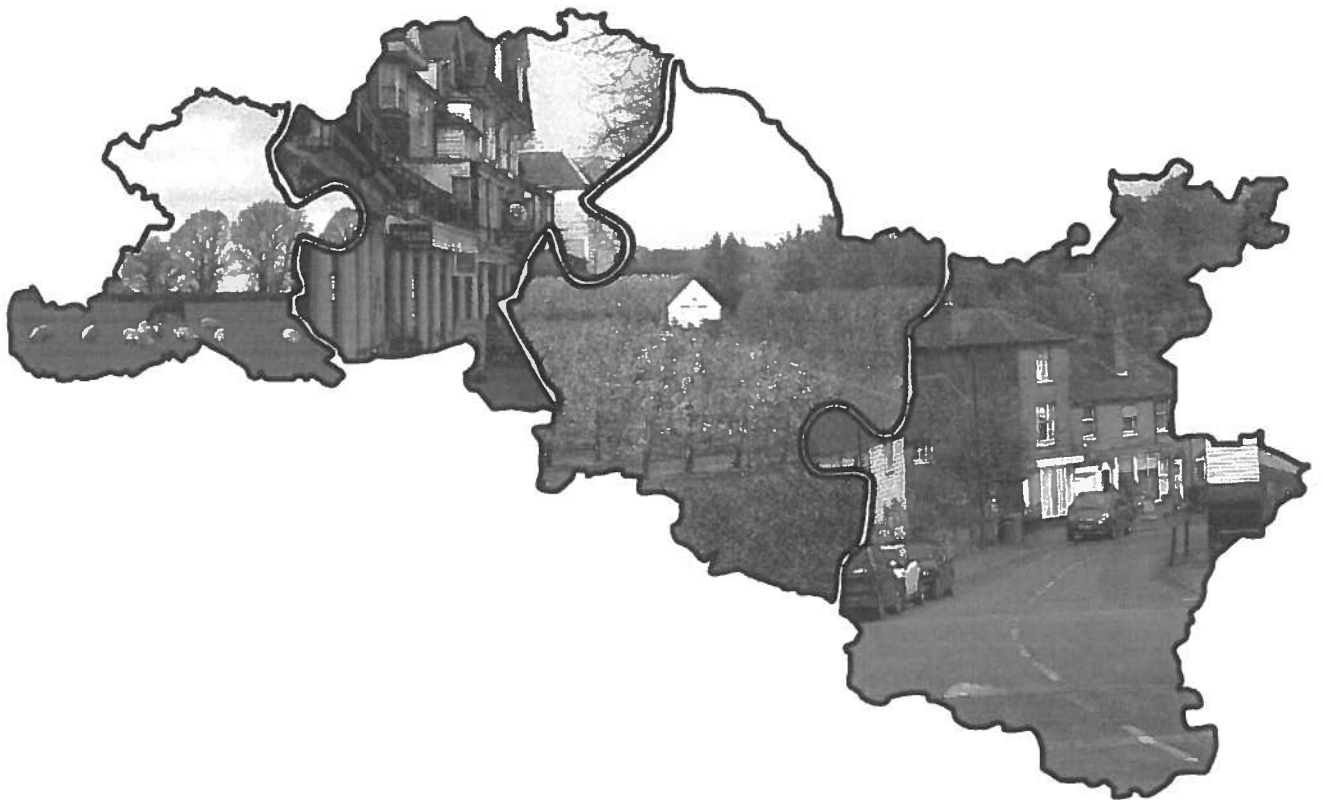


Tunbridge Wells Borough

LOCAL Plan



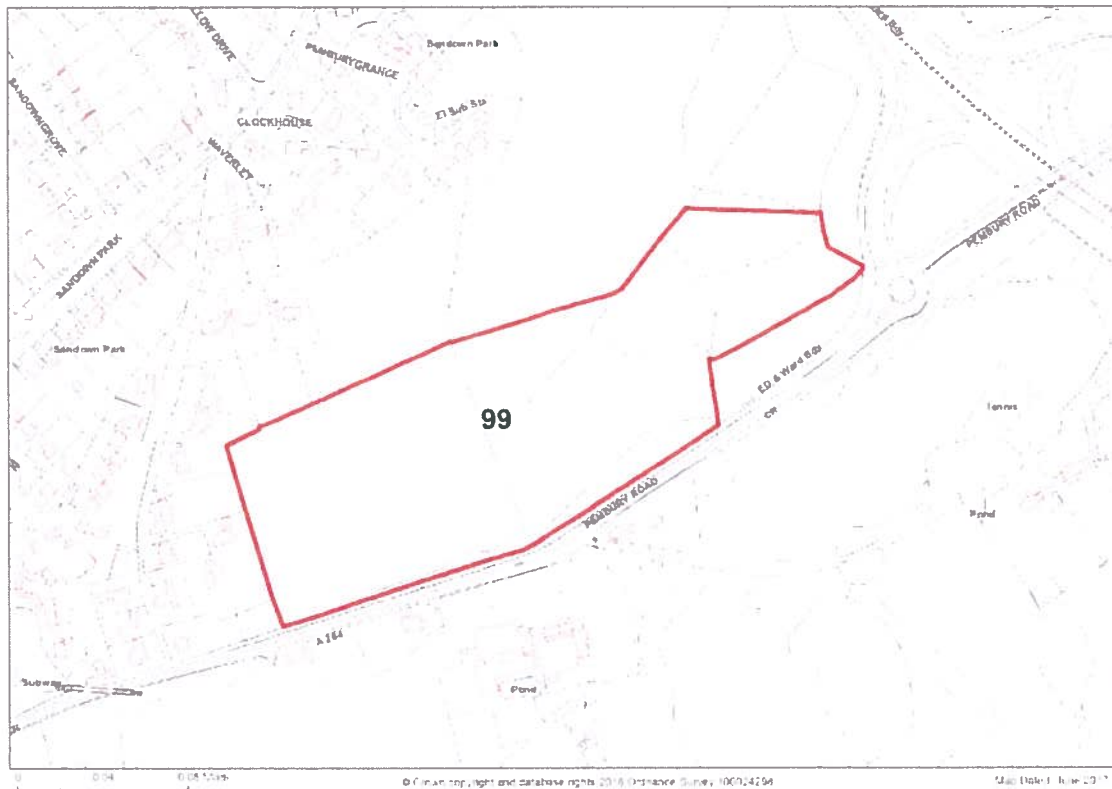
**Strategic Housing and Economic Land Availability Assessment for
Draft Local Plan – Regulation 18 Consultation**

Site Assessment Sheets for Royal Tunbridge Wells

July 2019

Strategic Housing and Economic Land Availability Assessment (SHELAA) for Draft Local Plan – Regulation 18 Consultation

Site ref:	99	Gross area (ha):	6.57
Site address:	Land at Pembury Road, Tunbridge Wells	Developable area (ha):	6.57
Location:	Royal Tunbridge Wells	Settlement:	Main Urban Area: Royal Tunbridge Wells
Site Type:	Greenfield site part adjacent to LBD		
Potential site use:	Site has been assessed for development potential, notably for residential use.		
Potential yield if residential:	197		
Issues to consider	<p>Green Belt considerations; AONB (1 component part); Landscape Sensitivity Study (PE4); Potential road noise; Tree Preservation Orders; Adjacent to existing Limits to Built Development; Heritage matters (part within / adjacent to Conservation Area); Ecological interest; notable feature/designation; Highway matters; In proximity to national cycle route; ALC: Grade 3, Urban</p>		



Site description:	The site is an unmanaged greenfield to the east and west with a woodland parcel in between. There are no existing buildings on the site. The site is adjoined by agricultural use to the north and there
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Strategic Housing and Economic Land Availability Assessment (SHELAA) for Draft Local Plan – Regulation 18 Consultation

	<p>is residential visible to north (Pembury Grange) and west. Pembury Road is to the south. The boundaries consist of low wire fencing to the north and there is substantial woodland along Pembury Road. There is a mix of trees and hedging. The site frontage long Pembury Road runs adjacent to National Cycle Route 18.</p> <p>There is currently a lack of vehicular and pedestrian access to the site. The site slopes down to the east, where it is at a lower level relative to Pembury Road. The site rises up to the west to road level. There are far reaching views at the highest levels of the site to beyond the hospital at Pembury.</p>		
Suitability:	Unsuitable: see reason below		
Availability:	Available		
	Single ownership		
Achievability:	N/A		
Sustainability Assessment:	<p>This site scores a number of neutral scores with some positive ones. Negative scores are given for air, climate change, heritage, land use, landscape and noise. The site is a greenfield site in the AONB, part of a Green Belt parcel of land that would cause high harm if released from the Green Belt. The location of the site along Pembury Road relative to distance to key services and facilities is likely to encourage car use. This has informed the air score and climate change score given. Noise score reflects location along the busy Pembury Road. The site forms part of the landscape setting of the main urban area of Tunbridge Wells and helps prevent coalescence between Tunbridge Wells and Pembury, the frontage is within the Conservation Area. This has influenced the heritage and landscape scores given.</p>		
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>	Reason:	<p>There are significant concerns about impact on the landscape and settlement pattern as well as concerns that this would result in coalescence of settlements (Royal Tunbridge Wells and Pembury). The site is part of a Green Belt parcel the release of which would cause high harm. There are also highway concerns.</p>