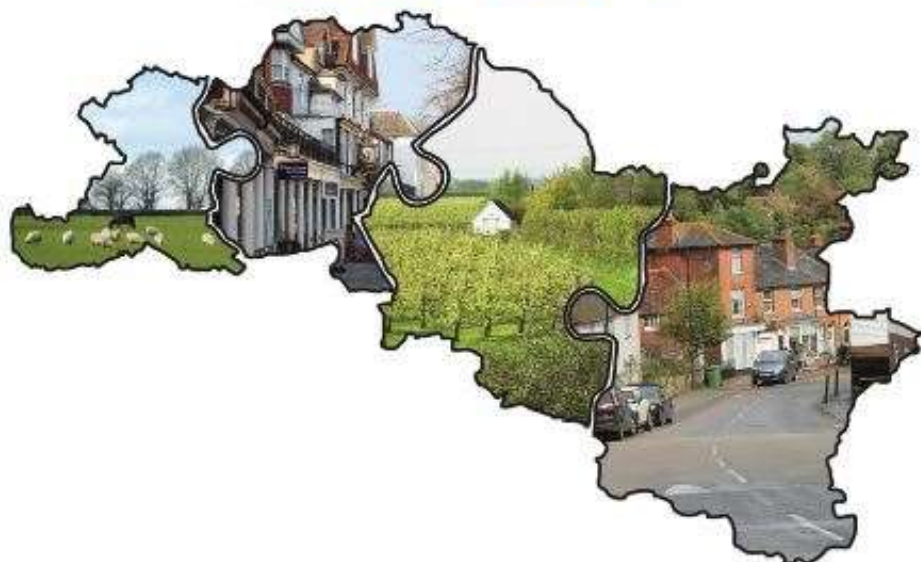


Tunbridge Wells Borough



Tunbridge Wells Borough Council

Site Assessment Sheets for Pembury Parish

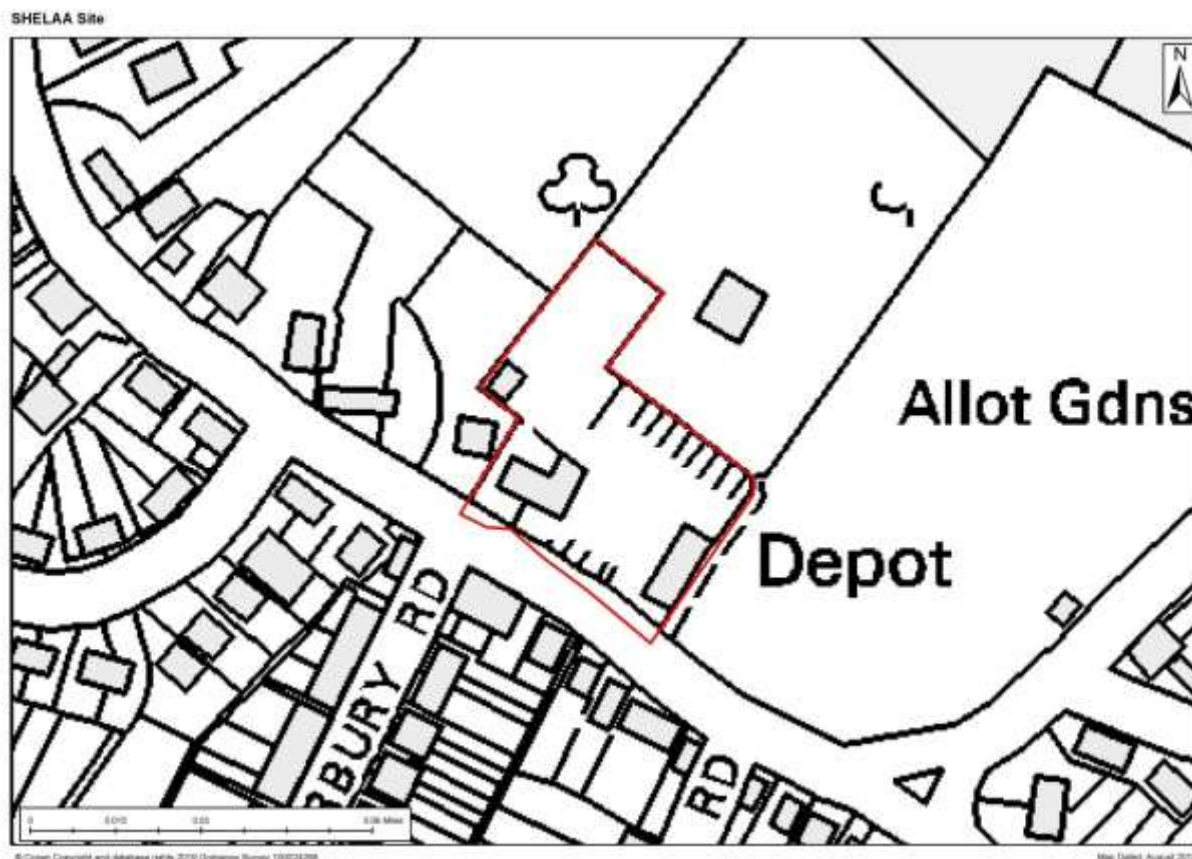
Strategic Housing and Economic Land Availability
Assessment for Pre-Submission Local Plan

January 2021



Site Reference: 458 (Local Plan Allocation AL/PE 5)

Site Address: Land at Sturgeons fronting Henwood Green Road



Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	0.46
Developable area (ha):	0.46
Site type:	Mostly PDL site mostly within the Pembury LBD (rear garden excluded)
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	19
Issues to consider:	MGB; HLC Period: Medieval, Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Forested Plateau; Land contamination (Depot / Dispensing of Automotive Vehicles); Transport Infrastructure: In Proximity to Cycle Route 18; As at 01 April 2020, site includes extant planning permission

	17/00756/FULL for 19 dwellings
Site Description:	<p>The site is occupied by a civil engineering and road surfacing company. There are a number of buildings on the site, part in commercial use and part residential. A residential property fronts the road onto Henwood Green Road. Attached to the dwelling is a commercial element of the building. The site includes bays that hold aggregate and gravel bins. To the east of there are a number of buildings associated with the commercial use. Most of the site is hardstanding and buildings.</p> <p>Boundaries include hedgerow to the south, where there is also vehicular access serving the site. No footway exists on the northern side of Henwood Green Road, but there is a footway on the south side of the road. Land levels drop down into the site from Henwood Green Road.</p> <p>There are allotment gardens to the east, set behind a substantial, brick, boundary wall. To the west, the neighbouring dwelling is an Oast House. This shared boundary is a mix of conifers and low wire fencing. Brick walls form the boundary to the north, with open countryside beyond. To the south, residential development is mixed in character, generally two storey terraces and chalet bungalows.</p>
Suitability:	This is a suitable site since it is largely a PDL site located mostly inside the LBD, which already benefits from an existing planning consent. In sustainability terms, it scores positively. A small part of the site is outside the LBD, part of a Green Belt parcel the release of which would result in very low harm. For these reasons this is a suitable site.
Availability:	Available Single ownership
Achievability:	This site is a suitable site located mostly inside the LBD. It has an existing planning permission. It is available and it is considered that it is likely that this site can be delivered within the Local Plan period.
Sustainability Assessment:	Positive land use score is influenced by the development on brownfield land with no loss of soils. Housing in this location would not suit older persons (distant from services) so the housing objective does not score as high as it could. 2020 MGB Study: Overall Harm Rating is Very Low.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	The site is a PDL site located mostly within the existing settlement, which is sustainable. Furthermore the site benefits from an existing planning permission and the release of a small area of the site from the Green Belt would result in very low harm.

Site Reference: 28

Site Address: Land on the eastern side of Woodside Road, Pembury, TN2 4BG

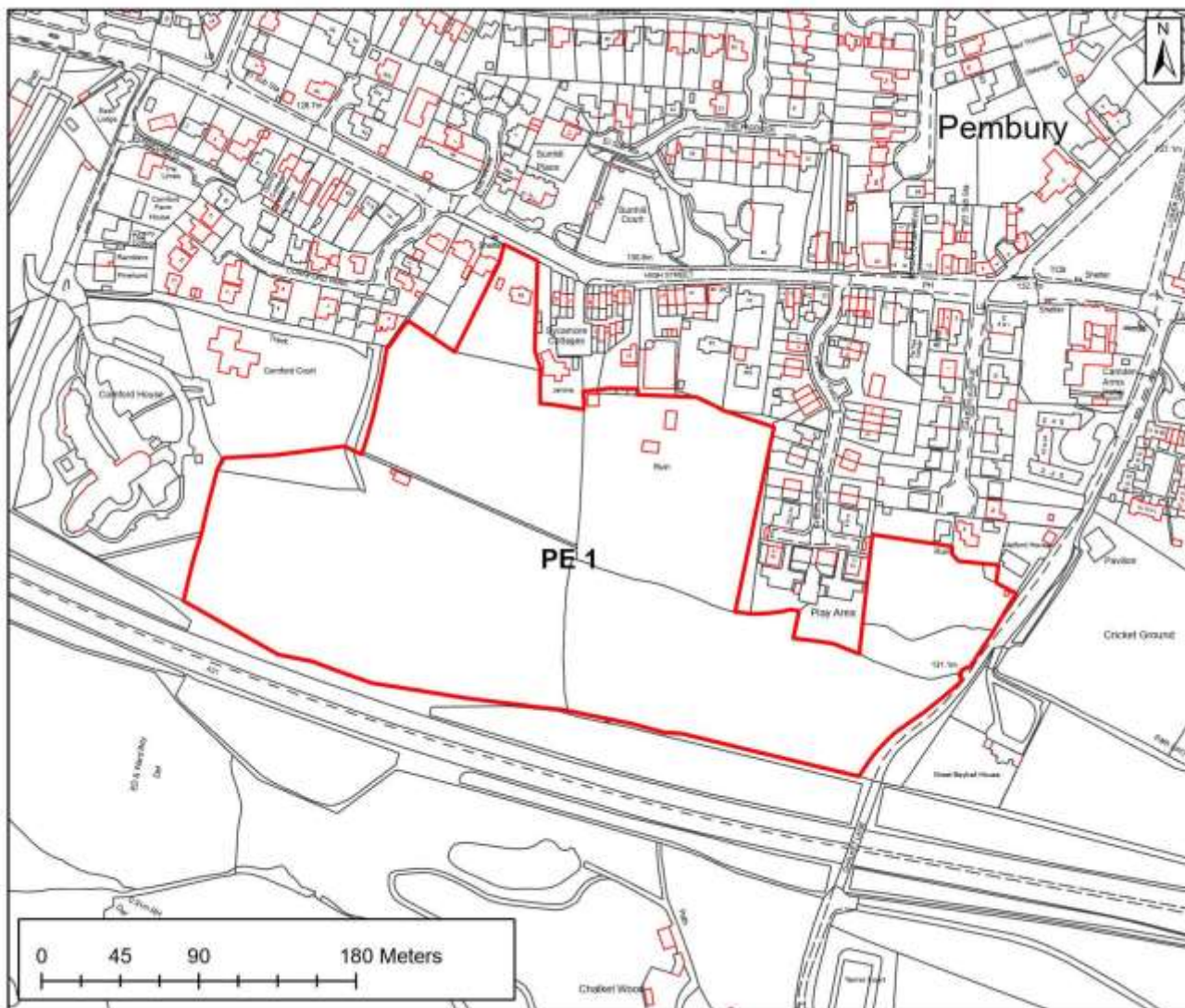


Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	0.89
Developable area (ha):	0.89
Site type:	Greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	27
Issues to consider:	MGB; AONB; HLC Period: Boundary Lost 0-25%, Early post-medieval; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Forested Plateau; Heritage: Adjacent to Listed Buildings; Highway issues;

	Transport Infrastructure: In proximity to national cycle route
Site Description:	The site comprises land that is used for horse keeping/paddock. There is a timber stable structure on the site. The site is adjoined by residential properties and agricultural fields. There are site boundaries which consist of wire fencing along the east side and trees to the north and west. The boundary is more open to the south with some hedging and domestic boundary treatments. The gated access off Woodside Road is a steep concrete ramp. Site frontage along Woodside Road runs adjacent to National Cycle Route 18. There is a lack of pavement along Woodside Road. This is an undulating site and it is lower towards the middle of the paddock area.
Suitability:	This site is considered unsuitable for potential allocation because there is highway related concern about the suitability of the road network serving the site and the ability to ensure a suitable vehicular access can be achieved. In addition, there is landscape and Green Belt concern, the site forming part of a parcel the release of which would result in high harm.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A site that scores mostly neutrals, which is let down on land use and landscape grounds and its location relative to key services and facilities and public transport options. It results in the loss of a greenfield site in the AONB, an historic landscape and is part of a Green Belt parcel the release from which would cause high harm.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are concerns relating to highway matters, impact on landscape and Green Belt harm, the release from which would result in high harm.

Site Reference: Local Plan Allocation AL/PE 1, comprising sites 44, 67, 369 and late site 5

Site Address: Land rear of High Street and west of Chalket Lane



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Map Dated: March 2021

Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	6.67
Developable area (ha):	6.67
Site type:	Mostly undeveloped greenfield site located adjacent to the LBD and including part PDL located inside the LBD
Potential site use:	Site has been assessed for development potential, notably for residential use and for provision of community facilities (car parking)
Potential yield if residential:	50 - 60
Issues to consider:	Heritage: Conservation Area;

	<p>Ecology: TPO; MGB; AONB; HLC Period: Late 20th century, Early 20th century; Contaminated Land; APA: General background archaeological potential; ALC: GRADE 3, NON AGRICULTURAL; LCA: Forested Plateau Potential road noise from A21; Adjacent to Limits to Built Development</p>
Site Description:	See SHELAA assessment sheets for sites 44, 67, 369 and late site 5, which make up this larger site.
Suitability:	See SHELAA assessment sheets for sites 44, 67, 369 and late site 5, which make up this larger site.
Availability:	Available Multiple ownership
Achievability:	This site is suitable for allocation and is available. It comprises individual sites that are promoted as one potential allocation. It is considered that the site could come forward within the plan period.
Sustainability Assessment:	Negative land use score is influenced by the loss of Green Belt (low harm) greenfield land, with grade 3 soils in the AONB. The Noise objective scores negatively because residents will be exposed to high noise levels and the site will contribute to a deterioration in the existing noise levels. 2020 Grassland study found site to have moderate botanical importance and moderate ecological importance. Biodiversity score adjusted. 2020 LVIA report findings are used to inform the landscape score. 2020 MGB Study: Overall Harm Rating is Low.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	See SHELAA assessment sheets for sites 44, 67, 369 and late site 5, which make up this larger site.

Site Reference: 44 (Local Plan Allocation AL/PE 1 (site is part of larger allocation)) in conjunction with site numbers 67, 369 and late site 5

Site Address: Land to the south of Camden Avenue, High Street, Pembury TN2 4AA (Part OS 4255)



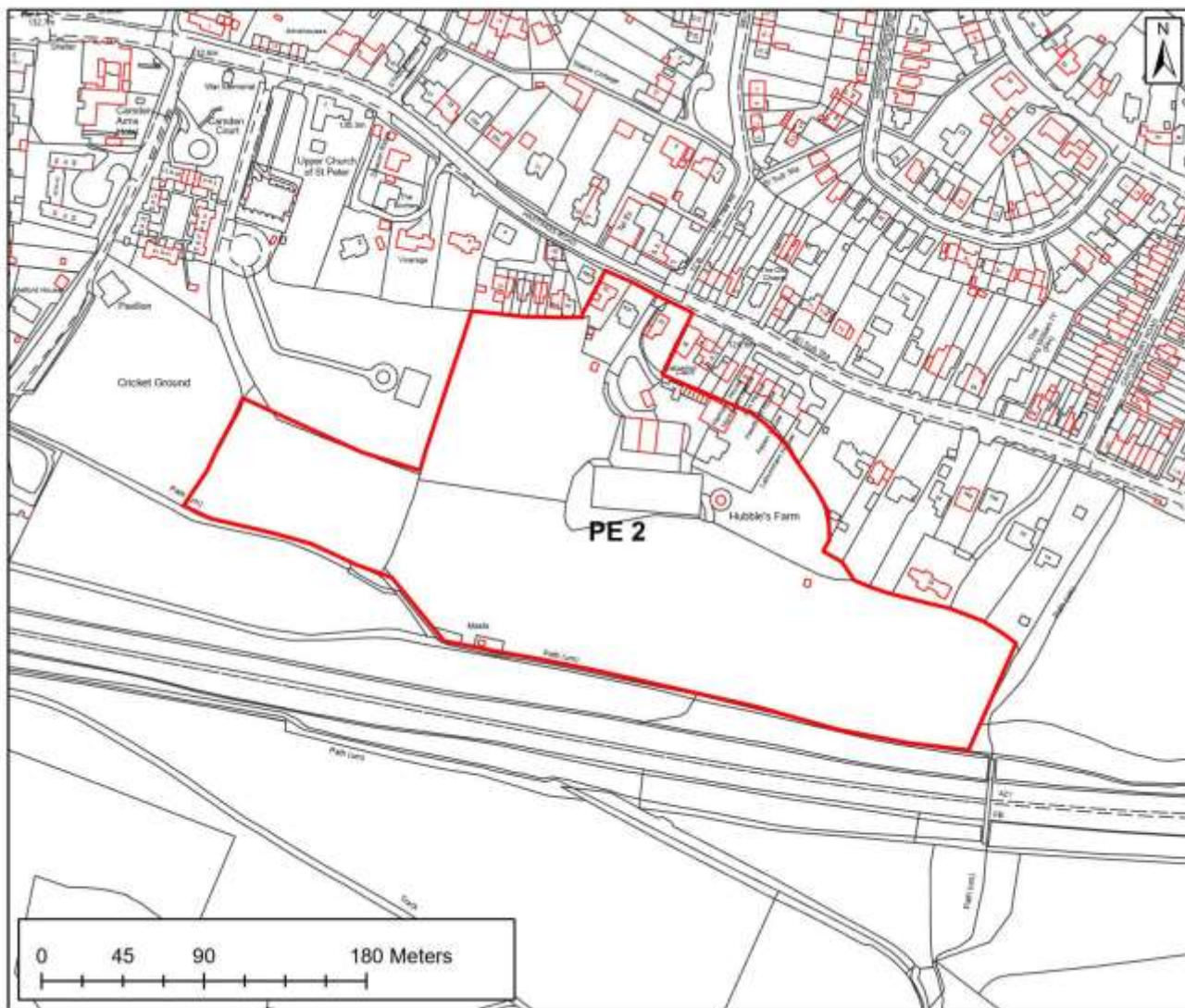
Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	0.52
Developable area (ha):	0.52
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use and mixed use including community facilities (car park) in conjunction with other sites forming wider site allocation
Potential yield if residential:	50 – 60 in conjunction with other sites forming wider site allocation
Issues to consider:	MGB; AONB; HLC Period: Boundary Lost 0-25%, Medieval; APA: General background archaeological potential;

	<p>ALC: GRADE 3; LCA: Forested Plateau; Potential road noise from A21; Transport infrastructure – in proximity to National Cycle route 18; Highway issues; Adjacent to Limits to Built Development</p>
Site Description:	<p>The site consists of part woodland to the southern end with the rest of the site being overgrown grassland. There are no existing buildings on the site. The site is adjoined by residential uses, a cricket ground and undeveloped land to the west and further to the south. The boundaries comprise of hedges and trees and a belt of trees adjacent to the access from the gate. There are also trees along the frontage with Chalket Lane but more open boundaries adjacent to the residential uses where there is more domestic type planting. There are also conifers along the western boundary adjacent to the residential uses. There is currently a lack of vehicular access. There is a gate access from Chalket Lane that runs adjacent to a tree belt. This is an unmade access. Chalket Lane is a private road. There is a lack of pavement along Chalket Lane. Public Right of Way number WT240 is sited east of the site. The site slopes to the south.</p>
Suitability:	<p>This site is located adjacent to the settlement edge of Pembury. In conjunction with other sites, it is considered suitable for allocation, as it is likely to be a sustainable site in this context. This site provides a strong, urban edge important to the setting of Chalket Lane. Ecological and landscape management of this would be a benefit to the Green Belt. Whilst adjacent sites are to be released from the Green Belt, this site would be retained in it. In conjunction with sites 67, 369 and late site 5, which lie between the existing settlement and the A21 embankment, and allocation would represent a modest infilling, appropriate in this AONB landscape. Furthermore, these parcels are not well connected with other agricultural land.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>This site is suitable in conjunction with other site submissions and is available. It is considered that it is likely that the site could be delivered within the Local Plan period.</p>
Sustainability Assessment:	<p>Negative land use score is influenced by the loss of Green Belt (low harm) greenfield land, with grade 3 soils in the AONB. The Noise objective scores negatively because residents will be exposed to high noise levels and the site will contribute to a deterioration in the existing noise levels. 2020 Grassland study found site to have moderate botanical importance and moderate ecological importance. Biodiversity score adjusted. 2020 LVIA report findings are used to inform the landscape score. 2020 MGB Study: Overall Harm Rating is Low.</p>
Conclusion:	<p>Site is suitable as a potential Local Plan allocation.</p>
Reason:	<p>Site is adjacent to the LBD and is likely to be sustainable in this</p>

	context. In conjunction with other sites, it would form a logical extension of the settlement and could be retained and managed to the benefit of the remaining Green Belt. The scale of development is considered appropriate for its location in the AONB.
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Site Reference: Local Plan Allocation AL/PE 2, including site 50 and 390

Site Address: Land at Hubbles Farm and south of Hastings Road



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Map Dated: March 2021

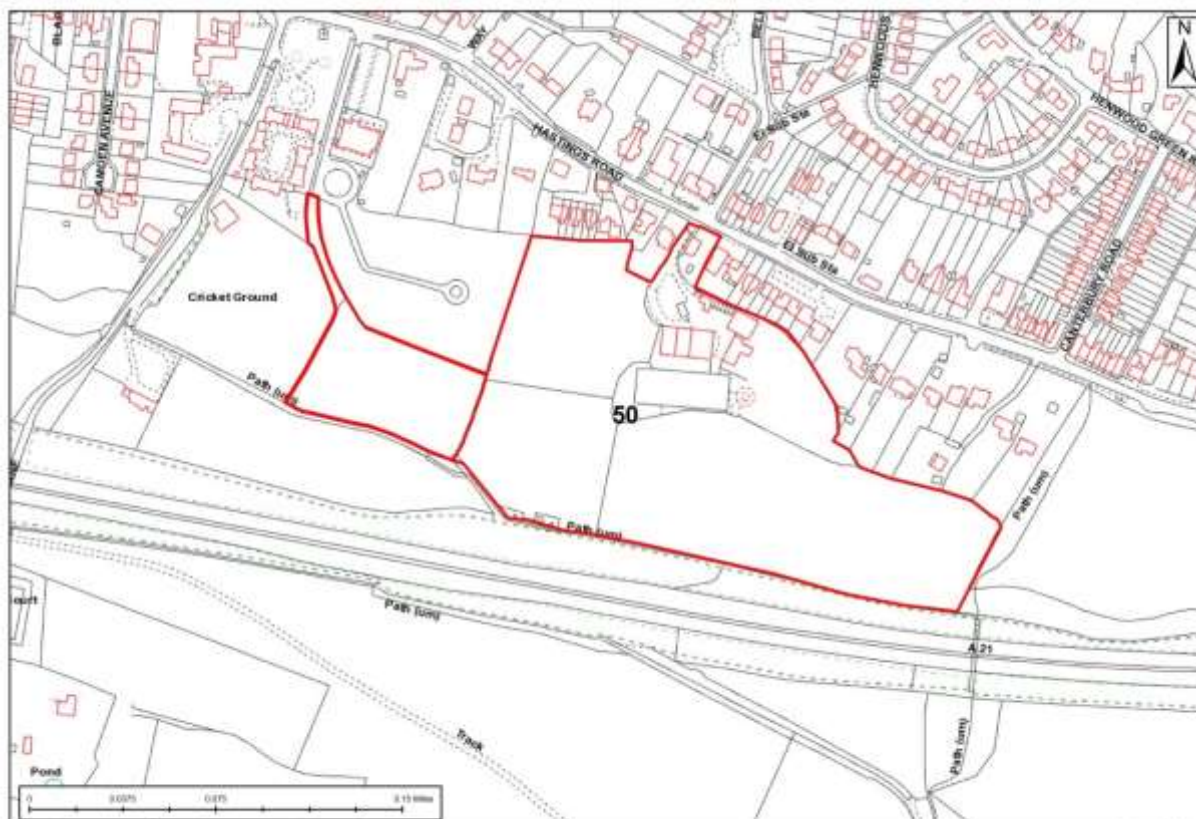
Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	5.49
Developable area (ha):	5.49
Site type:	Largely greenfield site / part PDL (existing dwelling) part within / part adjacent and largely in close proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use and provision of a community facility (extension to cemetery)
Potential yield if residential:	Approximately 80
Issues to consider:	Heritage: Conservation Area;

	<p>Ecology: TPO, Ancient Woodland; AONB Component Part: Historic Routeways PRoW; AONB; MGB; 2016 Landscape Designation; HLC Period: Late 20th century, Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Forested Plateau; Adjacent to Limits to Built Development; Highway issues; Potential road noise from A21; Transport Infrastructure: In proximity to national cycle route</p>
Site Description:	See SHELAA assessment sheets for sites 50 and 390, which make up this larger site.
Suitability:	See SHELAA assessment sheets for sites 50 and 390, which make up this larger site.
Availability:	Available Multiple ownership
Achievability:	This site is suitable for allocation and is available. It is a sustainable site located adjacent to the existing settlement and could come forward within the plan period.
Sustainability Assessment:	Negative land use score is influenced by the loss of Green Belt (low harm) greenfield land, with grade 3 soils in the AONB. The Noise objective scores negatively because residents will be exposed to high noise levels and the site will contribute to a deterioration in the existing noise levels. Risk to Groundwater Source Protection Zone is influencing the score for the water objective. 2020 Grassland study found site to have low-moderate botanical importance and low-moderate ecological importance. Biodiversity score adjusted slightly. 2020 LVIA report findings are used to inform the landscape score. 2020 MGB Study: Overall Harm Rating is Low.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	See SHELAA assessment sheets for sites 50 and 390, which make up this larger site.

Site Reference: 50 (Local Plan Allocation AL/PE 2) in conjunction with site number 390

Site Address: 50A Hubbles Farm and 32 Hastings Road (including adjacent land), Pembury, TN2 4JP

Call for Sites 2017 Submission



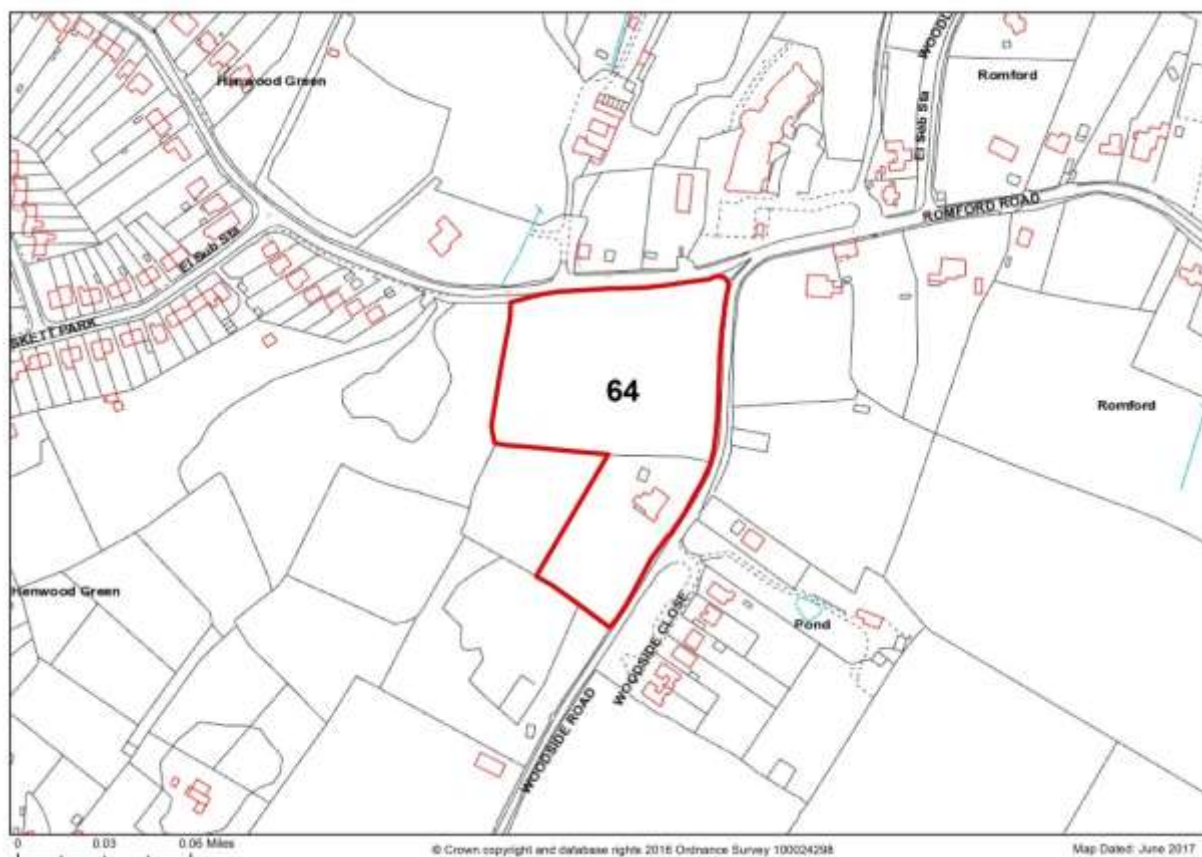
Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	6.16
Developable area (ha):	6.06
Site type:	Largely greenfield site / part PDL (existing dwelling) part within / part adjacent and largely in close proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use and provision of a community facility (extension to cemetery)
Potential yield if residential:	Approximately 80
Issues to consider:	Heritage: Conservation Area; Ecology: TPO, Ancient Woodland; AONB Component Part: Historic Routeways PRoW; AONB; MGB;

	<p>Potential road noise from A21; 2016 Landscape Designation; HLC Period: Late 20th century, Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Forested Plateau; Adjacent to Limits to Built Development; Highway issues; Transport Infrastructure: In proximity to national cycle route</p>
Site Description:	<p>The site comprises a managed greenfield site and is part residential in use. It consists of two parcels of land. There are three existing dwellings on the site. There is a B1/B8 barn, a stable block and stables. There are residential uses adjoining as well as a cemetery, cricket ground, fields and agriculture. The site boundaries comprise hedging along the north of the site, trees and hedging along the east and south, a chain link fence to the west plus a small bit of hedge. There is also a chain link fence around area the paddock areas. The site frontage along Hastings Road runs adjacent to National Cycle Route 18.</p> <p>The larger part of the site (part 1) has vehicular access from Hastings Road. The smaller part of the site (part 2) has access via the rear of the nearby church via a metal gate in north west corner. There are pavements along Hastings Road. There is a Public Rights of Way running along the southern boundary of the site adjacent to the A21. The site slopes up to the west and the south; higher level than path to east. The top of the site (parcel two, the larger part of the site) is generally flat but with a significant slope down to Hastings Road.</p>
Suitability:	<p>This is a site that lies partly within/mostly adjacent to the settlement edge, and as such is considered sustainable in that context. The site in conjunction with other sites, lies between the existing settlement and the A21 embankment, and allocation would represent a modest infilling, appropriate in this AONB landscape. Furthermore, these parcels are not well connected with other agricultural land. This combined with low harm if released from the Green Belt means the site is a suitable site.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>This site is a suitable site which is available. It is considered that the site could be delivered in the Local Plan period.</p>
Sustainability Assessment:	<p>Negative land use score is influenced by the loss of Green Belt (low harm) greenfield land, with grade 3 soils in the AONB. The Noise objective scores negatively because residents will be exposed to high noise levels and the site will contribute to a deterioration in the existing noise levels. Risk to Groundwater Source Protection Zone is influencing the score for the water objective. 2020 Grassland study found site to have low-moderate botanical importance and low-moderate ecological importance. Biodiversity score adjusted slightly. 2020 LVIA report findings are</p>

	used to inform the landscape score. 2020 MGB Study: Overall Harm Rating is Low.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	The site is sustainably located and would result in only low harm if released from the Green Belt. The scale of development is considered appropriate for its location in the AONB.

Site Reference: 64

Site Address: Land at Woodside House, Woodside Road, Pembury TN2 4BG



Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	1.61
Developable area (ha):	1.55
Site type:	Part PDL/part greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	47
Issues to consider:	Ecology: TPO; AONB Component Part: Historic Field Boundaries; AONB; MGB; Flood Zone 2; Flood Zone 3; HLC Period: Early post-medieval, Early modern; APA: General background archaeological potential; ALC: GRADE 3;

	LCA: Forested Plateau; Heritage: Adjacent to Listed Building; Highway issues; Transport Infrastructure: In proximity to national cycle route
Site Description:	<p>The site is part residential use with a dwelling and ancillary outbuildings and part greenfield. There is an existing house and garage on the site and a stable. The residential part of the site has a relatively flat garden area. The rest of the curtilage undulates. The site is adjoined by a care home further north, sporadic residential properties and fields. The site boundaries consist of soft landscaping, trees, hedge planting and some wire fencing. The site frontage along Woodside Road runs adjacent to National Cycle Route 18.</p> <p>There is an existing vehicular access to the site from Woodside Road to the existing house. There is a second road frontage along Romford Road. There is a lack of pavement along Woodside Road and Romford Road. There is paving further towards Pembury. There is a steep slope across Woodside Road down to Romford Road. The site is screened to an extent by greenery along the boundaries.</p>
Suitability:	This site is considered unsuitable for potential allocation because there is highway related concern about the suitability of the road network serving the site and the ability to ensure a suitable vehicular access can be achieved. In addition, there is landscape concern due to the topography of the landscape in this locality. Furthermore, the site is part of a Green Belt parcel the release of which would cause high harm if released.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A site that scores mostly neutrals, which is let down on land use and landscape grounds and its location relative to key services and facilities and public transport options. It results in the loss of an historic greenfield site in the AONB, an historic landscape and is part of a Green Belt parcel the release from which would cause high harm.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are concerns relating to highway matters, impact on landscape and Green Belt harm, the release from which would result in high harm.

Site Reference: 67 (Local Plan Allocation AL/PE 1 (site is part of larger allocation)) in conjunction with site numbers 44, 369 and late site 5

Site Address: Land to the rear of Pembury Village Hall, Pembury

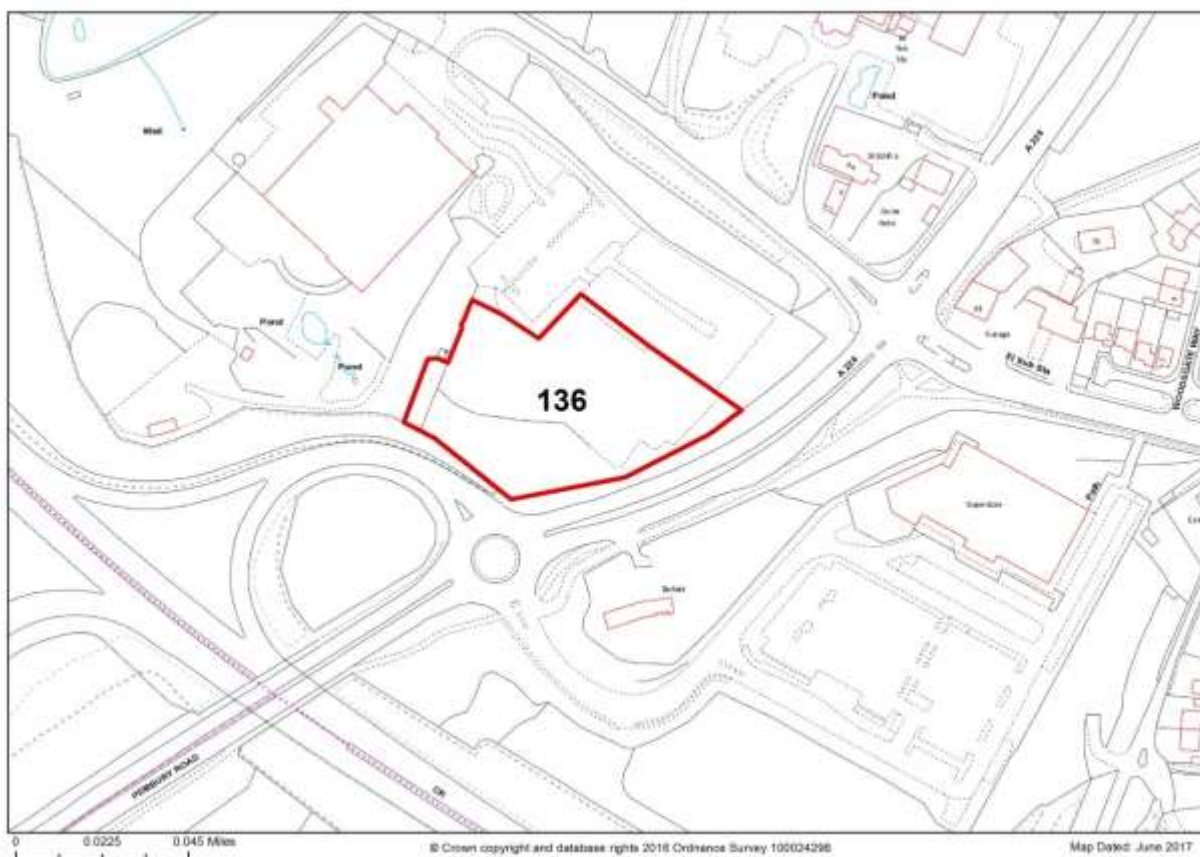


Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	1.08
Developable area (ha):	1.08
Site type:	Predominantly greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use and mixed use including community facilities (car park) in conjunction with other sites forming wider site allocation
Potential yield if residential:	50 – 60 in conjunction with other sites forming wider site allocation
Issues to consider:	MGB; AONB; HLC Period: Boundary Lost 0-25%, Medieval; APA: Pembury Historic Core - Conservation Area; ALC: GRADE 3; LCA: Forested Plateau;

	<p>Potential road noise from A21; Heritage: Adjacent to Conservation Area; Highway issues (access); Transport Infrastructure: In proximity to national cycle route; Adjacent to Limits to Built Development</p>
Site Description:	<p>The site comprises a green area of land with two derelict small barn structures and a small area of hard surface by a gate adjacent to the village hall. There are a few sporadic trees on the site. The site appears to be maintained. The site is adjoined by residential properties, a village hall and fields. Site boundaries consist of hedging and fencing. The site is in proximity to Hastings Road and National Cycle Route 18. The site is accessed alongside the village hall. The site has no direct road frontage. There are pavements along the High Street. The site is generally flat with a slight slope down towards the west.</p>
Suitability:	<p>This site is located adjacent to the settlement edge of Pembury, and it is likely to be a sustainable site in this context. The site in conjunction with other sites, lies between the existing settlement and the A21 embankment, and allocation would represent a modest infilling, appropriate in this AONB landscape. Furthermore, these parcels are not well connected with other agricultural land. In addition, the site is part of a parcel that if released from the Green Belt would result in low harm. It is therefore a suitable site.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>This site is suitable in conjunction with other site submissions and is available. It is considered that it is likely that the site could be delivered within the Local Plan period.</p>
Sustainability Assessment:	<p>Negative land use score is influenced by the loss of Green Belt (low harm) greenfield land, with grade 3 soils in the AONB. The Noise objective scores negatively because residents will be exposed to high noise levels and the site will contribute to a deterioration in the existing noise levels. 2020 Grassland study found site to have moderate botanical importance and moderate ecological importance. Biodiversity score adjusted. 2020 LVIA report findings are used to inform the landscape score. 2020 MGB Study: Overall Harm Rating is Low.</p>
Conclusion:	<p>Site is suitable as a potential Local Plan allocation.</p>
Reason:	<p>This is a sustainable site which would form a logical extension to the settlement and which would result in only low harm if released from the Green Belt. The scale of development is considered appropriate for its location in the AONB.</p>

Site Reference: 136

Site Address: Land at Notcutts Garden Centre, Tonbridge Road, Pembury, TN2 4QN

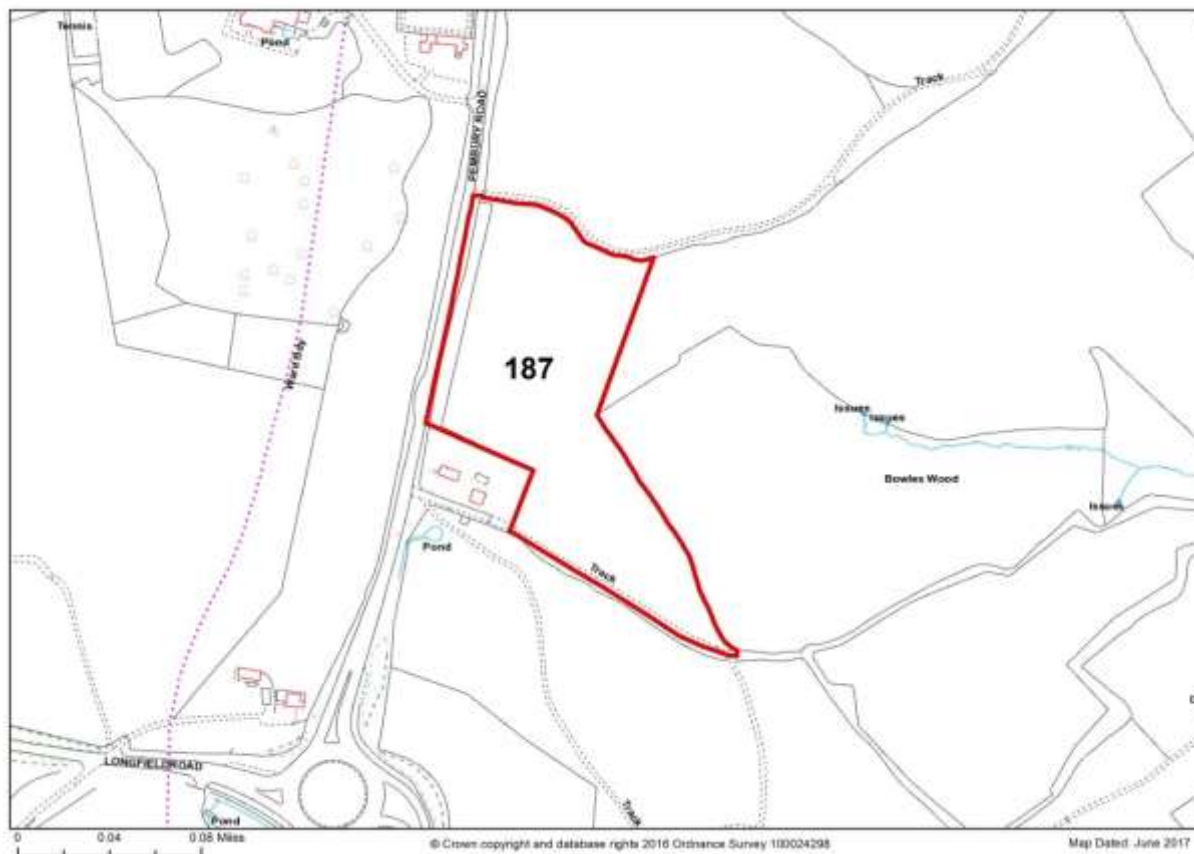


Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	0.72
Developable area (ha):	0.72
Site type:	PDL site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	22
Issues to consider:	MGB; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: NON AGRICULTURAL, GRADE 3; LCA: Forested Plateau; Potential road noise considerations; Transport Infrastructure: In proximity to national cycle route
Site Description:	The site is currently used for car parking associated with a garden centre. There are no existing buildings on the site. The site forms

	<p>part of Notcutts Garden Centre, road network (A21 junctions, Pembury Road), Pembury Hospital and a hotel. The site boundary consists of a private hedge surrounding the site with some trees and fencing. There is a small earth bund at the western edge of the site. There are trees within the site. The site frontage along Pembury Road runs adjacent to National Cycle Route 18. Vehicular access to the site is currently through the Nottcutts Garden centre. The site has a frontage with Pembury Road. There are pedestrian footways along Pembury Road and Tonbridge Road, though access to the site is through the garden centre. The site is flat but raised from the existing public highway with a slight slope down to the north.</p>
Suitability:	<p>The site has been assessed for provision of a wholly residential scheme, however the site provides an important gap between Pembury and the main urban area of Royal Tunbridge Wells, important to the setting of these settlements, which it is felt should be retained. The site is also part of a Green Belt parcel, the release of which would result in moderate harm and the site is constrained by trees. As such this is an unsuitable site.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>This site scores reasonably well with mostly neutral scores. The roadside location causes the noise objective to score negatively. The land use objective is neutral and influenced by the brownfield location. There are no significant positive or negative scores.</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>
Reason:	<p>This is an important urban fringe site in the Green Belt that forms an important gap between the settlements of Pembury Village and Royal Tunbridge Wells and their settings. In addition, its release from the Green Belt would cause moderate harm.</p>

Site Reference: 187

Site Address: Yew Tree Farm, Pembury Road, Pembury

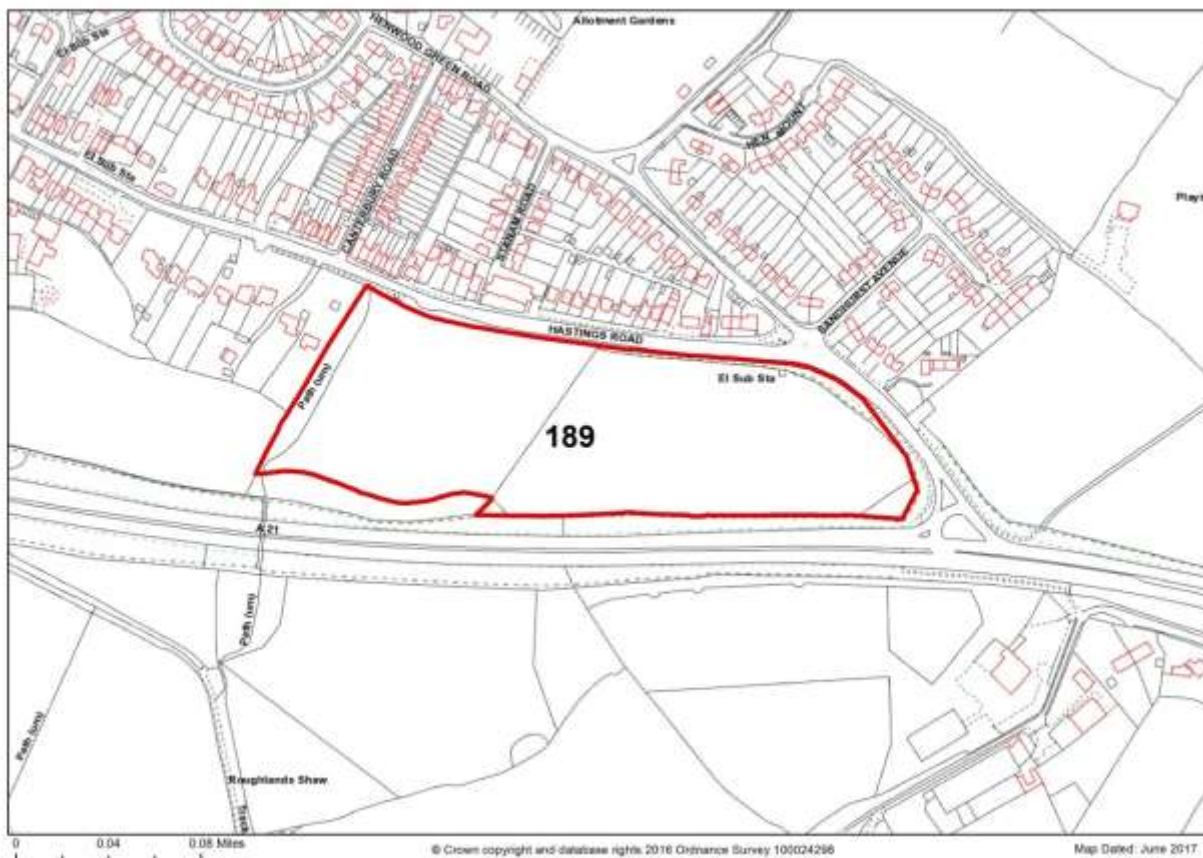


Parish:	Pembury
Settlement:	Adjacent to A21 in proximity to Main Urban Area; Royal Tunbridge Wells and Southborough
Gross area (ha):	3.04
Developable area (ha):	1.71
Site type:	Greenfield site in proximity to main urban area
Potential site use:	Site has been assessed for development potential, notably for residential use or economic use.
Potential yield if residential:	51
Issues to consider:	Ecology: Ancient Woodland, LWS; AONB; AONB Component Part: Ancient Woodland, Historic Field Boundaries, Heathland; Transport Infrastructure: PRow; MGB; HLC Period: Early modern, Early medieval; APA: Hollow way - Pembury; ALC: GRADE 3;

	Potential road noise from A21; LCA: Forested Plateau; Heritage: Adjacent to Listed Building; Highway issues
Site Description:	The site comprises an open field. There are no existing buildings on site. The site is adjoined by woodland, the A21 and a residential building. The boundaries of the site consist mostly of trees. It has an open boundary along the A21 frontage. There is a fence along the boundary with the adjacent residential building. There is a bridleway to the north of the site. There is currently a lack of vehicular and pedestrian access to the site. The site is generally flat.
Suitability:	This is an isolated site that is not well related to the Main Urban Area of Royal Tunbridge Wells or Southborough. The site would result in encroachment into the countryside and Green Belt, the release from which would result in very high harm. The site would result in significant landscape effects. Furthermore, the site is constrained by Ancient Woodland.
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:	There are landscape and Green Belt concerns associated with this site, the release from which would result in very high harm. Furthermore the site is constrained by the extent of Ancient Woodland.

Site Reference: 189 (Local Plan Allocation AL/PE 3)

Site Address: Land south of Hastings Road, Pembury

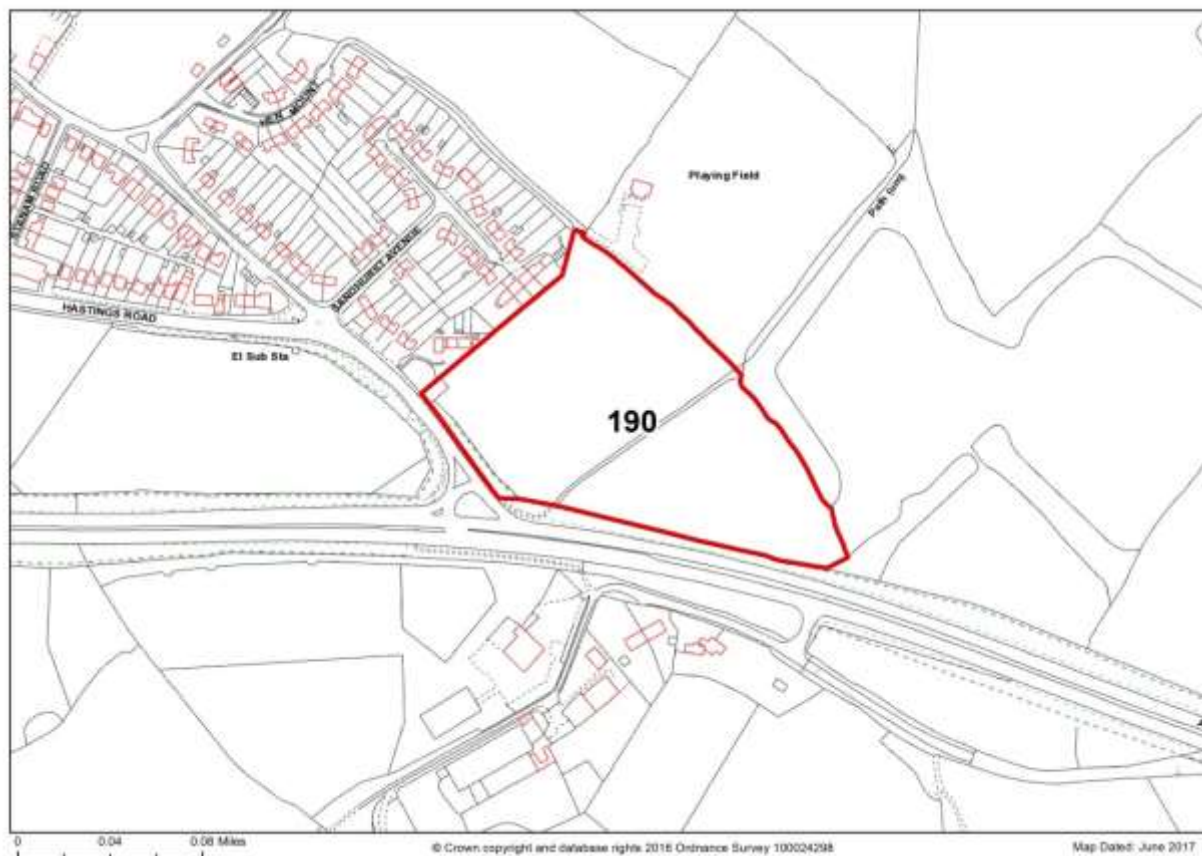


Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	4.78
Developable area (ha):	4.28
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	Approximately 80
Issues to consider:	Ecology: TPO; AONB Component Part: Ancient Woodland, Historic Routeways PRow, Historic Field Boundaries, Historic Routeways Roads; Transport Infrastructure: PRow, in proximity to national cycle route; MGB; AONB; HLC Period: Boundary Lost 0-25%, Early post-medieval; APA: General background archaeological potential; ALC: GRADE 3;

	LCA: Forested Plateau; Highway issues; Potential road noise from A21; Adjacent to Limits to Built Development
Site Description:	<p>The site consists of a managed green field. There is a sub-station on the site. The site is adjacent to residential properties, commercial uses and the A21. The boundaries of the site consist mostly of mature trees with some hedging. A tree/hedge belt subdivides the site into two parts. The site frontage along Hastings Road runs adjacent to National Cycle Route 18.</p> <p>There is currently a lack of vehicular access to the site. The site has a frontage with Hastings Road and the A21. There is a gate on Hastings Road, approximately 90 yards from the A21 roundabout. There is pavement along Hastings Road. A Public Right of Way runs through the western side of the site. There is a dip in the centre of the western area. The site slopes to the east and west. It rises to the south adjacent to the A21.</p>
Suitability:	This site lies adjacent to the settlement edge, and would form a logical extension to the settlement. It would be a sustainable site in this context. The site lies between the existing settlement and the A21 embankment, and allocation would represent a modest infilling, appropriate in this AONB landscape. Furthermore, then site is not well connected with other agricultural land. This combined with low harm if released from the Green Belt means the site is a suitable site.
Availability:	Available Multiple ownership
Achievability:	This is a suitable site. It is available and it is considered that the site is deliverable within the Local Plan period.
Sustainability Assessment:	Negative land use score is influenced by the loss of Green Belt (low harm) greenfield land, with grade 3 soils in the AONB. The Noise objective scores negatively because residents will be exposed to high noise levels and the site will contribute to a deterioration in the existing noise levels. Risk to Groundwater Source Protection Zone is influencing the score for the water objective. Loss of the historic fields AONB feature caused the landscape and heritage objectives to be negative. 2020 Grassland study found site to have low botanical importance and low-moderate ecological importance. Biodiversity score unchanged. 2020 LVIA report findings are used to inform the landscape score. 2020 MGB Study: Overall Harm Rating is Low.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	Site is adjacent to the LBD and is sustainable in this context. Release of the site from the Green Belt would result in low harm and the scale of development is considered appropriate for its location in the AONB.

Site Reference: 190

Site Address: Land south east of Sandhurst Avenue, Pembury

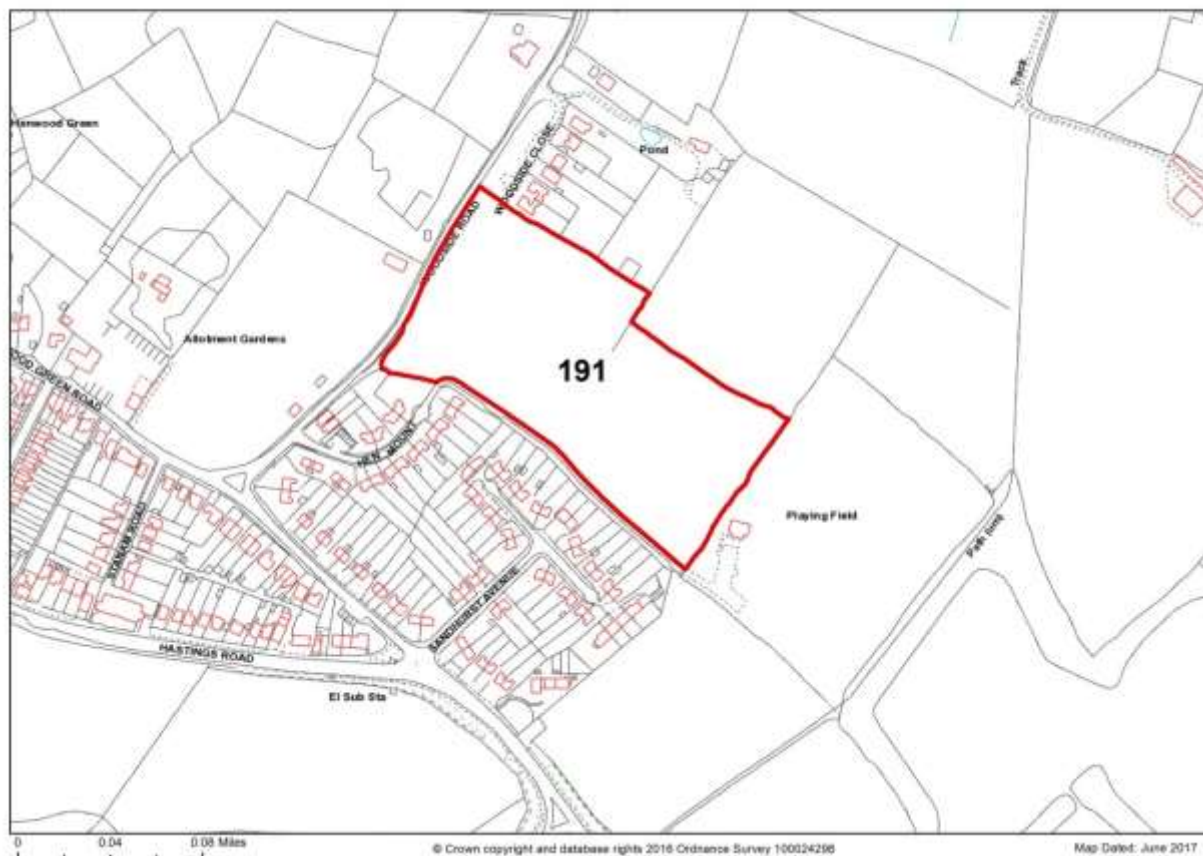


Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	3.52
Developable area (ha):	3.52
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential
Potential yield if residential:	106
Issues to consider:	AONB Component Part: Historic Routeways PRoW; Transport Infrastructure: PRoW, in proximity to national cycle route; MGB; AONB; HLC Period: Early post-medieval, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt, Forested Plateau; Highway issues;

	Part of site was allocated for development as sports pitches and other outdoor recreation in the Site Allocations Local Plan (2016); Potential road noise from A21; Adjacent to Limits to Built Development
Site Description:	The site consists of an agricultural field. There are no existing buildings on the site. The site is adjoined by residential properties, the A21 and recreation fields and other fields. The site is mainly bordered by mature hedgerows. The site is naturally split in two by a hedgerow in the middle of the site. There are some mature trees and shrubs found within the hedgerows. The site is in proximity to Henwood Green Road and National Cycle Route 18. There is a gate that provides access to the main parcel of land from Hastings Road. There is pavement along Hastings Road. There is a Public Right of Way running through the middle of the site. The site is mainly flat with some minor undulation across the site. The site is at a higher level relative to the adjacent A21 and Hastings Road. The site is relatively enclosed, with some overlooking from the rear of adjacent residential properties.
Suitability:	Whilst this site lies adjacent to the settlement edge, it is considered unsuitable as a potential allocation because there are significant highway impact concerns including on the nearby A21 major distributor road managed by Highways England. There are also landscape concerns and concern about Green Belt release, this forming part of a parcel the release of which would result in moderate – high harm.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Negative land use score is influenced by the loss of Green Belt (moderate/high) greenfield land, with grade 3 soils in the AONB. Landscape scores negative because of location of site relative to historic fields and historic farmsteads within an historic landscape in the AONB. The Noise objective scores negatively because residents will be exposed to high noise levels and the site will contribute to a deterioration in the existing noise levels.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are significant highway impact concerns, particularly in relation to the impact on the A21, landscape and Green Belt concerns, the release from which would result in moderate/high harm.

Site Reference: 191

Site Address: Land north of Henwoods Mount, Pembury

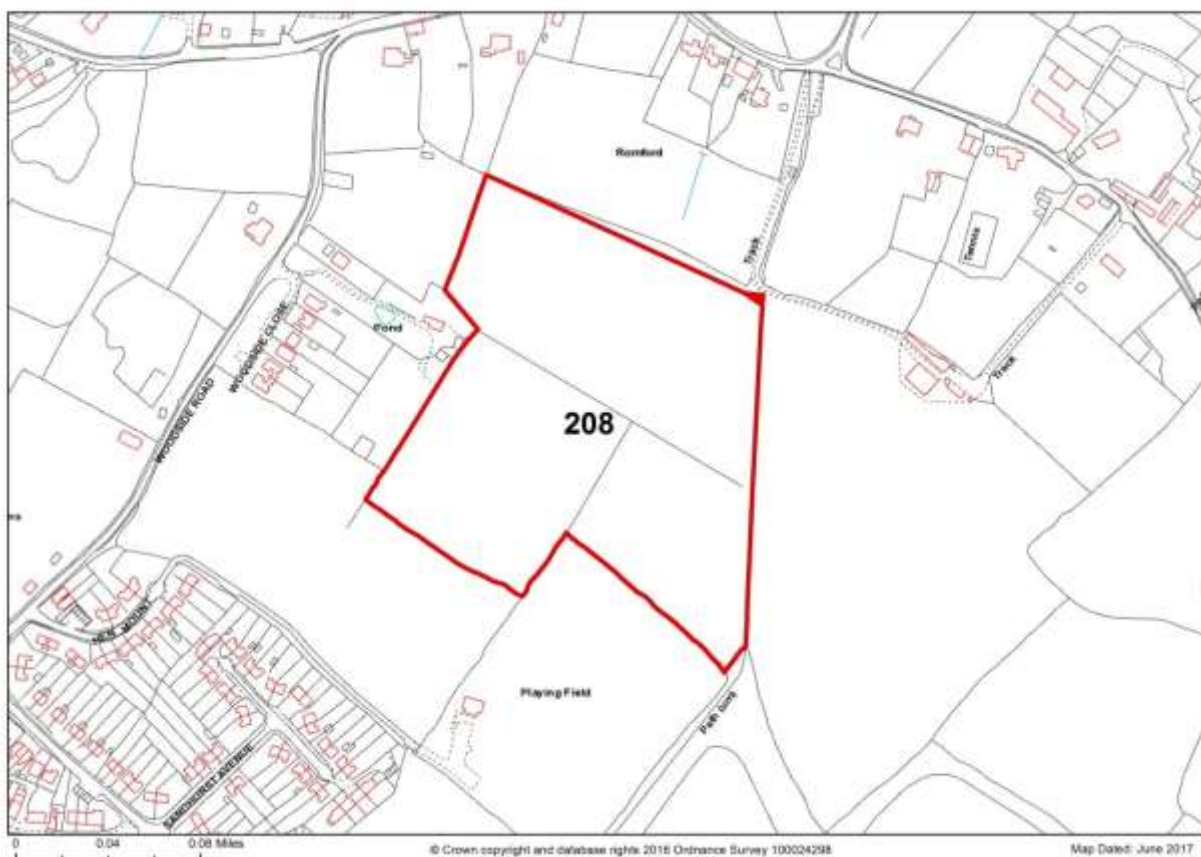


Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	3.19
Developable area (ha):	3.19
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	96
Issues to consider:	AONB Component Part: Historic Field Boundaries, Historic Routeways Roads; MGB; AONB; HLC Period: Boundary Lost 0-25%, Early post-medieval; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Forested Plateau; Part of site was allocated for development as sports pitches and other outdoor recreation in the Site Allocations Local Plan (2016);

	<p>Transport Infrastructure: In proximity to national cycle route; Highway issues; Potential road noise from A21; Adjacent to Limits to Built Development</p>
Site Description:	<p>The site is a greenfield site. There are no existing buildings on the site. The site is adjoined by areas of residential use and a playing field. There is bramble hedging adjacent to the access track, which runs parallel to the site's southern boundary and mature trees along the other sides. The site frontage along Woodside Road runs adjacent to National Cycle Route 18. There is currently a lack of vehicular access to the site. There is a lack of pavement along Woodside Road and Henwood Mount adjacent to the site. The site is a sloping site, rising to the west.</p>
Suitability:	<p>While this site lies adjacent to the settlement edge, it is considered unsuitable as a potential allocation there are significant highway impact concerns including on the nearby A21 major distributor road managed by Highways England. It would also result in the loss of land from the Green Belt, with a harm rating of high and there are also landscape concerns.</p>
Availability:	<p>Available Multiple ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>Negative land use score is influenced by the loss of Green Belt (high harm) greenfield land, with part grade 3 soils in the AONB. The site is also an historic field. The Noise objective scores negatively because residents will be exposed to high noise levels and the site will contribute to a deterioration in the existing noise levels.</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>
Reason:	<p>There are significant highway impact concerns, particularly in relation to the impact on the A21, landscape and Green Belt concerns, the release from which would result in high harm.</p>

Site Reference: 208

Site Address: Romford House Farm, Kings Toll Road, Pembury, TN2 4BE

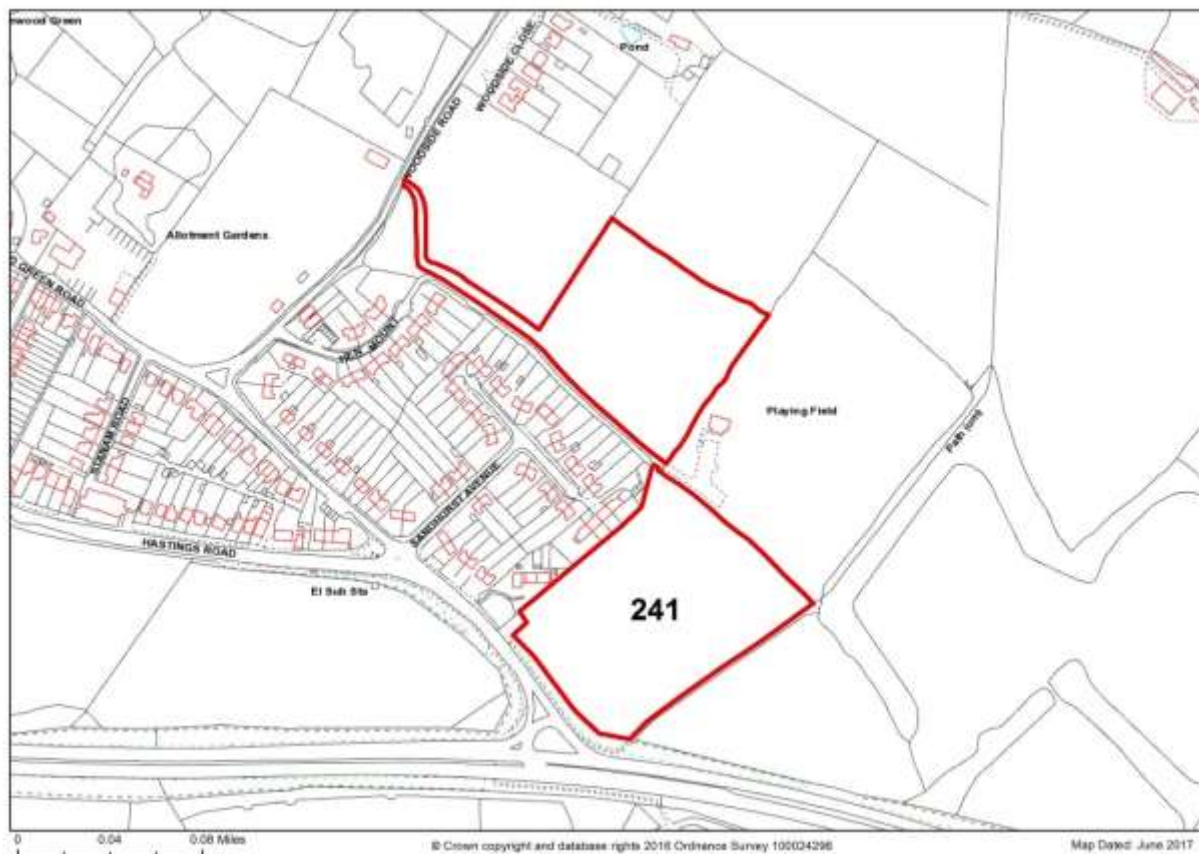


Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	5.68
Developable area (ha):	5.68
Site type:	Greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	170
Issues to consider:	AONB Component Part: Historic Routeways PRoW, Historic Field Boundaries; Transport Infrastructure: PRoW, in proximity to national cycle route; MGB; AONB; HLC Period: Early post-medieval, Late 20th century; APA: General background archaeological potential; ALC: GRADE 2, GRADE 3;

	LCA: Fruit Belt, Forested Plateau; Highway issues; Potential road noise from A21
Site Description:	<p>The site is in active agricultural use. There are no existing buildings on the site, but it is adjacent to agricultural buildings. The site is adjoined by agricultural use, some residential properties, some woodland and playing field. The boundaries of the site include some hedgerows but the site is largely open to the adjoining fields. There are trees along some of the boundaries to the north of the site. The site is in proximity to Woodside Road and National Cycle Route 18.</p> <p>There is currently a lack of an obvious vehicular access to the site.</p> <p>Pedestrian access to the site is from informal pathways through the site linking with the playing field. There is a Public Right of Way running along the eastern boundary of the site. The site generally slopes down to the north.</p>
Suitability:	While this site lies in proximity to the settlement edge, it is considered unsuitable as a potential allocation there are significant highway impact concerns including on the nearby A21 major distributor road managed by Highways England. There is also concern about the ability to provide an appropriate means of access to the site. Furthermore, this site would also result in the loss of land from the Green Belt, with a harm rating of moderate and there are landscape concerns associated with this site.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Negative land use score is influenced by the loss of Green Belt (moderate) greenfield land, The site is also an historic field located within the AONB. The Noise objective scores negatively because residents will be exposed to high noise levels and the site will contribute to a deterioration in the existing noise levels.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are significant highway impact concerns, particularly in relation to the impact on the A21 and the ability to provide an appropriate means of access to the site. In addition, landscape concerns and concern over the release of the site from the Green Belt, the release from which would result in moderate harm.

Site Reference: 241

Site Address: Land south east of Sandhurst Avenue, Pembury



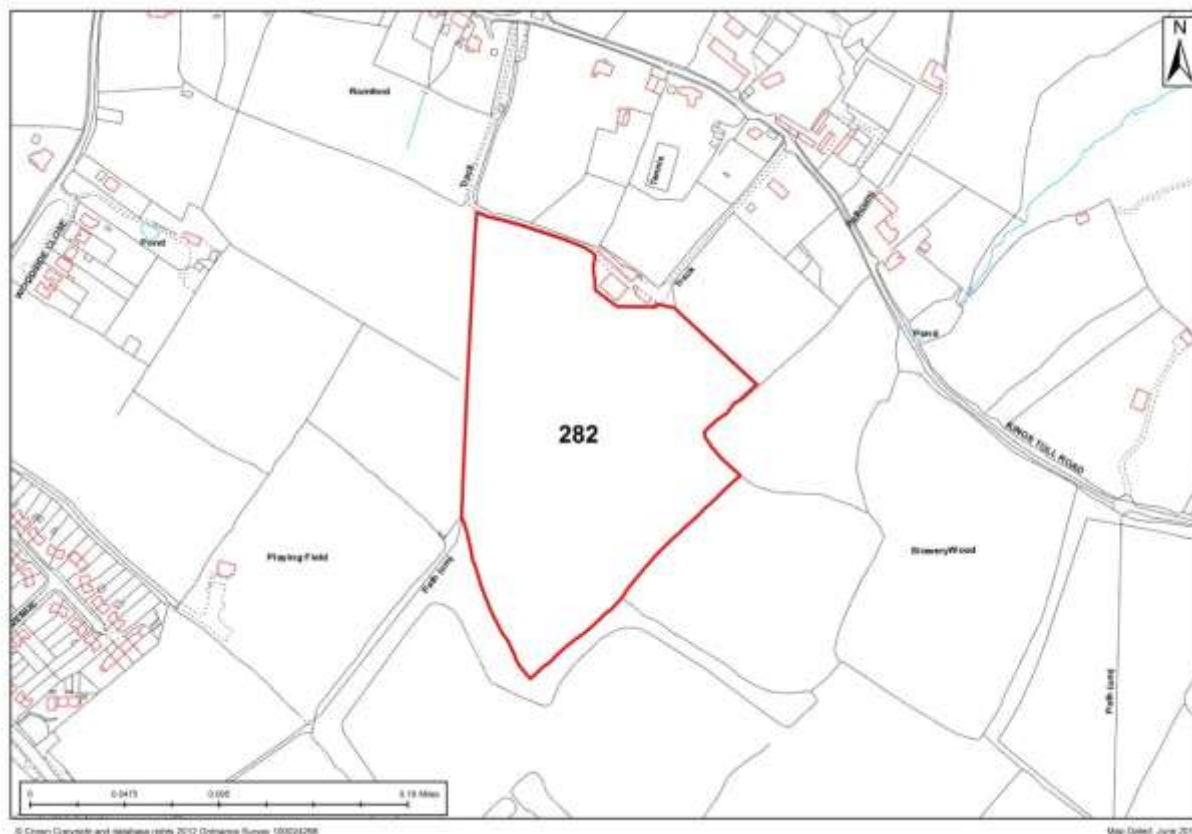
Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	3.58
Developable area (ha):	3.58
Site type:	Greenfield parcels adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	108
Issues to consider:	AONB Component Part: Historic Routeways PRoW, Historic Field Boundaries; Transport Infrastructure: PRoW, in proximity to national cycle route; MGB; AONB; HLC Period: Late 20th century, Early 20th century; APA: General background archaeological potential; ALC: GRADE 2, GRADE 3; LCA: Forested Plateau;

	<p>Highway issues; Allocated for development as sports pitches and other outdoor recreation in the Site Allocations Local Plan (2016); Potential road noise from the A21; Adjacent to Limits to Built Development</p>
Site Description:	<p>The site consists of two agricultural fields. There are no existing buildings on the site. The site is adjoined by residential properties, recreation fields and other fields. The larger field to the south is adjacent to the A21. The site is mainly bordered by mature hedgerows. There are some mature trees and shrubs found within the hedgerows. The site is in proximity to Henwood Green Road and National Cycle Route 18.</p> <p>There is a gate that provides access to the larger parcel of land to the south from Hastings Road. Both fields front onto Henwoods Mount. There is a Public Right of Way running along the eastern boundary of the southern parcel of the site. There is pavement along Hastings Road. The southern parcel of the site is mainly flat with some minor undulation across the parcel. This parcel is at a higher level relative to the adjacent A21. The northern parcel is generally flat. The site is relatively enclosed, with some overlooking from the rear of adjacent residential properties.</p>
Suitability:	<p>While this site lies adjacent to the settlement edge, it is considered unsuitable as a potential allocation because there are significant highway impact concerns including on the nearby A21 major distributor road managed by Highways England. There are also landscape concerns. In addition, it would also result in the loss of land from the Green Belt, with a harm rating of moderate – high.</p>
Availability:	<p>Available Multiple ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>Negative land use score is influenced by the loss of Green Belt (moderate/high) greenfield land, including grade 3 soils in the AONB and part historic field. The Noise objective scores negatively because residents will be exposed to high noise levels and the site will contribute to a deterioration in the existing noise levels.</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>
Reason:	<p>There are significant highway impact concerns, particularly in relation to the impact on the A21, landscape concerns and Green Belt concerns, the release from which would result in moderate/high harm.</p>

Site Reference: 282

Site Address: Romford House Kings Toll Road, Pembury, Kent

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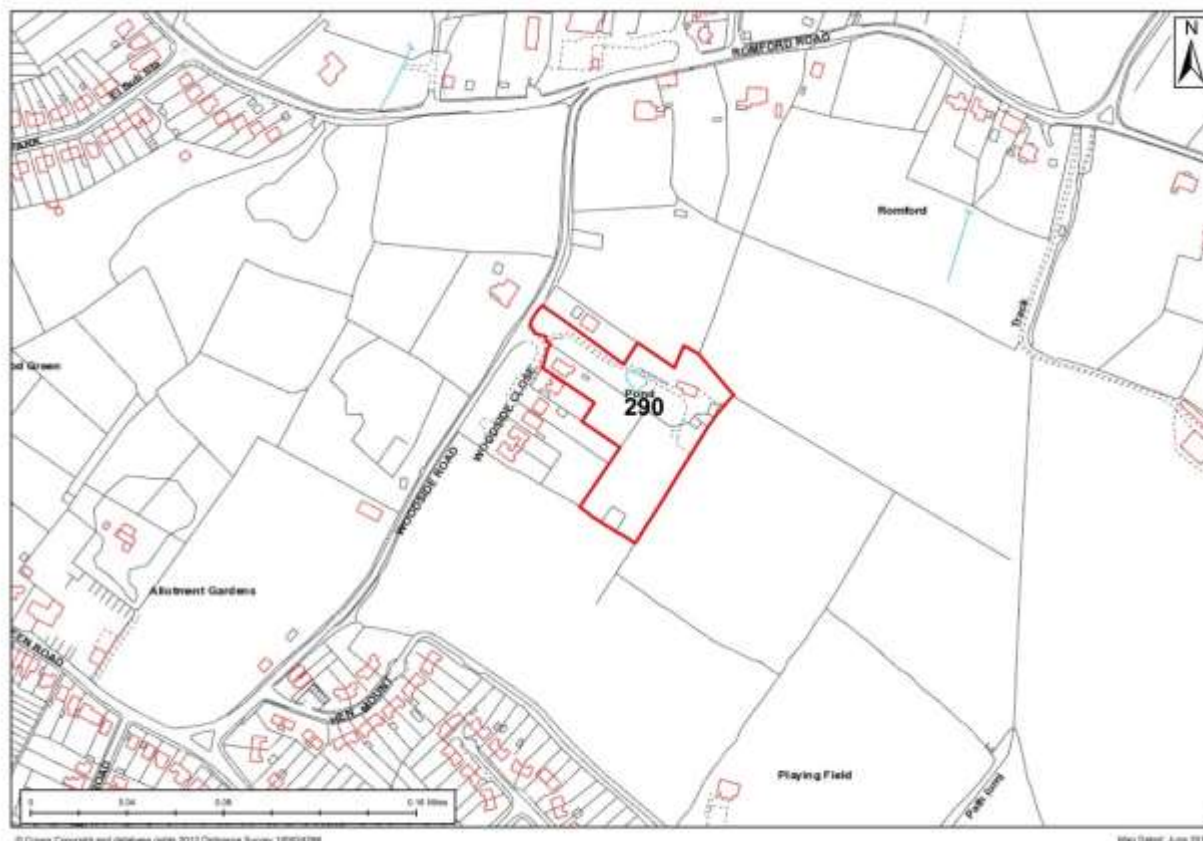
Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	5.46
Developable area (ha):	5.46
Site type:	Greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	164
Issues to consider:	AONB Component Part: Historic Routeways PRoW, Historic Field Boundaries; Transport Infrastructure: PRoW, in proximity to national cycle route; MGB; AONB; HLC Period: Boundary Lost 76-100%, Late 20th century; APA: General background archaeological potential; ALC: GRADE 2, GRADE 3; LCA: Fruit Belt, Forested Plateau;

	Highway issues; Potential road noise from A21
Site Description:	This site is currently an agricultural field. There are no existing buildings on site. Adjacent uses include fields, farm buildings, and a possible residential property. The site has an open boundary to a footpath and an adjacent field to west. Trees and hedging form the boundary along other sides. There are tracks although no formal vehicle access. Access may be through adjacent land. The site is in proximity to the A21 further south of the site. There is a Public Right of Way on the site along western boundary. Slight slope to north in a downwards direction. This site is generally exposed.
Suitability:	While this site lies in proximity to the settlement edge, there are significant highway impact concerns including on the nearby A21 major distributor road managed by Highways England. There is concern also about the ability to provide an appropriate means of access to the site. As well as landscape concerns there is Green Belt concern, with the site resulting in loss of land from the Green Belt, with a harm rating of moderate.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Negative land use score is influenced by the loss of Green Belt (moderate) greenfield land, The site is also an historic field located within the AONB. The Noise objective scores negatively because residents will be exposed to high noise levels and the site will contribute to a deterioration in the existing noise levels.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are significant highway impact concerns, particularly in relation to the impact on the A21 and the ability to provide an appropriate means of access to the site. Concerns also relate to landscape impact and impact on Green Belt, the release from which would result in moderate harm.

Site Reference: 290

Site Address: Abbots, Woodside Close, Pembury, Kent

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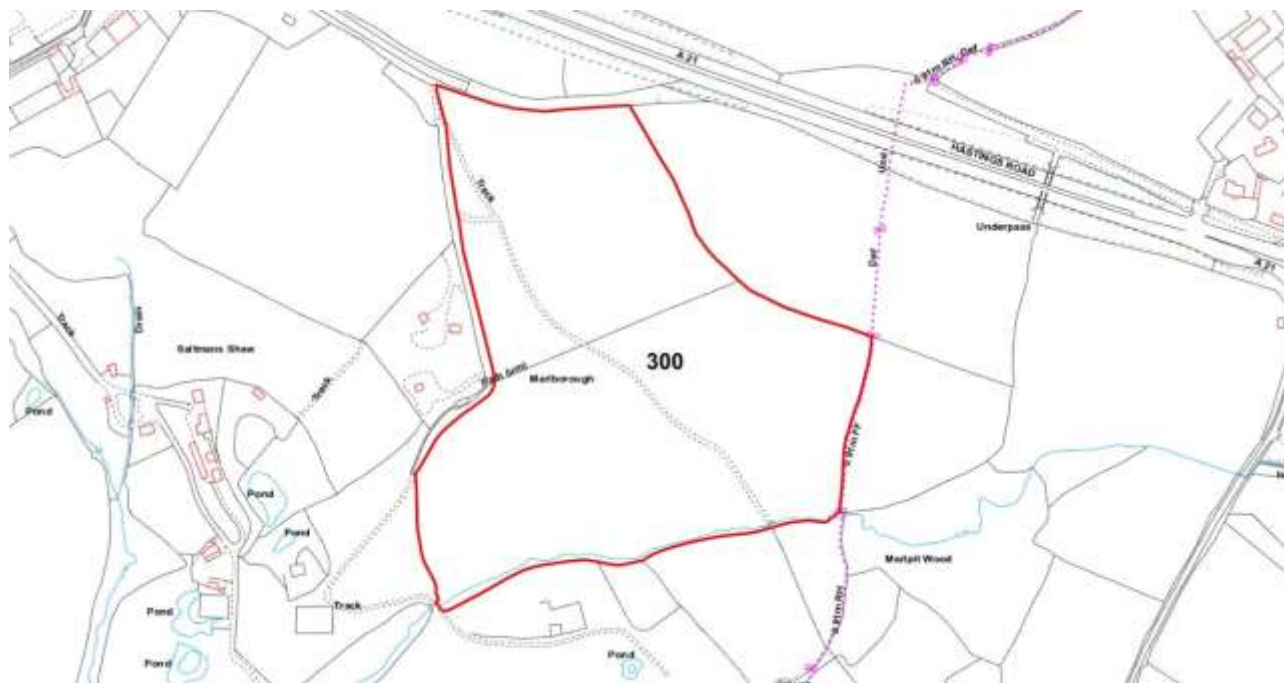


Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	0.91
Developable area (ha):	0.91
Site type:	Part PDL site in proximity to LBD.
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	27
Issues to consider:	AONB Component Part: Historic Field Boundaries; MGB; AONB; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 2, GRADE 3; LCA: Forested Plateau
Site Description:	This site currently includes residential properties and curtilage. There are dwelling houses on the site and associated out buildings. The site is adjoined by residential properties and fields.

	The site boundaries comprise hedging and trees, with some walling and fencing. There is vehicle access onto Woodside Close, which joins with Woodside Road. There is pavement along Woodside Close but not along Woodside Road. The site rises up from Woodside Close. The site is mostly enclosed.
Suitability:	Whilst this a PDL site, it is considered unsuitable for potential allocation because there is highway related concern about the suitability of the road network serving the site and the ability to ensure a suitable vehicular access can be achieved to serve a scheme of this nature. In addition, there is landscape and Green Belt concern, the site forming part of a parcel the release of which would result in moderate harm.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A site that scores mostly neutrals, which scores positive for housing provision, let down on land use by impact on the Green Belt (moderate harm) and its location relative to key services and facilities. Land use score is also informed by grade 2 agricultural soils.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are concerns relating to highway matters, impact on landscape and Green Belt harm, the release from which would result in moderate harm.

Site Reference: 300

Site Address: Marlborough Wood, Pembury, Tunbridge Wells, Kent



Parish:	Pembury
Settlement:	Remote from settlement, adjacent to A21 and in proximity to Kipping's Cross roundabout
Gross area (ha):	8.25
Developable area (ha):	0.00
Site type:	Greenfield site adjacent to A21
Potential site use:	Site has been assessed for development potential, notably for residential use or economic use
Potential yield if residential:	0
Issues to consider:	Ecology: TPO, Ancient Woodland, LWS; AONB Component Part: Ancient Woodland, Historic Routeways PRoW, Water Courses, Historic Field Boundaries; Transport Infrastructure: PRoW; MGB; AONB; HLC Period: Late 20th century, Early medieval; APA: General background archaeological potential; ALC: GRADE 4, GRADE 3; LCA: Wooded Farmland; Highway matters (means of access)
Site Description:	This site is currently woodland with no buildings on site. There are fields and the A21 in proximity. The boundaries consist of no fencing, with trees covering the site. There is access at the north

	west corner of the site. There is a lack of pavements around the site. There is a footpath through the site. The site's topography rises from south to north with complex levels throughout. This site is enclosed due to tree cover.
Suitability:	The site is wholly Ancient Woodland, including a TPO. As such the whole of the site is considered unsuitable. It could be considered as part of Kipping's Cross new settlement proposal.
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 wholly Ancient Woodland and would not be suitable for allocation as a single site. It could be considered as part of Kipping's Cross new settlement proposal.

Site Reference: 304

Site Address: Land to the north east of Tonbridge Road, Pembury, Tunbridge Wells, Kent

Call for Sites 2017 Submission



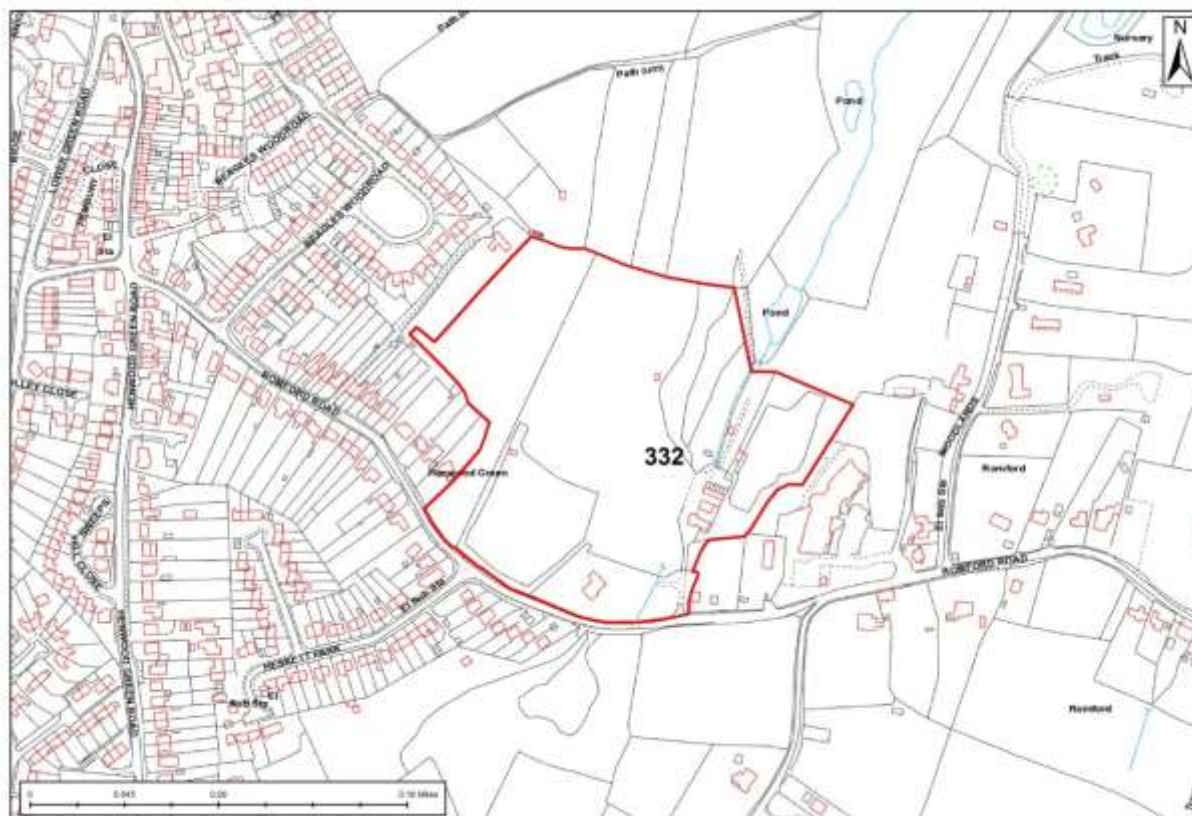
Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	1.57
Developable area (ha):	0.54
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	16
Issues to consider:	Ecology: Ancient Woodland, LWS; AONB Component Part: Ancient Woodland; MGB; AONB; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: NON AGRICULTURAL; LCA: Forested Plateau;

	Transport Infrastructure: In proximity to national cycle route Adjacent to Limits to Built Development
Site Description:	This site is a parcel of woodland. There are no existing buildings onsite. Adjacent uses include residential and the A228 to the west and south-west. The boundaries are comprised mainly of trees. There is a metal gate across the southern end of the site, which links to a small access track onto A228 and neighbouring property. There are pavements along Pembury Road and a track through the site. There is a Public Right of Way adjacent to the site at the south. There are level changes on site. This site is generally enclosed.
Suitability:	This is a site that while being located adjacent to the existing settlement edge, is a woodland parcel, largely constrained by the fact that a significant portion of the site is Ancient Woodland. There are also concerns about the ability to provide an appropriate means of access to the site. As such this site is considered unsuitable.
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 significantly constrained by the extent of Ancient Woodland on the site and there are concerns about the ability to provide an appropriate means of access to the site.

Site Reference: 332

Site Address: Priory Farm, Romford Road, Pembury, Kent

Call for Sites 2017 Submission



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Map Date: June 2017

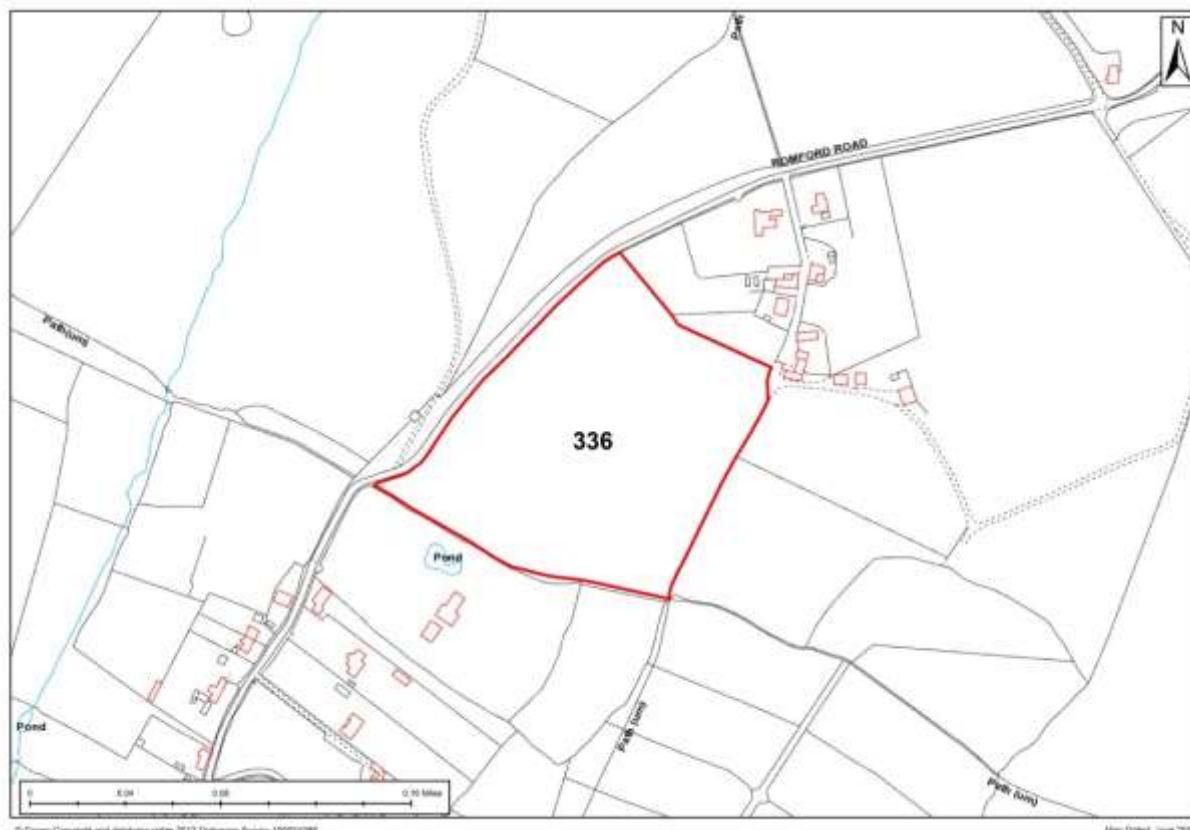
Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	6.12
Developable area (ha):	5.77
Site type:	Mostly greenfield site with some PDL/built development adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	173
Issues to consider:	Ecology: TPO; AONB Component Part: Wildflower Meadows; MGB; AONB; Flood Zone 2; Flood Zone 3; HLC Period: Early modern, Early 20th century; APA: General background archaeological potential;

	<p>ALC: GRADE 3; LCA: Forested Plateau; Transport Infrastructure: In proximity to national cycle route; Highway issues Adjacent to Limits to Built Development</p>
Site Description:	<p>This site includes a residential property, a farm yard, buildings possibly no longer in use, and fields. Farm land and residential development adjoins the site. The boundaries are mainly comprised of hedgerows and trees. Vehicle access is direct off Romford Road. There is some pavement along Romford Road but this is sited further to the West. The site has a complex topography with a significant rise up from the access drive off Romford Road. This site is exposed at places, i.e. from the access, but generally enclosed elsewhere.</p>
Suitability:	<p>Whilst located adjacent to the existing settlement edge, this site is considered unsuitable because it has complex topography and there are concerns about impact on the AONB landscape. In addition the site is part of a Green Belt parcel the release of which would result in high/very high harm.</p>
Availability:	<p>Available Multiple ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>Negative land use score is influenced by the loss of Green Belt (high harm and very high harm) and greenfield land, with grade 3 soils in an historic landscape in the AONB. Housing in this location would not suit older people (distant from services). Air quality scores negatively largely due to the distance to local services.</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>
Reason:	<p>There are concerns about release of the site from the Green Belt, which would result in high/very high harm as well as impact on the AONB landscape.</p>

Site Reference: 336

Site Address: Bentinck Farm, Romford Road, Pembury, Kent

Call for Sites 2017 Submission

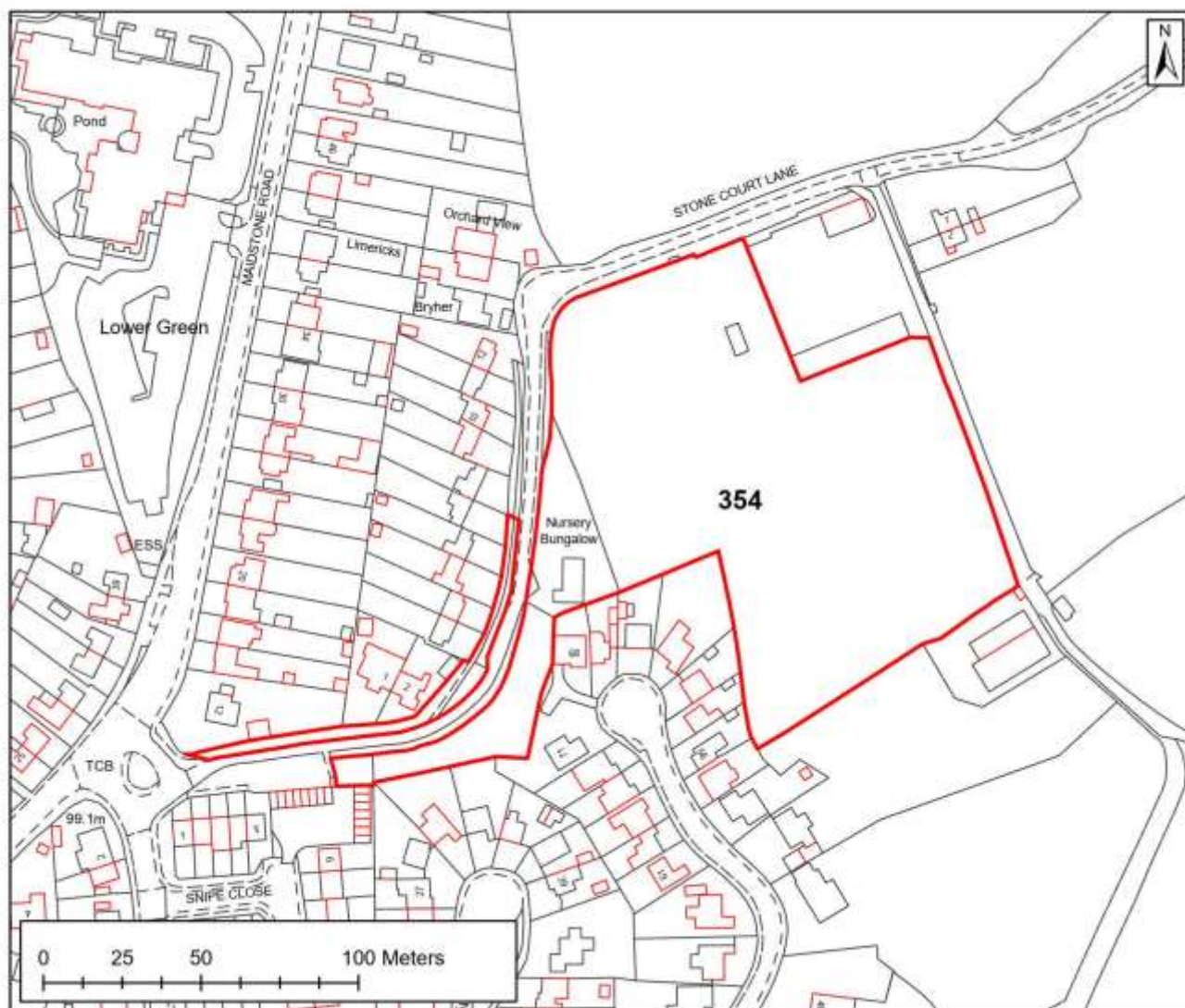


Parish:	Pembury
Settlement:	Remote from settlement centre
Gross area (ha):	3.38
Developable area (ha):	3.21
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	96
Issues to consider:	AONB Component Part: Historic Routeways PRoW; Transport Infrastructure: PRoW, in proximity to national cycle route; MGB; AONB; HLC Period: Boundary Lost 76-100%, Early 21st century; APA: General background archaeological potential; ALC: GRADE 2; LCA: Fruit Belt, Forested Plateau
Site Description:	This site is currently an orchard. There are no existing buildings

	<p>on site. The site is adjoined by orchards, a farm, a residential property and grazing fields. The boundaries are mainly comprised of hedgerows and trees. The site also has a frontage with Romford Road. There is a metal gate into the site for possible vehicle access. There is a lack of pavement along Romford Road. The site is adjoined by a Public Rights of Way and there is a Public Right of Way on the site close to the southern boundary. The site rises up from Romford Road west to east. This site is generally exposed.</p>
Suitability:	<p>This site is remote from a settlement and as such is considered unsustainably located in this context and therefore unsuitable. In addition, if released from the Green Belt, this would result in very high harm.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>Site is not a reasonable alternative.</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>
Reason:	<p>There is concern about the remoteness of the site and due to concerns about Green Belt harm if the site is released from the Green Belt, which would be very high harm.</p>

Site Reference: 354

Site Address: Stone Court Farm, Stone Court Lane, Pembury



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Map Dated: March 2021

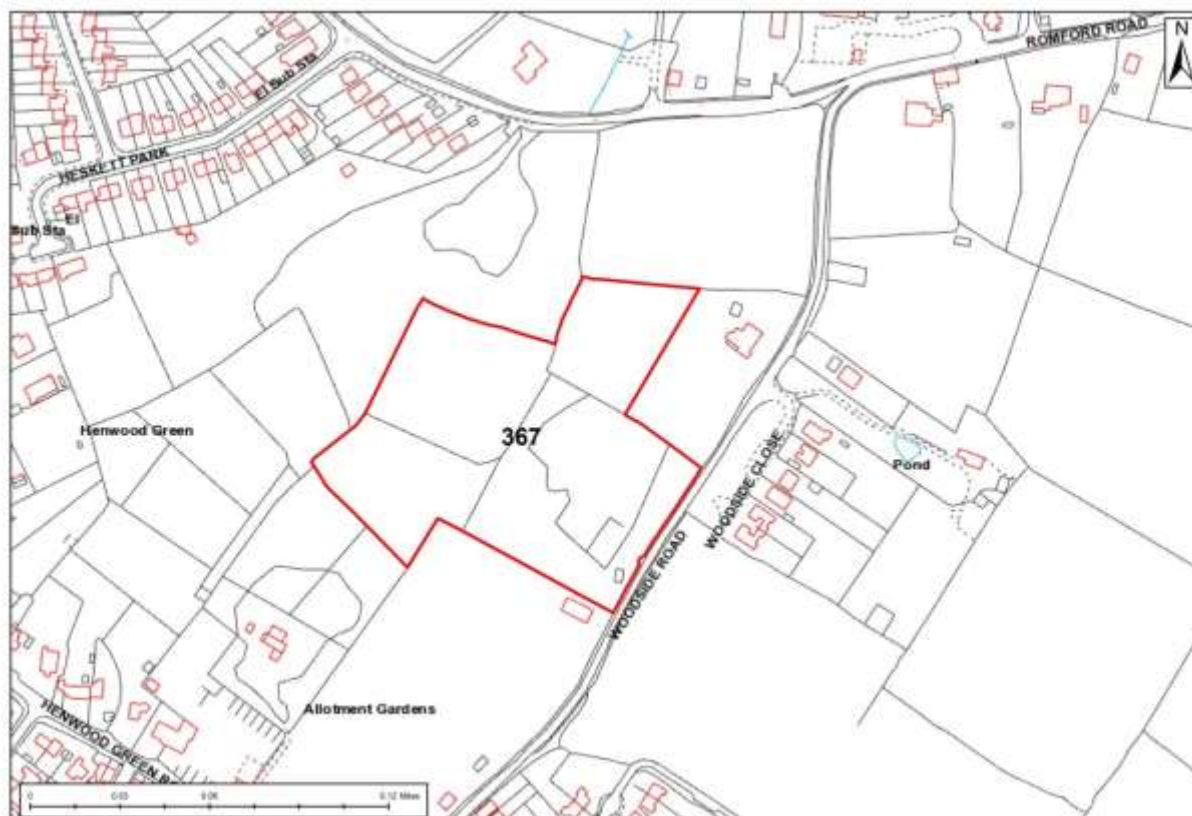
Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	1.62
Developable area (ha):	1.62
Site type:	Part PDL/part greenfield site partly within/mostly adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	49
Issues to consider:	Ecology: TPO; MGB; 2016 Landscape Designation; HLC Period: Late 20th century;

	<p>APA: Former site of post medieval building/farmstead - Stone Court;</p> <p>ALC: GRADE 2;</p> <p>LCA: Forested Plateau;</p> <p>Highway issues;</p> <p>Part within / mostly adjacent to Limits to Built Development</p> <p>Potential land contamination issues</p>
Site Description:	<p>The site is mostly greenfield, including a residential property and a former agricultural structure. The site lies adjacent to other residential properties and various buildings that appear to be former agricultural / commercial buildings. The site is also adjoined by fields and residential properties. There is a mix of boundary treatments to the site which include mature hedging and a mixture of mature trees and there are trees within the site.</p> <p>There is an existing access from Stone Court Lane serving this site and the wider complex, and there is access to the bungalow on the site. There is a lack of pavement along Stone Court Lane. There is a Public Right of Way adjacent to the site. The site is generally flat. The site is generally screened from the eastern end of Stone Court Lane.</p>
Suitability:	<p>The site is unsuitable, despite its location adjacent to the settlement edge. It forms part of a parcel the release of which from the Green Belt would cause high harm. There is also significant concern about the ability to provide an appropriate means of vehicular access to the site.</p>
Availability:	<p>Available</p> <p>Single ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>Negative land use score is influenced by the loss of Green Belt (high harm) and part greenfield land in an historic landscape (not in but adjacent to AONB), with grade 2 agricultural soils. Air quality scores negatively largely due to the distance to local facilities and good local road network meaning private car use will be preferred. Stone Court Farm Lane will not be user friendly for those with mobility problems.</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>
Reason:	<p>There are Green Belt concerns associated with the release of this site, which would result in high harm. Furthermore there are significant highway concerns relating to the ability to provide an appropriate means of vehicular access.</p>

Site Reference: 367

Site Address: Land to the southwest of Woodside House, Woodside Road, Pembury

Call for Sites 2017 Submission



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Map Date: June 2017

Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	2.23
Developable area (ha):	0.92
Site type:	Greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	28
Issues to consider:	Ecology: TPO, Ancient Woodland; AONB Component Part: Ancient Woodland, Historic Field Boundaries; MGB; AONB; Flood Zone 2; Flood Zone 3; HLC Period: Late 20th century, Early medieval;

	<p>APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Forested Plateau; Transport Infrastructure: In proximity to national cycle route; Highway issues</p>
Site Description:	<p>This site is an over-grown parcel of green field. There are no existing buildings on site. The site boundaries are comprised mostly of hedging and trees. The site lies adjacent to Woodside Road. There are no evident existing points of vehicle access. There is a lack of pavement along Woodside Road. The site drops down from Woodside Road. The site has a complex topography. The site is generally exposed.</p>
Suitability:	<p>This site is considered unsuitable for potential allocation because there is highway related concern about the suitability of the road network serving the site and the ability to ensure a suitable vehicular access can be achieved. In addition, there is landscape concern due to the topography of the landscape in this locality. Furthermore, the site forms a significant chunk of a Green Belt parcel the release of which would cause high harm if released.</p>
Availability:	<p>Available Multiple ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>A site that scores mostly neutrals, which is let down on land use and landscape grounds, containing a significant chunk of Ancient Woodland in the AONB, and its location relative to key services and facilities. Land use score influenced by grade 3 agricultural soils and location in Green Belt parcel PE3 (high harm), adjusted to reflect that site is part of this wider parcel.</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>
Reason:	<p>There are concerns relating to highway matters, impact on landscape and Green Belt harm, the release from which would result in high harm.</p>

Site Reference: 368

Site Address: 51 High Street, Pembury

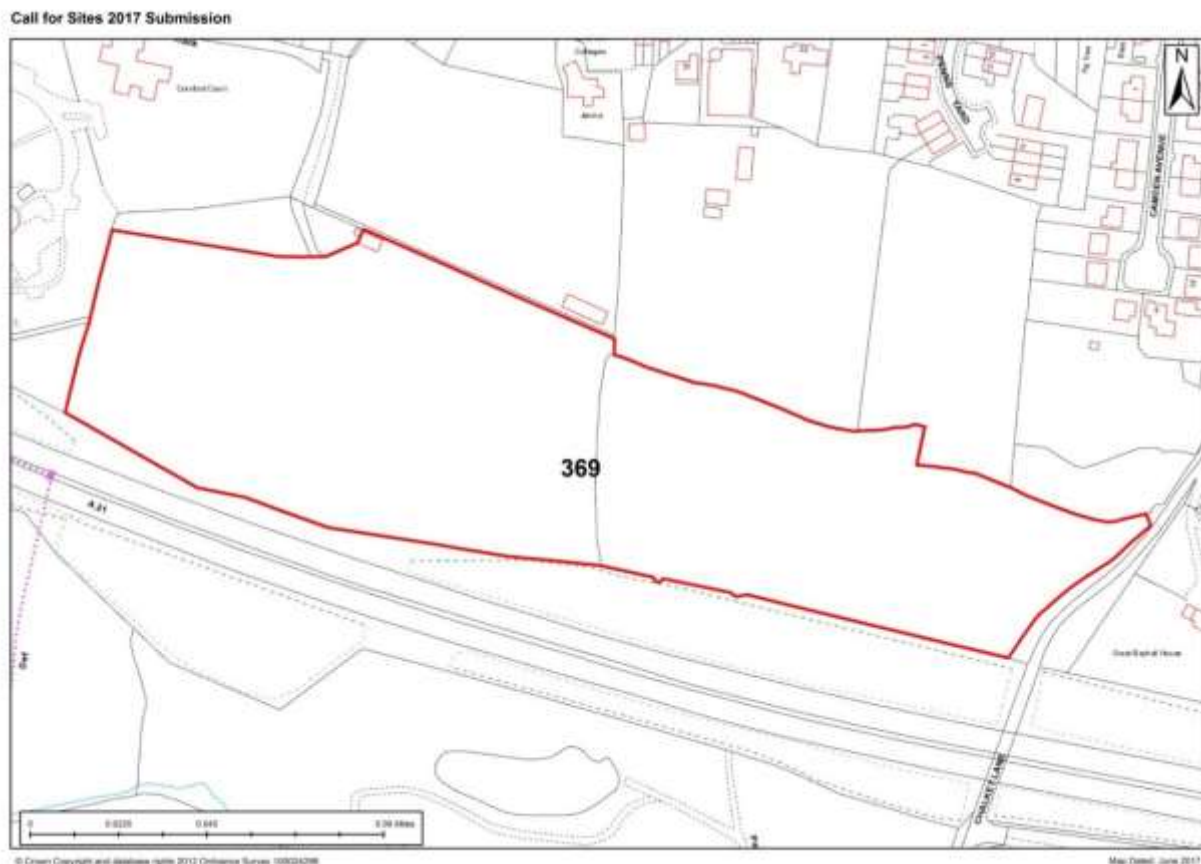


Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	0.08
Developable area (ha):	0.08
Site type:	Part PDL site mostly within LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	Less than 10
Issues to consider:	Heritage: Conservation Area; MGB; AONB; HLC Period: Late 20th century; APA: Pembury Historic Core - Conservation Area; ALC: GRADE 3, NON AGRICULTURAL; LCA: Forested Plateau; Transport Infrastructure: In proximity to national cycle route Mostly within Limits to Built Development
Site Description:	This site includes an individual residential property and curtilage.

	This site adjoins residential development, a village hall, and a green parcel to the rear of the brick wall and wooden fence to the south of the site. Vehicle access is direct from High Street. There is a pavement along High Street. The site is relatively flat. This site is generally exposed.
Suitability:	This site is a part PDL site mostly within the existing settlement and is sustainable in this context. The size of the site and likely yield however, mean the site is unsuitable as a potential Local Plan allocation. Consideration has been given as to the inclusion in site allocation AL/PE1, however, this site is not necessary to ensure the allocation is achievable. The site is unsuitable for these reasons.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

Site Reference: 369 (Local Plan Allocation AL/PE 1 (site is part of larger allocation) in conjunction with sites 44, 67 and late site 5

Site Address: Land to the north of the A21 (Pembury Bypass), to the east of Cornford Lane, west of Chalket Lane and south of the High Street, Pembury



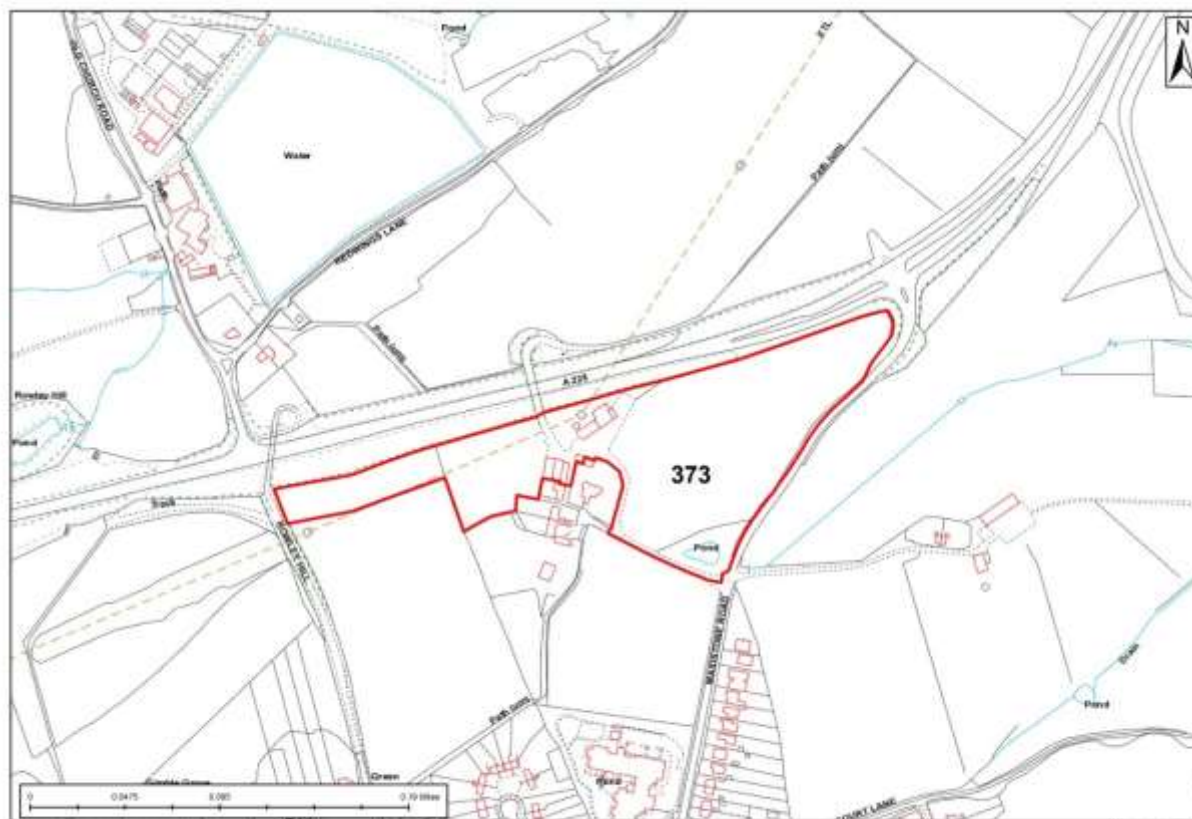
Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	3.72
Developable area (ha):	3.72
Site type:	Greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use and mixed use including community facilities in conjunction with other sites forming wider site allocation
Potential yield if residential:	50 – 60 in conjunction with other sites forming wider site allocation
Issues to consider:	Ecology: TPO; MGB; AONB;

	<p>HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Forested Plateau; Highway matters; Land contamination (Works Unspecified Use (low risk)); Transport Infrastructure: In proximity to national cycle route</p>
Site Description:	<p>This site is a green field not in any particular use. There are no existing buildings on site. A field, Chalkit Lane, residential development and land rear of the village hall adjoin this site. The boundaries of this site are mostly comprised of trees. The eastern side of the site fronts Chalkit Lane which is a private road. There is a timber gate into the field here for possible vehicle access. There is also a gate by the track off Cornford Lane. Chalkit Lane lacks pedestrian pavements and street lighting. There is a pavement at the top end of Cornford Lane but does not extend to the site. A Public Right of Way runs along Chalkit Lane. The site dips down towards the A21 to the south and from Chalkit Lane. The site is largely enclosed.</p>
Suitability:	<p>This site is located adjacent to the settlement edge of Pembury, and it is likely to be a sustainable site in this context. The site in conjunction with other sites, lies between the existing settlement and the A21 embankment, and allocation would represent a modest infilling, appropriate in this AONB landscape. Furthermore, these parcels are not well connected with other agricultural land. In addition, the site is part of a parcel that if released from the Green Belt would result in low harm. It is therefore a suitable site.</p>
Availability:	<p>Available Multiple ownership</p>
Achievability:	<p>This is a suitable site in conjunction with other sites. It is available and it is considered that the site could be delivered in the Local Plan period.</p>
Sustainability Assessment:	<p>Negative land use score is influenced by the loss of Green Belt (low harm) greenfield land, with grade 3 soils in the AONB. The Noise objective scores negatively because residents will be exposed to high noise levels and the site will contribute to a deterioration in the existing noise levels. 2020 Grassland study found site to have moderate botanical importance and moderate ecological importance. Biodiversity score adjusted. 2020 LVIA report findings are used to inform the landscape score. 2020 MGB Study: Overall Harm Rating is Low.</p>
Conclusion:	<p>Site is suitable as a potential Local Plan allocation.</p>
Reason:	<p>This site is in proximity to the LBD and likely to be sustainable in this context. It would form a logical extension to the LBD in conjunction with other site submissions. The release of the site from the Green Belt would result in low harm. The scale of development is considered appropriate for its AONB location.</p>

Site Reference: 373

Site Address: Land at Downingbury Farm, Pembury

Call for Sites 2017 Submission



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Map Date: June 2017

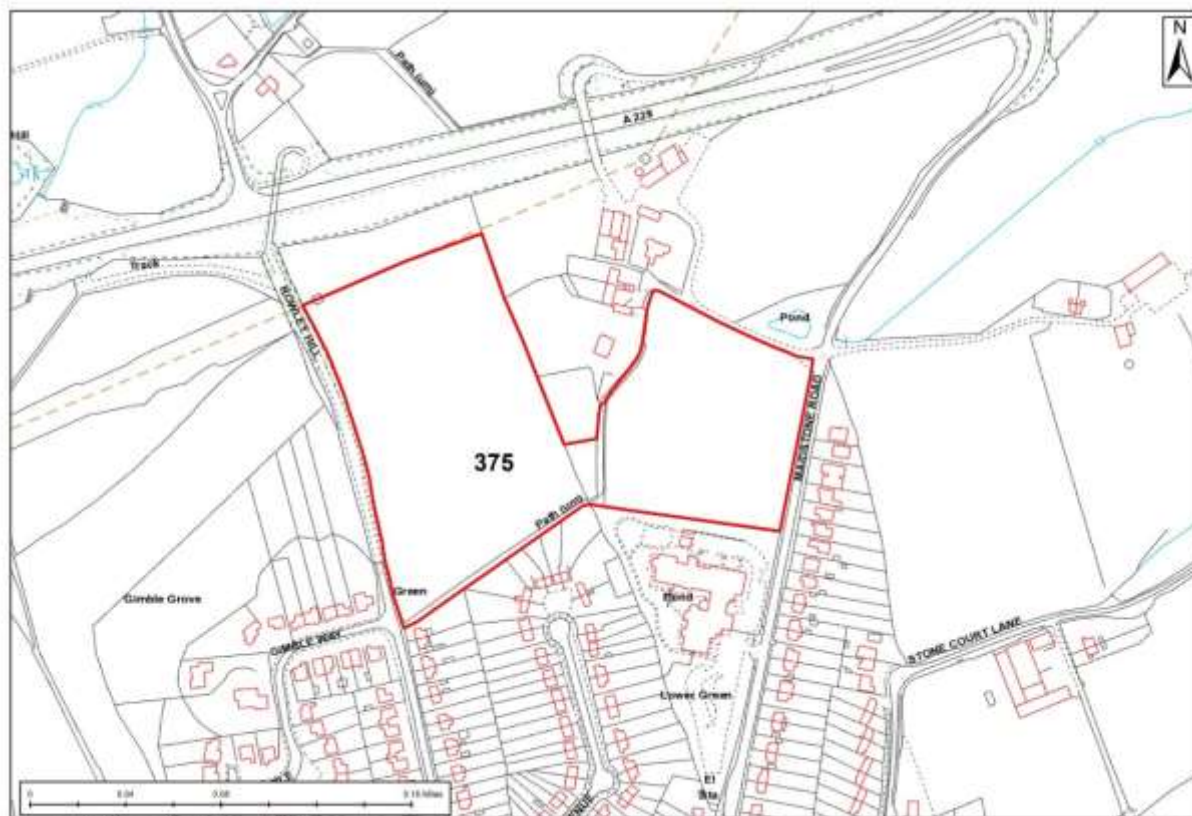
Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	3.74
Developable area (ha):	3.74
Site type:	Mostly greenfield site with some PDL and built development in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	112
Issues to consider:	AONB Component Part: Historic Routeways PRoW, Ponds; Transport Infrastructure: PRoW; MGB; AONB; HLC Period: Early 20th century, Medieval; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Forested Plateau;

	Heritage: Adjacent to Listed Buildings
Site Description:	This site is largely in use as an orchard and includes a farm shop, a car park area, and some barns. There are also polytunnels and storage containers onsite. Adjoining uses include residential, an orchard, and the A228. The boundaries are comprised of some fencing, mostly trees, and some hedging. There is vehicular access along the access drive to Downingbury Farm directly off Maidstone Road. There is also a pavement along the eastern side of Maidstone Road. There are Public Rights of Way onsite. The site is generally flat. This site is largely exposed.
Suitability:	The site forms part of the setting of an historic farmstead and the rural setting approach to Pembury Village. There is significant concern about the impact on this should this site be released for development. The site is unsuitable for this reason.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site scores a number of neutrals and some positives. Its location adjacent to the A228 influences the air quality and noise scores given. The site forms part of the setting of an historic farmstead which has influenced the heritage score given as well as being adjacent to listed buildings. The site is parcel PE5 (moderate harm) if released from the Green Belt which along with grade 3 agricultural soils and greenfield nature of the site has informed the land use score. The negative landscape score reflects the loss of a greenfield site in the AONB, and existence of the historic farmstead as well as historic routeways. 2020 MGB Study: Overall Harm Rating is Low Moderate.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are significant landscape sensitivity concerns about this site including landscape impact on the setting of an historic farmstead and on the settlement.

Site Reference: 375 (Local Plan Allocation AL/PE 4)

Site Address: Land at Downingbury Farm, Rowley Hill, Pembury

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Map Dated June 2017

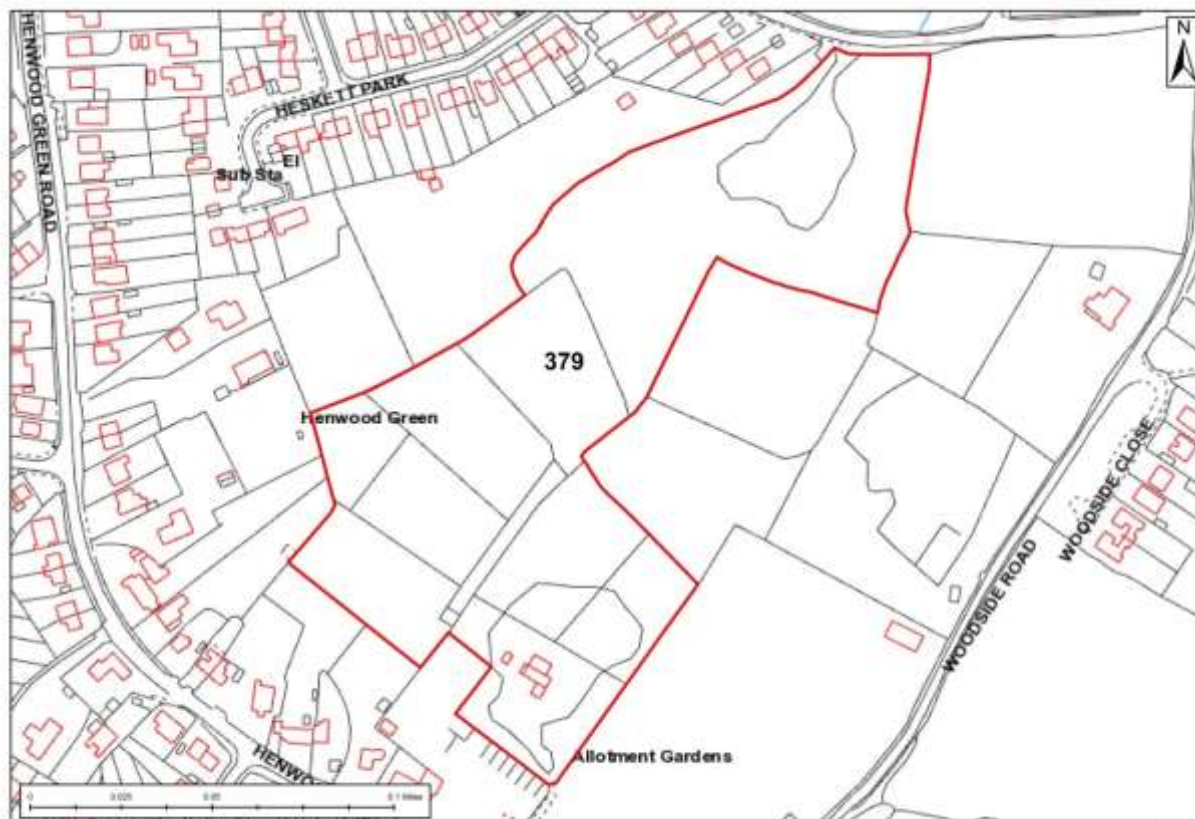
Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	4.53
Developable area (ha):	4.45
Site type:	Greenfield site part adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential and safeguarding of land for future Hospice expansion
Potential yield if residential:	25
Issues to consider:	AONB Component Part: Historic Routeways PRoW, Historic Routeways Roads; Transport Infrastructure: PRoW; MGB; AONB; HLC Period: Medieval; Late 20 th Century, Early 20 th Century; APA: Historic Farmstead - Downingbury; ALC: GRADE 3; LCA: Forested Plateau;

	Heritage: Adjacent to Listed Buildings
Site Description:	This site currently includes orchards with no existing buildings on site. The Hospice in the Weald, orchards, buildings at Dowdingbury farm, and residential development adjoins the site. The boundaries of the site are comprised of hedging, some mature trees, and is open at points along the boundary with other sites. There is a paved vehicular access from the entrance drive to Dowdingbury Farm from Maidstone Road on the smaller parcel to the east. The larger parcel is more remote. There is a footpath on the opposite side of Maidstone Road. There is one Public Right of Way in the site. The site is generally flat, although the access road is at a slightly raised level. The eastern parcel is generally exposed at its frontage with Maidstone Road although the larger parcel is generally more enclosed.
Suitability:	This site is part adjacent to the existing LBD and allocation of the site would enable land to be safeguarded for future expansion of the adjacent Hospice in the Weald. The site is well contained and allocation would represent limited development in the AONB, as this might be considered infilling between the existing settlement and Pembury Bypass. Harm to the Green Belt from the release of part of the site for development would be moderate. For these reasons the site is suitable.
Availability:	Available Multiple ownership
Achievability:	This is considered to be a suitable site. It is available and it is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	Green Belt (moderate harm) and greenfield land, with grade 3 soils in the AONB. The health objective scores slightly positive because of the proposal to safeguard land for hospice expansion. Air quality scores negatively largely due to the distance to local facilities and good local road network meaning private car use will be preferred.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	There would be moderate harm to the Green Belt if part of the site were to be released. In addition the site is part adjacent to the settlement edge and would represent limited development in the AONB.

Site Reference: 379

Site Address: Land at Henwood Green Road, Pembury

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Map Date: June 2017

Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	3.61
Developable area (ha):	1.98
Site type:	Part greenfield site / part PDL part within/mostly adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	59
Issues to consider:	Ecology: TPO, Ancient Woodland; AONB Component Part: Ancient Woodland, Historic Field Boundaries; MGB; AONB; Flood Zone 2; Flood Zone 3; HLC Period: Early modern, Early medieval; APA: General background archaeological potential;

	<p>ALC: GRADE 3; LCA: Forested Plateau; Heritage: Setting of Listed Buildings; Land contamination (Depot / Dispensing of Automotive Vehicles); Highways (means of access); Transport Infrastructure: In proximity to national cycle route; Part of site inside the LBD, but majority is adjacent to the Limits to Built Development</p>
Site Description:	<p>The site consists of stable buildings in the northern part of the site, accessed from an adjacent allotment site. There is a commercial depot towards the front of the site adjacent to Henwood Green Road with access. There is also an associated depot building and office building. The site is adjoined by an allotment gardens, residential properties and fields. The boundaries of the site consist of trees and hedgerows along the eastern boundary abutting the allotment gardens. There are trees along the western side. Adjacent to the allotment garden there is high brick walling. The site is in proximity to Henwood Green Road and National Cycle Route 18.</p> <p>The site has a road frontage with Henwood Green Road. The depot is accessed off this. There is pavement along the west side of Henwood Green Road. There are Public Rights of Way to the south of the site. The site slopes down to the north from Henwood Green Road.</p>
Suitability:	<p>This site is considered unsuitable for potential allocation because there is highway related concern about the suitability of the road network serving the site and the ability to ensure a suitable vehicular access can be achieved. In addition, there is landscape concern due to the topography of the landscape in this locality. Furthermore, the site forms a significant chunk of a Green Belt parcel the release of which would cause high harm if released.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>Negative land use score is influenced by the loss of Green Belt (high harm) and greenfield land, with grade 3 soils in the AONB. Housing in this location would not suit older persons (distant from services) so the housing objective does not score as high as it could. Air quality scores slightly negatively largely due to the distance to local facilities and good local road network meaning private car use will be preferred.</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>
Reason:	<p>There are concerns relating to highway matters, impact on landscape and Green Belt harm, the release from which would result in high harm.</p>

Site Reference: 390 (Local Plan Allocation AL/PE 2 (site is part of larger allocation)) in conjunction with site 50

Site Address: 30 & 30A Hastings Road, Pembury

Call for Sites 2017 Submission

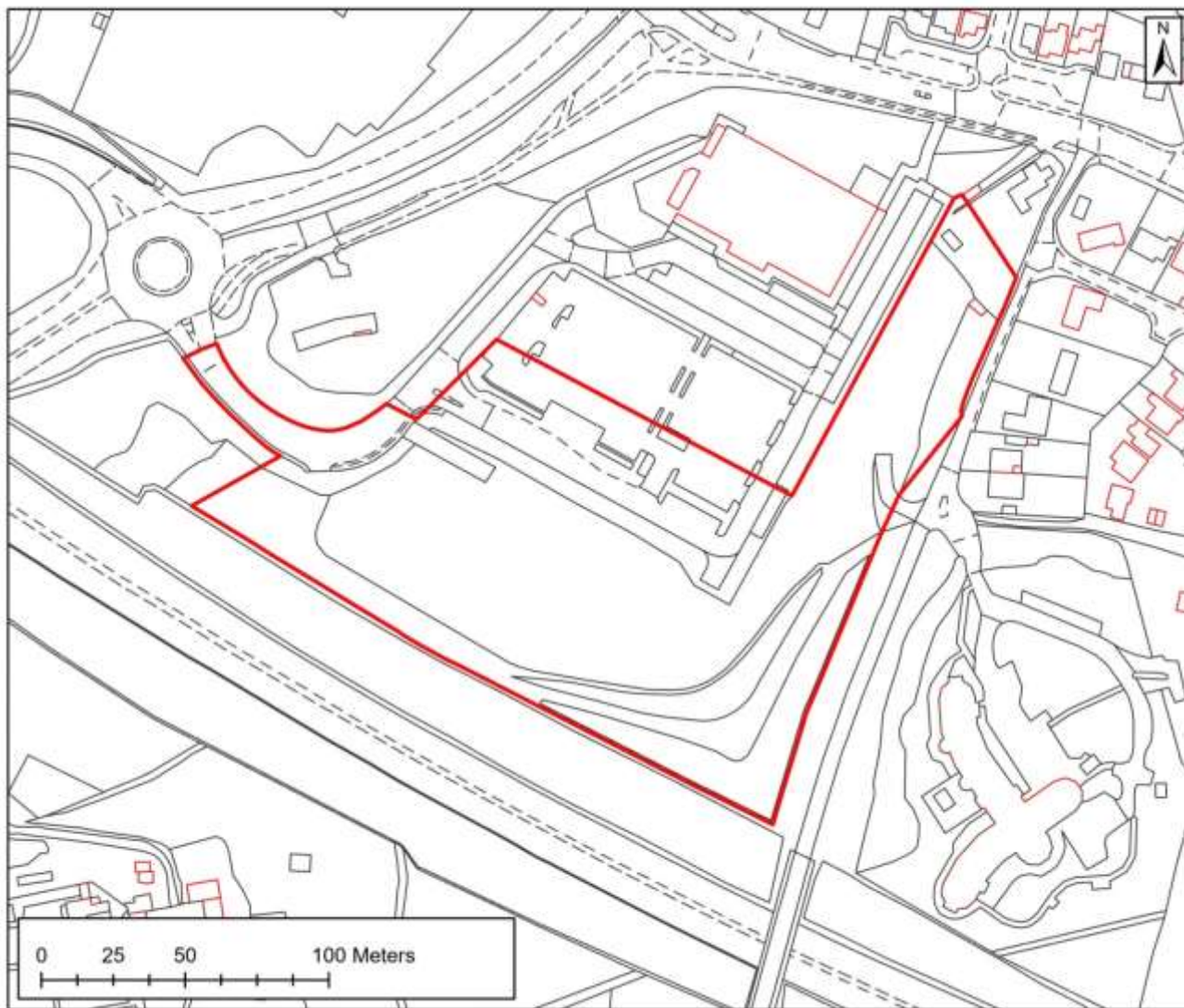


Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	0.12
Developable area (ha):	0.12
Site type:	Part PDL site part within/part outside LBD
Potential site use:	Site has been assessed for development potential, notably for residential use and provision of a community facility (extension to cemetery)
Potential yield if residential:	Approximately 80 in conjunction with site 50
Issues to consider:	Heritage: Conservation Area (part within/part adjacent to); MGB; AONB; HLC Period: Late 20th century, Early modern; APA: Pembury Historic Core - Conservation Area; ALC: GRADE 3; LCA: Forested Plateau;

	Transport Infrastructure: In proximity to national cycle route; Highway issues; Potential road noise from A21
Site Description:	The site currently includes residential dwellings and curtilage. There are two existing properties on the site plus ancillary buildings. Adjoining uses include residential, Hubbles Farm, and a telephone exchange. Boundaries are mostly comprised of hedging and fencing. There is vehicle access direct off Hastings Road. There is a pavement along Hastings Road including site frontage. The site is generally flat. This site is exposed on the whole, although screen from the road at points by hedging.
Suitability:	This is a site that lies mostly within the existing settlement and includes part PDL. The site is considered sustainable in that context and suitable for allocation in conjunction with site 50, which would form a logical extension to the settlement. The site in conjunction with other sites, lies between the existing settlement and the A21 embankment, and allocation would represent a modest infilling, appropriate in this AONB landscape. On its own any likely yield arising from the site would not be of a scale considered suitable for allocation. Part of the site is Green Belt, the release of which would cause low harm. The site is therefore suitable.
Availability:	Available Multiple ownership
Achievability:	This is considered to be a suitable site in conjunction with other sites. It is available and it is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	Negative land use score is influenced by the loss of Green Belt (low harm) greenfield land, with grade 3 soils in the AONB. The Noise objective scores negatively because residents will be exposed to high noise levels and the site will contribute to a deterioration in the existing noise levels. Risk to Groundwater Source Protection Zone is influencing the score for the water objective. 2020 Grassland study found site to have low-moderate botanical importance and low-moderate ecological importance. Biodiversity score adjusted slightly. 2020 LVIA report findings are used to inform the landscape score. 2020 MGB Study: Overall Harm Rating is Low.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	The site is suitable in conjunction with site 50 and forms part of the existing settlement. The larger allocation would form a logical extension to the settlement. Overall harm rating of releasing the site from the Green Belt is Low and the scale of development is considered appropriate for this AONB location.

Site Reference: 395; SALP AL/VRA2 (Local Plan Allocation AL/PE 6)

Site Address: Woodsgate Corner, Pembury



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Map Dated: March 2021

Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	2.41
Developable area (ha):	2.41
Site type:	Part PDL, part greenfield site partly within LBD and partly outside LBD
Potential site use:	Site has been assessed for development potential, notably for specialist housing for older people (C2/C3 use) and others with care needs. It has also been considered for general needs residential use and for economic use.
Potential yield if residential:	Up to 80 units of extra care accommodation (Use Class C3) or up to 120 units of residential care home/nursing care (Use Class C2). If general needs housing 72.

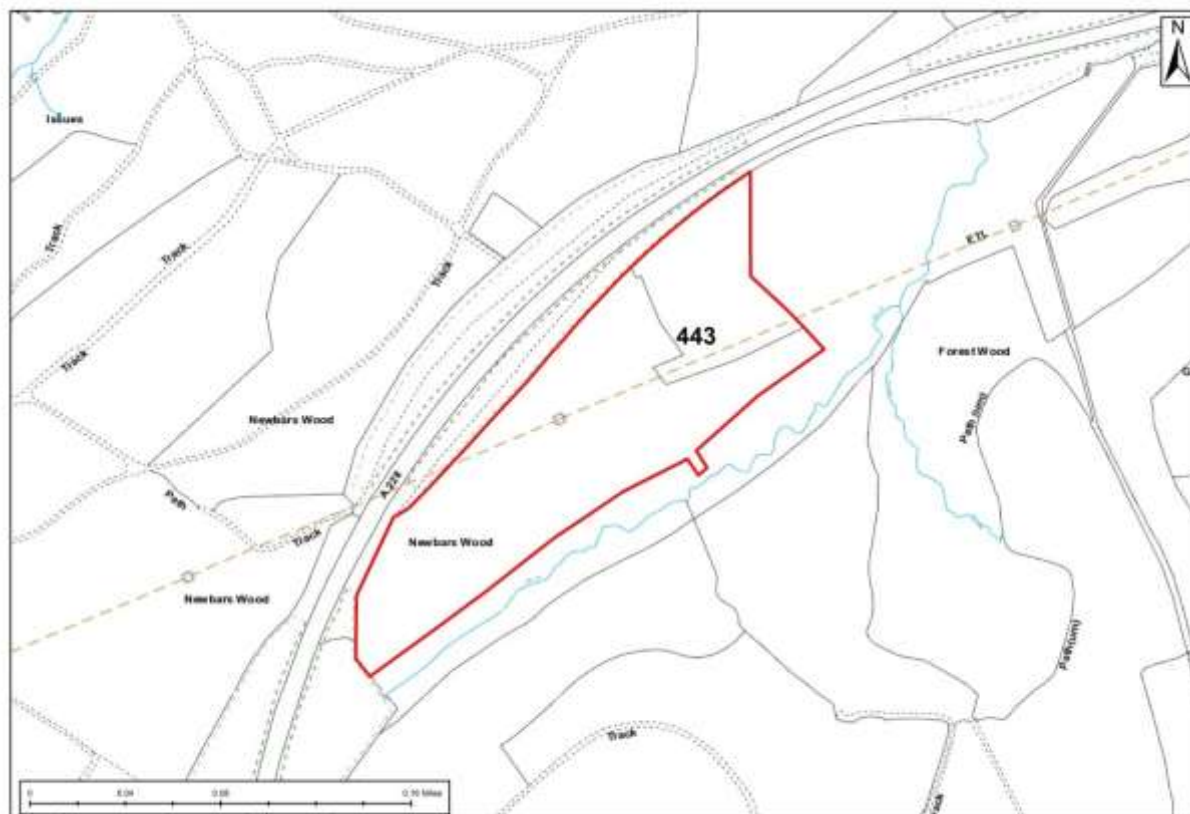
Issues to consider:	Ecology: TPO; AONB; HLC Period: Late 20th century; APA: Lodge and associated trackway; ALC: GRADE 3, NON AGRICULTURAL; LCA: Forested Plateau; Transport Infrastructure: In proximity to national cycle route
Site Description:	This site currently forms part of the curtilage of a Tesco supermarket with ancillary car park and delivery area. This wider site also includes a car wash and areas of trees/undeveloped land. The site includes part of this car park as well as land wrapping round the eastern side of the superstore, and undeveloped land to the south. The A21, A228, Cornford Lane, residential uses, a residential home, and commercial uses adjoin the site. The boundaries of the site are mostly comprised of trees. There is direct vehicular and pedestrian access off the Pembury Road and there is a pedestrian link through to Pembury High Street. The site is generally flat with raised embankments.
Suitability:	Given that the site is well-related to existing urban areas, being partly within/adjacent to Pembury and in proximity to Royal Tunbridge Wells, (and noting it has an extant planning consent for a park and ride facility), it is regarded as having development potential. Its proximity to the road network suggests an economic use, while its use for general housing is more uncertain due to the context of the site adjacent to the superstore and its relative feeling of detachment from the settlement core of Pembury village. The proximity of the site to the main Tunbridge Wells Hospital at Pembury and existing care homes in the area, mean that this site is considered suitable for specialist housing for older people and others with care needs, including C2/C3 use. Furthermore, there are significant local concerns about traffic in the vicinity of the site and along the Pembury Road, and use of the site for specialist housing for older people and others with care home needs would be a much lower traffic generator than either an economic or general housing uses.
Availability:	Available Single ownership
Achievability:	This is considered to be a suitable site. It is available and in single ownership. It is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	The A21 corridor has been identified as an area for employment growth and several objectives are scored as neutral or positive to reflect suitability of allocation for employment use. Negative land use score is influenced by the loss of greenfield land, with grade 3 soils in the AONB. Noise scores negatively because of exposure to high noise levels and also the contribution to a deterioration in existing levels. Health scores positively to reflect need for C2 uses across the borough.
Conclusion:	Site is suitable as a potential Local Plan allocation. The most appropriate use for the site is considered to be for the provision of specialist housing for older

	people and others with care needs (Use Class C2/C3 use).
Reason:	This site is well-related to existing urban areas and its use for specialist housing for older people and others with care needs (Use Class C2/C3 use) would help meet the needs for such accommodation in an accessible location. It would also have lower levels of traffic associated with it, especially at peak times, than other uses considered for the site including general needs housing and economic use.

Site Reference: 443

Site Address: Land east of A228, Pembury

Call for Sites 2017 Submission



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Map dated June 2017

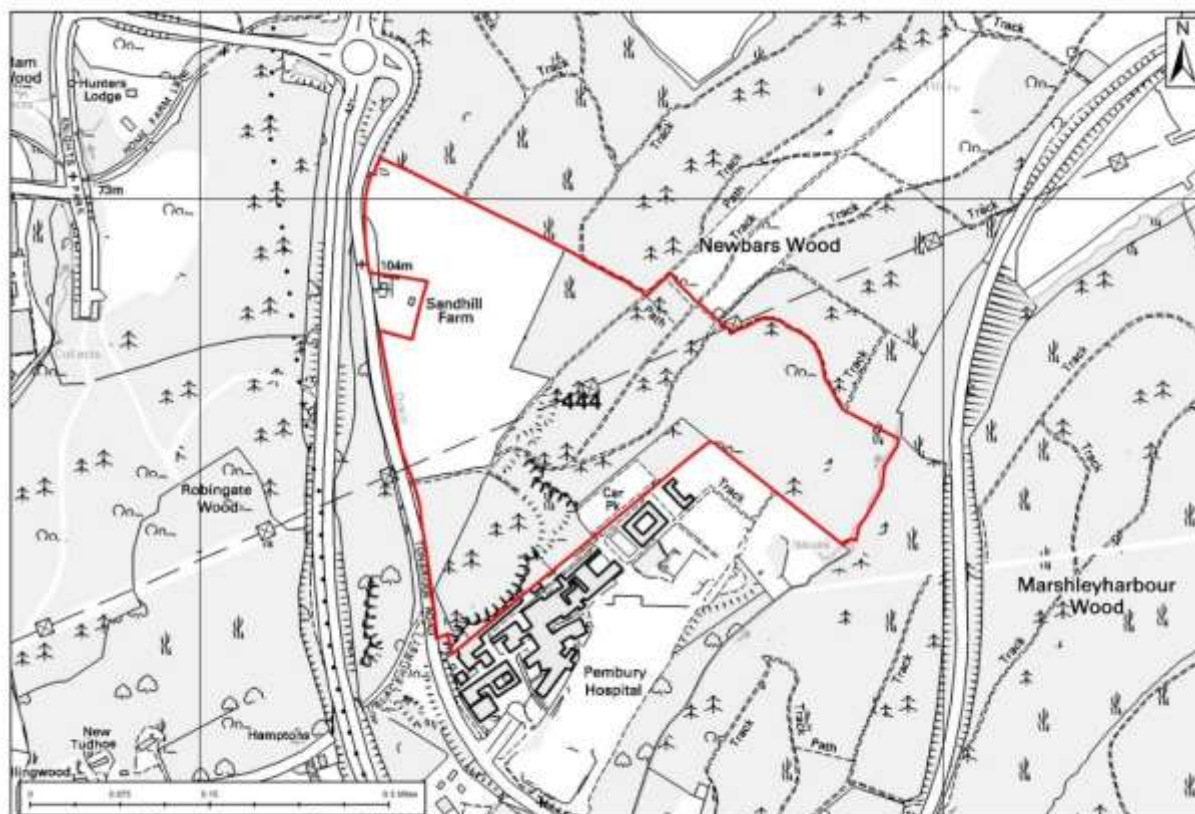
Parish:	Pembury
Settlement:	Remote from settlement centre, adjacent to A228
Gross area (ha):	3.59
Developable area (ha):	0.76
Site type:	Greenfield site adjacent to A228
Potential site use:	Site has been assessed for development potential, notably for residential
Potential yield if residential:	23
Issues to consider:	Ecology: Ancient Woodland, LWS; AONB Component Part: Ancient Woodland, Heathland; MGB; AONB; HLC Period: Late 20th century, Early 20th century; APA: Dry valley head deposits; ALC: NON AGRICULTURAL; LCA: Forested Plateau; Highway Issues (access)
Site Description:	The site is mixed, including areas of woodland and more open

	<p>heathland. There is one small structure on the south west of the site, two electricity pylons and associated cabling across the site. The site is adjoined by the A228 Pembury Northern Bypass, woodland and some residential uses nearby. The site is enclosed by woodland to all sides. A stream borders the site and there are areas of standing water on the site along the boundary with the A228.</p> <p>There is currently a lack of vehicular access to the site. There is a tarmac road (not open to the public) that leads to the proximity of the site, but not directly to it. The A228 runs along the site boundary but there is no direct access from this. A public footpath runs close to the site and there are Public Rights of Way to the east of the site.</p>
Suitability:	This site is constrained by the extent of Ancient Woodland and designated wildlife site, and is not well related to the existing settlement edge. As such the site is unsuitable.
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:	There are significant Ancient Woodland / local wildlife site constraints on the site and the site is not well related to the settlement.

Site Reference: 444

Site Address: Land to the north of Tunbridge Wells Hospital, Tonbridge Road, Pembury

Call for Sites 2017 Submission



Parish:	Pembury
Settlement:	Remote from settlement centre, in proximity to Main Urban Area: Royal Tunbridge Wells and Southborough
Gross area (ha):	22.47
Developable area (ha):	5.51
Site type:	Greenfield site adjacent to Tunbridge Wells Hospital
Potential site use:	The site has been considered for a variety of uses with a synergy to the hospital, given its proximity to this. This includes for example, key worker housing and healthcare related development/elderly housing/care home.
Potential yield if residential:	None specified as this would be dependent upon particular needs of the hospital.
Issues to consider:	Ecology: SSSI, Ancient Woodland, LWS; AONB Component Part: Ancient Woodland, Sandstone Outcrops, Water Courses, Historic Field Boundaries, Heathland; Transport Infrastructure: PRoW; MGB; AONB;

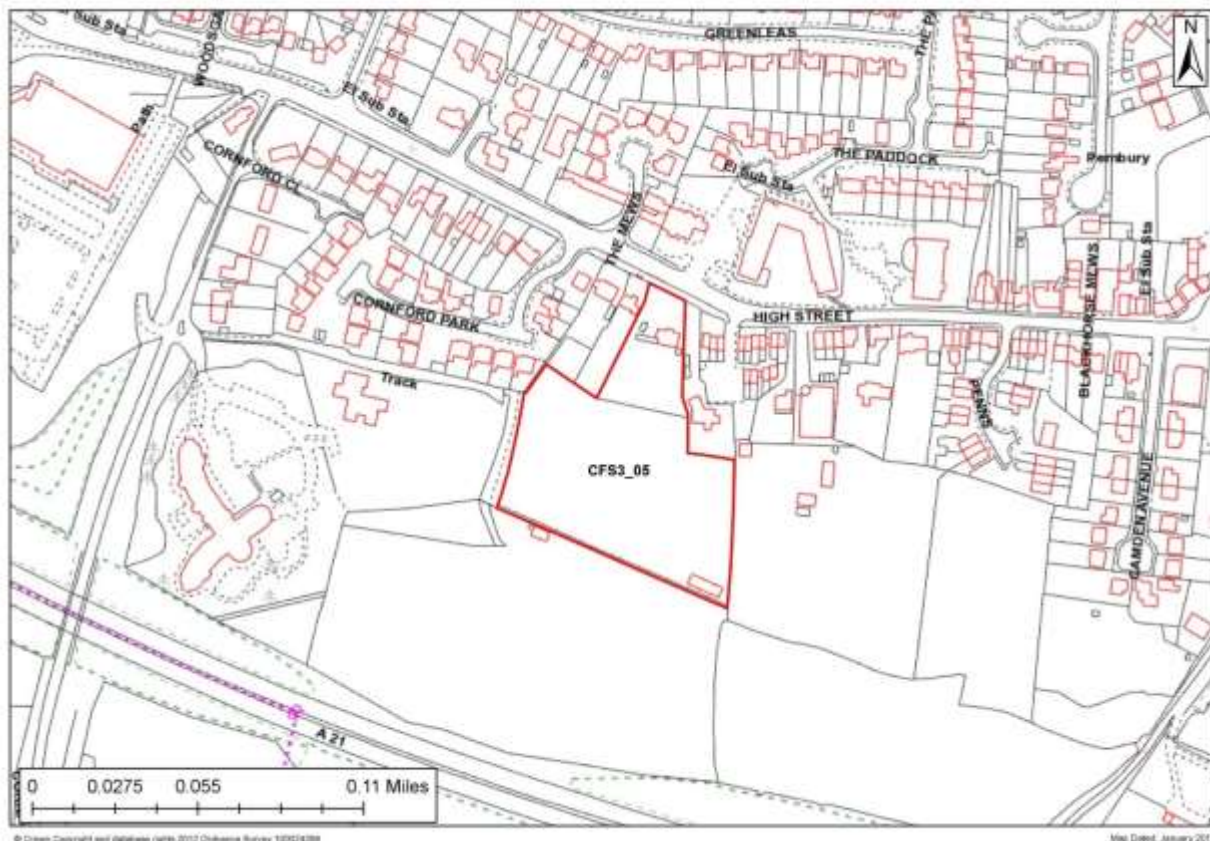
	<p>HLC Period: Late 20th century, Early modern; APA: General background archaeological potential; ALC: NON AGRICULTURAL; LCA: Forested Plateau; Land contamination (Unknown Filled Ground, Hospital, landfill site); Heritage: Adjacent to historic farmstead and Listed Building; Highway issues</p>
Site Description:	<p>The site comprises land that is woodland and heathland (part is managed by the RSPB). There are no existing buildings on the site. The site is adjoined by the Tunbridge Wells Hospital at Pembury and fields. It has a frontage with Tonbridge Road and the A21 is further to the west. The site boundaries consist of fence in parts and trees. There is vehicular access off Tonbridge Road. There is a lack of pavement along Tonbridge Road past the hospital. There is a Public Right of Way running through the site. The site has a gentle undulation with some steeper sections.</p>
Suitability:	<p>The site is a sensitive site due to the extent of Ancient Woodland and Local Wildlife site on the site, and including a SSSI. There are topography issues associated with the site too, which result in this site being considered unsuitable. There are pockets of the site that may be suitable for a use that has an association with the adjacent hospital and it is considered that such proposals would be best dealt with in the context of very special circumstance for development in the Green Belt. It is noted that the site promotor advises that the site could also be utilised as a forestry yard and woodland hub for related industries or for B1/community facilities, uses which would fall outside of the scope of the SHELAA.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>This site has been appraised for development as medical facilities including education and key worker housing. Education scores positively as this policy includes the provision of a medical education facility. Deprivation scores positively due to the provision of housing for key workers. The A21 corridor has been identified as an area for employment growth and several objectives are scored as neutral or positive to reflect suitability of allocation for employment use. Negative land use score is influenced by the loss of Green Belt (moderate harm) and partial loss of greenfield land. The health objective scores positively to reflect the benefits that will be seen from a hospital increasing and improving hospital facilities. The nature of the site could mean that bus and private car travel will be preferred to active travel modes. This and the risk of exposing sensitive receptors to increased levels of air pollutants, are the key reasons why the air objective is scored negatively. Development here poses a risk to the multiple designated wildlife sites contained within the site. However, buffers and schemes for enhancements will reduce biodiversity</p>

	impacts.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This is a sensitive site given the extent of Ancient Woodland and Local Wildlife site on the site, which includes a SSSI. Development associated with this site is considered best dealt with in the context of Green Belt very special circumstances.

Site Reference: Late site 5 (Local Plan Allocation AL/PE 1 (site is part of larger allocation)) in conjunction with sites 44, 67 and 369

Site Address: Dayspring Cottage, 55 High Street, Pembury

Call for Sites 2017 - Additional Submissions



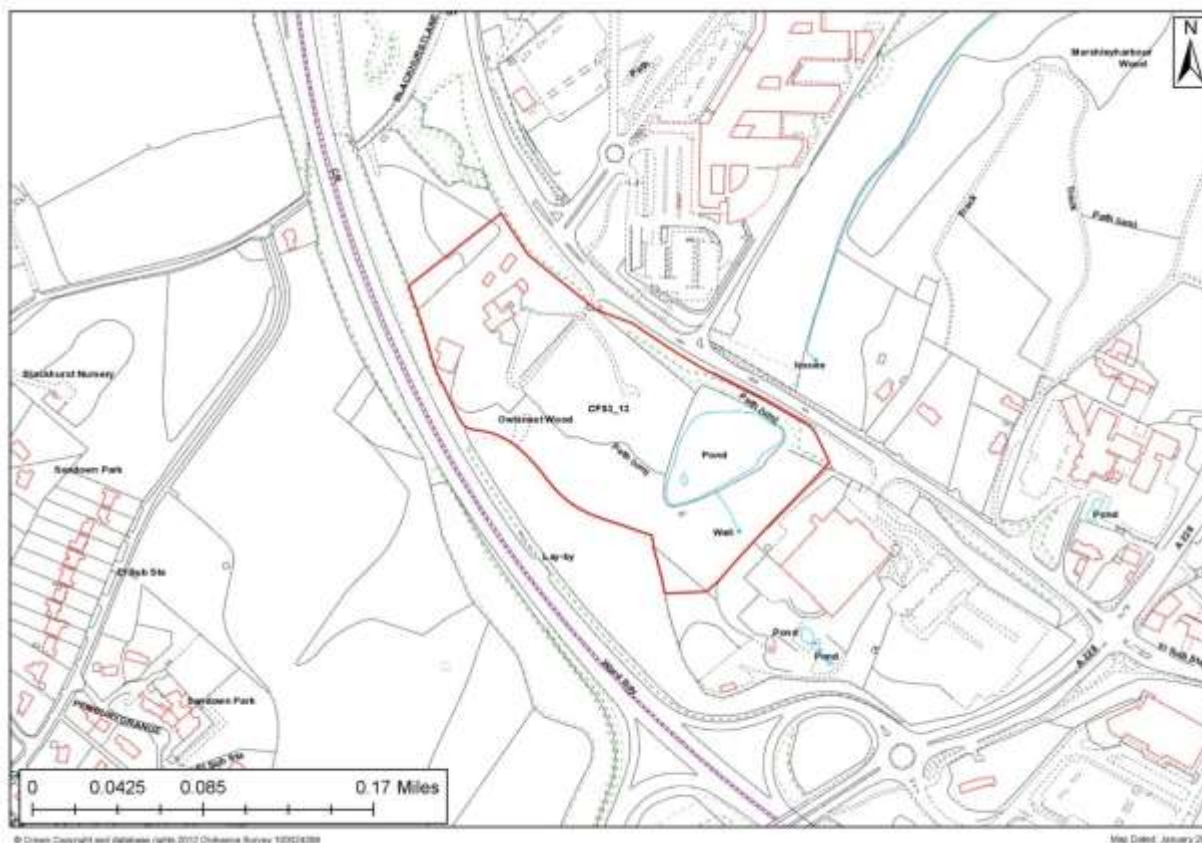
Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	1.18
Developable area (ha):	1.18
Site type:	Mostly greenfield site including a dwelling (PDL) part within/part adjacent to existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use and mixed use including community facilities in conjunction with other sites forming wider site allocation
Potential yield if residential:	50 – 60 in conjunction with other sites forming wider site allocation
Issues to consider:	MGB; AONB; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3, NON AGRICULTURAL;

	LCA: Forested Plateau; Transport Infrastructure: Adjacent to Cycle Route 18 Part within Limits to Built Development
Site Description:	This site is currently part residential and part greenfield. There is an existing residential building on site. Adjacent uses include residential and green fields. Boundaries are mostly comprised of fencing and trees. There is vehicle access at the front of the existing residential property from Pembury High Street. There is also a pavement along Pembury High Street. This site is generally flat and is generally enclosed.
Suitability:	This site is located partly within and adjacent to the settlement edge of Pembury. It includes part PDL land. It is considered suitable for allocation, in this case, in conjunction with other sites. The site in conjunction with other sites, lies between the existing settlement and the A21 embankment, and allocation would represent a modest infilling, appropriate in this AONB landscape. The harm to the Green Belt from Green Belt release would be low harm.
Availability:	Available Single ownership
Achievability:	This is a suitable site. It is available and in single ownership. It is considered that the site could be delivered in the period of the Local Plan.
Sustainability Assessment:	Negative land use score is influenced by the loss of Green Belt (low harm) greenfield land, with grade 3 soils in the AONB. The Noise objective scores negatively because residents will be exposed to high noise levels and the site will contribute to a deterioration in the existing noise levels. 2020 Grassland study found site to have moderate botanical importance and moderate ecological importance. Biodiversity score adjusted. 2020 LVIA report findings are used to inform the landscape score. 2020 MGB Study: Overall Harm Rating is Low.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	Site is sustainably located partly within the existing settlement, and in conjunction with other sites would form a logical extension to the settlement. Release of the site would result in low Green Belt harm and the scale of development is considered appropriate in this AONB location.

Site Reference: Late site 13 (Local Plan Allocation AL/PE 8)

Site Address: Owlsnest Wood, Tonbridge Road, Pembury

Call for Sites 2017 - Additional Submissions



Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	4.64
Developable area (ha):	2.26
Site type:	Part PDL site in proximity to Main Urban Area: Royal Tunbridge Wells
Potential site use:	Site has been assessed for development potential, notably for care home use. It has also been considered for general residential use.
Potential yield if residential:	76 bed space care home. If general residential 68.
Issues to consider:	Ecology: TPO, Ancient Woodland; MGB; HLC Period: Late 20th century, Early medieval; APA: General background archaeological potential; ALC: NON AGRICULTURAL, GRADE 3; LCA: Forested Plateau; Transport Infrastructure: In Proximity to Cycle Route 18

	It is noted that as of 1 st April 2021, there is a resolution to grant planning permission, under planning reference 19/01600. This is for demolition of existing buildings on the site and construction of a 76-bed health and wellbeing facility to supply private nursing care and step-down care to the adjacent hospital. use. A Section 106 legal agreement is in progress.
Site Description:	This site currently includes a residential property and associated lands and outbuildings. Adjacent uses include the hospital, a nursery, woodland and the A21. The boundaries are comprised mainly of trees. There is an existing vehicular access from Tonbridge Road. There are also pavements along Tonbridge Road. There are complex level changes onsite, with the North-west being at a higher level. There is also a large pond onsite and significant tree coverage. This site is enclosed.
Suitability:	The site is isolated from the main settlement centres of Pembury Village and Royal Tunbridge Wells and is a Green Belt parcel the release of which would result in moderate harm. As such this site is considered unsuitable for general housing. It is noted that there is a resolution to grant consent for a care home use. The site is to be retained as Green Belt, and very special circumstances have already been demonstrated prior to this resolution. Any future planning proposals for the site would need to be considered in the context of Green Belt very special circumstances.
Availability:	Available Multiple ownership
Achievability:	The site is suitable for a care home use and is available. It is considered that this site could be delivered in the Local Plan period.
Sustainability Assessment:	The A21 corridor has been identified as an area for employment growth and several objectives are scored as neutral or positive to reflect suitability of allocation for employment use. Negative land use score is influenced by the loss of greenfield land. The health objective scores positively to reflect the benefits that will be seen from improving hospital facilities. The nature of the proposed use will mean that bus and private car travel will be preferred to active travel modes. This, and the risk of exposing sensitive receptors to increased levels of air pollutants, are the key reasons why the air objective is scored slightly negatively. The proposals pose a risk to the nearby designated wildlife sites. However, buffers and schemes for enhancements will reduce biodiversity impacts.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	The principle of care home use in the Green Belt is established by virtue of the resolution to grant planning consent for a scheme for which very special circumstances have been demonstrated.

Site Reference: DPC2

Site Address: 64 Hastings Road, Pembury

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



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Map Dated: February 2020

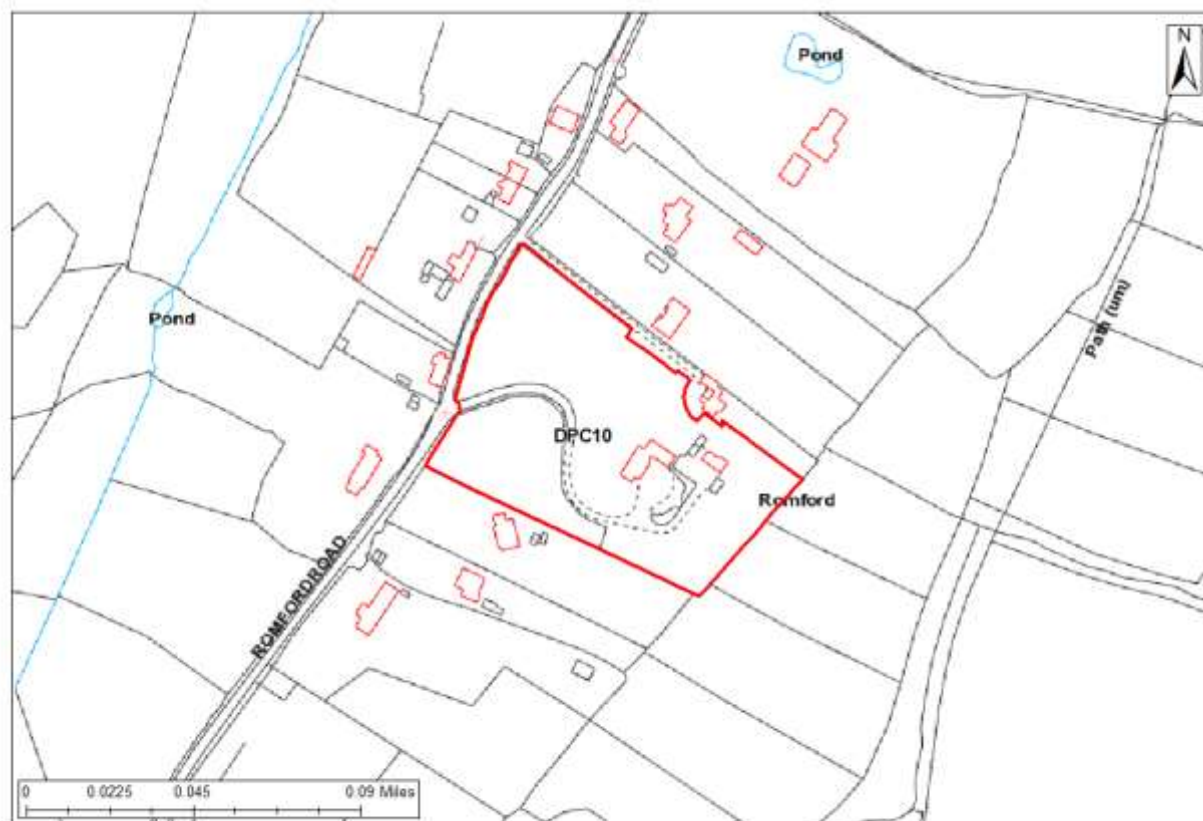
Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	0.25
Developable area (ha):	0.25
Site type:	Part PDL site (dwelling with curtilage) within Limits to Built

	Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	Ecology: TPO; HLC Period: Early 21st century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Forested Plateau; Potential road noise from A21; Within Limits to Built Development
Site Description:	<p>The site comprises a single residential property and its curtilage, which is accessed directly from Hastings Road, opposite the junction with Canterbury Road. There is a gradient up from Hastings Road into the site. The access to the site serves two other properties as well. There is pavement along both sides of Hastings Road.</p> <p>There is also a detached garage and garden buildings. The boundaries of the site mostly comprise mature trees and tall hedges and there are trees within the site. The topography of the site rises towards the rear of the site.</p> <p>The site is adjoined by residential properties and fields and a Public Right of Way runs parallel to the eastern boundary of the site.</p>
Suitability:	This is a sustainable site located within the existing settlement, which comprises part PDL. The size of the site is however such that any likely yield would be below that considered suitable for allocation. Consideration has been given as to the inclusion in site allocation AL/PE2, however, this site is not necessary to ensure the allocation is achievable. The site is unsuitable for these reasons.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.

Site Reference: DPC10

Site Address: Land at Rumford Manor, Pembury

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



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Map Dated: February 2020

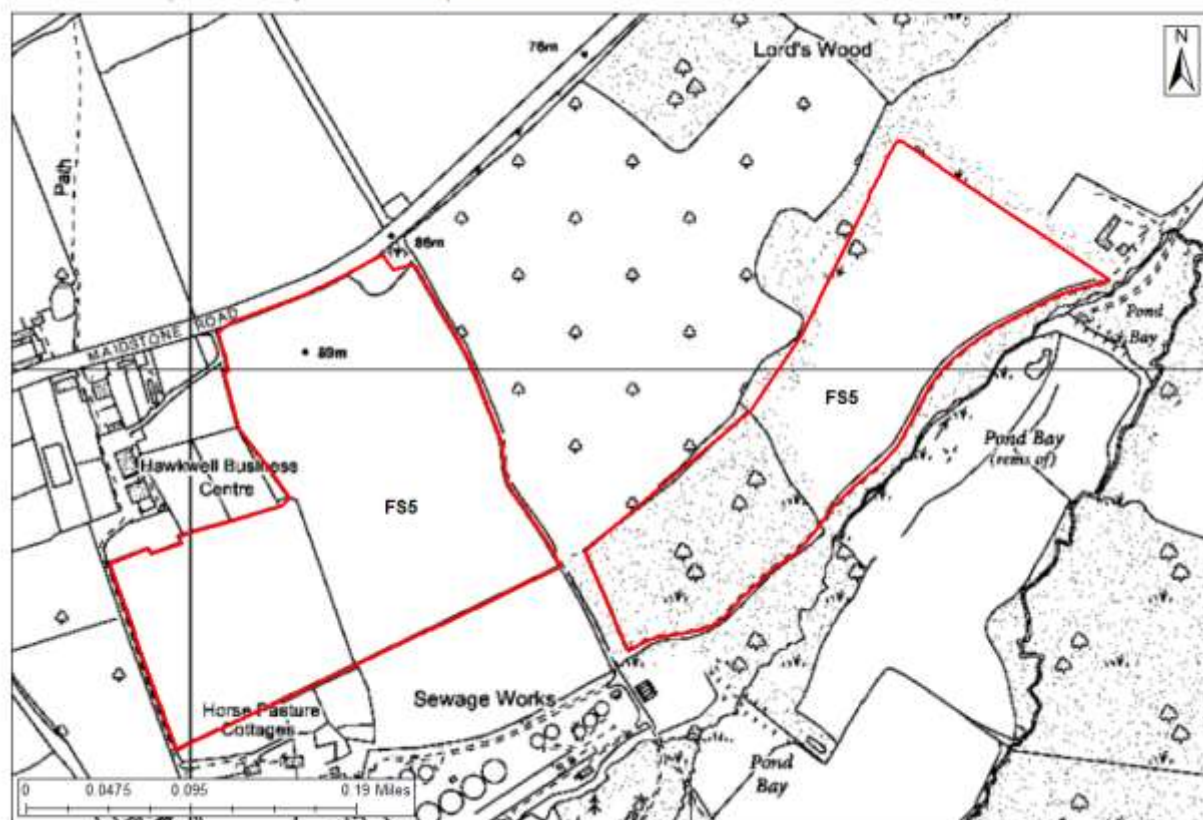
Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	1.23
Developable area (ha):	1.23
Site type:	PDL site detached from settlement.
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	37
Issues to consider:	AONB Component Part: Historic Field Boundaries; MGB; AONB; HLC Period: Early 20th century; APA: General background archaeological potential; ALC: GRADE 2; LCA: Fruit Belt
Site Description:	This site consists of a large property set in extensive grounds, with outbuildings, including swimming pool. The site is accessed off Romford Road, with a rising gradient up towards the dwelling,

	<p>along a long, sweeping driveway. There are a set of gates at the entrance to the drive. Romford Road lacks pedestrian footway.</p> <p>To the rear the site is adjoined by a paddock/fields. There are residential properties located to the east, south and north of the site. Site boundaries comprise mostly tall hedging and trees. There are long distance views from the property eastwards.</p>
Suitability:	This is an isolated site, remote from a settlement and is considered likely to be unsustainable in this context. In addition the site is part of a Green Belt parcel, the release of which would result in very high harm if released from the Green Belt. It is therefore unsuitable.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from a settlement centre and unlikely to be sustainable in this context and there are Green Belt concerns, with very high harm if the site is released.

Site Reference: FS5

Site Address: Land adjacent to Hawkwell Business Centre, Colts Hill

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



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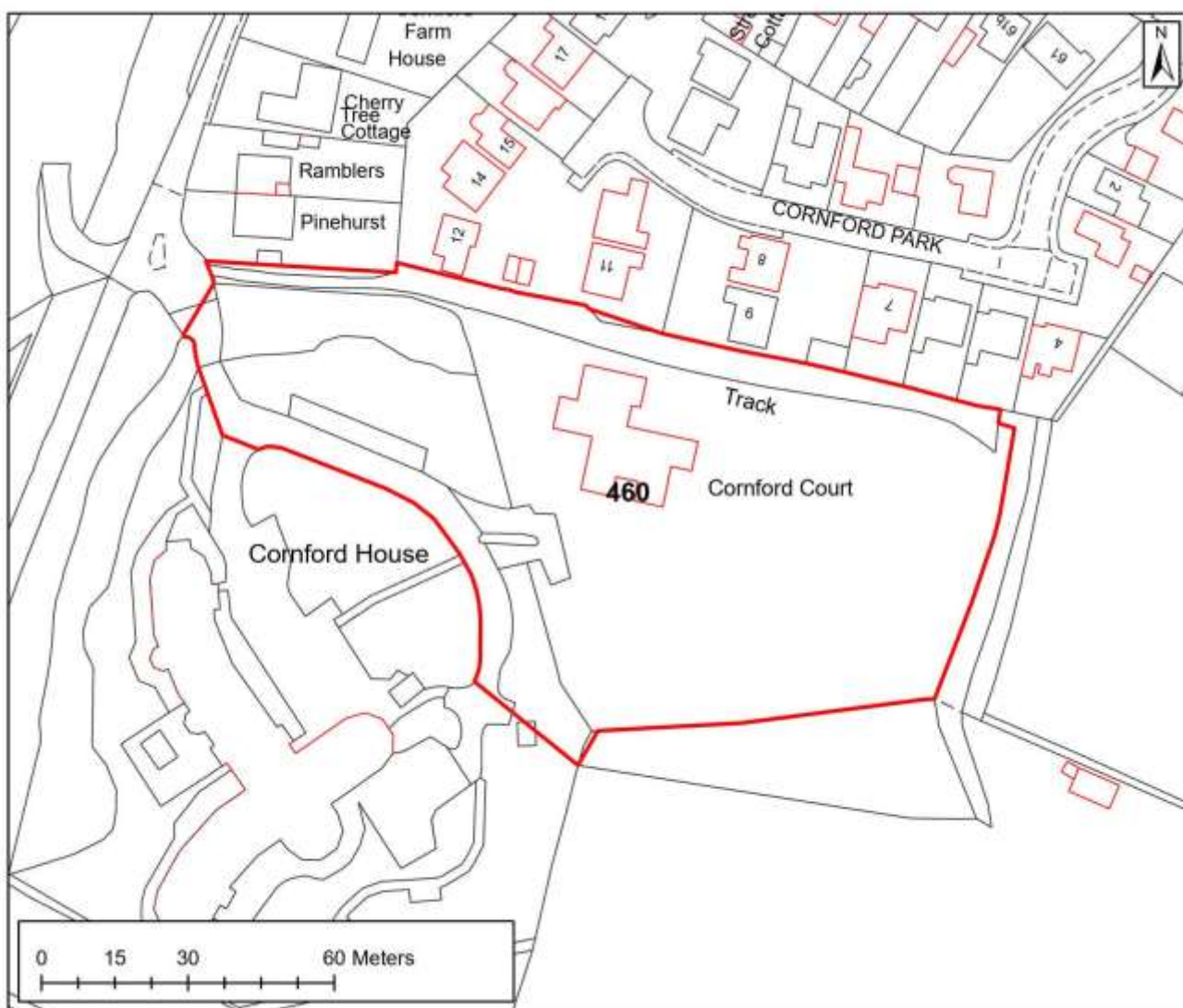
Map Dated: June 2020

Parish:	Pembury
Settlement:	Detached from a settlement
Gross area (ha):	17.15
Developable area (ha):	14.08
Site type:	Greenfield site remote from a settlement
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	422
Issues to consider:	Ecology: Ancient Woodland; AONB Component Part: Ancient Woodland, Historic Field Boundaries; MGB; AONB; HLC Period: Early medieval, Early 21st century; APA: Badsell Park Farm Iron Working Site including Bogs Hole; ALC: GRADE 3, GRADE 2;

	LCA: Forested Plateau
Site Description:	<p>This is a greenfield site located in part next to the Little Hawkwell Business Centre and residential properties, which are accessed from Colts Hill. The site comprises two separate field parcels, with one being adjacent to the business park and the other being separate, and more detached than this, being adjoined by other fields and woodland.</p> <p>There are extensive views across the landscape, in places and topography which drops to the south east.</p>
Suitability:	This site is remote from a settlement and unlikely to be sustainable in this context. In addition the site forms part of a Green Belt parcel the release of which would cause very high harm. As such this site is unsuitable.
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 unlikely to be sustainable in this context and there are concerns over Green Belt impact, the release of which would cause very high harm.

Site Reference: 460 (Local Plan Allocation AL/PE 7)

Site Address: Cornford Court, Cornford Lane



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Map Dated: March 2021

Parish:	Pembury
Settlement:	Pembury
Gross area (ha):	1.03
Developable area (ha):	1.03
Site type:	Part PDL site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for specialist housing for older people C2 use and others with care needs. It has also been considered for general residential use.
Potential yield if residential:	68 if C2 use 31 if general housing
Issues to consider:	Ecology: TPO; MGB; AONB;

	<p>HLC Period: Late 20th century, Early 20th century; Contaminated Land; APA: General background archaeological potential; ALC: GRADE 3; LCA: Forested Plateau; As at 01 April 2020, site includes extant planning permission 17/01151/FULL for 68 C2 (Use Class) dwellings</p>
Site Description:	<p>The site includes Cornford Court, which forms part of a larger site with Cornford House. Cornford House is a care home and lies immediately south west of the site. The site is accessed from Cornford Lane, which serves both Cornford House and the existing Cornford Court.</p> <p>To the north of the site there are residential properties. To the west, on the other side of Cornford Lane, is the rear of a Tesco supermarket and associated land. To the south/south east are fields. Site boundaries comprise mostly trees, particularly to the east/south east and there is hedging along part of the northern boundary of the site.</p>
Suitability:	<p>This site benefits from an existing planning permission and is a part PDL site located adjacent to the existing settlement edge. As such it is considered suitable for specialist housing for older people, reflecting an existing planning permission. As such the site is suitable.</p> <p>The more detached location of the site relative to the settlement centre is such that the site would not be considered as suitable for general needs housing.</p> <p>The site is a Green Belt parcel the release of which would result in low harm.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>The site is in single ownership and benefits from planning consent. It is considered that the site could be delivered in the period of the Local Plan.</p>
Sustainability Assessment:	<p>The A21 corridor has been identified as an area for employment growth and several objectives are scored as neutral or positive to reflect suitability of allocation for employment use. Negative land use score is influenced by the loss of Green Belt (low harm) greenfield land, with grade 3 soils in the AONB. Noise scores negatively because of exposure to high noise levels and also the contribution to a deterioration in existing levels. There are also slight risks to existing landscape and biodiversity due to being within the AONB and adjacent to woodland. However, utilising the existing development on site lessens this risk. Resources scores is influenced by the demolition of a building.</p>
Conclusion:	<p>Site is suitable as a potential Local Plan allocation.</p>
Reason:	<p>This site benefits from an existing planning permission for care home use and is a part PDL site located adjacent to the existing</p>

	settlement edge, and would result in low harm if released from the Green Belt.
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**If you require this document in another format,
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