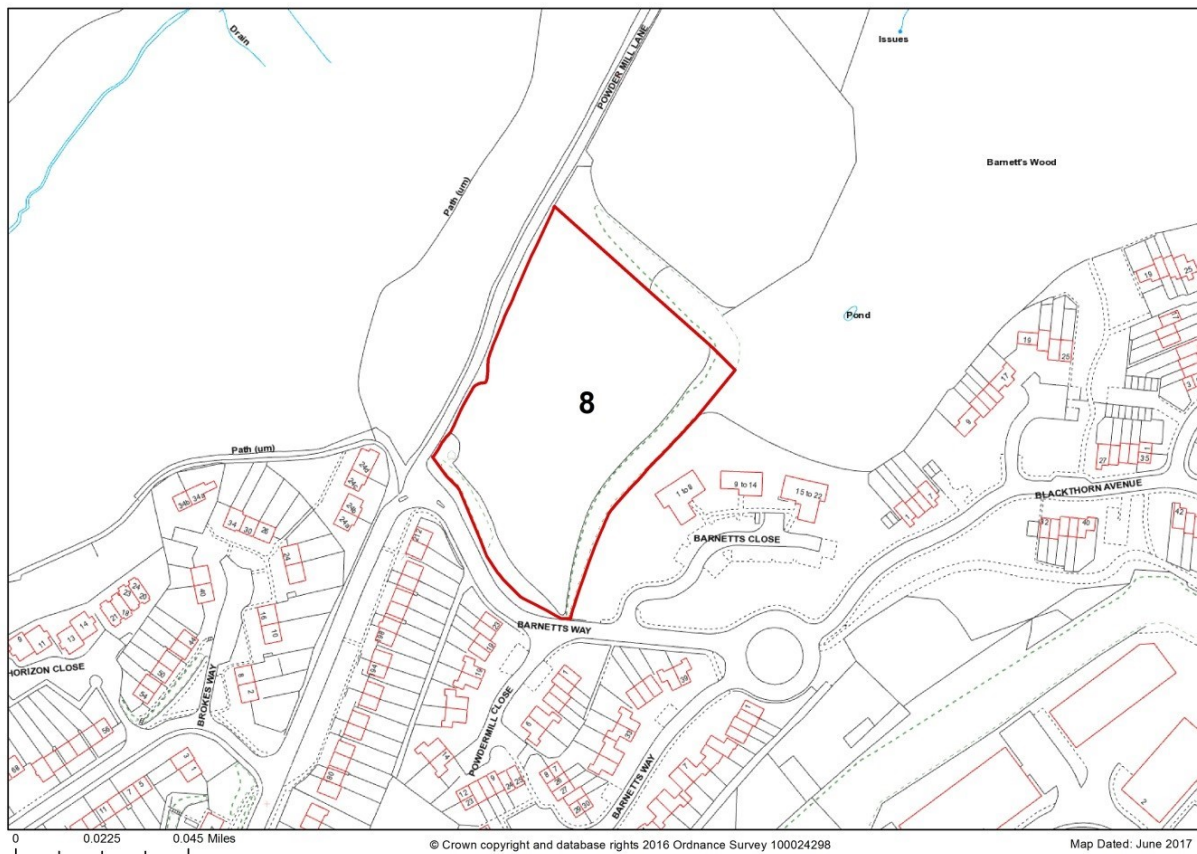


Location:	Southborough
Settlement:	Main Urban Area: Southborough/Royal Tunbridge Wells
Gross area (ha):	0.07
Developable area (ha):	0.07
Site type:	PDL within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	Less than 10 units
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; ALC: Urban
Site Description:	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 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.
Suitability:	Unsuitable: see reason below
Availability:	Unavailable Ownership unconfirmed
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 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

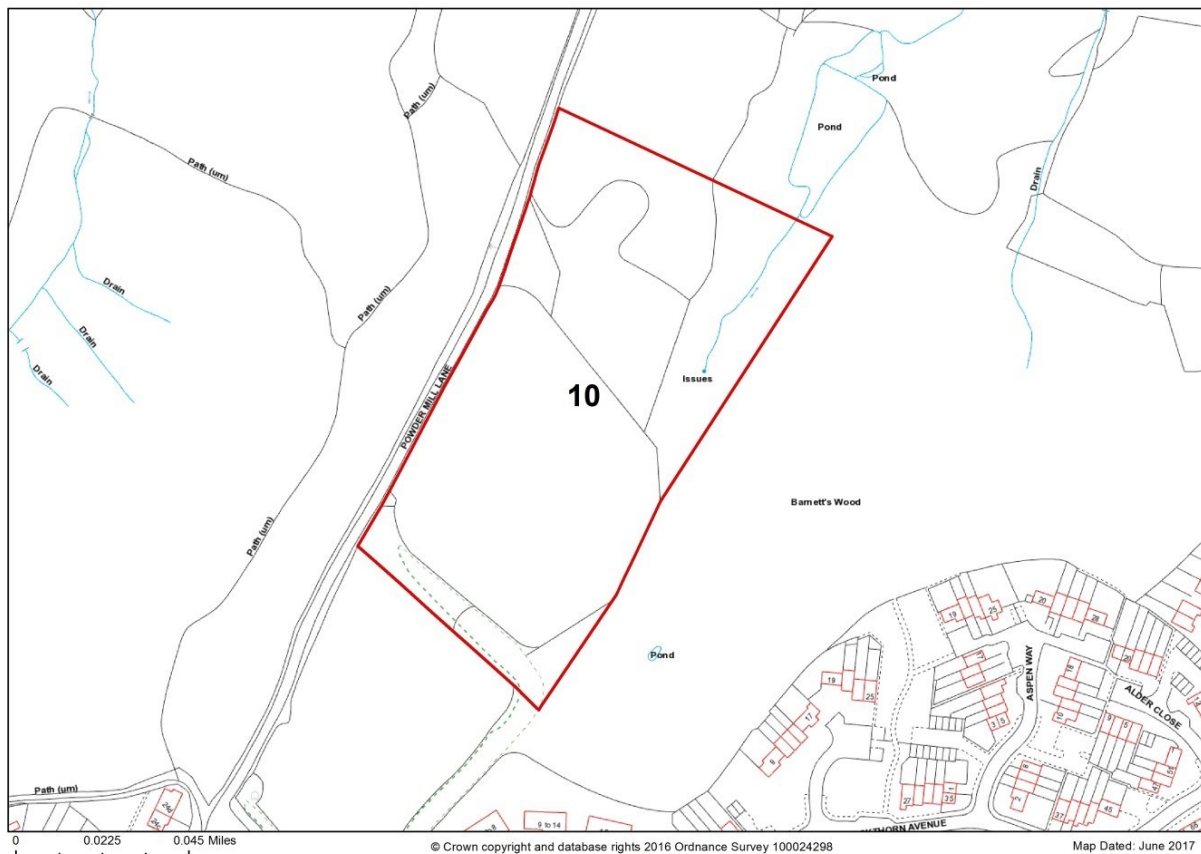


Location:	Southborough
Settlement:	Main Urban Area: Southborough/Royal Tunbridge Wells
Gross area (ha):	1.08
Developable area (ha):	0.71
Site type:	Greenfield site within LBD
Potential site use:	Potential to use site in association with site submission 10. Potential recreation/community use or residential use
Potential yield if residential:	21
Issues to consider:	AONB (2 component parts); Landscape Sensitivity Study (adjacent to SP8 and SP9); Ecological interest; notable feature/designation; Land contamination (landfill site); Highway matters; ALC: Grade 4, Urban
Site Description:	The site comprises a grassed parcel of land. There are no existing 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.
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	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. It is let down on its heritage score due to a significant portion of the site having archaeological potential.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are significant land contamination concerns associated with this site as well as a significant proportion of the site having archaeological potential. There are also highway concerns

Site Reference: 10

Site Address: The Piggery, Powder Mill Lane, Southborough

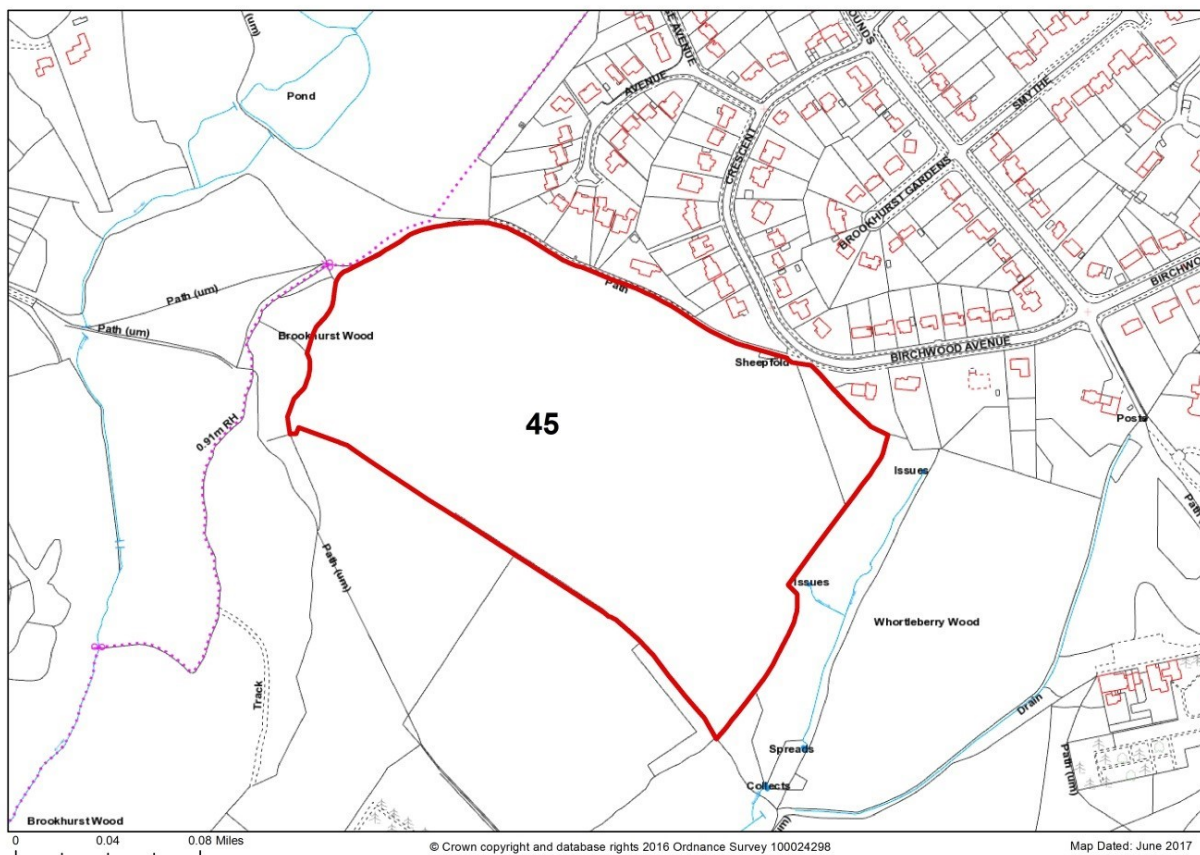


Location:	Southborough
Settlement:	Main Urban Area: Southborough/Royal Tunbridge Wells
Gross area (ha):	2.35
Developable area (ha):	1.24
Site type:	Greenfield site adjacent to LBD
Potential site use:	Potential to use site in association with site submission 8. Potential recreation/community use and residential use
Potential yield if residential:	37
Issues to consider:	Green Belt designation; AONB (3 component parts); Landscape Sensitivity Study (SP9); Heritage – Archaeology; Ecological interest; notable feature/designation; Land contamination (landfill site); Highway matters; Adjacent to existing Limits to Built Development; ALC: Grade 4

Site Description:	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, a view across the site through to woodland.
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	This is a reasonably located 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 as part of the site is a wildflower meadow and for biodiversity as the site is adjacent to a Local Nature Reserve.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is significant land contamination concern associated with this site as well as concern about its release from the Green Belt as well as landscape and ecology concerns.

Site Reference: 45

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

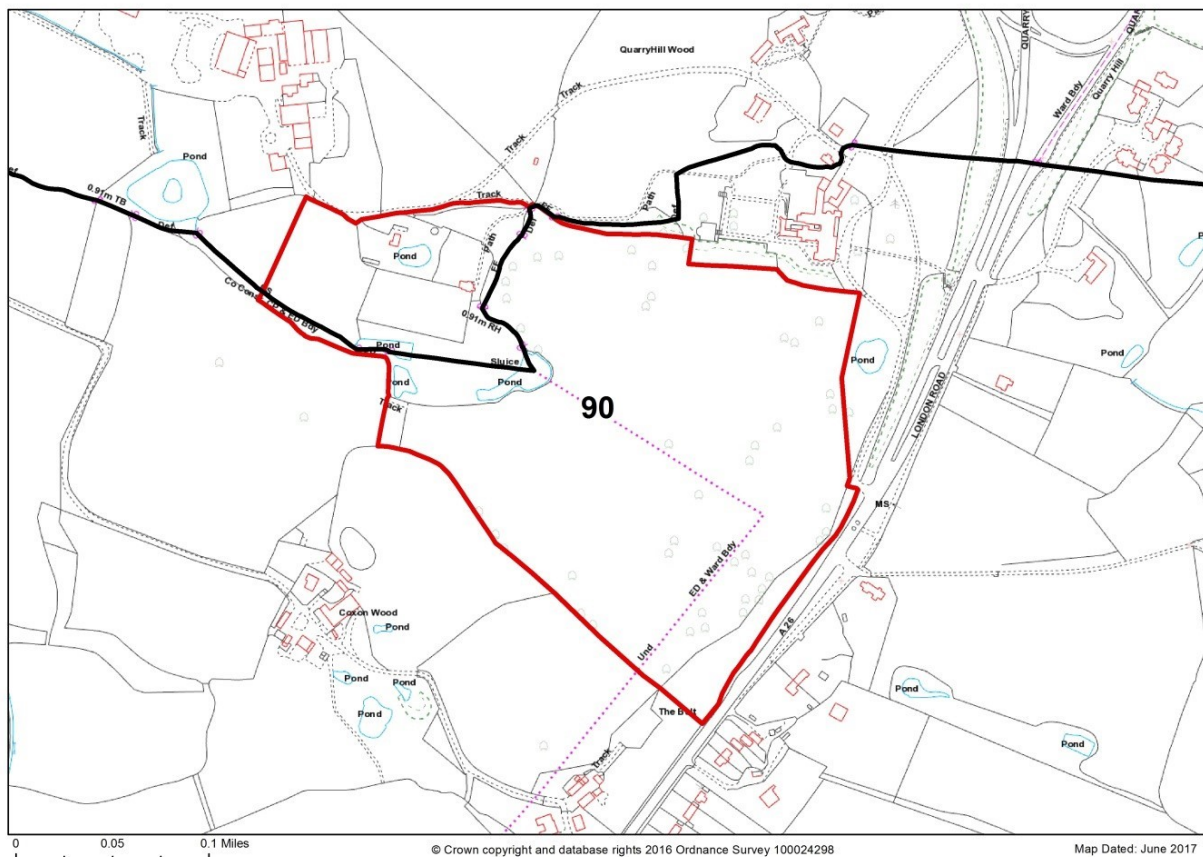


Location:	Southborough
Settlement:	Main Urban Area: Southborough/Royal Tunbridge Wells
Gross area (ha):	7.43
Developable area (ha):	6.91
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	207
Issues to consider:	Green Belt designation; AONB (4 component parts); Landscape Sensitivity Study (SP2); Ecological interest; notable feature/designation; Highway matters; Adjacent to existing Limits to Built Development; ALC: Grade 3, Urban

Site Description:	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.
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	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 informed by its Green Belt location the release of which would cause moderate harm to the Green Belt and landscape score being a 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 its biodiversity score is informed by its location adjacent to Ancient Woodland, a Local Wildlife Site and a Wildflower Meadow.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are landscape and ecology concerns

Site Reference: 90 (Local Plan Allocation AL/SO4 (site is part of larger allocation))

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

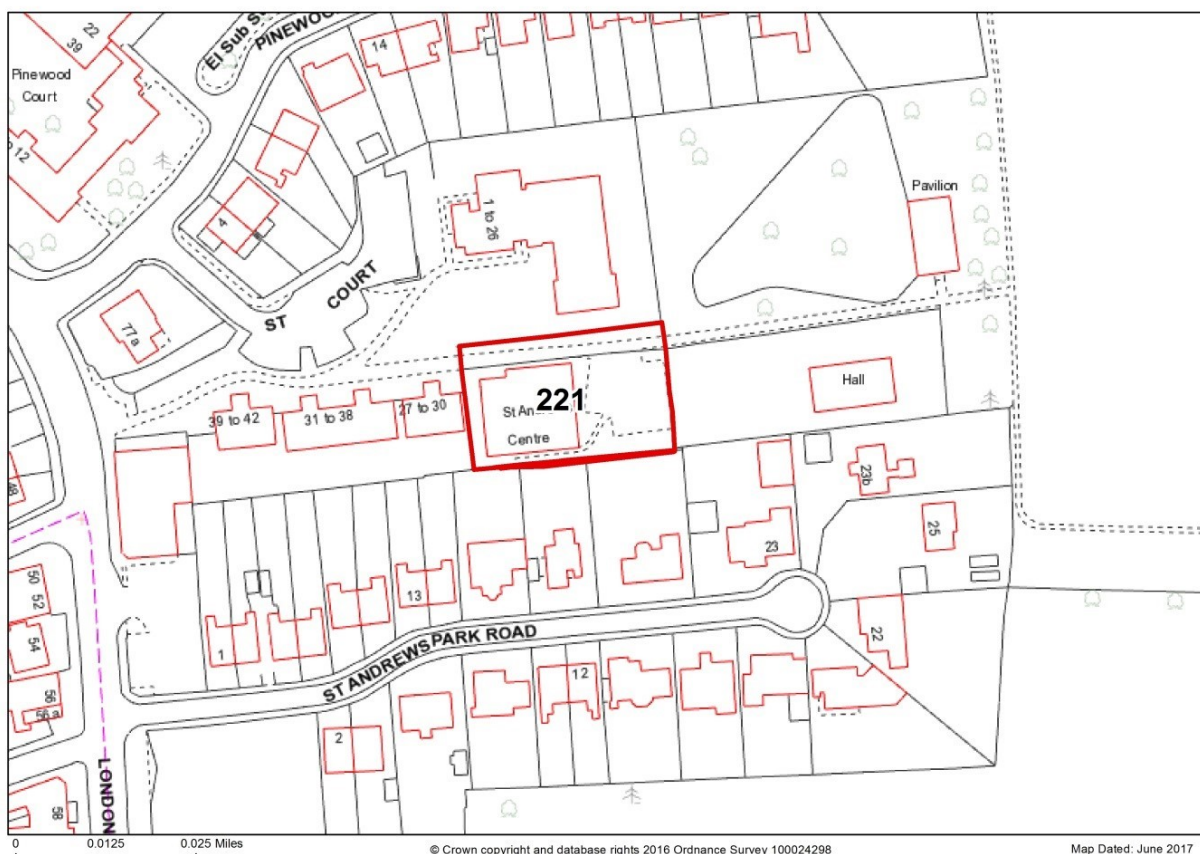


Location:	Southborough
Settlement:	Main Urban Area: Southborough/Royal Tunbridge Wells
Gross area (ha):	12.43
Developable area (ha):	12.00
Site type:	Part greenfield site / part PDL site in proximity of LBD
Potential site use:	Site has been assessed for development potential, notably for a mix of hotel, leisure and conference uses
Potential yield if residential:	Not to be allocated for residential
Issues to consider:	Green Belt designation; AONB (4 component parts); Landscape Sensitivity Study (SP4); Ecological interest; notable feature/designation; Highway matters; Heritage matters (listed buildings and Historic Park and Garden); Tree Preservation Order;

	ALC: Grade 3, Grade 4
Site Description:	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.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	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.
Sustainability Assessment:	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.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	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 this type of use.

Site Reference: 221

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

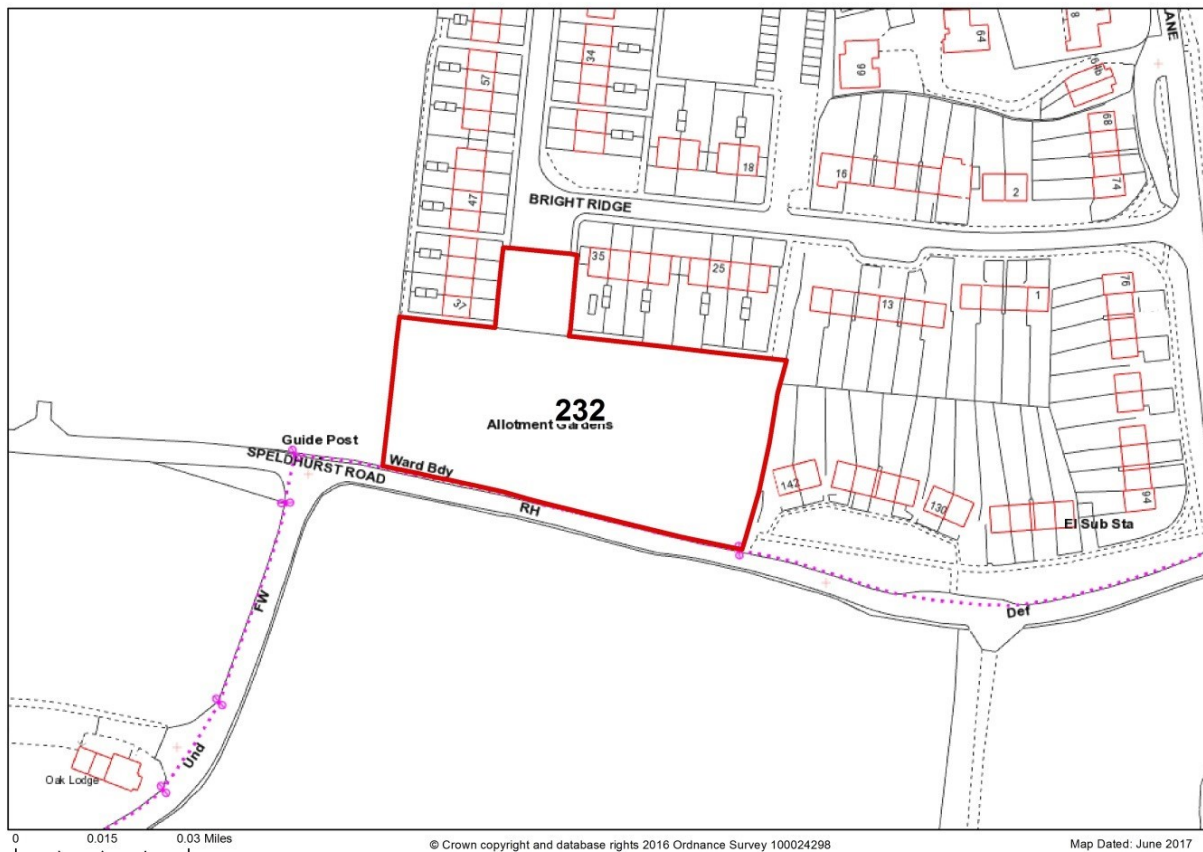


Location:	Southborough
Settlement:	Main Urban Area: Southborough/Royal Tunbridge Wells
Gross area (ha):	0.13
Developable area (ha):	0.13
Site type:	PDL site within the LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	Less than 10
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; ALC: Urban
Site Description:	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.
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:	This is a PDL site within 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/SO2)

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

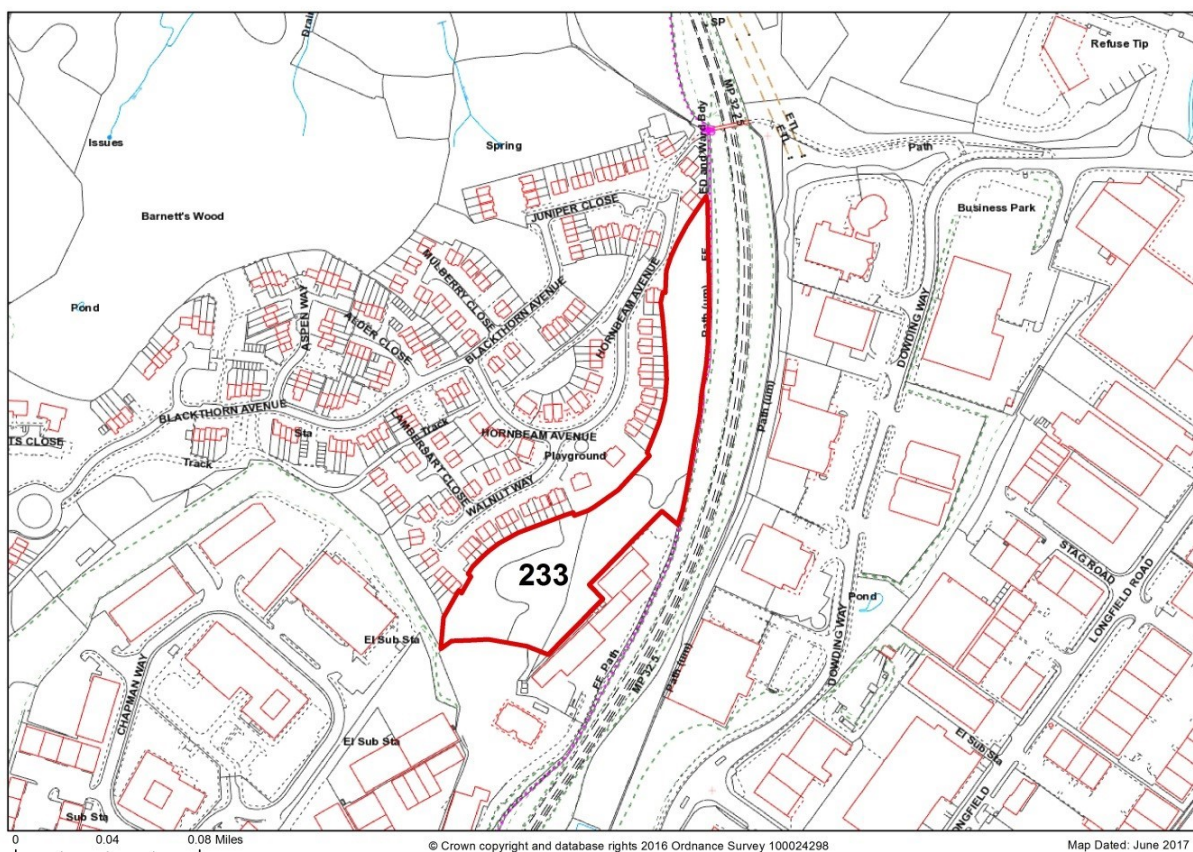


Location:	Southborough
Settlement:	Main Urban Area: Southborough/Royal Tunbridge Wells
Gross area (ha):	0.56
Developable area (ha):	0.56
Site type:	Mostly greenfield site / part PDL within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	16
Issues to consider:	AONB (1 component part); Landscape Sensitivity Study (adjacent to SP10, SP11, and SP12); Ecological interest; notable feature/designation; ALC: Grade 3, Urban; Existing allocation AL/GB1 in Site Allocations Local Plan

	This site currently has planning consent for 16 dwellings (18/02618/OUT) as of 1st April 2019
Site Description:	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 site through to the middle area of the bottom part.
Suitability:	Suitable: see reason below
Availability:	Available Multiple ownership
Achievability:	This site is available and currently has planning permission. It is likely to be deliverable within the Local Plan period.
Sustainability Assessment:	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.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is within 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 planning consent for residential development.

Site Reference: 233

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

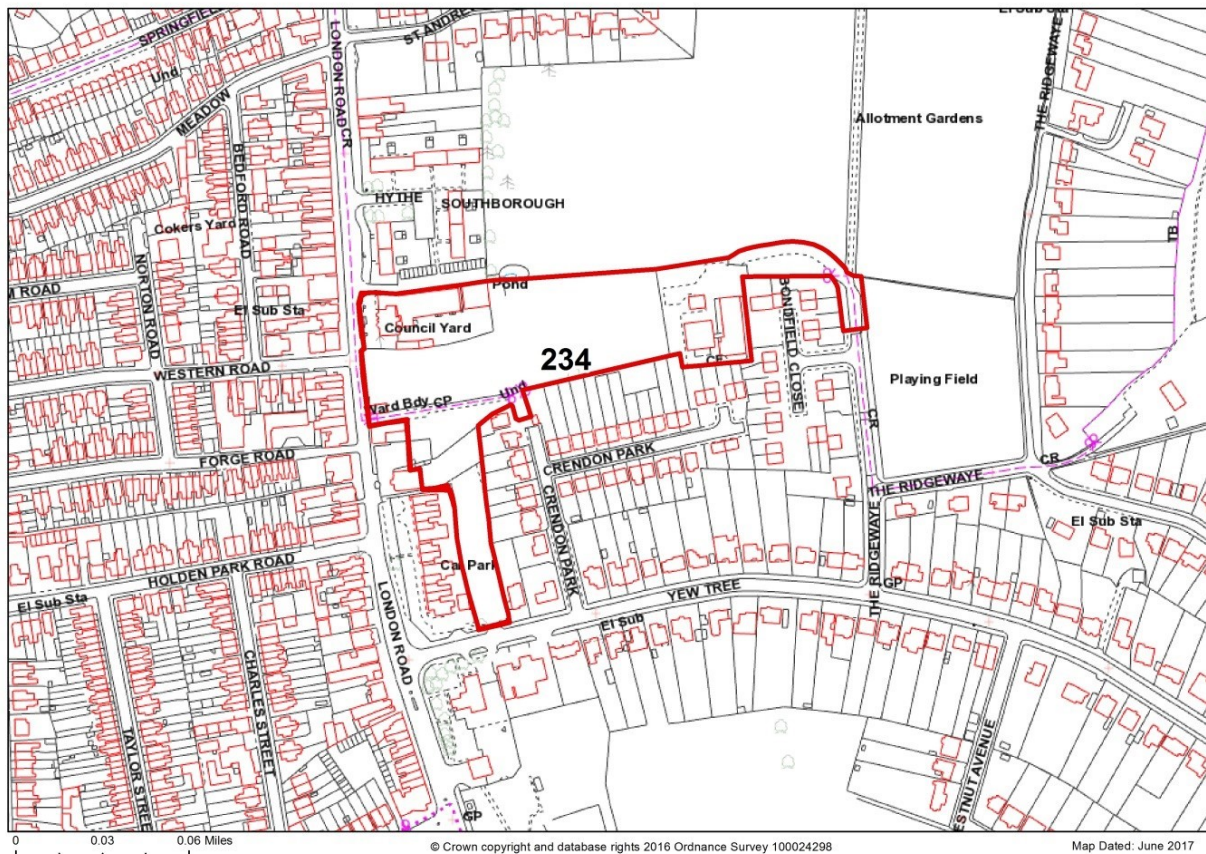


Location:	Southborough
Settlement:	Main Urban Area: Southborough/Royal Tunbridge Wells
Gross area (ha):	1.49
Developable area (ha):	1.49
Site type:	Greenfield site within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	Northern part of site: Up to 15 Southern part of site: less than 10
Issues to consider:	AONB (1 component part); Landscape Sensitivity Study (adjacent to SP9); Ecological interest; notable feature/designation; Highways (access); Potential noise; Land contamination (Railway Land – tracks mainly, Works Unspecified Use – medium); ALC: Grade 3, Urban

Site Description:	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.
Suitability:	Suitable in part: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	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.
Conclusion:	Site is suitable in part as a potential Local Plan allocation.
Reason:	The site lies within the LBD at 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. The northern part of the site may be suitable for allocation depending on a yield established through further work. Any yield arising from the southern part of the site is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 234; SALP AL/SO2 (Local Plan Allocation AL/SO1)

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



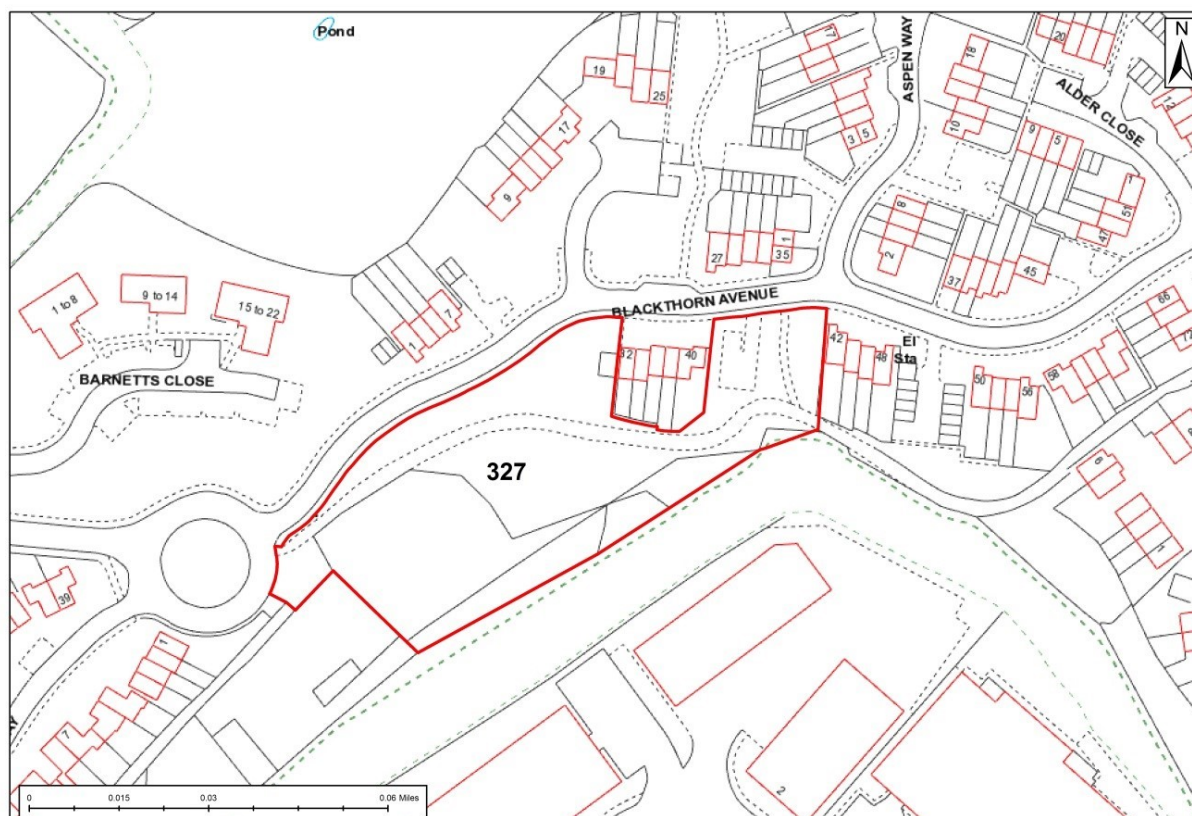
Location:	Southborough
Settlement:	Main Urban Area: Southborough/Royal Tunbridge Wells
Gross area (ha):	1.79
Developable area (ha):	1.79
Site type:	Part PDL/part greenfield site within LBD
Potential site use:	Site has been assessed for development potential, notably for a mixed use scheme including residential, retail, and other mixed uses
Potential yield if residential:	69
Issues to consider:	Existing allocation AL/SO2 in Site Allocations Local Plan; AONB (1 component part); Heritage matters (adjacent to listed building); Local Plan Landscape designation; Tree Preservation Orders;

	<p>Highway matters; Potential land contamination; In proximity to local cycle route; ALC: Urban; This site currently has planning consent for a new, mixed use Community Hub (18/03558/FULL) as of 1st April 2019</p>
Site Description:	<p>Prior to being developed (see planning consent reference 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 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>
Suitability:	Suitable: see reason below
Availability:	<p>Available Multiple ownership</p>
Achievability:	This site is an existing allocation which has a planning consent (which has been implemented). The site is available and it is considered that the site will be delivered within the Local Plan period.
Sustainability Assessment:	<p>A sustainable site with mostly positive scores. Deprivation and equality scores positively as the proposals would provide some generation in a pocket of income deprivation and are in a location that would promote easy access to facilities for disabled people. The climate change objective scores better than it would have done ordinarily due to the central location of the site and fact that private car use is not essential. This is also reflected in the air, travel and services objectives. However, air quality is scored as mixed overall as the site is partially within the 80m AQMA buffer and provides for parking which would encourage travel by private vehicles.</p>
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	Site is a part PDL site within 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.

Site Reference: 327

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

Call for Sites 2017 Submission



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Map Dated: June 2017

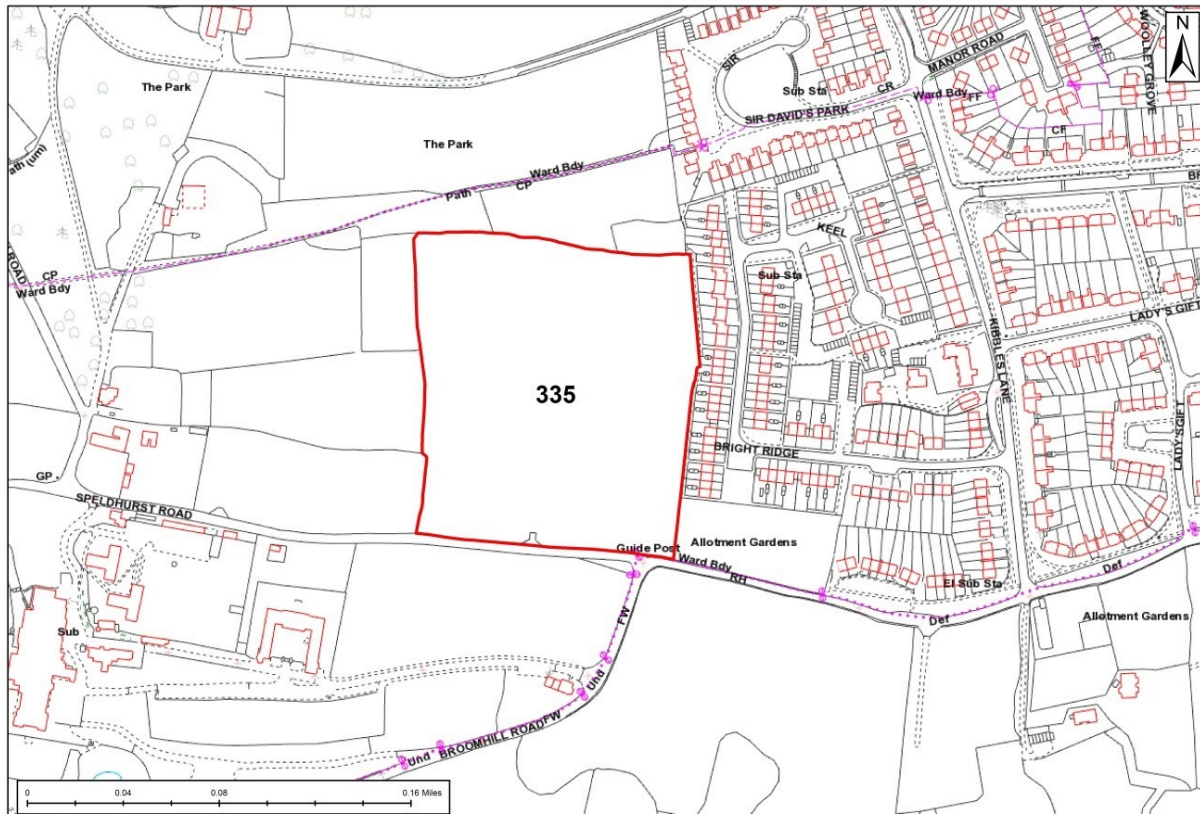
Location:	Southborough
Settlement:	Main Urban Area: Royal Tunbridge Wells/Southborough
Gross area (ha):	0.65
Developable area (ha):	0.65
Site type:	Greenfield site within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	Less than 10
Issues to consider:	AONB (1 component part); Landscape Sensitivity Study (in proximity to SP8 and SP9); Highways (means of access); Ecological interest; notable feature/designation; ALC: Grade 4, Urban
Site Description:	This site is a grass verge and scrub land with a track through the central section. There are no existing buildings onsite. Adjoining

	uses include residential and industrial. There is fencing within the site but the boundaries are open to the north. This 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.
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	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.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site lies within 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

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Map Dated: June 2017

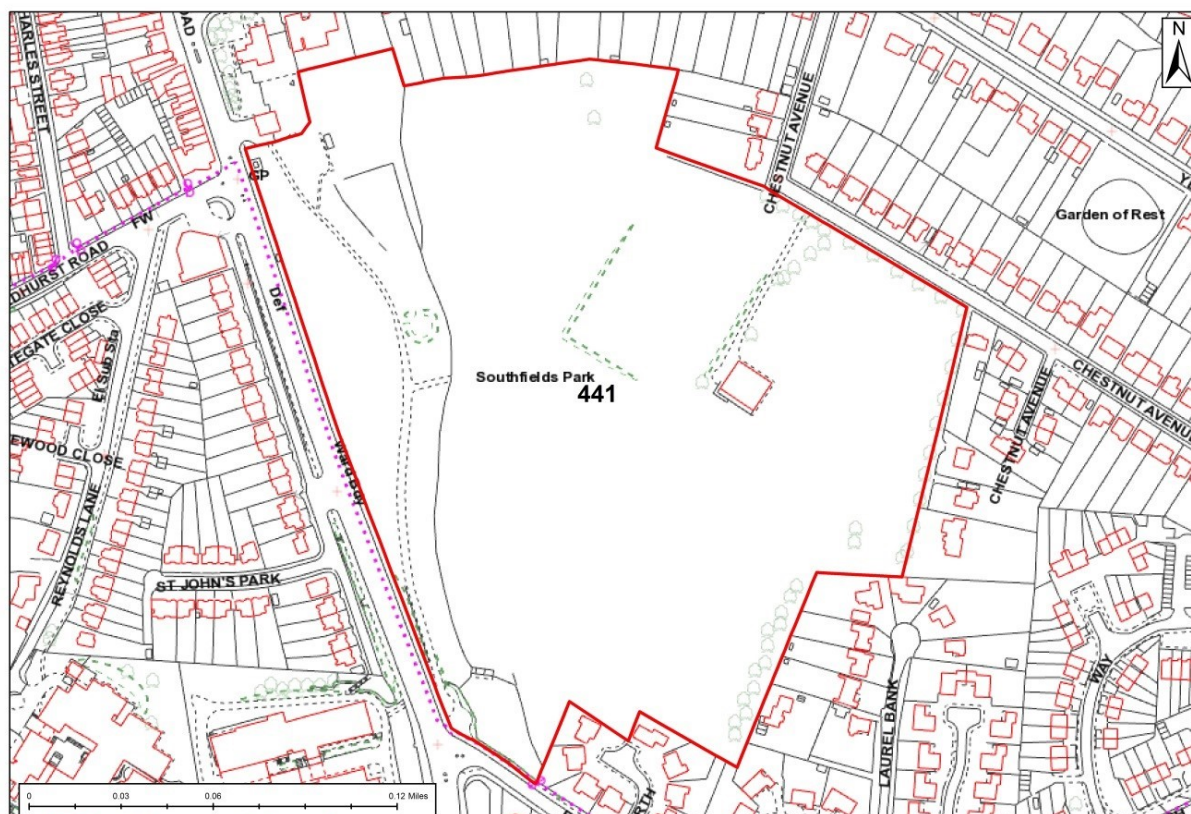
Location:	Southborough
Settlement:	Main Urban Area: Royal Tunbridge Wells/Southborough
Gross area (ha):	3.67
Developable area (ha):	3.67
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	110
Issues to consider:	Green Belt considerations; AONB (2 component parts); Landscape sensitivity study (SP10); Ecological interest; notable feature/designation; Heritage – KCC Historic Park and Garden; ALC: Grade 3, Urban

Site Description:	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.
Suitability:	Unsuitable: see reason below
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	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
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is significant concern regarding the extent of archaeological potential on the site as well as landscape impact concerns resulting from encroachment and significant highway concerns.

Site Reference: 441

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

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Map Dated: June 2017

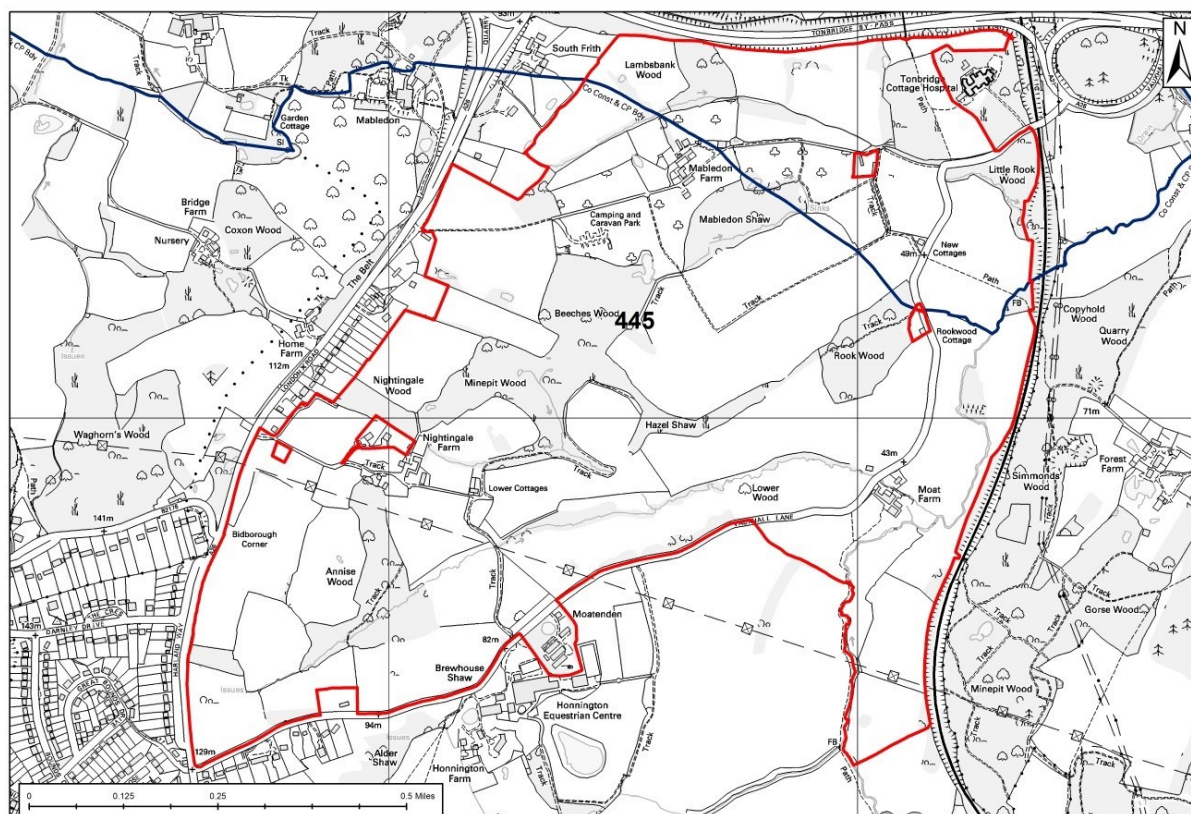
Location:	Southborough
Settlement:	Main Urban Area: Royal Tunbridge Wells/Southborough
Gross area (ha):	9.29
Developable area (ha):	9.29
Site type:	Greenfield site within LBD used as school sports pitches
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	279
Issues to consider:	AONB (1 component part); Ecological interest; notable feature/designation; Highway issues Local Plan Landscape designation; Local Plan Important Open Space; ALC: Urban

Site Description:	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 this edge. Fencing and hedging borders the rest of the site. There vehicular access into the site appears to be 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.
Suitability:	Unsuitable: see reason below
Availability:	Availability is uncertain Single ownership
Achievability:	N/A
Sustainability Assessment:	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.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is significant concern regarding achievability of this site during the Local Plan period

Site Reference: 445 (Local Plan Allocation AL/SO3)

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

Call for Sites 2017 Submission



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Map Dated: June 2017

Location:	Southborough
Settlement:	In proximity to the Main Urban Area: Royal Tunbridge Wells/Southborough and Tonbridge
Gross area (ha):	171.88
Developable area (ha):	125.06
Site type:	Mix of greenfield and PDL including PDL in proximity to LBD.
Potential site use:	Site has been assessed for development potential, notably for a mixed use scheme including residential and economic (land-based) uses
Potential yield if residential:	50-120
Issues to consider:	AONB (10 component parts); Landscape Sensitivity Study (SP5/SP6); Ecological interest; notable feature/designation; Land contamination (Railway Land – tracks mainly, Hospitals, landfill site); Flood Zone 2 (2.64%), 3a (2.22%), and 3b (2.22%);

	ALC: Grade 3, Grade 4
Site Description:	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.
Suitability:	Suitable: see reason below
Availability:	Available Single ownership
Achievability:	This site is suitable, available and in single ownership. It is considered that the site could be delivered in the period of the Local Plan.
Sustainability Assessment:	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 impacts upon.
Conclusion:	Site is suitable as a potential Local Plan allocation subject to further consideration.
Reason:	This site includes a mix of greenfield and PDL including PDL in proximity to the LBD of the main urban area of Tunbridge Wells and Southborough, with good connections to the road network and footpath and cycle networks. The site has circumstances individual to the site and these could form an exemplar development in the AONB.

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

Planning Policy

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