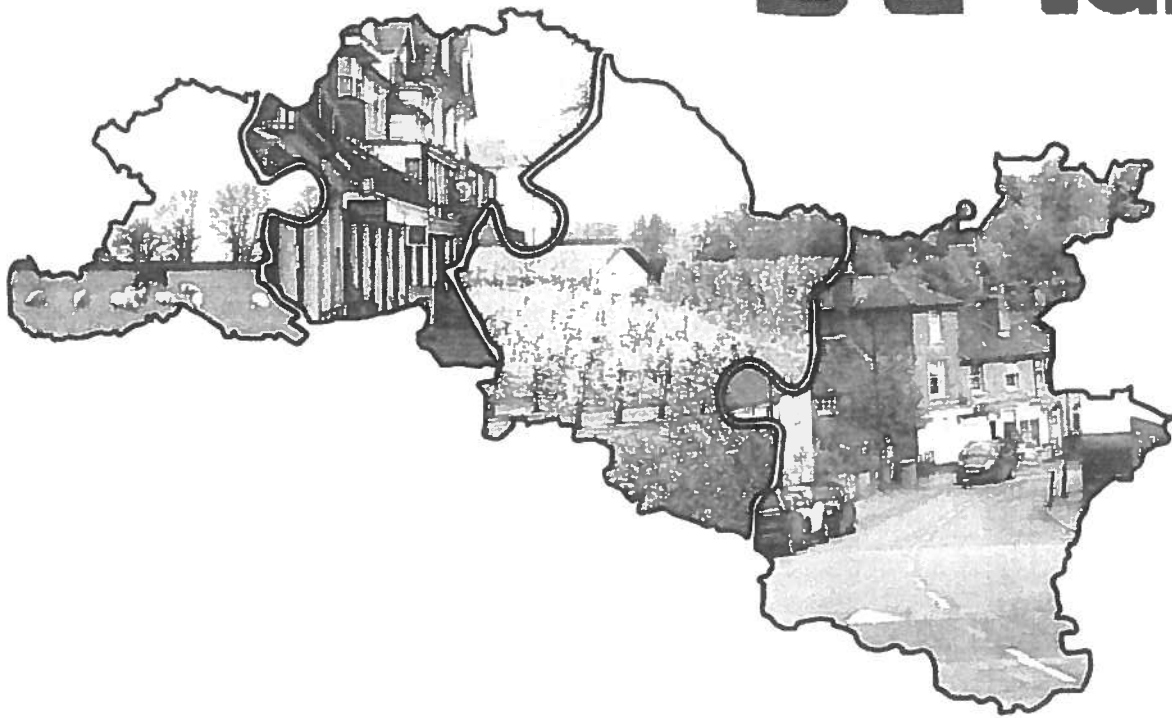




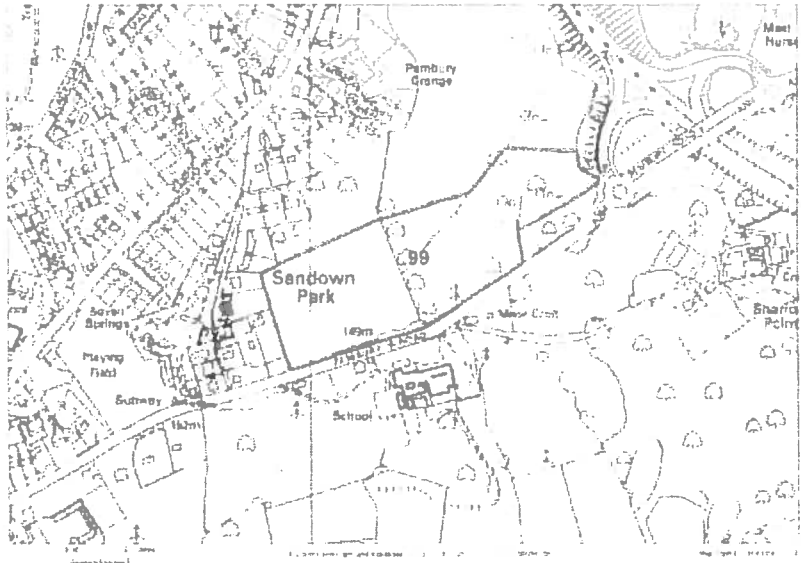
Tunbridge Wells Borough



**Strategic Housing and Economic Land
Availability Assessment**

**Draft Interim Report
April 2017**

Site Summary Sheet: Site 99 Land at Pembury Road, Tunbridge Wells.

<p>Site Plan</p>	 <p>The site plan map shows Site 99, a large greenfield area, bounded by Pembury Road to the south and Sandown Park to the north. Other nearby features include Pembury Grange to the north, Sorel Springs and a Playing Field to the west, and a School to the south. Distances of 149m and 112m are marked on the map.</p>
<p>Area (Hectares)</p>	<p>6.57</p>
<p>Current Use</p>	<p>Unmanaged greenfield at east and west with woodland parcel in the middle.</p>
<p>Existing Buildings</p>	<p>There are no existing buildings on the site.</p>
<p>Adjoining Use(s)</p>	<p>Agricultural to north, residential visible to north and west (Pembury Grange), Pembury Road to south.</p>
<p>Boundaries</p>	<p>Low wire fencing to north, substantial woodland along Pembury Road. Mix of trees and hedging.</p>
<p>Vehicle Access</p>	<p>There is currently a lack of vehicular access to the site.</p>
<p>Pedestrian Access</p>	<p>There is currently a lack of pedestrian access to the site.</p>
<p>Public Rights of Way</p>	<p>There are no Public Rights of Way through the site.</p>
<p>Access to Local Services Including Public Transport</p>	<p>The site is located east of Tunbridge Wells and west of Pembury. Tesco is located to the north east and Skinners Academy is to the south west of the site. There are bus stops in the area.</p>

Access to Open Space	Dunorlan Park is located further to the south west.
Site Topography	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.
Natural Features	There are trees.
Views Into and Out of Site	There are far reaching views at highest levels of the site to beyond the hospital at Pembury.
Enclosed/Exposed Site	Enclosed, it is well screened
Infrastructure	The site is adjacent to some existing built development. There is a shared cycle /pedestrian path along Pembury Road and there is street lighting. The site frontage long Pembury Road runs adjacent to National Cycle Route 18.
Other (Noise, Regeneration, other Physical)	None.
Further Issues for Consideration	<ul style="list-style-type: none"> • Potential road noise • Tree Preservation Orders • Adjacent to existing Limits to Built Development • Heritage matters (part within / adjacent to Conservation Area) • Highway matters • Topography • Green Belt designation