

Horsmonden

Overview

	Parish	Main settlements within the parish
		Horsmonden
Population (2011 Census)	Approx 2,435	
Relationship to other settlements (shortest distance by road)	See individual settlement	<ul style="list-style-type: none"> • Approx 3.2 km (2 miles) from Brenchley to the north west • Approx 4.8 km (3 miles) from Goudhurst to the south east
Extent in Green Belt	0%	0%
AONB	39% (southern part of parish)	Outside (western edge of settlement in close proximity to AONB)
Landscape Character Area	Majority of parish is Fruit Belt. Low Weald Farmland in north western corner of parish. River Valleys along full eastern edge of parish (from the full northern boundary running all the way to the south) and area of Wooded Farmland in the south	Fruit Belt
Conservation Areas	See individual settlement	CA located in the central area of settlement around the Heath
Flooding	Flood Zones 2 and 3 in the north and along full eastern edge of parish - River Teise. Tributaries from it to north east of settlement of Horsmonden and across southern part of parish	Tributary from Teise runs north east of settlement
Transport - highways	B2162 runs north-south through parish and main settlement of Horsmonden. All other roads leading from it are minor and form a network of designated Rural Lanes throughout the parish	B2162 runs north-south through settlement providing links to Yalding (and Maidstone beyond to the north), and Lamberhurst and the A21 to the south
Transport - cycleways	National Cycle Route (Sustrans) 18 from Canterbury to Tunbridge Wells (using existing highways) runs through parish (east-west through Hazel Street, to south of main settlement of Horsmonden)	Not on designated route
Transport - buses	See individual settlement	Two hourly bus service (Monday to Saturday) to Tunbridge Wells and Tenterden. Several buses three days a week to Paddock Wood and one bus a week to Maidstone (times and services to be re-checked and updated for Regulation 19 consultation)

	Parish	Main settlements within the parish
		Horsmonden
Transport - rail (shortest distance by road)	See individual settlement	Paddock Wood Station approx 7.2 km (4.5 miles) to the north west
Education facilities	See individual settlement	<ul style="list-style-type: none"> primary school nursery/pre-school
Health facilities	See individual settlement	<ul style="list-style-type: none"> doctors surgery pharmacy
Retail	See individual settlement	<ul style="list-style-type: none"> post office and village store public house
Main employment areas (taken from Parish Council response to Settlement Role and Function Study survey and/or other TWBC information)	<p>Response to Role and Function Survey:</p> <ul style="list-style-type: none"> Shops in the village centre The Apple Growers Association and businesses located there Noakes Cold Stores and Business Centre Southern Asbestos (located at Orchard Place Farm) August Pitts, Churn Lane Various other farms with light industry, etc <p>Other:</p> <p>Heath Business Centre in Horsmonden</p>	
Services	See individual settlement	<ul style="list-style-type: none"> two churches (one outside of settlement) two village halls
Recreational facilities	See individual settlement	<ul style="list-style-type: none"> sports ground (football and cricket) tennis club equipped children's play area and sports field
Other matters	Significant areas of ancient woodland, areas of archaeological potential, Historic Park and Gardens (Rectory Park and Sprivers) and ecological designations (Wildlife Sites - Brenchley Woods, Shirrenden Woods, western edge of Bayham Woods, northern edge of Old Swan Farm, Horsmonden Churchyard) across parish	

The Strategy for Horsmonden Parish

Policy STR/HO 1

The Strategy for Horsmonden Parish

At the parish of Horsmonden, as defined on the draft Policies Map, proposals shall accord with the following requirements:

1. Approximately 225-305 new dwellings will be delivered on three sites allocated in this Local Plan in the plan period (Policies AL/HO 1-3);
2. Additional housing may be delivered through the redevelopment of appropriate sites and other windfall development in accordance with Policy STR 1;
3. Where a site is within the AONB, it should be demonstrated that the proposal will make a positive contribution towards achieving the objectives of the most recent AONB Management Plan and show how relevant guidance from the AONB Joint Advisory Committee has been considered to meet the high standards required of the other policies in this Plan for the High Weald AONB landscape (see Policy EN 21: High Weald AONB);
4. Sites outside the AONB but within the High Weald National Character Area, or close to the boundary of the designated AONB landscape, will have similar characteristics and are likely to contribute to the setting of the designated landscape. The AONB Management Plan and any supporting guidance will be a material consideration for these sites (see Policy EN 21: High Weald AONB);
5. Maintenance and enhancement of, and/or linkages to, public rights of way or the local strategic cycle network in accordance with Policy TP 2: Transport Design and Accessibility;
6. Provision of allotments, amenity/natural green space, parks and recreation grounds, children's play space and youth play space in accordance with the requirements of Policy OSSR 2: Provision of publicly accessible open space and recreation;
7. Provision of public electric vehicle charging points and car share facilities in accordance with Policy TP 2: Transport Design and Accessibility.

It is expected that contributions will be required towards the following if necessary, to mitigate the impact of the development:

- a. Primary and secondary education;
- b. Health and medical facilities;
- c. The provision of buildings and spaces to provide cultural infrastructure;
- d. Provision of a new community centre;
- e. A feasibility study to investigate the potential of creating pedestrian and cycle routes between the settlements in the parish, building upon existing footways and Public Rights of Ways;
- f. The provision of information boards (or similar) and installation of public art along the Hop Pickers Line. Other locally significant historical features, events, and personalities could be recognised as part of this approach;
- g. Provision of allotments, amenity/natural green space, parks and recreation grounds, children's play space and youth play space;
- h. Other mitigation measures identified through the pre-application process and planning application.

Any major development larger than approximately 100 residential units on greenfield windfall sites is expected to provide suitable employment floor space, to be discussed with the Local Planning Authority and Horsmonden Parish Council through pre-application discussions.

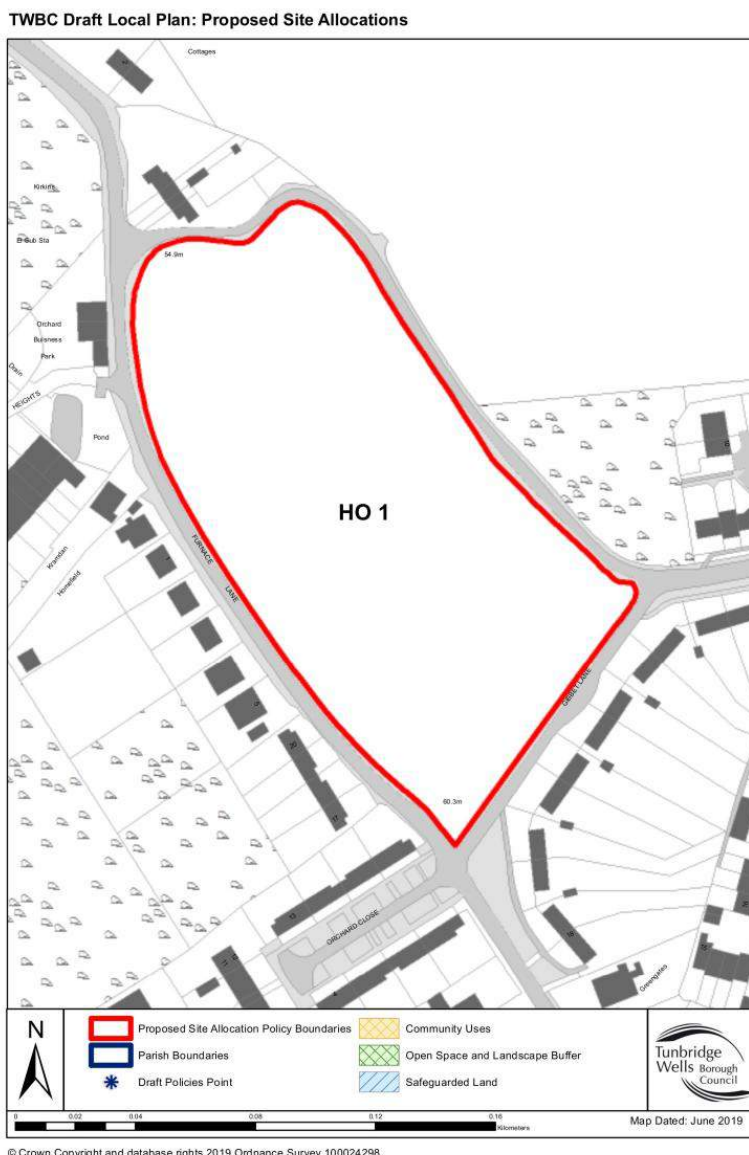
The Limits to Built Development around Horsmonden are defined on the draft Policies Map. The LBD now include the sites/part sites to be allocated at Policies AL/HO 1, 2 (part), and 3 (part).

Allocation policies for Horsmonden Parish

5.120 The following policies set out the allocations that will deliver the above approach to development within Horsmonden parish over the plan period. These must also be considered alongside the relevant Local Plan strategic and development management policies, and development proposals will be expected to comply with all relevant national and local policies, and with any specific requirements as set out within the policy.

Land adjacent to Furnace Lane and Gibbet Lane

Map 82 Policy AL/HO 1



5.121 This site:

- Is an undeveloped site adjacent to the existing Limits to Built Development at Horsmonden and is in close proximity to existing residential development;
- It adjoins the Public Highway on all four sides: Gibbet Lane and Furnace Lane;

- There is an existing gate into the site from Gibbet Lane, which is narrow;
- There is a current planning application (18/01976/FULL) for 49 units at the base date (April 2019). Dependent on the outcome of this application and, if approved, progress on site, the allocation may be reviewed for the Regulation 19 Pre-submission version of the Local Plan.

Policy AL/HO 1

Land adjacent to Furnace Lane and Gibbet Lane (CfS reference: Site 31)

This site, as defined on the Horsmonden draft Policies Map, is allocated for residential development (C3) providing approximately 45-55 dwellings.

Development on the site shall accord with the following requirements:

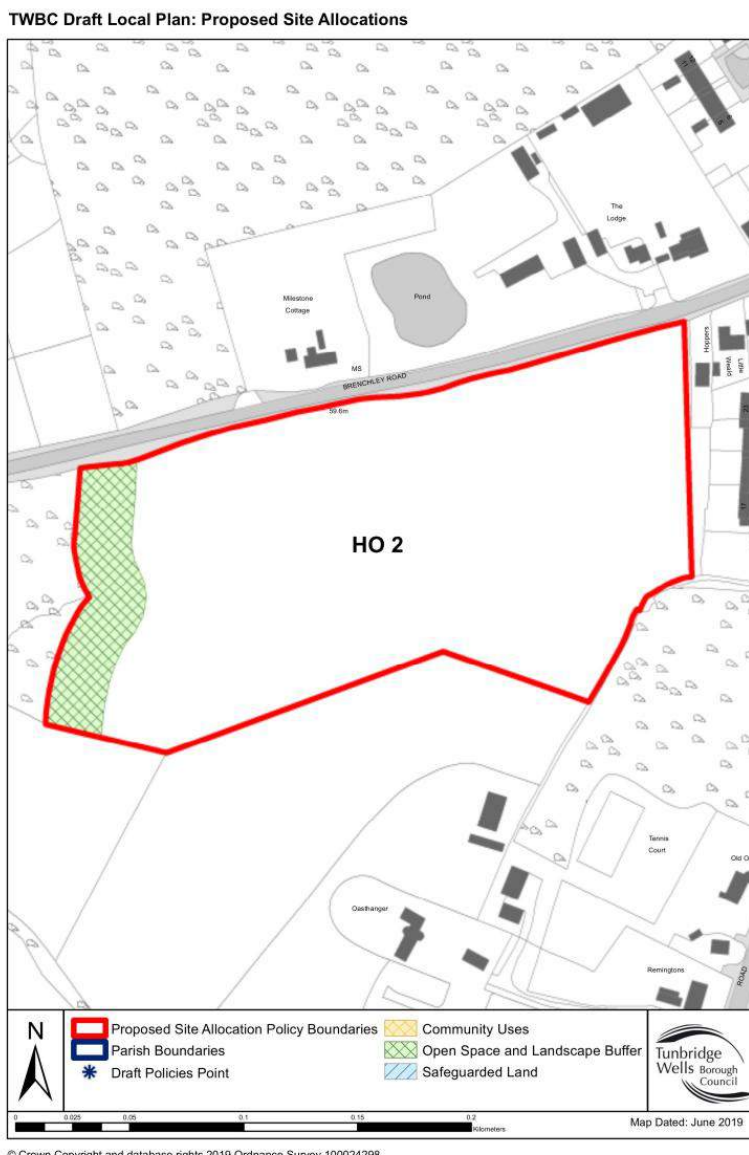
1. Provision of a pedestrian link from the site to join up with the existing footway network;
2. Consideration of the feasibility of providing a pedestrian crossing on the Maidstone Road and, if feasible, to provide this crossing;
3. Regard shall be given to existing hedgerows on site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and a landscape and visual impact assessment (see criterion 3 of Policy EN 1: Design and other development management criteria and Policy EN 14: Trees, Woodlands, Hedges, and Development);
4. Retention of hedgerows, except where required by highways (again see criterion 3 of Policy EN 1: Design and other development management criteria and Policy EN 14: Trees, Woodlands, Hedges, and Development);
5. The layout and design of the scheme to give full consideration to the site's location on the edge of the settlement and to provide a scheme that is sensitively designed and provides a suitable urban edge to the settlement (see Policy EN 1: Design and other development management criteria and Policy EN 20: Rural Landscape);
6. Provision of on-site amenity/natural green space and children's play space and improvements to existing allotments, parks and recreation grounds and youth play space in accordance with the requirements of Policy OSSR 2: Provision of publicly accessible open space and recreation.

It is expected that contributions will be required towards the following if necessary, to mitigate the impact of the development:

- a. Improvements to the public realm at the centre of Horsmonden;
- b. Any other highways related works;
- c. Measures to enhance bus travel.

Land south of Brenchley Road and west of Fromandez Drive

Map 83 Policy AL/HO 2



5.122 This site:

- Is an undeveloped site adjacent to the existing Limits to Built Development at Horsmonden, adjacent to some existing residential development;
- The site is adjacent to Shirrenden Woods Local Wildlife Site, Ancient Woodland and lies within a larger Biodiversity Opportunity Area;
- It lies within proximity of historic farmsteads and to the north, along Brenchley Road is a listed building;
- Part of the site has archaeological potential;
- There is access into the site via a field gate located towards the north west corner of the site, adjacent to Brenchley Road;
- The site is adjacent to the Sprivers Historic Park and Garden.

Policy AL/HO 2

Land south of Brenchley Road and west of Fromandez Drive (CfS reference: Site 162)

This site, as defined on the Horsmonden draft Policies Map, is allocated for residential development (C3) providing approximately 80-100 dwellings.

Development on the site shall accord with the following requirements:

1. The overall design of development, including vehicular access into the site (including the design of visibility splays), should reflect the location of this site within the rural approach into Horsmonden. Details of vehicular access into the site to be informed by a highways assessment and by a landscape and visual impact assessment (see Policy EN 1: Design and other development management criteria and Policy EN 20: Rural Landscape);
2. Opportunities to be explored for extending the 30mph speed limit westwards along Brenchley Road to include the site, and provision of associated gateway features;
3. Provision of pedestrian access from the site to link with the wider footway network, to include consideration of opportunities for pedestrian access only from the site via Fromandez Drive;
4. Provision of a buffer to Ancient Woodland on the western part of the site, as defined on the site allocation plan (see Policy EN 15: Ancient Woodland and Veteran Trees);
5. Regard shall be given to existing hedgerows on site, with the layout and design of the development protecting those of most amenity value, as informed by an arboricultural survey and a landscape and visual impact assessment (see Policy EN 14: Trees, Woodlands, Hedges, and Development and criterion 3 of Policy EN 1: Design and other development management criteria);
6. Reinforcement of southern landscape boundary. It is expected that any built development is set away, northwards, from this boundary;
7. Development proposals will need to demonstrate, where appropriate, a positive contribution to Biodiversity Opportunity Area targets (See Policy EN 11: Net Gains for Nature: biodiversity);
8. Scheme to give consideration to, and take account of, adjacent historic farmstead (Oasthanger), the Conservation Area and Historic Park and Garden (see Policy EN 7: Heritage Assets);
9. Opportunities to be explored for providing additional public parking within the site in circumstances that a pedestrian link through Fromandez Drive from the site could be achieved (see Policy TP 3: Parking Standards);
10. Opportunities to be explored for providing a replacement village hall and associated parking within the site (see Policy EN 1: Design and other development management criteria);
11. Provision of suitable employment floorspace (N.B. This element of the policy will be further refined before the Regulation 19 Pre-submission version of the Local Plan);
12. Provision of on-site amenity/natural green space and children's play space and improvements to existing allotments, parks and recreation grounds and youth play space in accordance with the requirements of Policy OSSR 2: Provision of publicly accessible open space and recreation.

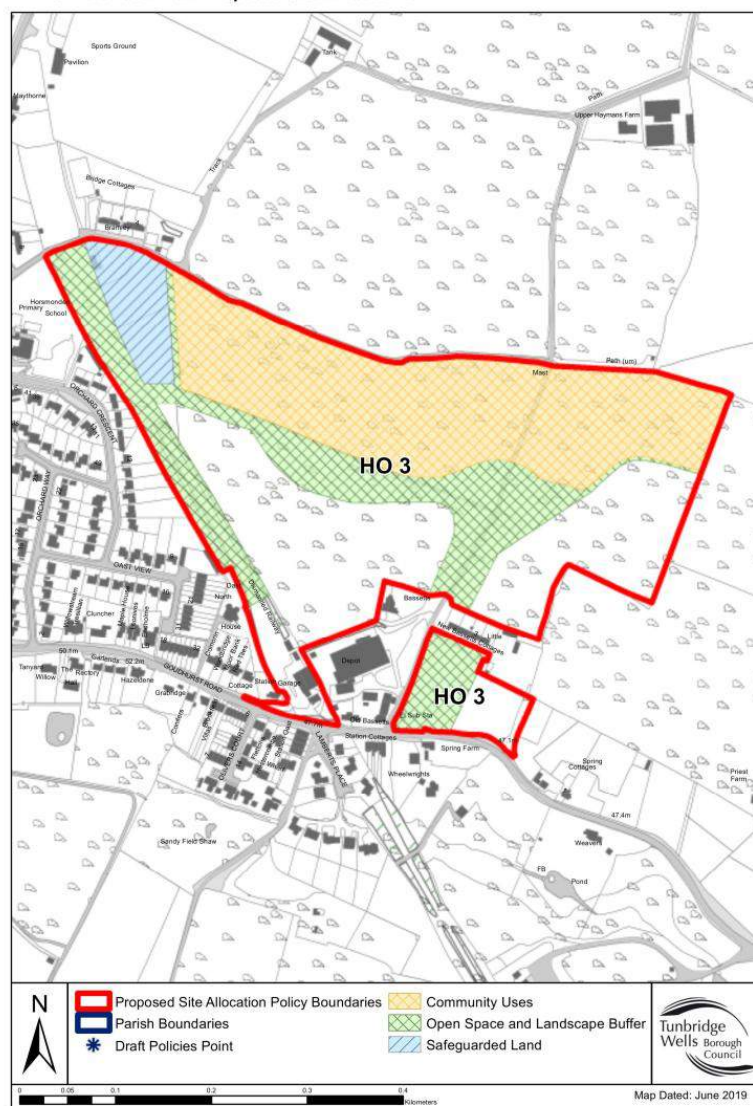
It is expected that contributions will be required towards the following if necessary, to mitigate the impact of the development:

- a. Improvements to the public realm at the centre of Horsmonden;
- b. Any other highways related works;
- c. Measures to enhance bus travel.

Land to the east of Horsmonden

Map 84 Policy AL/HO 3

TWBC Draft Local Plan: Proposed Site Allocations



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5.123 This site:

- Comprises mostly undeveloped land, although there is some built development in places, located adjacent to the Limits to Built Development on the east side of Horsmonden;
- The site includes an area of archaeological potential (which runs along the Hop Pickers railway line);
- It has boundaries with Goudhurst Road to the south and with Back Lane, a track road to the north. There are existing points of access to the site off Goudhurst Road;
- The eastern part, to be developed at a lower density than the rest of the site (as informed by a landscape assessment), is not included in the new LBD for Horsmonden.

Policy AL/HO 3

Land to the east of Horsmonden (CfS reference: Sites 82, 108, 297, 324 and Late Site 42)

These sites, as defined on the Horsmonden draft Policies Map, are allocated for a mixed use scheme, providing approximately 100-150 residential (C3) dwellings, and safeguarding of land for future expansion of Horsmonden Primary School and new health centre/doctors surgery.

Development on the site shall accord with the following requirements:

1. A highways assessment will inform the location of vehicular access into the site allocation area (see criterion 5 of Policies EN 1: Design and other development management criteria and TP 2: Transport Design and Accessibility);
2. Provision of pedestrian links into the village centre, including improvement of footway located on the north side of Goudhurst Road;
3. Provision of pedestrian links between western part of site and Bassetts Farm to be explored;
4. Provision of link to, and preserve amenity of, Public Rights of Way WT340a and WT341 (see criterion 4 of Policy TP 2: Transport Design and Accessibility);
5. No built development on the route of the Hop Pickers' Line unless it can be demonstrated that the route can be maintained (see Policy TP 5: Safeguarding Railway Land);
6. Archaeological assessment required (see Policy EN 7: Heritage Assets);
7. Built development on the eastern area of the site to be a lower density informed by a landscape assessment (see Policies EN 1: Design and other development management criteria and Policy EN 20: Rural Landscape);
8. Provision of on-site amenity/natural green space and children's play space and improvements to existing allotments, parks and recreation grounds and youth play space in accordance with the requirements of Policy OSSR 2: Provision of publicly accessible open space and recreation. To include the provision of a community orchard;
9. Safeguarding of land to north for future school expansion, as defined on the site allocations plan;
10. Safeguarding of land within the site for the provision of a new health centre/doctors surgery;
11. Scheme to take account of, and respect, the setting of New Bassetts cottages;
12. Demonstration through the submission of relevant and proportionate archaeological investigations (as part of any planning application) that the proposal will not cause a materially harmful impact on the archaeological environment (see Policy EN 7: Heritage Assets).

It is expected that contributions will be required towards the following if necessary, to mitigate the impact of the development:

- a. Improvements to the public realm at the centre of Horsmonden;
- b. Any other highways related works;
- c. Measures to enhance bus travel.