





## **Tunbridge Wells Borough Local Plan**

# **Site Allocations Development Plan Document**

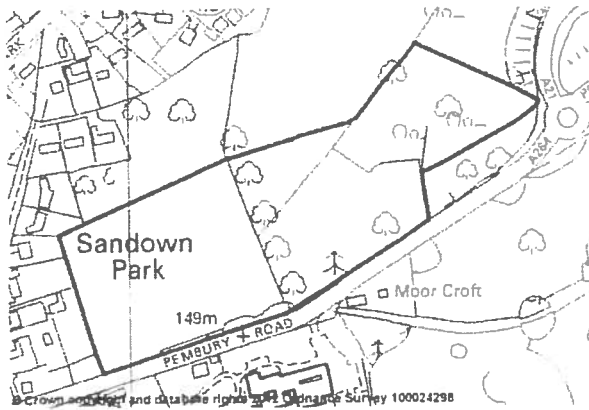
## **Site Templates Green Belt and Rural Fringe**

**Supporting Information  
February 2015**

**Site No. 291**

**Site Name: Land at Sandown Park, Tunbridge Wells, Pembury Road, Royal Tunbridge Wells**

**Site Plan**



**Brief Description**

The site is a field located adjacent to the Pembury Road, used for grazing. This site is adjacent to, and well screened from, existing residential development located to the west, although there are clear views into the site from the south along the Pembury Road.

**Site Area (hectares): 6.54**

**Greenfield**

**Outside the Limits to Built Development**

**Within the Green Belt**

**Within the Royal Tunbridge Wells Conservation Area (part of site)**

**Adjacent to the High Weald Area of Outstanding Natural Beauty**

**Analysis**

<b>Suitability:</b>	Development within this site, and the creation of additional access routes from Pembury Road, could have a detrimental affect on the rural character of this area, the importance of which is recognised in the Royal Tunbridge Wells & Rusthall Conservation Area Appraisal and the 2006 Local Plan policy EN23: Important Landscape Approaches designation of this section of the Pembury Road.
<b>Availability:</b>	The site is being promoted.
<b>Deliverability:</b>	Development proposals would need to reflect the contribution this site makes to the character of the immediate area. The site has more potential for being delivered if considered together with Sites 56 and 183.

**Sustainability Appraisal**

The Sustainability Appraisal comments that any development proposals would need to include mitigation measures to reduce the environmental impacts of development. This site is considered to be very visually prominent from the Pembury Road with views through to the land further north. The site is within walking distance of Pembury and the Tunbridge Wells Hospital.