



Site (C) Summary Sheet

Site: Located at Went Farm, Speldhurst Road, Speldhurst, TN3 0NR

Area (Hectares)	4.59
Current Use	The site currently consists of a sand school, paddocks and agricultural land.
Existing Buildings	There are no buildings on site.
Adjoining Use(s)	The site is adjoined by Went Farm barn (residential dwelling) and Speldhurst Business Park to the north which consists of B1 office units with associated parking. Adjoining part of the western elevation is a residential dwelling and the remaining land to the west east and south is open farmland/paddocks and adjoining woodland.
Boundaries	The site boundaries to the west and north comprise hedging, trees and fencing. The site is divided from north to south by a strip of hedgerow and trees with access between and a public right of way with open views to the east and south. The eastern and southern boundaries are post and rail/wire fenced.
Vehicle Access	The north west end of the site is adjacent to Speldhurst Road. There is a field gate into the site via the existing driveway off Speldhurst Road (which provides access to Went Farm and the Business Park)
Pedestrian Access	Whilst there are no existing pavements on the immediate road frontage to the site, there is a pavement on the opposite side of Speldhurst Road on the northern elevation.
Public Rights of Way	A Public Right of Way exists and dissects the site from north to south.
Access to Local Services Including Public Transport	Local services including public transport serving Speldhurst have been considered and assessed through the Settlement Role and Function Study (http://www.tunbridgewells.gov.uk/Settlement-Roleand-Function-Study_Feb-2017.pdf).
Access to Open Space	The site has a rural setting but is located adjacent to residential dwellings and Speldhurst Business Park.
Site Topography	The paddock to the west of the business park is flat as is part of the open field (former paddock) to the south with the remaining land sloping away to the south.
Natural Features	Boundary hedging and trees.
Views Into and Out of The Site	There are restricted public views into the site from Speldhurst Road and private views from the adjoining properties.
Enclosed/Exposed Site	The site is enclosed other than from the adjoining residential and commercial property.
Infrastructure	The site is located close to existing built development and there is no existing street lighting.
Other (Noise, Regeneration, other Physical)	There is a 30 miles per hour speed limit near the site heading north into Speldhurst.
Further Issues for Consideration	<ul style="list-style-type: none"> • AONB including trees • Green Belt • Highway matters (access) • Close to limits of built development