

Tunbridge Wells Borough



Tunbridge Wells Borough Council

Site Assessment Sheets for Horsmonden Parish

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

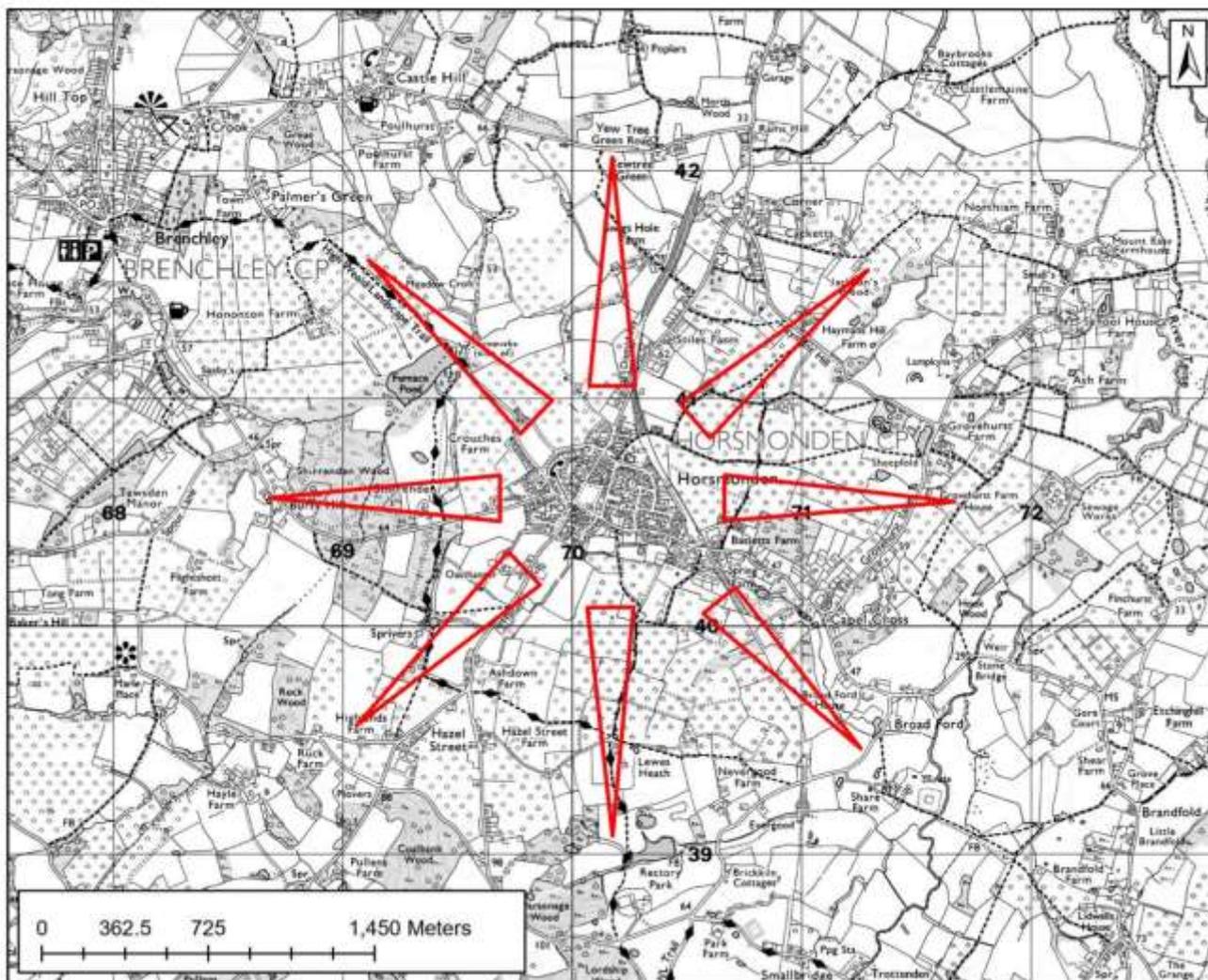
January 2021



Site Reference: Horsmonden Sustainability Appraisal Garden Settlement Option

Site Address: Land at and Surrounding Horsmonden

Horsmonden GV



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Map Dated: March 2021

Parish:	Horsmonden
Settlement:	Land at and surrounding the village of Horsmonden
Gross area (ha):	Subject to masterplanning
Developable area (ha):	Subject to masterplanning
Site type:	Largely rural greenfield land around and including the existing village of Horsmonden
Potential site use:	Site has been considered for use as a potential new settlement. It would be a residential-led, mixed use scheme.
Potential yield if residential:	At least 1,000 dwellings (to achieve at least 1,500 dwellings inclusive of the existing settlement).

<p>Issues to consider:</p>	<p>Heritage: Conservation Area, Listed buildings; Historic Farmsteads, and Historic Park and Garden (Sprivers); Ecology: Local Wildlife Site (Shirrenden Woods to the west); TPOs; Pockets of Ancient Woodland (larger area to west) AONB (to the west and south); Pockets of Contaminated Land; Flood Zone 2 and 3 (to the north); 2016 Landscape Designation; Includes the existing village/established Limits to Built Development of Horsmonden; HLC: Early modern, Early 21st century, Early 20th century, Medieval, Boundary Lost 0-25%, Late 20th century, Boundary Lost 26-50%, early Medieval, Assart Fields; Late post-medieval; Boundary Lost 76-100%; Village Green in Horsmonden centre; Transport Infrastructure: Safeguarded Railways, PROWs; ALC: GRADE 2, GRADE 3</p>
<p>Site Description:</p>	<p>The area, is comprised of largely rural greenfield land, and includes the village of Horsmonden and additional land surrounding it in all directions. It is located within the central part of the borough.</p> <p>The Horsmonden Conservation Area is located in the central area of the settlement around the Heath. There are listed buildings within the historic core of the village, and along the roads running west-east and north-south from the village centre. There are a number of historic farmsteads scattered throughout the area.</p> <p>Beyond Horsmonden village, the area is largely rural greenfield land comprising a patchwork of farmland, with sporadic associated buildings. It has a rural context, with a network of roads that link to Paddock Wood and Maidstone (to the north) and to the A21 to the south-west. These roads are minor roads , including designated rural lanes.</p>
<p>Suitability:</p>	<p>The location of this site has the benefit of the eastern and northern parts being outside of key constraints, notably the Green Belt as well as the High Weald AONB, and is not too distant from Paddock Wood which provides a mainline rail link to London and higher level services and facilities. It is also relatively close to the A21 major distributor road managed by Highways England.</p> <p>However, there are a number of concerns that lead to this option being considered unsuitable to deliver development of this scale. The area has a rural context and the nature of the road network, that includes a number of designated rural lanes, is such that the whole road network would require upgrading in order to ensure provision of suitable highway infrastructure to serve development of this nature. This is unlikely to be affordable or appropriate in this rural context. Furthermore upgrades to the road network are likely to have a harmful effect on the rural character of the</p>

landscape.

Horsmonden is a nucleated settlement with a historic core centred on the village green and covered by a Conservation Area. Horsmonden Parish is surrounded on three sides by the High Weald AONB; the AONB boundary is set back from the village edge – but by only 100m to the west. The AONB Setting Analysis Report in relation to Horsmonden highlights that the village is located in the rural landscape of the Weald, being located within the High Weald National Character Area, and is surrounded by smaller settlements, historic farmsteads and scattered dwellings, many of which are also listed buildings. The village is located on a south-facing valley side slope.

The Report identifies that the village has many AONB characteristics. These include links with the medieval iron industry, small tree copses occur frequently with some larger areas of woodland at Shirrenden Wood to the west, and to the south including Coalbank Wood, Nine Acre Wood and Parsonage Wood. Most of these woodland areas are designated Ancient Woodland. Also, two areas of parkland are located to the west of the village. Tree belts and landscape features, including orchards, extend from the AONB into the village landscape. There are strong connections to the rural landscape through the public rights of way network.

Such a substantial level of growth, at least trebling the size of the village, would inevitably impact on the AONB characteristics by virtue of general activity and lighting.

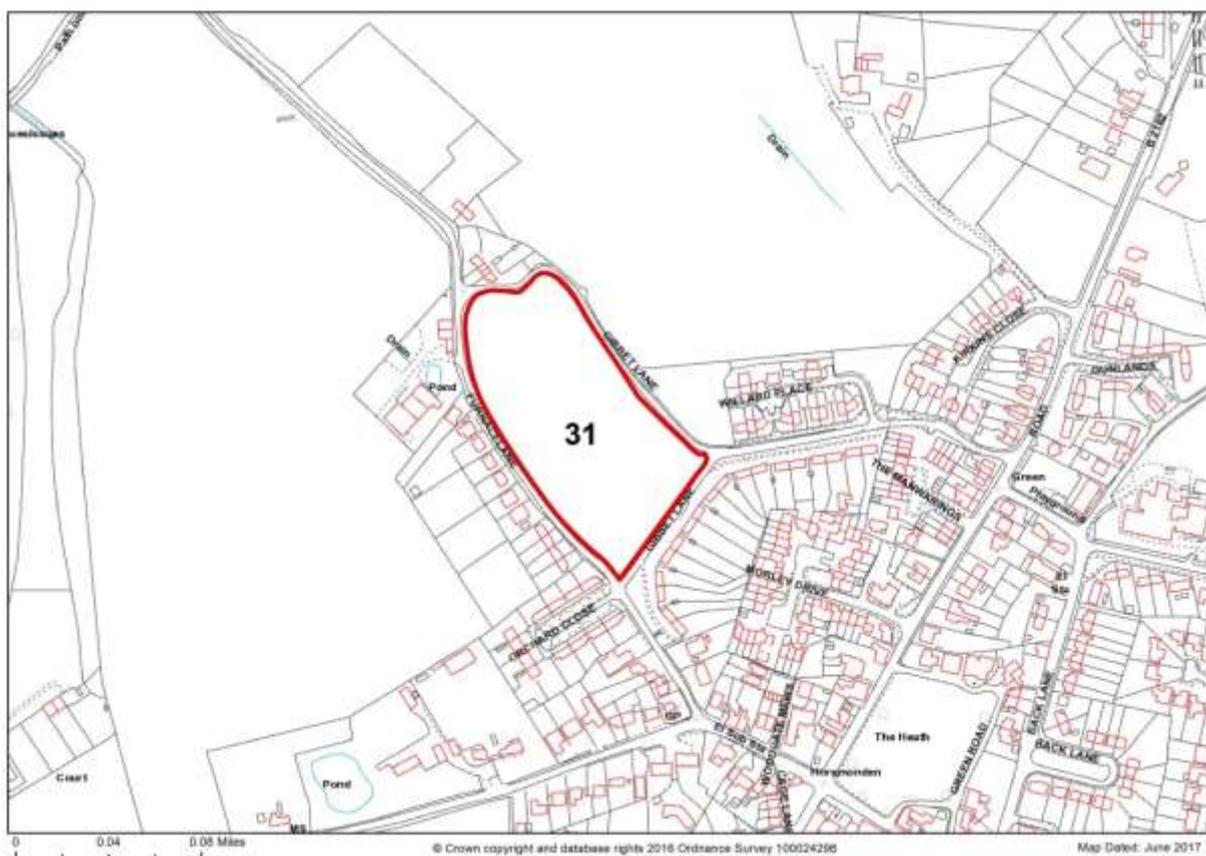
From a landscape and heritage impact perspective therefore, although there may be some limited development potential to the north and east of the village, further away from the AONB, this development would still be visible in some longer distance views. Development at some parts of Horsmonden could create perceptual effects resulting from changes to views into or out of the AONB. The only main settlement within relatively close reach that provides access to higher level services and employment provision is Paddock Wood. Access to Paddock Wood is considered to be difficult, along unclassified roads, that include designated rural lanes, and through smaller settlements, to the extent that such substantial development at Horsmonden would be unlikely to be supported by suitable transport infrastructure.

The landscape and heritage impact of strategic development together with the relatively poor access to Paddock Wood and the larger urban centres of Tonbridge and Royal Tunbridge Wells, do not support the development of this area as a Garden Village. The small-scale landscape and related multiplicity of ownership around the existing village fringes is a further factor that does not support this approach.

Availability:	The land ownership around the existing village is highly fragmented, such that development of a large scale would necessitate bringing together and/or acquiring very many land parcels. Hence, it appears impracticable to bring forward a comprehensive approach needed for a new settlement, including for infrastructure – such as the upgrade required to the road network.
Achievability:	There is substantial doubt about the ability to deliver a development of this scale at this site. Not least because of the complex land ownership and the substantial investment that would be needed to upgrade the entire road network in order to ensure it would be fit for purpose to support development of this scale.
Sustainability Assessment:	<p>Site is not a reasonable alternative.</p> <p>This option would involve a substantial increase in the size of Horsmonden applying garden settlement principles. Landscape sensitivity would require further consideration because the site is adjacent to (although outside) the AONB.</p> <p>The submitted site does not envelope the existing settlement and thus would not relate well to the existing village, with impacts on local character and heritage highly likely. Areas of flood zone 3 on the site would also need consideration.</p> <p>(NB The potential for Horsmonden to make a lesser, but still material contribution to meeting housing needs is noted and taken into account in the assessment of non-strategic site options.)</p>
Conclusion:	For the reasons set out, the area is considered unsuitable as a potential Local Plan allocation, to be developed along Garden Village principles.
Reason:	<p>Matters relating to highway infrastructure, distance from access to high level services and employment, landscape, heritage and land ownership mean that this area is unsuitable to deliver a Garden Village development.</p> <p>Horsmonden Parish is surrounded on three sides by the High Weald AONB; the AONB boundary is set back from the village edge – but by only 100m to the west. The area is located in the rural landscape of the High Weald National Character Area, and is surrounded by smaller settlements, farmsteads and scattered dwellings, many of which are also listed buildings. Development at this scale would have an unacceptable impact upon the landscape character and upon heritage assets.</p>

Site Reference: 31 (Local Plan Allocation AL/HO 1)

Site Address: Land adjacent to Furnace Lane and Gibbett Lane, Horsmonden

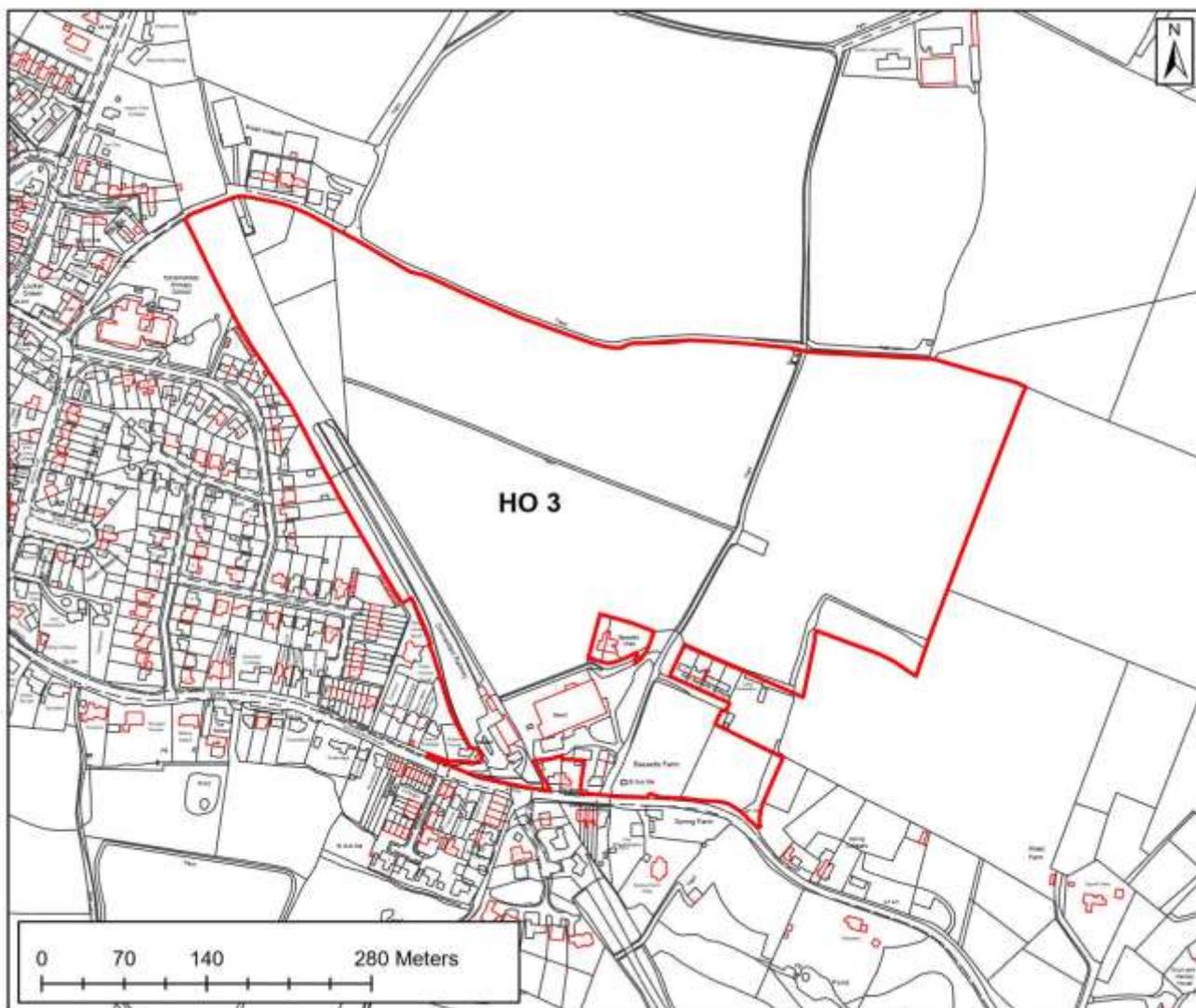


Parish:	Horsmonden
Settlement:	Horsmonden
Gross area (ha):	1.82
Developable area (ha):	1.82
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	45-55
Issues to consider:	AONB Component Part: Historic Routeways Roads; HLC Period: Boundary Lost 0-25%, Late post-medieval; APA: General background archaeological potential; ALC: GRADE 2; LCA: Fruit Belt; Heritage: Near to Conservation Area; adjacent to historic farmstead; Highway matters;

	Adjacent to Limits to Built Development; This site currently has approval for 49 dwellings (18/01976/FULL) as of 01 April 2020
Site Description:	The site consists of a parcel of greenfield, fallow grassland. There are no existing buildings on the site. The site is adjoined by residential properties and farmland. The boundaries of the site consist of high hedges all around the site. There are some trees. The site is raised relative to the adjacent roads. The gate into the site from Gibbet Lane is narrow. Gibbet Lane wraps around three sides of the site and Furnace Lane along the remaining side of the site. There is a gate into the site from Gibbet Lane. There is a lack of pavement along Gibbet Lane and Furnace Lane. The site is relatively flat. There is a lack of views into the site from Gibbet Lane and Furnace Lane. Private views of the site are possible from adjacent residential properties.
Suitability:	Suitable: Site is located adjacent to the built up area of Horsmonden. It is relatively close to the centre of the village and services that can be accessed by pedestrians using the existing footway network. The site is well contained by existing dwellings.
Availability:	Available Single ownership
Achievability:	This is a suitable site. It is available and in single ownership. It is considered that the site would be deliverable within the Local Plan period.
Sustainability Assessment:	A site that scores mostly neutral scores. It scores negatively for land use reflecting the loss of a greenfield site and associate soils. The landscape negative score is influenced by the loss of the greenfield site in an historic landscape.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	Site is adjacent to the LBD and is in proximity to the centre of Horsmonden. The site is likely to be sustainable in this context. This site would form a logical extension to the LBD

Site Reference: Local Plan Allocation AL/HO 3, including sites 82, 108, 297, and 324

Site Address: Land to the east of Horsmonden



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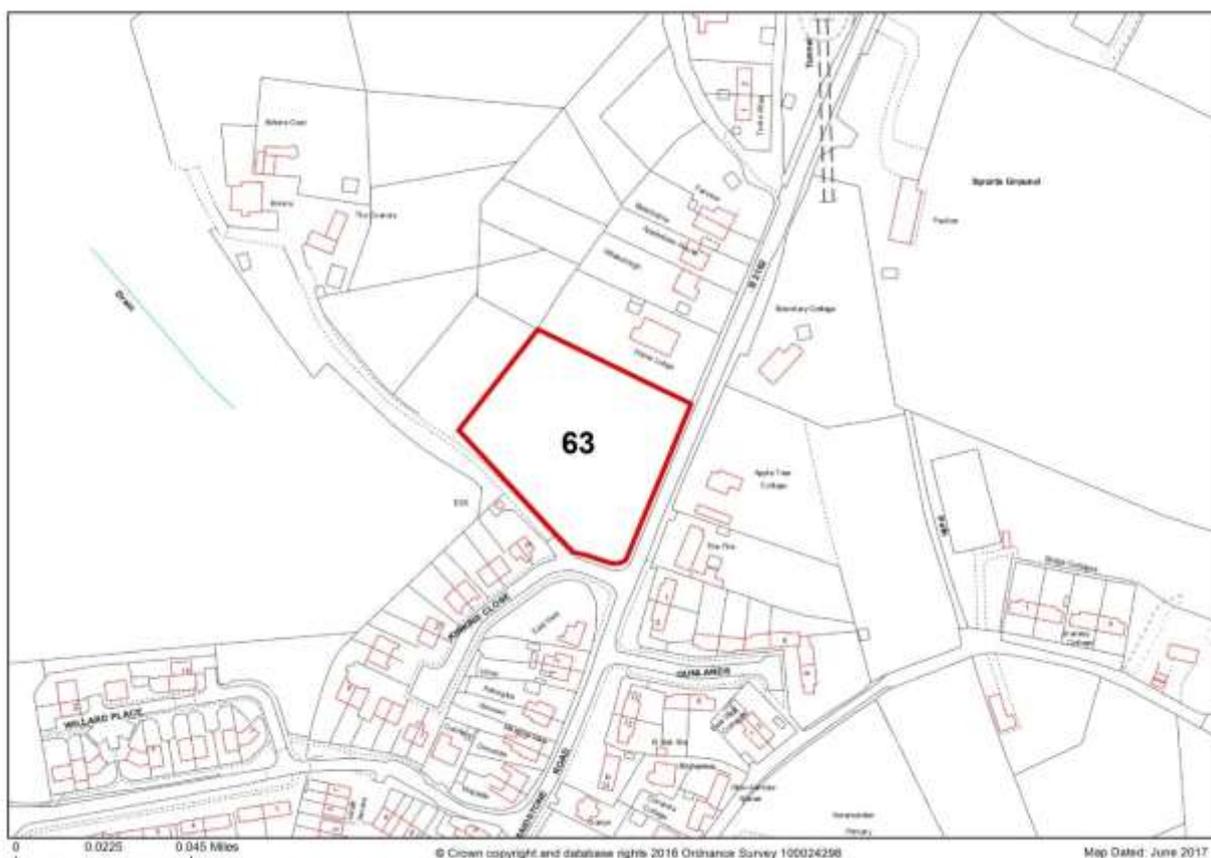
Map Dated: March 2021

Parish:	Horsmonden
Settlement:	Horsmonden
Gross area (ha):	19.0
Developable area (ha):	19.0
Site type:	Mainly undeveloped, including orchards, with some disused farm buildings (that have most recently been used for commercial uses), a car repair garage, and a portion of a disused (dismantled) railway line, and an electricity sub-station.
Potential site use:	Residential and community/educational uses
Potential yield if residential:	115 – 165 residential dwellings and community/educational uses

Issues to consider:	Ecology: TPO; Transport Infrastructure: PRow, Safeguarded Railways; 2016 Landscape Designation; HLC Period: Early modern, Early 20th century; Contaminated Land; APA: Dismantled railway the hop pickers line; ALC: GRADE 2; LCA: Fruit Belt
Site Description:	Mainly undeveloped site adjacent to the eastern edge of the village. Part of the site is planted to orchard. There is some built development with some disused farm buildings (that have most recently been used for commercial uses), a car repair garage, and a portion of a disused (dismantled) railway line, and an electricity sub-station. Site boundaries include trees and fencing. There are trees in the northern part of the site that are protected by a TPO and this part of the site includes ancient woodland. The site rises gently towards the north and west. There are number of existing vehicular and pedestrian access points into the site from the Goudhurst Road and a PRow that runs north-south through the site. Services provided in the village can be accessed from the site utilising the existing footway network. There are listed buildings to the south-west of the site and opposite the site.
Suitability:	Suitable. Site is adjacent to the LBD and is relatively close to the centre of the village and services that can be accessed by pedestrians using the existing footway network. The site is visible within distant views from the high ground within the AONB at Goudhurst.
Availability:	Available. Single ownership
Achievability:	This site, is considered a suitable site subject to landscape considerations. It is available and in single ownership. It is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	Scale of this site is out of keeping with the existing settlement and causes negative scores for landscape and heritage especially with regard to short term adverse impacts on the AONB setting. Existing public transport services are unlikely to deter travel by private car and the poor range of services and facilities contributes to this effect. However, the site would contribute positively to the housing objective and the existing schools are likely to have adequate capacity.
Conclusion:	This site is considered suitable as a potential site allocation.
Reason:	Site is adjacent to the LBD and is in proximity to the centre of Horsmonden. The site is likely to be sustainable in this context. This site would form a logical extension to the LBD.

Site Reference: 63

Site Address: Land west of Maidstone Road and north of Kirkins Close, Horsmonden

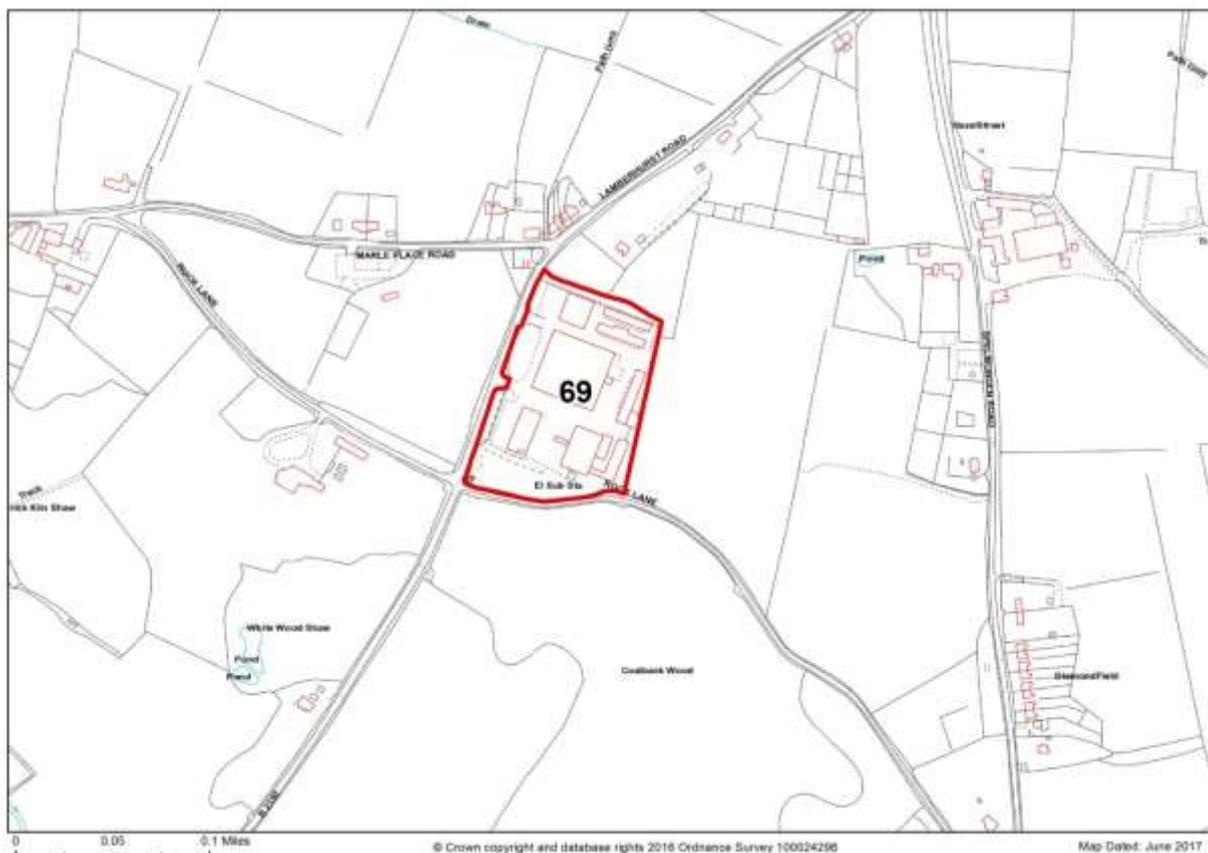


Parish:	Horsmonden
Settlement:	Horsmonden
Gross area (ha):	0.53
Developable area (ha):	0.53
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	16
Issues to consider:	HLC Period: Early 20th century; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Fruit Belt; Adjacent to existing Limits to Built Development; Highways issues; As at 01 April 2020, site includes extant planning permission 17/00763/FULL for 17 dwellings (site has been mostly completed)

	as at 01 April 2020)
Site Description:	The site consists of an overgrown field with brambles. There are no existing buildings on the site. The site is adjoined by residential properties and agricultural use. The boundaries of the site consist of low wire fencing, trees and overgrown hedge. There is currently no vehicular access into the site. The site has a frontage with Maidstone Road and part Kirkins Close. There are pavements in Kirkins Close and along Maidstone Road. The site slopes down towards the north western boundary of the site. There is a public view of the site from Maidstone Road and Kirkins Close. The southern end of the site is exposed to surrounding development.
Suitability:	Unsuitable: The site is a sustainable site that currently has a planning consent. Planning consent has been implemented and is under construction (as at 01 April 2020 is mostly completed).
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:	Planning consent has been implemented and is under construction (as at 01 April 2020 is mostly completed).

Site Reference: 69

Site Address: Site adjacent to Lamberhurst Road and Rock Lane, Horsmonden, TN12 8DP



Parish:	Horsmonden
Settlement:	Remote from settlement
Gross area (ha):	2.10
Developable area (ha):	1.86
Site type:	PDL site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	56
Issues to consider:	AONB; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 2; LCA: Fruit Belt; Landscape Sensitivity Study (MB5); Land contamination (depot / dispensing of automotive); Transport Infrastructure: In proximity to national cycle route

Site Description:	The site consists of a series of small commercial buildings including for example the Apple Growers Association and a physiotherapist and includes a bank of trees at the southern frontage of the site. There are several existing commercial buildings on the site. The site is adjoined by sporadic residential properties, fields and woodland. The boundary of the site is open along the frontage with Lamberhurst Road and there is fencing and hedging. The site frontage along Rock Lane runs adjacent to National Cycle Route 18. There is a ditch/bank along the frontage of the site. There is an existing vehicular access serving the site directly off Lamberhurst Road. There is a lack of pavement along Lamberhurst Road and Rock Lane. There is a Public Right of Way to the north of the site on the opposite side of Lamberhurst Road. The topography of the site is mostly flat. There is a public view of the site from Lamberhurst Road from which the front buildings are visible. There are restricted views from Rock Lane where there is a dense bank of trees.
Suitability:	Unsuitable: This site is located within a rural location and is unable to provide a safe, suitable pedestrian access to services provided at Horsmonden, the closest settlement. This site is a PDL site detached from the settlement centre and although there could be potential for reuse of some of the existing buildings but this would not be likely to be at a scale suitable for allocation.
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:	It is considered that existing buildings on the site could potentially be converted with a yield possibly of a scale that the site would be unsuitable for allocation.

Site Reference: 82 (Local Plan Allocation AL/HO 3 (site is part of larger allocation)) in conjunction with site numbers 108, 297 and 324

Site Address: Land adjacent to Bassetts Farm, Goudhurst Road, Horsmonden, TN12 8AS

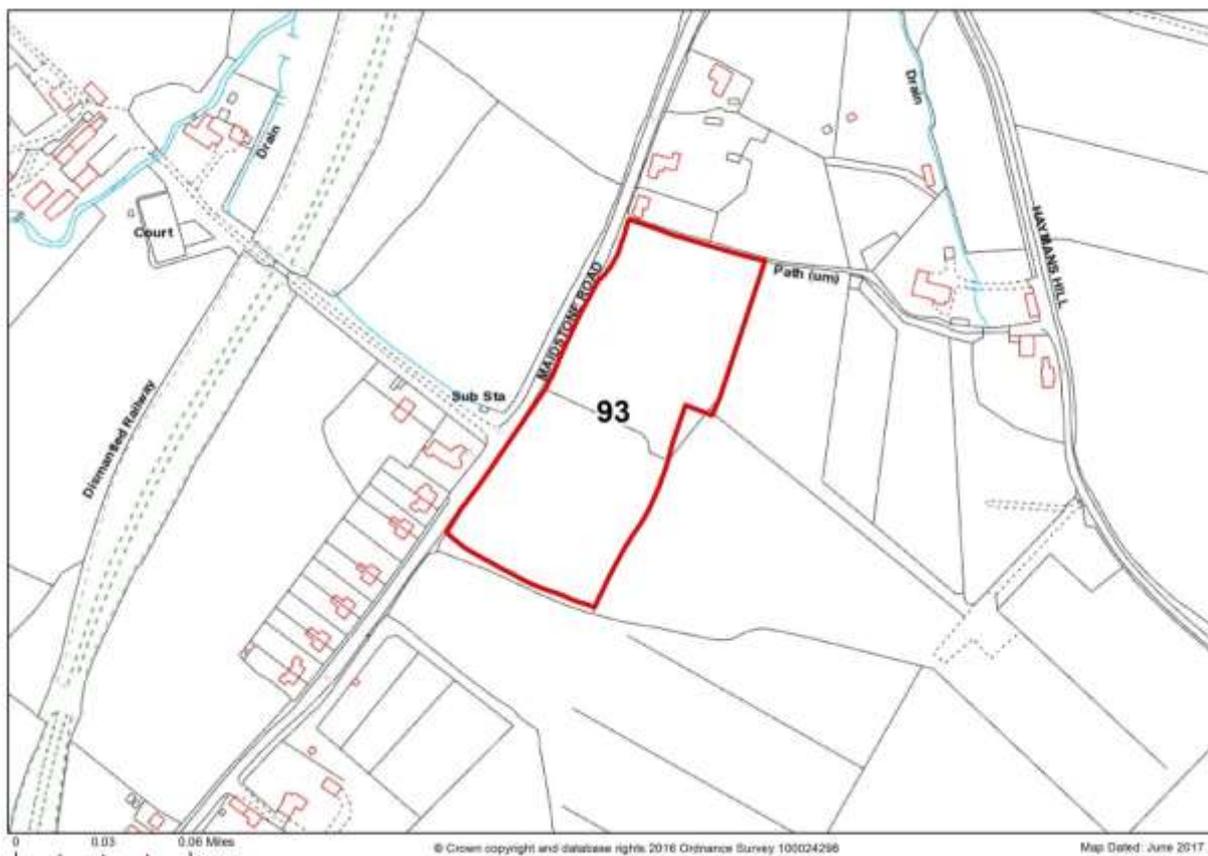


Parish:	Horsmonden
Settlement:	Horsmonden
Gross area (ha):	1.01
Developable area (ha):	1.01
Site type:	Greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for a mix of residential, education and community facility
Potential yield if residential:	100-150 in conjunction with other sites forming wider site allocation
Issues to consider:	HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 2; LCA: Fruit Belt; Highway matters;

	Heritage: Adjacent to farmsteads and Listed Buildings; Land contamination (deport / dispensing of automotive)
Site Description:	The site comprises an orchard that is possibly still in use and there is a sub station on the site. There are no existing buildings on the site. The site is adjoined by a collection of disused farm buildings, residential properties and orchard. Site boundaries include a low fence around the site with some trees to Goudhurst Road. There is a track along the western boundary of the site serving neighbouring residential properties. There is a lack of pavement along this stretch of Goudhurst Road. Adjacent to the western boundary of the site is a Restricted Byway. The topography of the site is fairly flat but it rises northwards. There is a public view of the site from Goudhurst Road and from the adjacent Restricted Byway.
Suitability:	Suitable: Site is in proximity to the LBD and has pedestrian access to the centre of Horsmonden. The site is likely to be sustainable in this context. It would form a logical extension to the LBD
Availability:	Available Single ownership
Achievability:	This site is considered a suitable site subject to landscape considerations. It is available and in single ownership. It is considered that the site could be delivered in the Local Plan period.
Sustainability Assessment:	Scale of this site is out of keeping with the existing settlement and causes negative scores for landscape and heritage especially with regard to short term adverse impacts on the AONB setting. Existing public transport services are unlikely to deter travel by private car and the poor range of services and facilities contributes to this effect. However, the site would contribute positively to the housing objective and the existing schools are likely to have adequate capacity.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	Site is in proximity to the LBD and has pedestrian access to the centre of Horsmonden. It would form a logical extension to the LBD

Site Reference: 93

Site Address: Upper Haymans Farm, Land to the east of Maidstone Road, Horsmonden

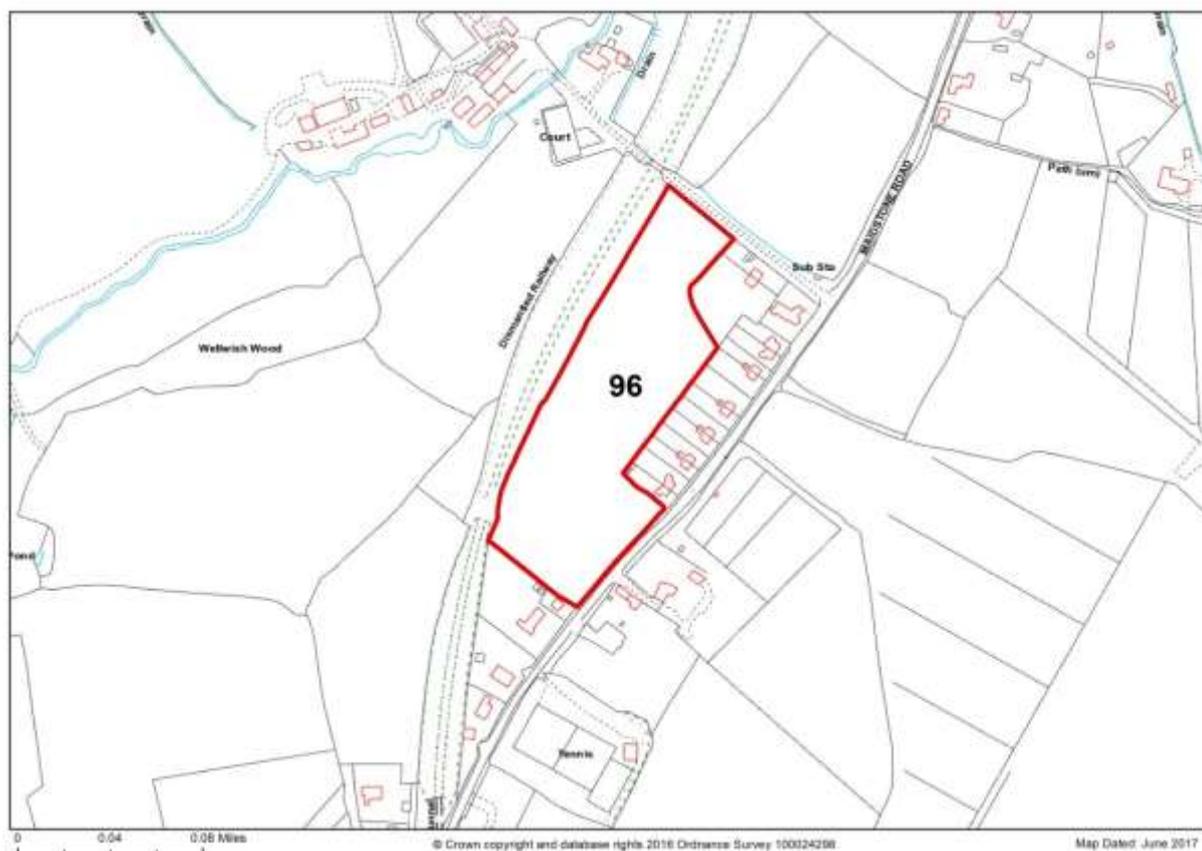


Parish:	Horsmonden
Settlement:	Remote from settlement centre
Gross area (ha):	1.78
Developable area (ha):	1.78
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	54
Issues to consider:	Transport Infrastructure: PRoW; HLC Period: Medieval, Late 20th century; APA: Historic Farmstead - Westernhanger Farm; ALC: GRADE 3; LCA: Fruit Belt; Highways (access); Heritage: Adjacent to Listed Building
Site Description:	The site consists of overgrown and abandoned orchard and

	<p>gardens. There are structures associated with this former use. There are several large trees in addition to the overgrown fruit trees associated with the previous use as an orchard. The site is adjoined by residential properties and agricultural land including orchards. The site boundaries comprise overgrown trees/scrub and brambles. There is currently a lack of vehicular access into the site. The site has a frontage with Maidstone Road along its western side. There are pavements along the opposite side of Maidstone Road along the western boundary of the site. This is not continuous. There is no direct access onto the site from Maidstone Road. There is a Public Right of Way than runs through the northern end of the site close to the site boundary. There is also a Public Right of Way running adjacent to the southern boundary of the site and a further Public Right of Way west of the site. The site is mainly flat with a slight slope down to the north. There are restricted public views of the site other than occasional views from adjacent footpaths. There are also restricted views from the adjacent orchard to the east of the site.</p>
Suitability:	<p>Unsuitable: This site is located within a rural location is unable to provide a safe, suitable pedestrian access to services provided at Horsmonden. There is concern about the ability to provide an appropriate means of vehicular access to the site</p>
Availability:	<p>Available Multiple ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>This site scores some neutrals and some positives but is let down by its location detached from the main services and facilities of the settlement and a lack of key services and facilities generally, landscape and land use impact and lack of travel options. It is likely that any occupants of this site would be car dependant.</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>
Reason:	<p>This site is not well related to the settlement centre and is unlikely to be sustainable in this context.</p>

Site Reference: 96

Site Address: Land on the north west side of Maidstone Road at Church Meadow, Horsmonden

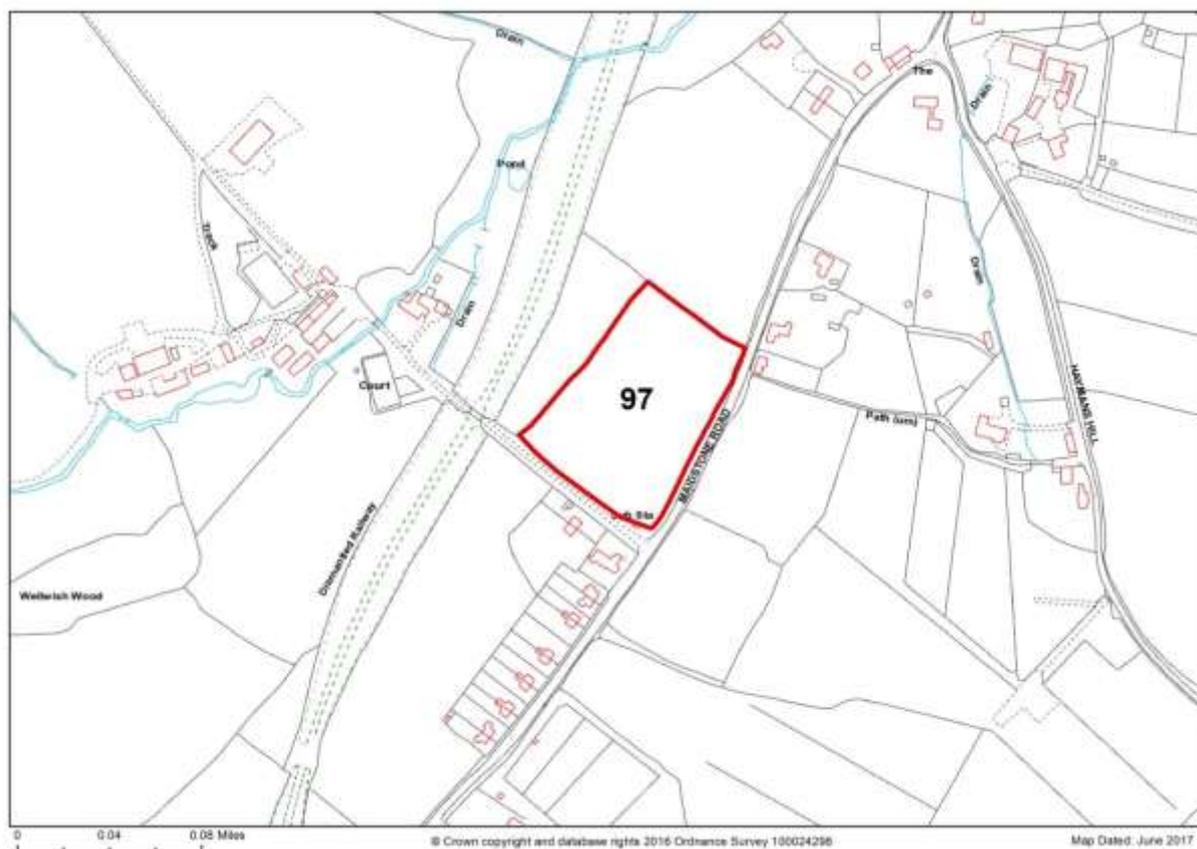


Parish:	Horsmonden
Settlement:	Horsmonden
Gross area (ha):	2.19
Developable area (ha):	2.19
Site type:	Greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	66
Issues to consider:	Transport Infrastructure: Safeguarded Railways; HLC Period: Boundary Lost 26-50%, Late post-medieval; APA: Dismantled railway the hop pickers line; ALC: GRADE 3; LCA: Fruit Belt; Highway matters; Heritage: Adjacent to Listed Buildings / adjacent to/partly within Hop Pickers Line; Land contamination (landfill site)

Site Description:	The site comprises a green field. There are no existing buildings on the site. The site is adjoined by residential properties, a dismantled railway, fields, hills and trees. There is a tree band/ wooded area along the north western boundary of the site. Site boundaries consist of mature trees and hedges. The boundary along the frontage of the site with Maidstone Road is fairly open. There is a field gate access along Maidstone Road. There is a lack of pavement along this stretch of Maidstone Road. Public Right of Way number WT314 is sited adjacent to the north east of the site. The site is steep, falling away to the north west from Maidstone Road. There are wider views to the north west of the site. The site is seen from the field gate along Maidstone Road
Suitability:	Unsuitable: This site is located within a semi-rural location and is unable to provide a safe, suitable pedestrian access to services provided at Horsmonden. There are concerns that allocation of this site would cause harm to the landscape.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This site scores some neutrals and some positives but is let down by its location detached from the main services and facilities of the settlement and a lack of key services and facilities generally, landscape and land use impact and lack of travel options. It is likely that any occupants of this site would be car dependant.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are concerns that allocation of this site would cause harm to the landscape. This site is not well related to the settlement centre and is unlikely to be sustainable in this context

Site Reference: 97

Site Address: Land on the north west side of Maidstone Road and to the south east of Swigs Hole Farm, Horsmonden

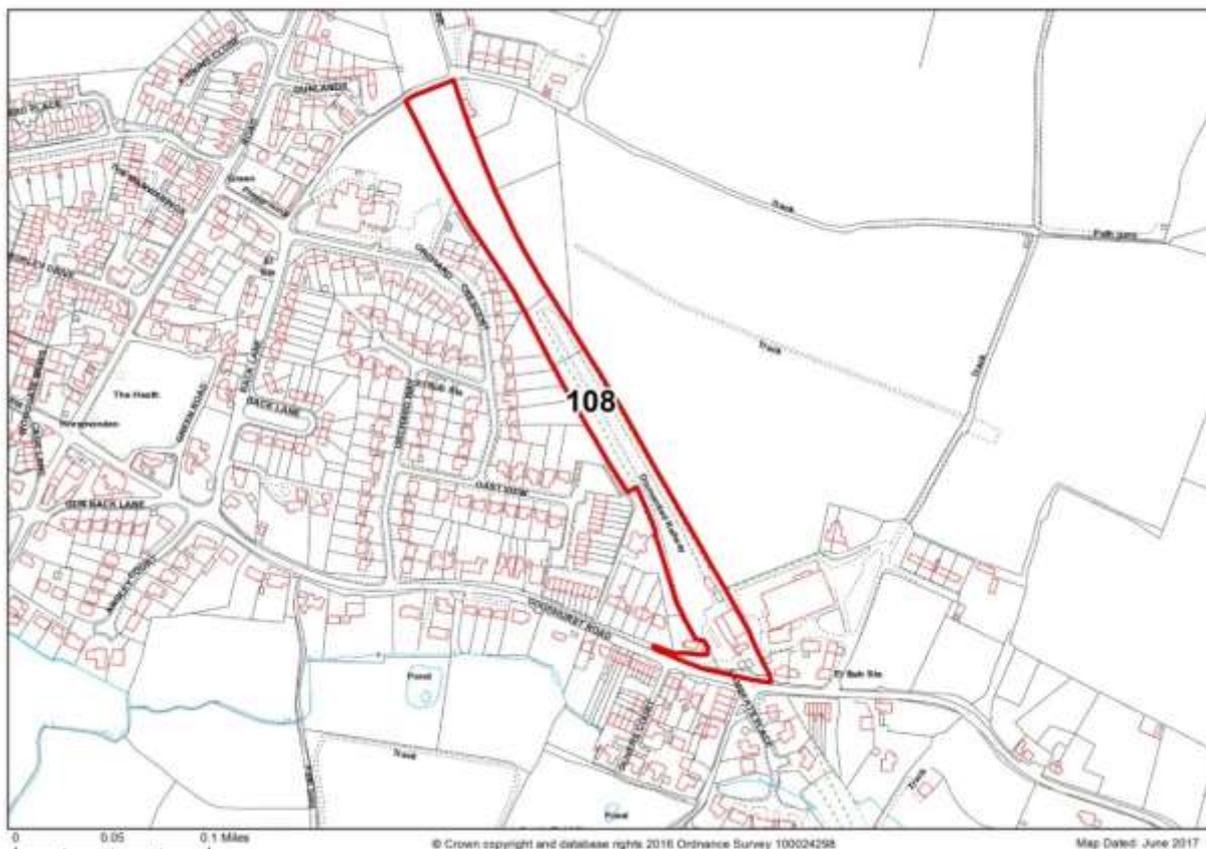


Parish:	Horsmonden
Settlement:	Remote from settlement centre
Gross area (ha):	1.42
Developable area (ha):	1.42
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	43
Issues to consider:	HLC Period: Boundary Lost 26-50%, Late post-medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt; Highway matters; Heritage: Adjacent to Hop Pickers Line
Site Description:	The site comprises a parcel of managed greenfield land used for grazing. There are no existing buildings on the site. The site is adjoined by fields and residential properties. The site is bounded

	<p>by mature trees and hedging. There are a few smaller trees towards the eastern side of the site. The site is served by a gate off a private track road located adjacent to the southern boundary of the site. There is a lack of pavement along the private track road located adjacent to the southern boundary of the site. Pavements are present along Maidstone Road but are not continuous and do not extend to the private track that serves the site. Public Right of Way number WT314 lies adjacent to the southern boundary of the site. The topography of the site slopes up towards the east of the site adjacent to its frontage with Maidstone Road. Public views of the site are mostly from the gate into the field.</p>
Suitability:	<p>Unsuitable: This site is located within a rural location and is unable to provide a safe, suitable pedestrian access to services provided at Horsmonden. There are concerns that allocation of this site would cause harm to the landscape.</p>
Availability:	<p>Available Multiple ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>This site scores some neutrals and some positives but is let down by its location detached from the main services and facilities of the settlement and a lack of key services and facilities generally, landscape and land use impact and lack of travel options. It is likely that any occupants of this site would be car dependant.</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>
Reason:	<p>There are concerns that allocation of this site would cause harm to the landscape. This site is not well related to the settlement centre and is unlikely to be sustainable in this context.</p>

Site Reference: 108 (Local Plan Allocation AL/HO 3 (site is part of larger allocation)) in conjunction with site numbers 82, 297 and 324

Site Address: Old Station Garage, Goudhurst Road, Horsmonden, TN12 8AD

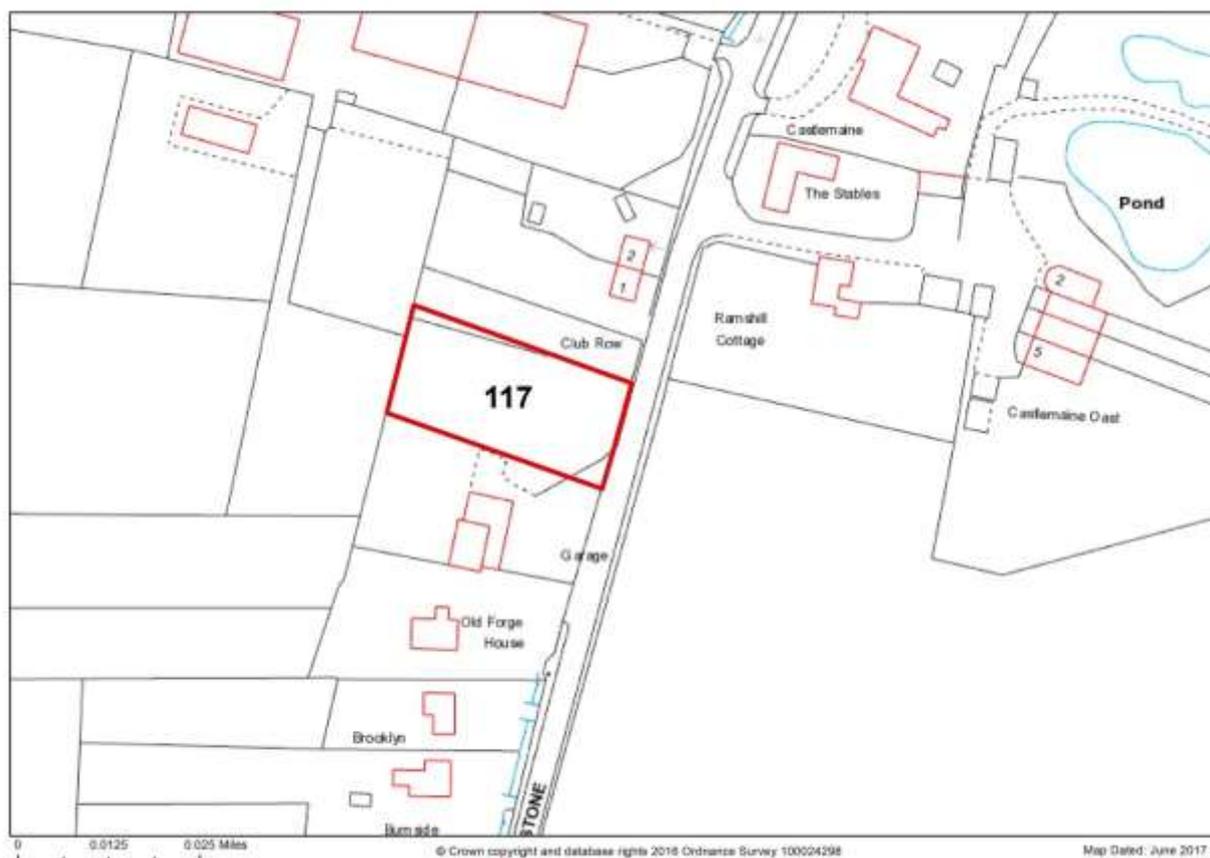


Parish:	Horsmonden
Settlement:	Horsmonden
Gross area (ha):	1.85
Developable area (ha):	1.85
Site type:	Part PDL site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for a mix of residential, education and community facility
Potential yield if residential:	100-150 in conjunction with other sites forming wider site allocation
Issues to consider:	Ecology: TPO (at northern end / adjacent to site); Transport Infrastructure: Safeguarded Railways; 2016 Landscape Designation; HLC Period: Early modern; APA: Dismantled railway the hop pickers line;

	<p>ALC: GRADE 2; LCA: Fruit Belt; Heritage: Adjacent to Listed Building / site includes Hop pickers Line; Highway matters; Potential level differences between the site and adjacent land; Mostly adjacent to existing Limits to Built Development / part within existing Limits to Built Development at southern end; Land contamination (landfill site, Railway Land (medium risk, tracks, siding), depot, repairs and sales of motor vehicles)</p>
Site Description:	<p>The site mostly comprises a dismantled railway. The southern end of the site is in commercial use including car related uses. There are several buildings at the southern end of the site. There are trees on the site. The site is adjoined by residential properties and commercial uses. The boundaries of the site comprise a mix of treatments and there is overgrown vegetation.</p> <p>There is existing vehicular access at the southern end of the site directly off Goudhurst Road. This currently serves the commercial uses at the southern end of the site. There is pavement along this stretch of Goudhurst Road. There is a Public Right of Way adjacent to the northern boundary of the site. There is a further Public Right of Way opposite the southern end of the site. The site is mostly flat with a slope down at the southern end to Goudhurst Road. Public views of the site are restricted. These are largely screened by adjacent development. The southern end of the site is seen from the access along Goudhurst Road.</p>
Suitability:	<p>Suitable: Site is in proximity to the LBD and has pedestrian access to the centre of Horsmonden. The site is likely to be sustainable in this context. It would form a logical extension to the LBD</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>This site is considered suitable. It is available and in single ownership. It is considered that this site could be delivered in the Local Plan period.</p>
Sustainability Assessment:	<p>Scale of this site is out of keeping with the existing settlement and causes negative scores for landscape and heritage especially with regard to short term adverse impacts on the AONB setting. Existing public transport services are unlikely to deter travel by private car and the poor range of services and facilities contributes to this effect. However, the site would contribute positively to the housing objective and the existing schools are likely to have adequate capacity.</p>
Conclusion:	<p>Site is suitable as a potential Local Plan allocation.</p>
Reason:	<p>This site is part within, mostly adjacent to the LBD and is likely to be sustainable in this context.</p>

Site Reference: 117

Site Address: Part Ramshill Service Station, Maidstone Road, Horsmonden, TN12 8HA



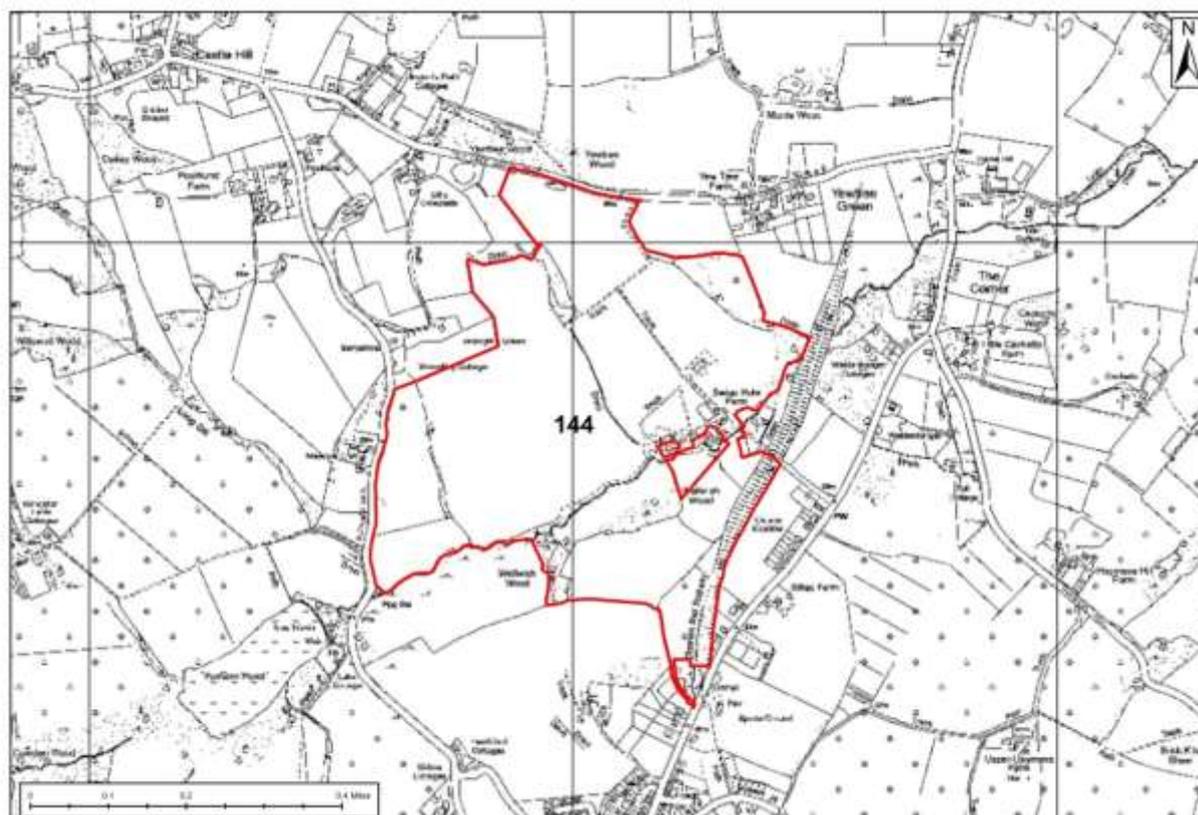
Parish:	Horsmonden
Settlement:	Remote from settlement
Gross area (ha):	0.13
Developable area (ha):	0.13
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	Less than 10
Issues to consider:	HLC Period: Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Low Weald Farmland; Land contamination (depot / dispensing of automotive); Highway matters
Site Description:	The site comprises a green parcel of land that is quite domesticated in appearance. There is a structure on the site

	<p>associated with an adjacent commercial use. There is hedging on the site. The site is also adjoined by residential properties. Site boundaries comprise mostly overgrown greenery and shrubs and some fencing. There is a ditch along the frontage of the site along Maidstone Road.</p> <p>Vehicular access onto the site is through the adjacent commercial use. There is a lack of pavement along the Maidstone Road frontage of the site. The topography of the site is flat. There are restricted views of the site due to the overgrown vegetation along boundaries of the site.</p>
Suitability:	Unsuitable: This site is located within a rural location and is unable to provide a safe, suitable pedestrian access to services provided at Horsmonden.
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 remote from a settlement centre and is unlikely to be sustainable in this context.

Site Reference: 144

Site Address: Land adjacent to Yew Tree Green Road, Maidstone Road and Furnace Lane, Horsmonden

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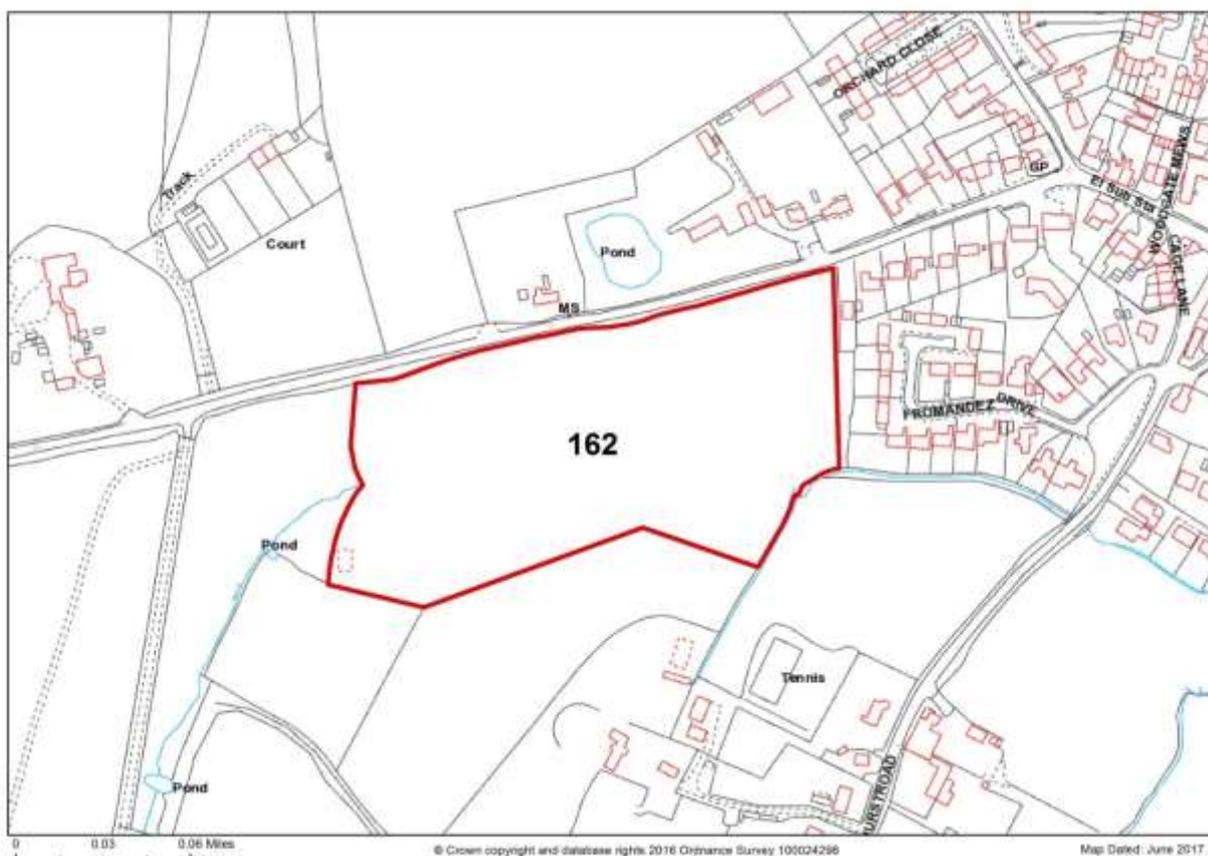
Map Detail Feb 2018

Parish:	Horsmonden
Settlement:	Southern end of site is in proximity to centre of Horsmonden, rest is more remote from this
Gross area (ha):	51.78
Developable area (ha):	41.44
Site type:	Part greenfield site / part PDL site in proximity to LBD towards southern end of site
Potential site use:	Site has been assessed for development potential, notably for mixed use including residential
Potential yield if residential:	622 - 1,243
Issues to consider:	Ecology: Ancient Woodland; Transport Infrastructure: PRoW, Safeguarded Railways; Flood Zone 2; Flood Zone 3; HLC Period: Early 21st century, Early 20th century; APA: Dismantled railway the hop pickers line; ALC: GRADE 3;

	<p>LCA: Fruit Belt; Highway matters; Heritage: Adjacent to Listed Buildings / includes Hop Pickers Railway Line; Land contamination (landfill site, repairs and sales of motor vehicles, Unknown Filled Ground (medium), Railway Land); As at 01 April 2020, part of site includes extant planning permission 19/01617/PNQCLA for 1 dwelling</p>
Site Description:	<p>The site is in mixed use including mostly commercial and agricultural uses. The site includes part of a dismantled railway. There are several sporadic buildings on the site including barns and business units. There are trees, hedges and a lake on the site. The site is adjoined by fields and residential properties and the disused railway line. The site boundaries comprise mostly hedging and trees.</p> <p>There is vehicular access into the site from Maidstone Road and Yew Tree Green Road where there is a metal gate and wide access. The Maidstone Road access is a track and undulates. There is pavement along most of Maidstone Road. Pavements are lacking along Yew Tree Green Road. Public Right of Way number WT314 runs through the site towards the north east side of the site. The site has a complex, undulating topography. There are public views of the site from the Public Right of Way that runs through the site towards the north east side of the site. This looks towards the commercial elements and there are longer range views of higher parts of site.</p>
Suitability:	<p>Unsuitable: This would be a very large scale allocation that would be disproportionate to the size of the settlement, with concern about landscape and heritage.</p> <p>Built development, especially in those areas with long range views out of the site, would have a detrimental impact upon the setting of the AONB, located to the west, south and east of Horsmonden. (Horsmonden is located within the High Weald National Character Area.)</p>
Availability:	<p>Available Single ownership</p>
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This would be a very large scale allocation that would be disproportionate to the size of the settlement, with concern about landscape and heritage.

Site Reference: 162 (Local Plan Allocation AL/HO 2)

Site Address: Land South of Brenchley Road to the west of Fromandez Drive, Horsmonden

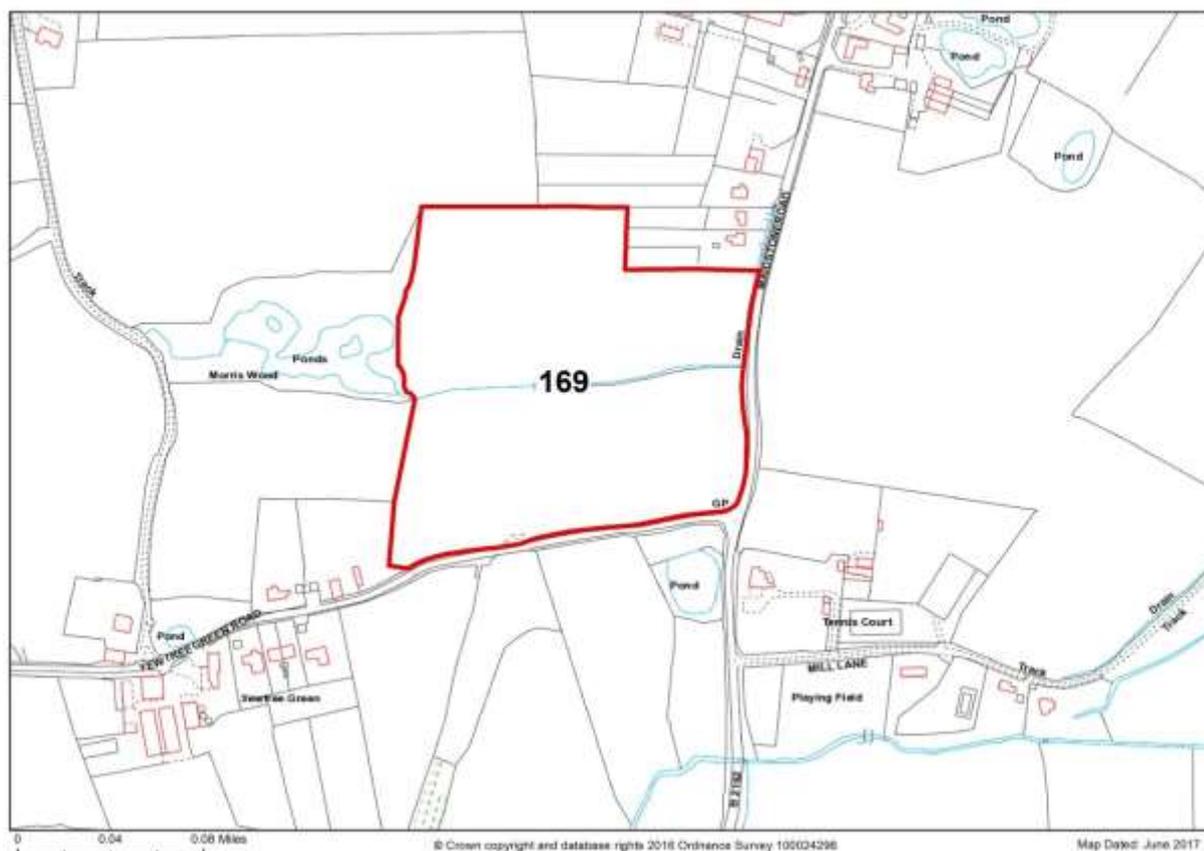


Parish:	Horsmonden
Settlement:	Horsmonden
Gross area (ha):	3.48
Developable area (ha):	3.17
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	80-100
Issues to consider:	Ecology: LWS; HLC Period: Late 20th century; APA: Spivers formal garden with C16th features; ALC: GRADE 3; LCA: Fruit Belt; Adjacent to existing Limits to Built Development; Heritage: Setting of Conservation Area; adjacent to Listed Building;

	Highway matters
Site Description:	The site consists of a managed, grassed green field. There are no existing buildings on the site. The site is mostly adjoined by residential properties, fields and woodland. The boundaries of the site consist of hedging, trees and open chain link. The boundary to the east is more open, adjacent to gardens and properties. There is a brick structure in the centre of the field that could be drainage related. There is a field gate in the north west corner of the site. There is a lack of pavement along Brenchley Road. There is a dip towards the centre of the site. The site rises slightly to the south. There is limited public view of the site. Views are mostly from adjacent residential properties to the east.
Suitability:	Suitable: Site is adjacent to the LBD and is in proximity to the centre of Horsmonden. The site is likely to be sustainable in this context. It would form a logical extension to the LBD. The site is relatively close to the AONB boundary but is separated from the wider AONB by woodland and tree belts. The extent of highway on the southern side of Brenchley Road has been investigated and discussed with Kent County Council. Development proposals for this site will need to provide a pedestrian access from the site along Brenchley Road to link with the wider footway network.
Availability:	Available Single ownership
Achievability:	This is a suitable site. It is available and in single ownership and it is considered that it could be delivered in the Local Plan period.
Sustainability Assessment:	This site scores a mix of neutrals and positives. Negative scores received reflect the lack of key services and facilities at Horsmonden and a lack of public transport options. It is a relatively large site so the housing objective scores positively.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	Site is adjacent to the LBD and is in proximity to the centre of Horsmonden. The site is likely to be sustainable in this context. It would form a logical extension to the LBD.

Site Reference: 169

Site Address: Land adjacent to Yew Tree Green Road and Maidstone Road, Horsmonden

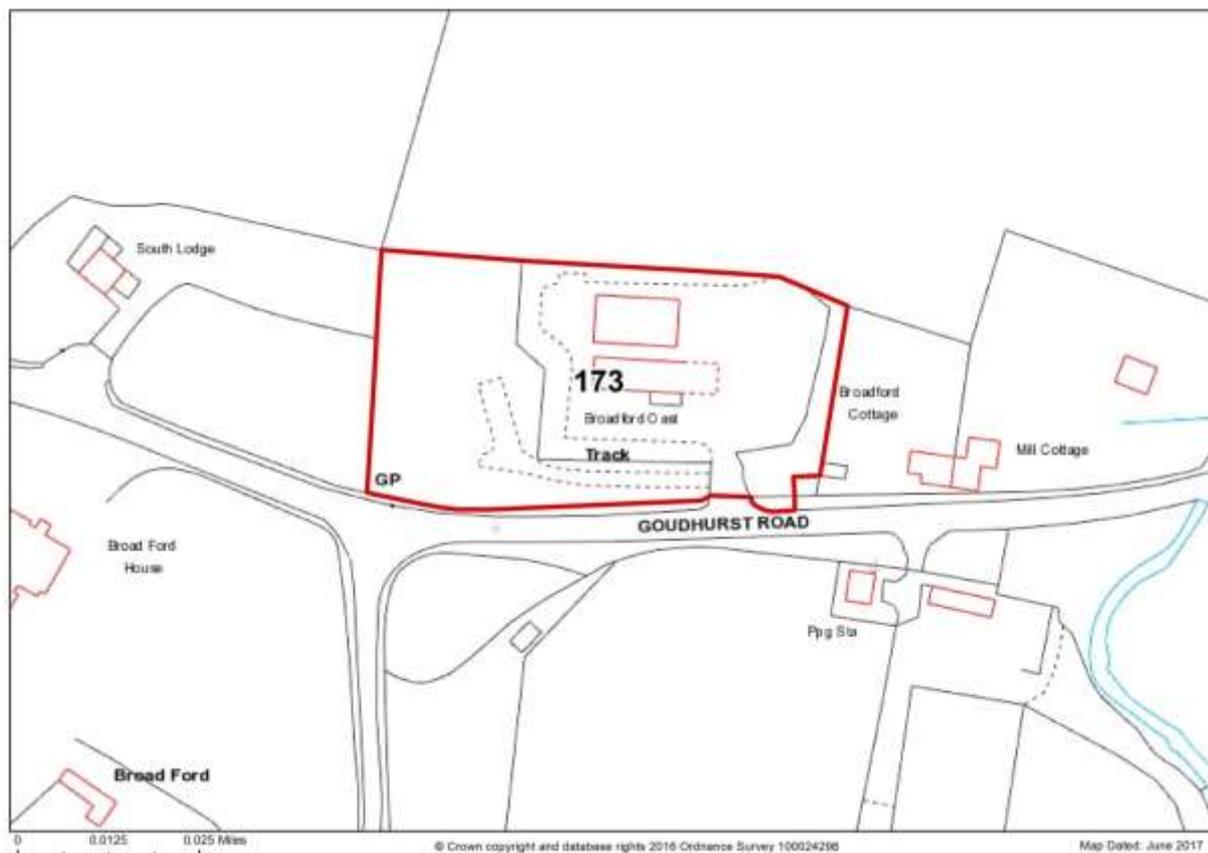


Parish:	Horsmonden
Settlement:	Remote from settlement
Gross area (ha):	5.10
Developable area (ha):	4.79
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	144
Issues to consider:	Ecology: Ancient Woodland; Transport Infrastructure: Safeguarded Railways; HLC Period: Boundary Lost 51-75%, Early modern; APA: Dismantled railway the hop pickers line; ALC: GRADE 3; LCA: Low Weald Farmland, Fruit Belt; Heritage: Includes Hop Pickers Railway Line; Highway matters; Land contamination (Railway Land – tracks mainly)

Site Description:	The site is a greenfield site in agricultural use. There are no existing buildings on the site. There are hedgerows and some trees. There are ponds to the west and south of the site and a drain running across the middle of the site and along part of the eastern boundary. The site is adjoined by mainly fields and there are some residential properties adjacent. The boundaries of the site consist of hedgerows with some trees and there is a hedge that runs roughly through the middle of the east-west. There is a track adjacent to the western side of the site. The site has a frontage with Yew Tree Road and Maidstone Road. There is a lack of pavement along Yew Tree Road and Maidstone Road. There is a slight northwards slope downwards to the middle of the site. There are public views of the site from Yew Tree Green Road and Maidstone Road, and glimpses from the wider locality.
Suitability:	Unsuitable: This site is located within a rural location and is unable to provide a safe, suitable pedestrian access to services provided at Horsmonden.
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 remote from the settlement centre and the site is unlikely to be sustainable in this context.

Site Reference: 173

Site Address: Broadford Oast, Goudhurst Road, Horsmonden



Parish:	Horsmonden
Settlement:	Remote from settlement centre
Gross area (ha):	0.54
Developable area (ha):	0.54
Site type:	Former agricultural being converted to residential
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	16
Issues to consider:	Flood Zone 2; HLC Period: Late post-medieval, Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt, River Valleys; Adjacent to AONB; Land contamination (Works Unspecified Use – medium)
Site Description:	The site comprises agricultural units currently undergoing conversion to residential and a hard standing area. There is a smaller area of unmanaged land to the west of the site. The site is

	<p>adjoined by agricultural uses and orchards. There are also residential properties adjoining the site. The boundaries of the site consist of post fencing, walls and mixed trees/hedgerows along the frontage of the site with Goudhurst Road. The boundaries around the hardstanding comprise trees and hedgerows, while the boundaries surrounding the parcel of land to the west are more open. There is a ditch along the frontage of the site with Goudhurst Road.</p> <p>There is an existing vehicular access to the site directly off Goudhurst Road. There is a lack of pavement along this stretch of Goudhurst Road. The topography of the site is predominately flat. There is a slight rise to the west. The site is at an elevated position above Goudhurst Road. There is a public view of the site from Goudhurst Road.</p>
Suitability:	Unsuitable: This site is a part PDL site detached from the settlement centre. It is considered that existing buildings on the site could potentially be converted. Any likely yield is likely to be of such a scale that it would not be suitable for allocation.
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 a part PDL site detached from the settlement centre. It is considered that existing buildings on the site could potentially be converted. Any likely yield is likely to be of such a scale that it would not be suitable for allocation.

Site Reference: 207

Site Address: Land to the rear of Kirkins Close and Willard Place, Horsmonden



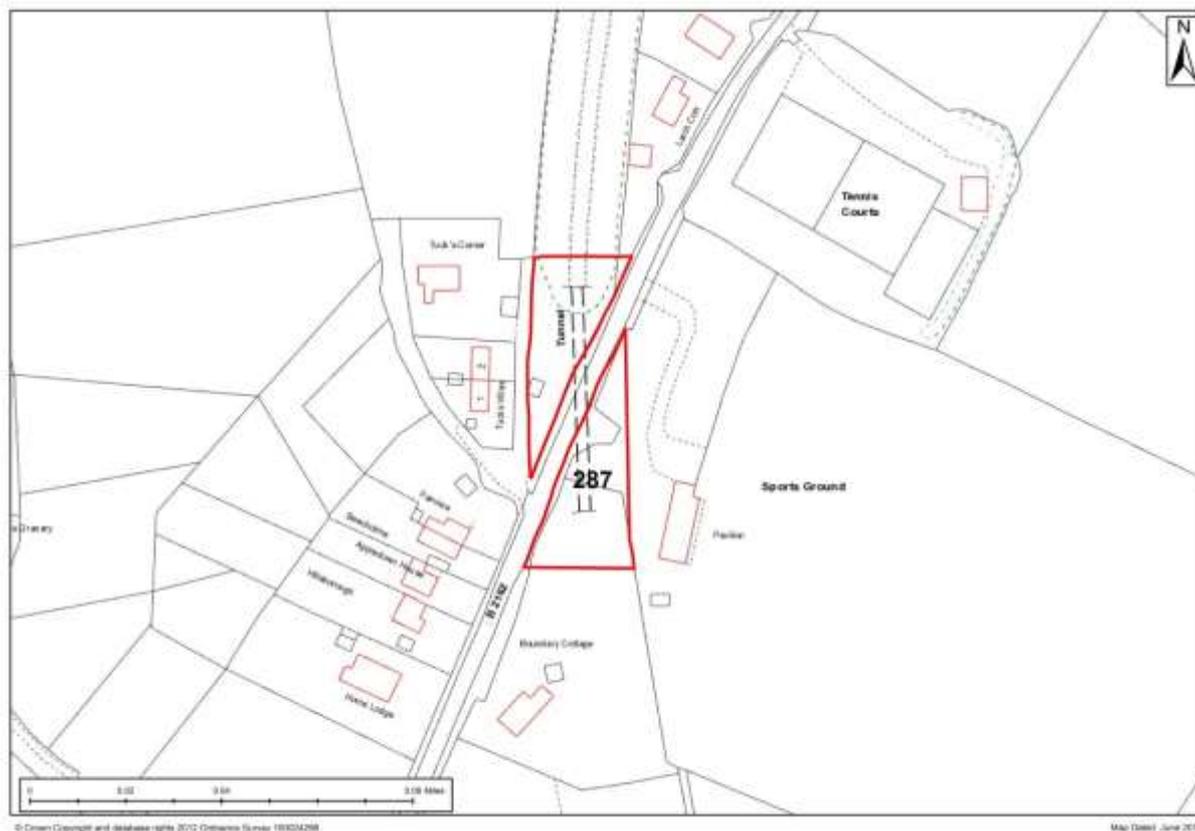
Parish:	Horsmonden
Settlement:	Horsmonden
Gross area (ha):	1.14
Developable area (ha):	1.14
Site type:	Greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	34
Issues to consider:	HLC Period: Boundary Lost 76-100%, Early 21st century; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Fruit Belt; Heritage: setting of historic farmsteads and Listed Buildings; in proximity to Hop picker's Railway Line; Highway matters
Site Description:	The site is an arable field which forms part of a larger agricultural field. There are no existing buildings on the site. The site is

	<p>adjoined by residential properties and fields. The site boundaries include hedging and there is a wire fence along the access road to the north east of the site. There are also domestic boundaries. The northern boundary of the site is not defined on site. There is a drain near the site to the north west. There is access into the site from the adjacent private access road. This is not a formal access. There are pavements in Kirkins Close, Willard Place and Maidstone Road. There is a slight rise of the site to the north and undulations to the west. There is a clear view of the site from Willard Place and Kirkins Close and from the access road to the north east.</p>
Suitability:	<p>Unsuitable: There are concerns about the landscape sensitivity of this site including impact on heritage matters (historic farmstead) and highway concerns about the ability to provide an appropriate means of access to the site</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>A site that scores both neutral and positive scores. It scores negatively for land use reflecting the loss of a greenfield site and a site that includes grade 2 agricultural land. The landscape negative score is influenced by the loss of the greenfield site in an historic landscape. The heritage score reflects the impact of the rural character of the settlement pattern and the impact upon a heritage asset.</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>
Reason:	<p>There are concerns that allocation of this site would cause harm to the landscape. It is unclear how a vehicular access could be provided.</p>

Site Reference: 287

Site Address: Land Opposite Tucks Villas and Land Fronting Horsmonden Cricket Club, Maidstone Road, Horsmonden, Tonbridge, Kent

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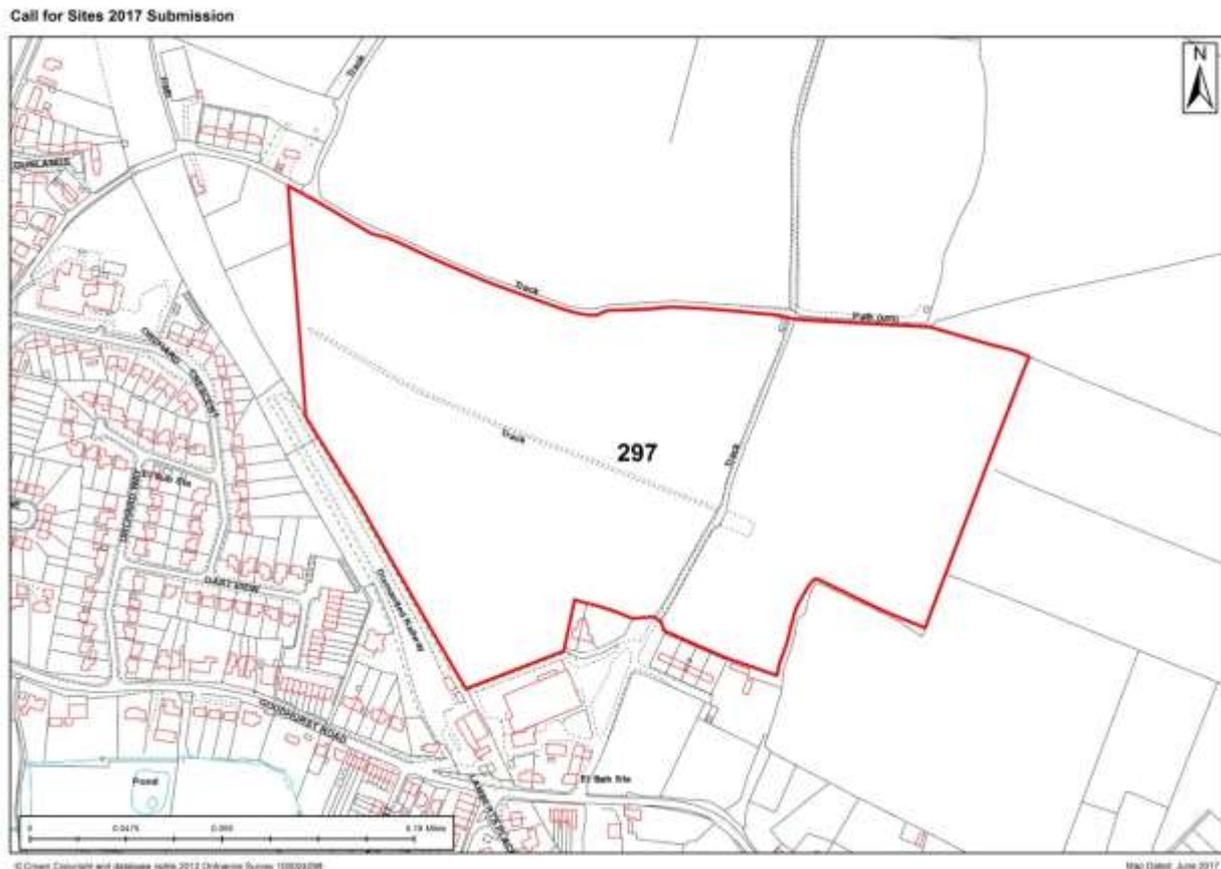


Parish:	Horsmonden
Settlement:	In proximity to the settlement centre
Gross area (ha):	0.27
Developable area (ha):	0.27
Site type:	Greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	Less than 10
Issues to consider:	Ecology: TPO; Transport Infrastructure: Safeguarded Railways; HLC Period: Early 20th century, Late 20th century; APA: Dismantled railway the hop pickers line; ALC: GRADE 3, GRADE 2; LCA: Fruit Belt; Land contamination (landfill site);

	Heritage: Hop picker's Railway Line
Site Description:	<p>The site comprises two separate and undeveloped parcels of land on which there are no existing buildings. It is adjoined by residential properties as well as a sports ground and land relating to a dismantled railway line (the Hop Picker's Line). Site boundaries consist of hedging and trees.</p> <p>The site is served by a metal gate fronting Maidstone Road. The site fronts onto Maidstone Road along which there is pavement. Pavement is lacking on eastern side of Maidstone Road.</p> <p>The site is generally flat, though the northern end drops away. There are views into the site from Maidstone Road.</p>
Suitability:	Unsuitable: There is concern regarding the form of this site and what could realistically be achieved on the site.
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: 297 (Site is part of Local Plan Allocation AL/HO 3) in conjunction with site numbers 82, 108 and 324

Site Address: Bassetts Farm, Goudhurst Road, Horsmonden, Kent



Parish:	Horsmonden
Settlement:	Horsmonden
Gross area (ha):	13.79
Developable area (ha):	13.79
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for a mix of residential, education and community facility
Potential yield if residential:	100-150 in conjunction with other sites forming wider site allocation
Issues to consider:	Transport Infrastructure: PRoW; HLC Period: Early 20th century, Late 20th century; APA: Dismantled railway the hop pickers line; ALC: GRADE 2; LCA: Fruit Belt;

	Heritage: impact on Conservation Area; adjacent to Hop Picker's Railway Line; Land contamination (landfill site, depot, Railway Land); Highways issues
Site Description:	Site comprises largely orchard land on which there are no existing buildings. The site is adjoined by a paddock and residential properties and the former Hop Pickers railway line as well as further orchards and some commercial use. Site boundaries consist of hedging and trees mostly. Back Lane a track road adjoins the site to the north. This has a lack of pavement. The topography of the site rises to the north and west. There are longer range views from wider area.
Suitability:	Suitable: Site is adjacent to the LBD and is relatively close to the centre of the village and services that can be accessed by pedestrians using the existing footway network. There is concern about landscape sensitivity in parts, which could be addressed by site layout and design.
Availability:	Available Single ownership
Achievability:	This site is considered a suitable site. It is in single ownership and is available. It is considered that this site could be delivered in the Local Plan period.
Sustainability Assessment:	Scale of this site is out of keeping with the existing settlement and causes negative scores for landscape and heritage especially with regard to short term adverse impacts on the AONB setting. Existing public transport services are unlikely to deter travel by private car and the poor range of services and facilities contributes to this effect. However, the site would contribute positively to the housing objective and the existing schools are likely to have adequate capacity.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	The site lies adjacent to the LBD and is likely to be sustainable in this context. It would form a logical extension to the LBD / existing built form.

Site Reference: 321

Site Address: Cottage Paddock, The Cottage, Brenchley Road, Horsmonden, Kent

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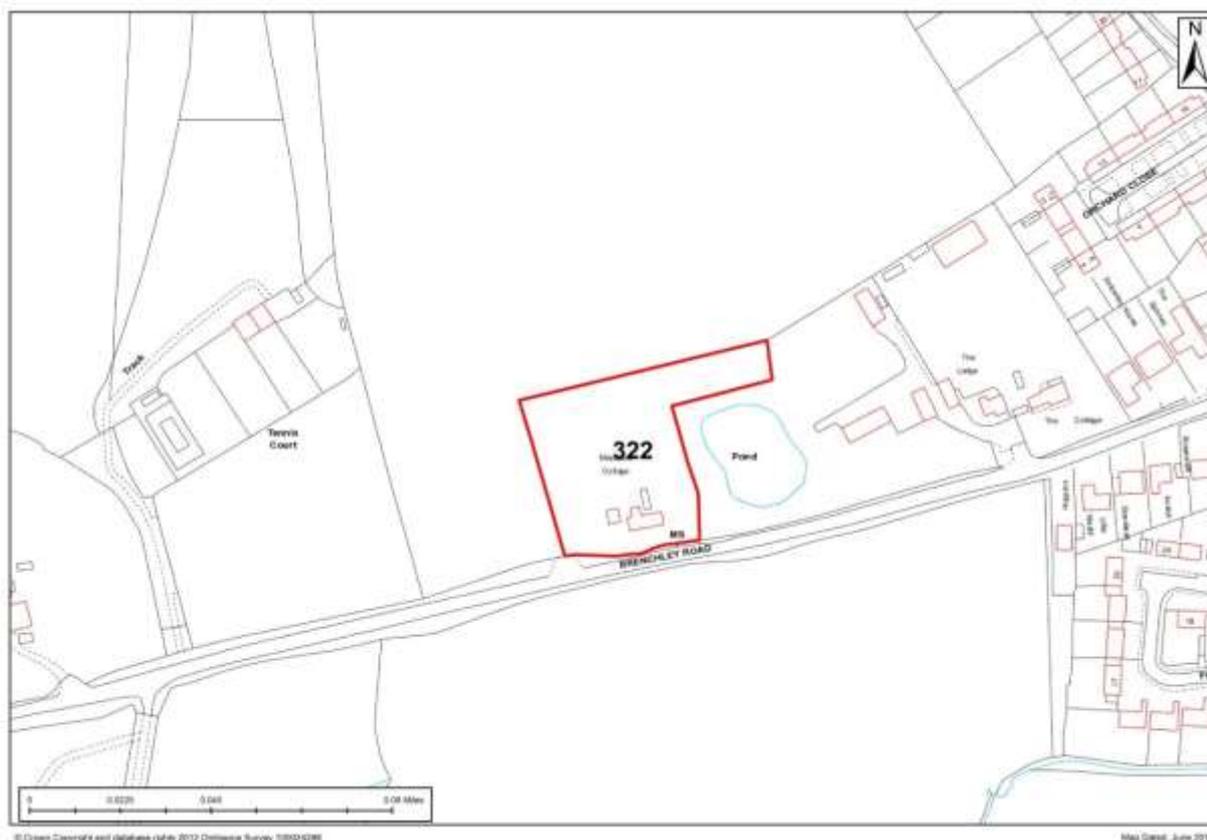
Parish:	Horsmonden
Settlement:	Horsmonden
Gross area (ha):	0.71
Developable area (ha):	0.71
Site type:	Mostly PDL site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	21
Issues to consider:	HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Fruit Belt; Heritage: Adjacent to Listed Building
Site Description:	Current use is residential. The site has existing buildings (a dwelling and out buildings). Adjoining uses are residential and fields. Boundaries are primarily hedging. Vehicle access is directly

	off Brenchley Road. There is a lack of pavements along Brenchley Road. The site is generally flat. Public views are restricted. The site is generally enclosed.
Suitability:	Unsuitable: This site is part PDL site adjacent to the LBD, though there is concern regarding the sustainability of this site given the lack of a pavement along Brenchley Road and ease of pedestrian access to the settlement centre. The site lies adjacent to a listed building and a pond takes up a significant portion of the site. There is therefore concern about the suitable deliverability of this site and the likely yield.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This site scores a mix of neutrals and positives. Negative scores received reflect the lack of key services and facilities at Horsmonden and a lack of public transport options. A large pond on the site informs the biodiversity score given. Setting of the adjacent listed building is likely to be affected.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is concern about the suitable deliverability of this site and the likely yield.

Site Reference: 322

Site Address: Milestone Paddock, Milestone Cottages, Brenchley Road, Horsmonden, Kent

Call for Sites 2017 Submission



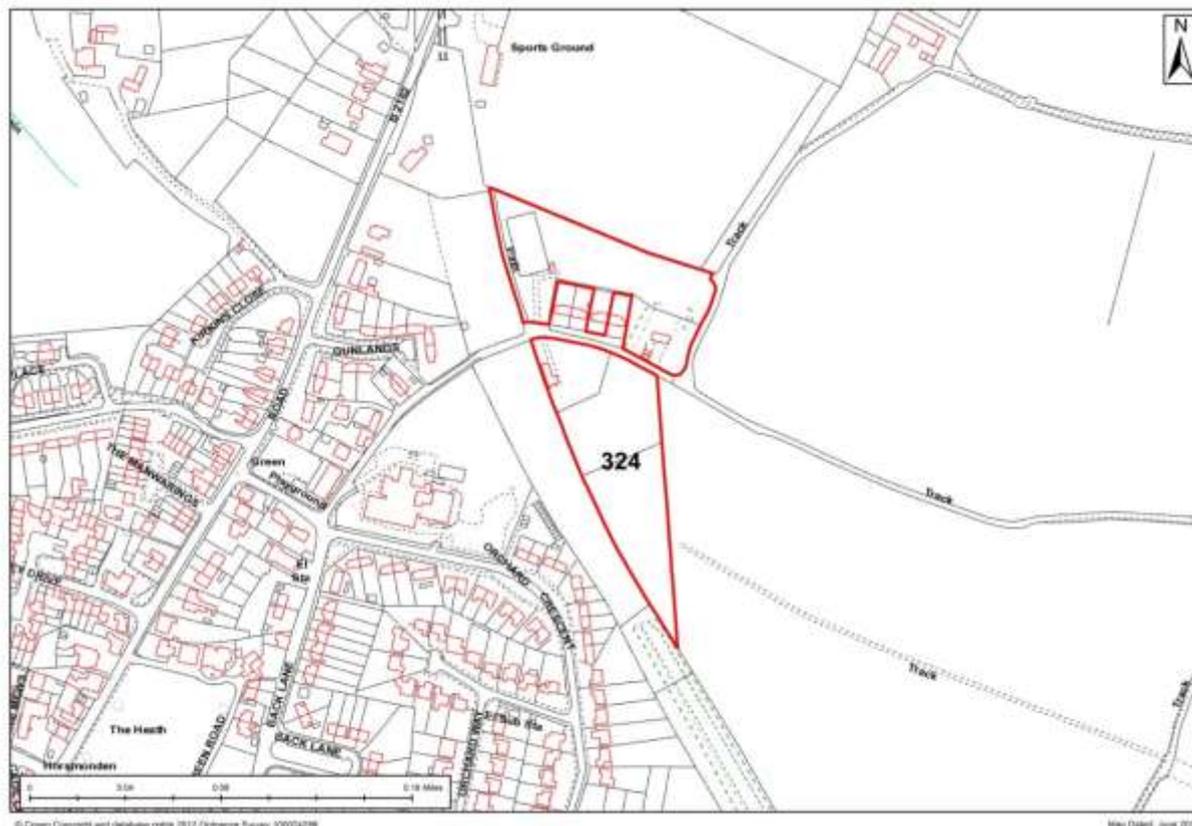
Parish:	Horsmonden
Settlement:	Horsmonden
Gross area (ha):	0.47
Developable area (ha):	0.47
Site type:	PDL site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	14
Issues to consider:	Heritage: Listed Buildings; AONB Component Part: Historic Routeways Roads; HLC Period: Late 20th century; APA: Milestone on Brenchley Road; ALC: GRADE 3; LCA: Fruit Belt
Site Description:	Site currently has a dwelling and curtilage plus associated green parcel that includes some solar panels. Existing buildings onsite

	include dwelling and associated outbuildings. Adjoining use includes fields and residential. Boundaries are primarily hedging. Vehicle access directly from Brenchley Road. There is a lack of pavements along Brenchley Road. Site is generally flat. Site is enclosed on the whole.
Suitability:	Unsuitable: This site is a PDL site in proximity to the LBD. There is concern regarding the sustainability of this site given the lack of a pavement along Brenchley Road and ease of pedestrian access to the settlement centre.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	This site scores a mix of neutrals and positives. Negative scores received reflect the lack of key services and facilities at Horsmonden and a lack of public transport options. There is a listed building on the site, the likely impact upon which influences the heritage score given.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is concern about the suitable deliverability of this site and likely yield

Site Reference: 324 (Local Plan Allocation AL/HO 3 (part site is part of larger allocation)) in conjunction with site numbers 82, 108 and 297

Site Address: Land at Bramley Cottage, Back Lane, Horsmonden, Kent

Call for Sites 2017 Submission



Parish:	Horsmonden
Settlement:	Horsmonden
Gross area (ha):	1.82
Developable area (ha):	1.82
Site type:	Mostly greenfield site with some PDL in close proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for a mix of residential, education and community facility
Potential yield if residential:	100-150 in conjunction with other sites forming wider site allocation
Issues to consider:	Ecology: TPO; Transport Infrastructure: Safeguarded Railways; HLC Period: Late 20th century, Early 20th century; APA: Dismantled railway the hop pickers line; ALC: GRADE 2;

	LCA: Fruit Belt; Land contamination (landfill site and Unknown Filled Ground); Heritage: adjacent to/partly includes Hop Picker's Railway Line; Highways (means of access)
Site Description:	Site is currently part green parcel, part stable, and includes a paddock and a sand School. There is also a dwelling and barn used as car port. Adjoining uses include a recreation ground, woodland, and residential. Boundaries are predominantly hedging, trees, and a chain-link fence. Vehicle access from Back Lane along frontage of site. Lack of pavement along this part of Back Lane. Public Rights of Way adjacent to site. Site is generally flat. Public view from sports ground, and partly from Back Lane and from footpaths. Site is enclosed (screened by boundary treatment).
Suitability:	Suitable in part: This site as a whole has restricted vehicular access. It is considered however that the southern part of the site could be considered for allocation in conjunction with other site submissions. The northern part of the site is not considered suitable due to the nature of Back Lane, unlikely to provide an appropriate means of access.
Availability:	Available Multiple ownership
Achievability:	Most of this site is suitable. It is available and it is considered that this site could come forward in the period of the Local Plan
Sustainability Assessment:	Scale of this site is out of keeping with the existing settlement and causes negative scores for landscape and heritage especially with regard to short term adverse impacts on the AONB setting. Existing public transport services are unlikely to deter travel by private car and the poor range of services and facilities contributes to this effect. However, the site would contribute positively to the housing objective and the existing schools are likely to have adequate capacity.
Conclusion:	This site is considered unsuitable as a potential site allocation in part, with the remaining part of the site (southern parcel) being considered suitable in conjunction with other site submissions.
Reason:	The southern part of the site could be considered for allocation in conjunction with other adjacent site submissions.

Site Reference: 355

Site Address: Land adjacent to Goudhurst Road, Horsmonden, Kent

Call for Sites 2017 Submission



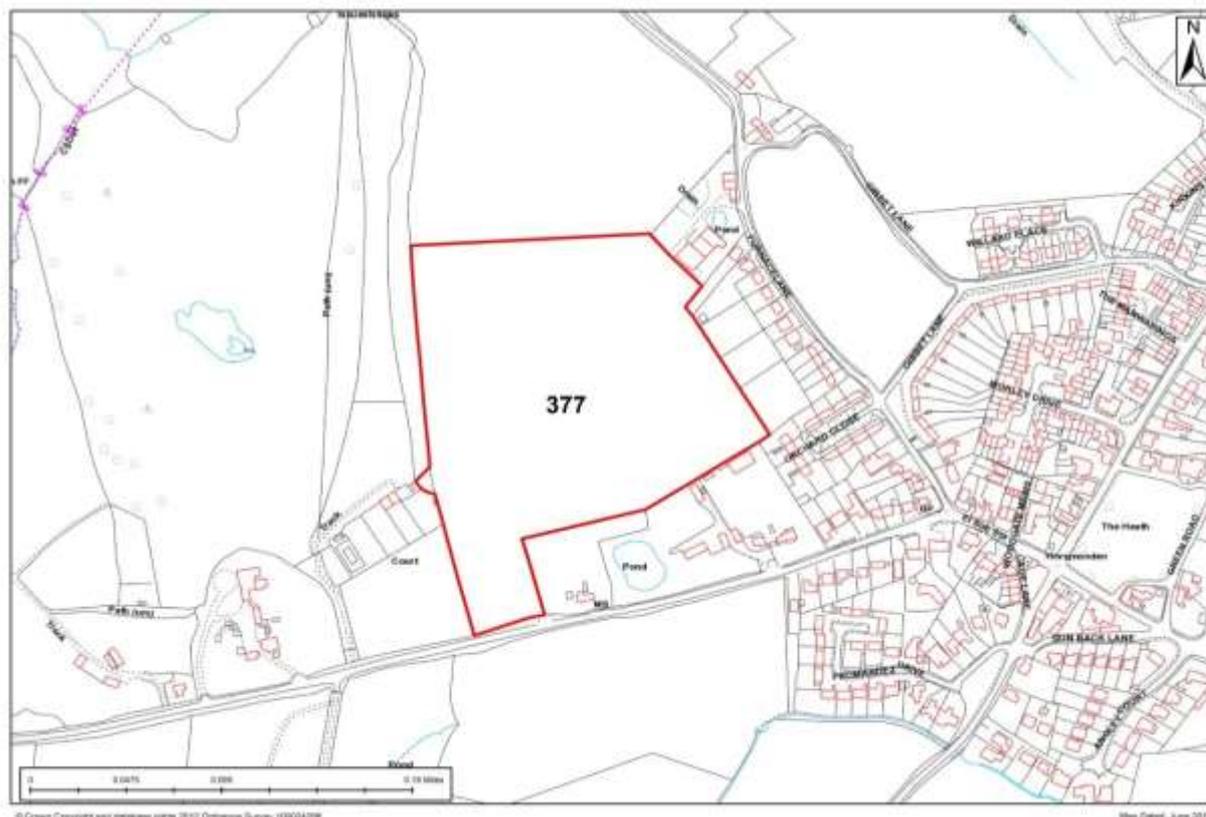
Parish:	Horsmonden
Settlement:	Horsmonden
Gross area (ha):	1.08
Developable area (ha):	1.08
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	32
Issues to consider:	Heritage: Conservation Area; Transport Infrastructure: PRoW; HLC Period: Boundary Lost 0-25%, Early modern; APA: Horsmonden Historic Core - Conservation Area; ALC: GRADE 3; LCA: Fruit Belt; Heritage: Adjacent to Conservation Area and Listed Building / in proximity to Hop Picker's Railway Line; Highway matters (means of access)

Site Description:	Site is currently an overgrown field largely covered by brambles and includes a pocket of trees. No existing buildings on site. Adjoining uses include residential, fields, and a Public Right of Way. Boundaries include overgrown brambles, wire fencing, and trees. Vehicle access unclear. Pedestrian access along path adjacent to site. One Public Right of Way adjacent to site. Site is overgrown with some differences in level. Public view from Public Right of Way. Site is quite enclosed but largely due to overgrown nature of site.
Suitability:	Unsuitable: It is considered unlikely that an appropriate means of access can be achieved to serve the site. There are also concerns about impact on the landscape
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A reasonable site let down by a lack of key services and facilities and public transport options as well as the loss of a greenfield site in an historic landscape. There is significant concern about the ability to provide an appropriate means of vehicular access to serve the site.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	It is considered unlikely that an appropriate means of access can be achieved. There are also concerns about impact on the landscape

Site Reference: 377

Site Address: Land to the north of Brenchley Road, Horsmonden, Kent

Call for Sites 2017 Submission



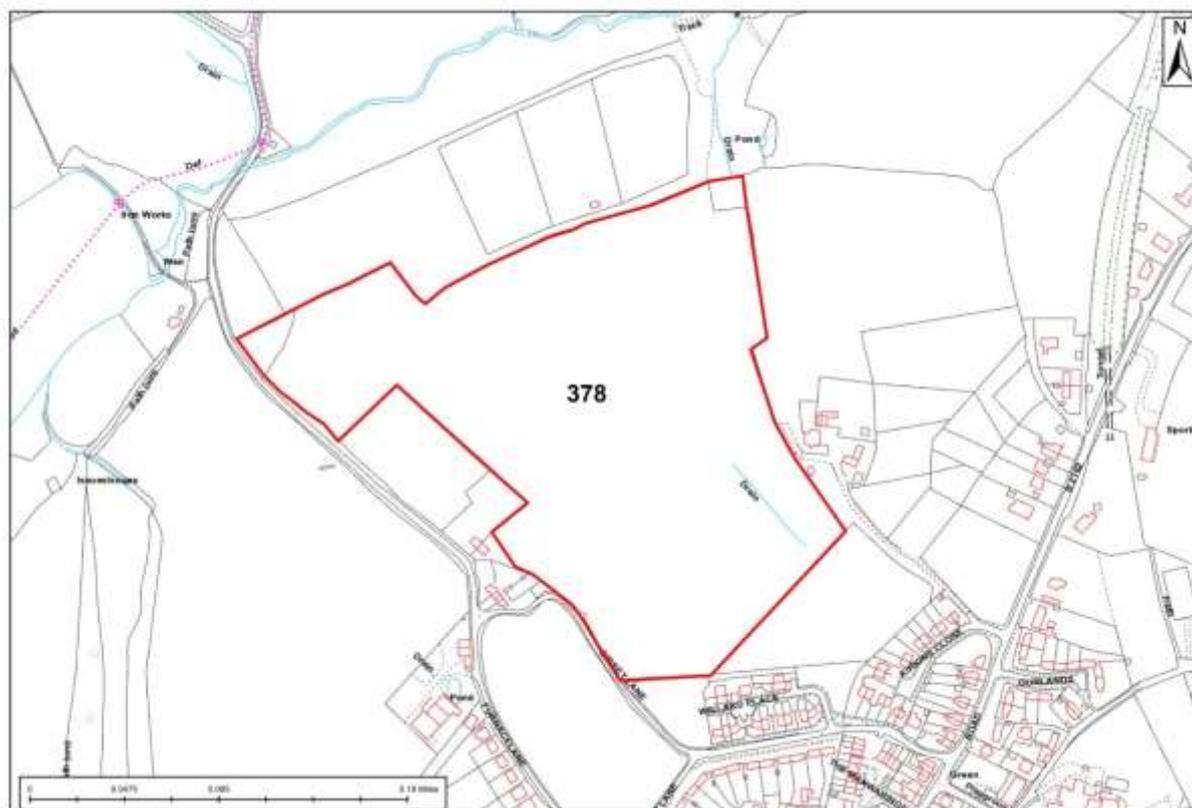
Parish:	Horsmonden
Settlement:	Horsmonden
Gross area (ha):	5.88
Developable area (ha):	5.88
Site type:	Greenfield site part adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	176
Issues to consider:	Ecology: LWS; HLC Period: Late 20th century, Early modern; APA: Former site of Historic Farmstead - Orchard Heights; ALC: GRADE 3, GRADE 2; LCA: Fruit Belt; Highway matters; Heritage: impact on Conservation Area; adjoining Listed Building; Adjacent to existing Limits to Built Development (on one corner)
Site Description:	The site is a parcel of land that is in active agricultural, arable and

	fruit orchard uses. There are no existing buildings on the site. The site is adjoined by farming, residential properties and orchards. To the west the boundary is defined by hedging and trees beyond. There is a brick wall in part. There is hedging along the frontage with Brenchley Road and wooden fencing. There is an existing vehicular access into the site off Brenchley Road. There is a lack of pavement along Brenchley Road. The topography of the site slopes down to the north. From Brenchley Road there are public views, which are mostly confined to the site access. This site is part adjacent to the LBD and to existing built development.
Suitability:	Unsuitable: There is concern regarding the sustainability of this site given a lack of pavement along Brenchley Road and therefore potential lack of pedestrian access to the settlement centre.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	A site which scores some neutrals and some positives. It is let down by a lack of key services and facilities and a lack of public travel options. It scores negatively for biodiversity influenced by location of site adjacent to a National Nature Reserve, and for land use as a result of this being a greenfield site that contains a significant proportion of grade 2 agricultural land as well as grade 3. Landscape also scores negatively being the loss of a greenfield site adjacent to the AONB in an historic landscape.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is concern regarding the sustainability of this site given a lack of pavement along Brenchley Road and therefore potential lack of pedestrian access to the settlement centre.

Site Reference: 378

Site Address: Land to the east of Furnace Lane and Gibbet Lane, Horsmonden, Kent

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Map Data: June 2017

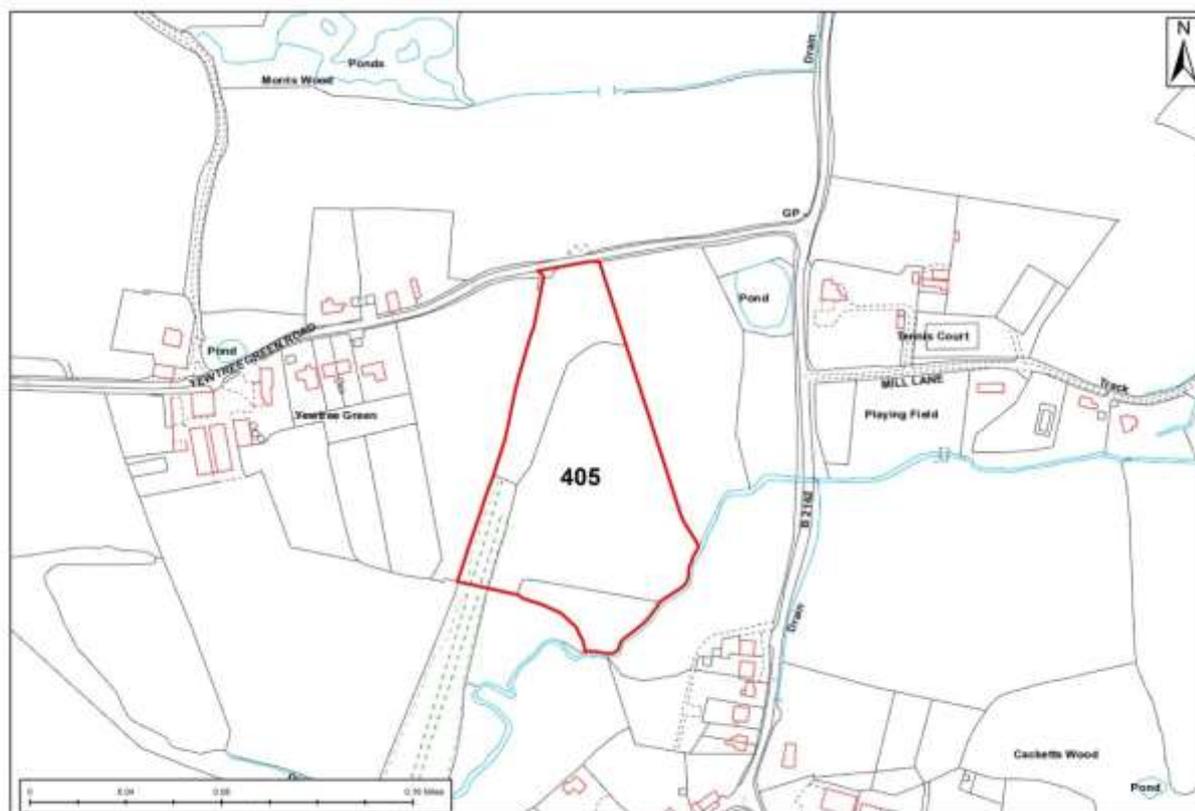
Parish:	Horsmonden
Settlement:	Horsmonden
Gross area (ha):	9.94
Developable area (ha):	9.68
Site type:	Greenfield site in proximity to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	290
Issues to consider:	Ecology: Ancient Woodland; HLC Period: Early modern, Early medieval; APA: General background archaeological potential; ALC: GRADE 3, GRADE 2; LCA: Fruit Belt; Heritage: adjacent to Listed Buildings/in proximity to Hop Picker's Railway Line; Highway matters (means of access)
Site Description:	Site is currently an agricultural field. No existing buildings on site.

	Adjoining uses include residential and adjoining fields. Boundaries include chain-link fencing, hedging, and domestic fencing. Vehicle access from private track from Kirkins Close; site is also adjacent to Gibbett Lane. Lack of pavement along Gibbett Lane, however there is a pavement along nearby Maidstone Road and Kirkins Close. The site has an undulating topography. Site is exposed. There is also a ditch running through the site.
Suitability:	Unsuitable: There are concerns regarding the landscape sensitivity of this site including its impact on heritage matters (historic farmstead). There is also concern about highway matters, in particular ability to provide an appropriate means of access. Deliverability of the site is uncertain.
Availability:	Available
Achievability:	Multiple ownership
Sustainability Assessment:	A site which scores some neutrals and some positives. It is let down by a lack of key services and facilities and a lack of public travel options. It scores negatively for land use as a result of this being a greenfield site that contains grade 2 agricultural land as well as grade 3. Landscape also scores negatively being the loss of a greenfield site in an historic landscape.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There are concerns regarding the landscape sensitivity of this site and whether it could provide an appropriate means of access.

Site Reference: 405

Site Address: Land at Yew Tree Green Farm, Yew Tree Green Road, Horsmonden, Kent

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Map Date: June 2017

Parish:	Horsmonden
Settlement:	Remote from settlement
Gross area (ha):	2.41
Developable area (ha):	2.05
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:	62
Issues to consider:	Transport Infrastructure: Safeguarded Railways; Flood Zone 2; Flood Zone 3; HLC Period: Late 20th century; APA: Dismantled railway the hop pickers line; ALC: GRADE 3; LCA: Fruit Belt; Land contamination (landfill site and Railway Land); Heritage: Includes/is adjacent to Hop Picker's Railway Line

Site Description:	Site is currently part field and part scrubby area, including spoil mound. There is currently an old railway line onsite. No existing buildings onsite. Field predominantly adjoin the site. Boundaries include post and rail fencing, wire fencing, but primarily trees. Direct vehicular access from Yew Tree Green Road with metal gate sited along access. Pedestrian access is along vehicular access. The site topography rises from Yew Tree Green Road then falls to the south. Site is exposed in part (screen by boundary treatment).
Suitability:	Unsuitable: This site is located within a rural location and is unable to provide a safe, suitable pedestrian access to services provided at Horsmonden.
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 remote from the settlement centre and is unlikely to be sustainable in this context.

Site Reference: 431

Site Address: The Parish Office, Horsmonden Village Hall, Back Lane, Horsmonden Kent

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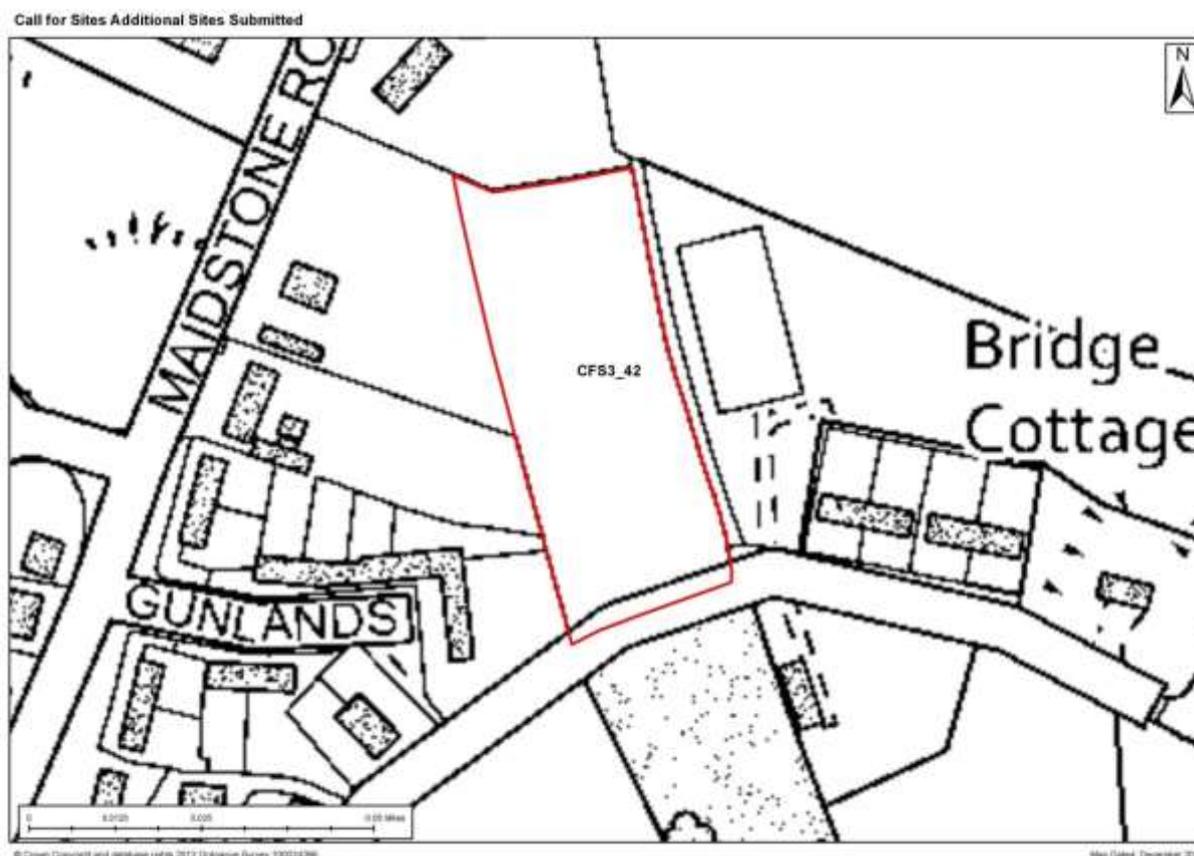
Map Date: June 2017

Parish:	Horsmonden
Settlement:	Horsmonden
Gross area (ha):	0.04
Developable area (ha):	0.04
Site type:	PDL site 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:	HLC Period: Late 20th century; APA: Horsmonden Historic Core - Conservation Area; ALC: GRADE 2; LCA: Fruit Belt; Heritage: Adjacent to Conservation Area/in proximity to Hop Picker's Railway Line
Site Description:	There is currently a Village Hall on site. Adjoining use is predominantly residential with a small adjacent green parcel.

	Boundaries include an open frontage to Back Lane with a chain-link to the side. Vehicle access is direct off Back Lane where there is parking. There is also a pavement along the east side of Back Lane. The site is generally flat, although the building onsite is raised relative to parking area. Site is exposed.
Suitability:	Unsuitable: This site is a PDL site inside the LBD and is a sustainable site in this context. Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation. The site could come forward as a windfall site.
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: Late site 42

Site Address: Land adjacent to Apple Tree Cottage, Horsmonden



Parish:	Horsmonden
Settlement:	Horsmonden
Gross area (ha):	0.42
Developable area (ha):	0.42
Site type:	Greenfield site adjacent to existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	13
Issues to consider:	Ecology: TPO; Transport Infrastructure: Safeguarded Railways; HLC Period: Early modern; APA: Dismantled railway the hop pickers line; ALC: GRADE 2; LCA: Fruit Belt; Heritage: Includes Hop Pickers Railway Line; Land contamination (landfill site)
Site Description:	This site is a green parcel with no existing buildings on site. Adjacent uses include residential, recreation, horse related

	development, and a former railway line. Boundaries are mostly comprised of fencing adjacent to Back Lane, and a chain link fence adjacent to the Public right of Way. There is some other fencing, hedging, and significant trees along the boundaries. There is a potential access through a field gate along back lane. However, there is a lack of footways along Back Lane. There are pavements along by the school and along Maidstone Road. There is a Public Right of Way adjacent to the east of the site. The site is generally flat. This site is generally enclosed. This site is part of a former railway line.
Suitability:	Unsuitable: The site is not considered suitable due to the nature of Back Lane, that is unlikely to provide an appropriate means of access. In addition a significant extent of the site is constrained by archaeological potential. Any yield is likely to be of a scale considered unsuitable for allocation
Availability:	Available Ownership unconfirmed
Achievability:	N/A
Sustainability Assessment:	This site scores mostly neutral with some benefit to housing provision. It scores negatively in land use terms and for heritage, as almost all of the site has archaeological potential. There is significant concern about the ability to provide an appropriate means of vehicular access to serve the site.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	Any yield that could overcome the site's constraints is likely to be of a scale considered unsuitable for allocation

**If you require this document in another format,
please contact:**

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