

Tunbridge Wells Borough



Tunbridge Wells Borough Council

# Site Assessment Sheets for Hawkhurst Parish

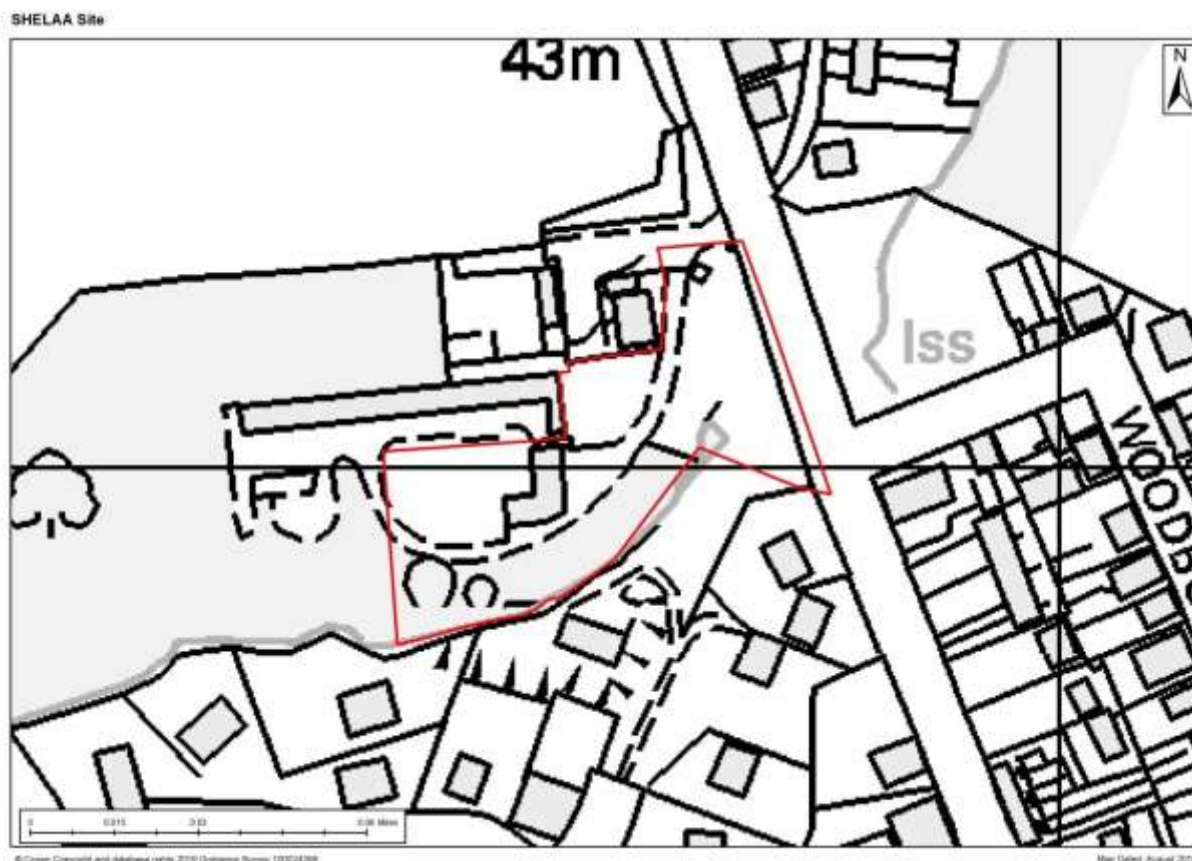
**Strategic Housing and Economic Land Availability  
Assessment for Pre-Submission Local Plan**

January 2021



**Site Reference: 457 (new Local Plan Allocation AL/HA2; part SALP AL/HA1)**

**Site Address: Brook House, Cranbrook Road, Hawkhurst**

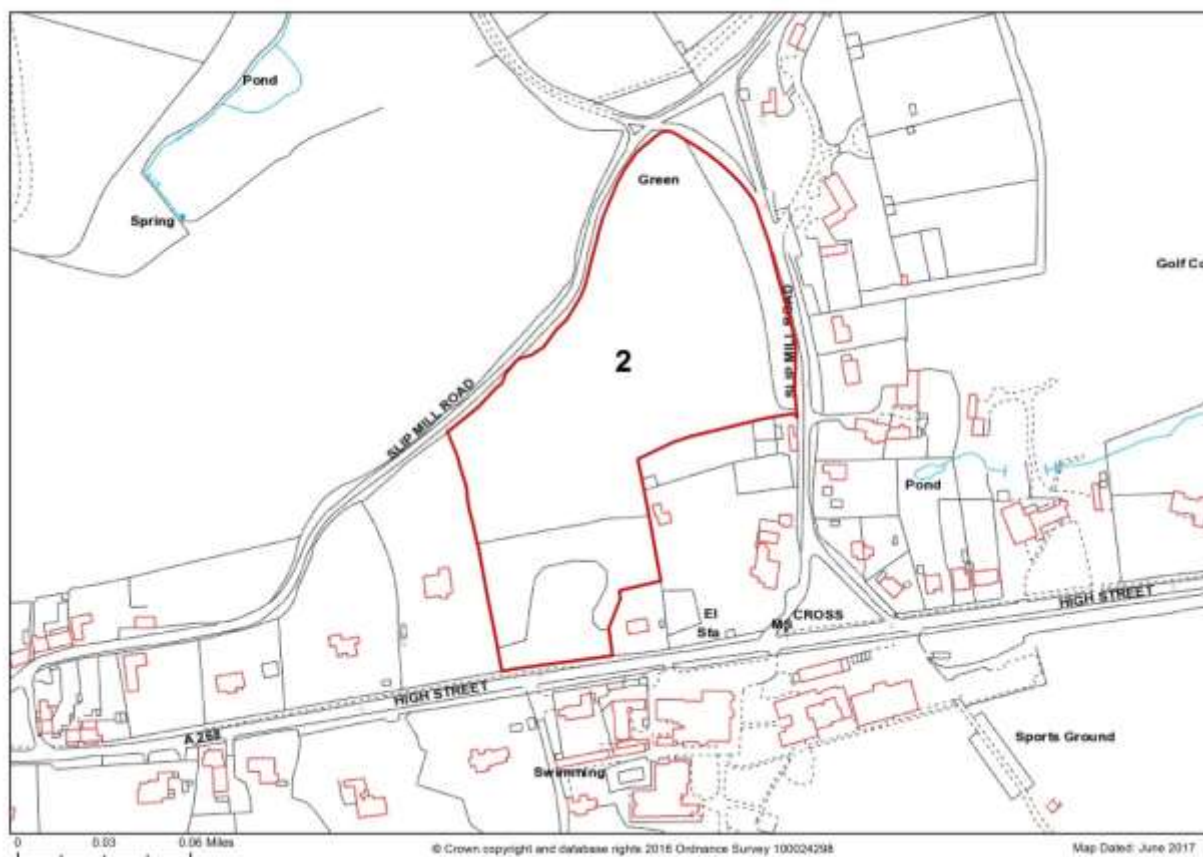


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| <b>Parish:</b>                         | Hawkhurst   |
| <b>Settlement:</b>                     | Hawkhurst   |
| <b>Gross area (ha):</b>                | 0.64  |
| <b>Developable area (ha):</b>          | 0.64  |
| <b>Site type:</b>                      | Mostly PDL site within Hawkhurst LBD  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use   |
| <b>Potential yield if residential:</b> | 25  |
| <b>Issues to consider:</b>             | TPO;<br>AONB Component Part: Historic Settlements, Water Courses, Ponds;<br>AONB;<br>2016 Landscape Designation;<br>HLC Period: Late 20th century;<br>Contaminated Land (electricity substation); |

|                                   |  |
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|                                   | <p>APA: General background archaeological potential;<br/>         ALC: GRADE 3;<br/>         LCA: Wooded Farmland;<br/>         As at 01 April 2020, site includes extant planning permission 17/03780/OUT for 25 dwellings</p>  |
| <b>Site Description:</b>          | <p>The site includes a former office building and is accessed off an existing access point from the Cranbrook Road to the east of the site. Cranbrook Road has pavement. There is a vets to the north, along with a number of industrial buildings. An access road that serves the industrial buildings is located on flatter land, to the south. Further south there is a brook, with large detached dwellings beyond.</p> <p>Land levels rise steeply to the north, up into the industrial area, with the remainder of what is the current site allocation beyond. To the eastern side of Cranbrook Road are residential properties.</p> |
| <b>Suitability:</b>               | Suitable: This site is mostly a PDL site inside the LBD. It is a sustainable site in this context. It currently has planning permission, 17/03780/OUT.   |
| <b>Availability:</b>              | <p>Available</p> <p>Multiple ownership</p>   |
| <b>Achievability:</b>             | This site has an existing planning permission. It is a suitable site that is available. It is considered that the site could be delivered within the Local Plan period.  |
| <b>Sustainability Assessment:</b> | A reasonable site. However, the location at the bottom of a steep hill outside of reasonable walking distances means private car use is likely to dominate and thus the equality and travel objectives cannot score positively. The location in the AONB is reflected in the slightly negative score for landscape. The design must consider the mature trees on site.   |
| <b>Conclusion:</b>                | Site is suitable as a potential Local Plan allocation.   |
| <b>Reason:</b>                    | This site is mostly a PDL site inside the LBD. It is a sustainable site in this context.   |

## Site Reference: 2

**Site Address: Chittenden Fields, adjacent to High Street and Slip Mill Road, Hawkhurst**

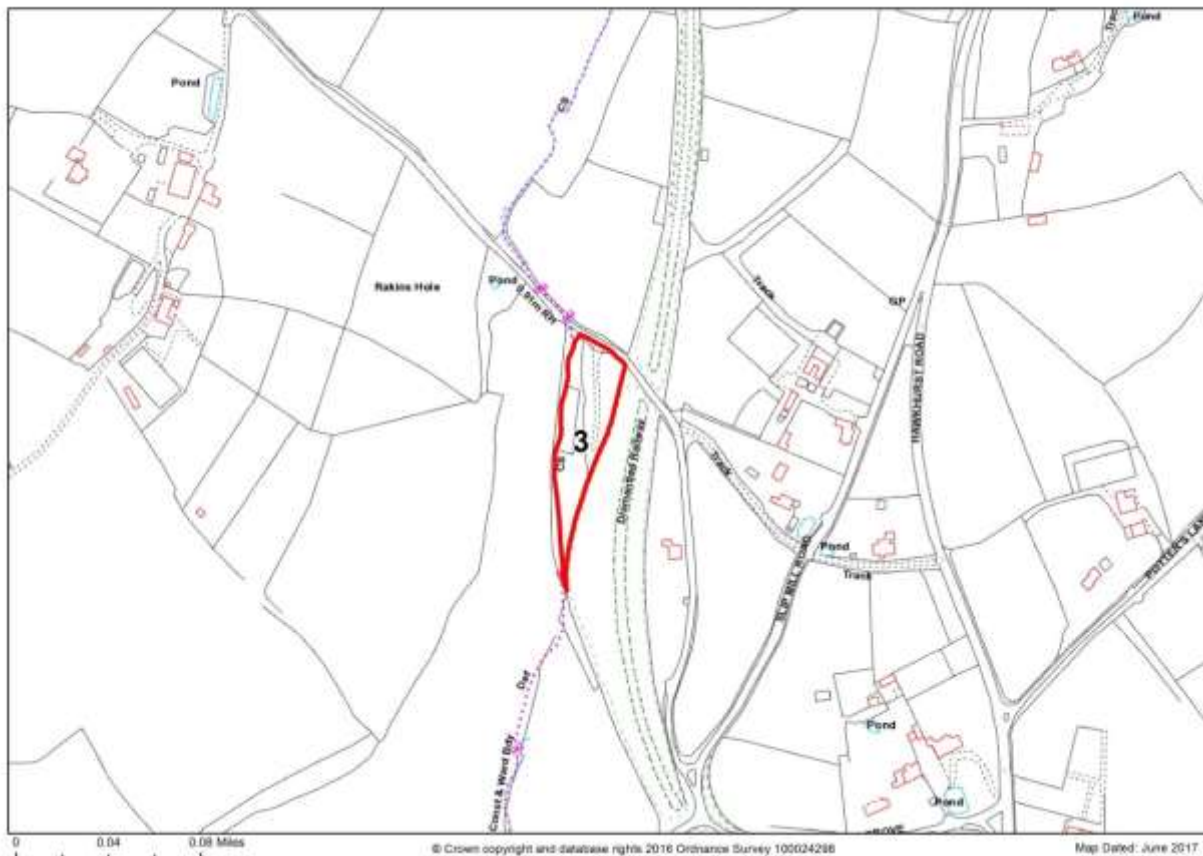


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|--|---|
| <b>Parish:</b>                         | Hawkhurst   |
| <b>Settlement:</b>                     | Hawkhurst   |
| <b>Gross area (ha):</b>                | 3.03  |
| <b>Developable area (ha):</b>          | 3.03  |
| <b>Site type:</b>                      | Greenfield site in semi-rural area  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use   |
| <b>Potential yield if residential:</b> | 91  |
| <b>Issues to consider:</b>             | TPO;<br>AONB Component Part: Historic Field Boundaries;<br>AONB;<br>HLC Period: Early 20th century, Early modern;<br>APA: Historic settlement - Philpotts Cross;<br>ALC: GRADE 3;<br>LCA: Wooded Farmland;<br>Possible highway matters;<br>Heritage matters (setting of Listed buildings) |

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| <b>Site Description:</b>          | <p>The site consists of a managed greenfield. There are no existing buildings on the site. The site is adjoined by fields and residential properties along the eastern boundary of the site. The boundaries of the site comprise mostly of mature trees and hedging. There are mature trees within the site and hedging. There is a signed reference to a 40 miles per hour speed limit. There is a gated access to the site from Slip Mill Road. The access is slightly sunken.</p> <p>There is vehicular access from High Street. There is a lack of pavements along Slip Mill Road although pavements can be found along High Street. The site is raised from the road but is relatively flat within the site itself. Public views into the site are limited. The main public view of the site is from High Street and from the gated access in Slip Mill Road.</p> |
| <b>Suitability:</b>               | Unsuitable: This is an historic field located within the AONB. Built development would have an adverse impact upon the AONB landscape character and upon the settlement pattern. The site is located at some distance from the LBD and development would not form a logical extension to the LBD.  |
| <b>Availability:</b>              | Available<br>Multiple ownership  |
| <b>Achievability:</b>             | N/A  |
| <b>Sustainability Assessment:</b> | A site that scores mostly neutral, with some positives and which has a flat access from its frontage with High Street to the centre of the settlement. It is let down by its impact on the landscape (AONB), being loss of an historic field and in land use terms, being loss of grade 3 soils and greenfield site.   |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.   |
| <b>Reason:</b>                    | There is a landscape concern about the allocation of this site, which would also not form a logical extension to the LBD, and would break the pattern of development.  |

## Site Reference: 3

**Site Address: Stears Field, Trenley Lane, Gill's Green, Hawkhurst**



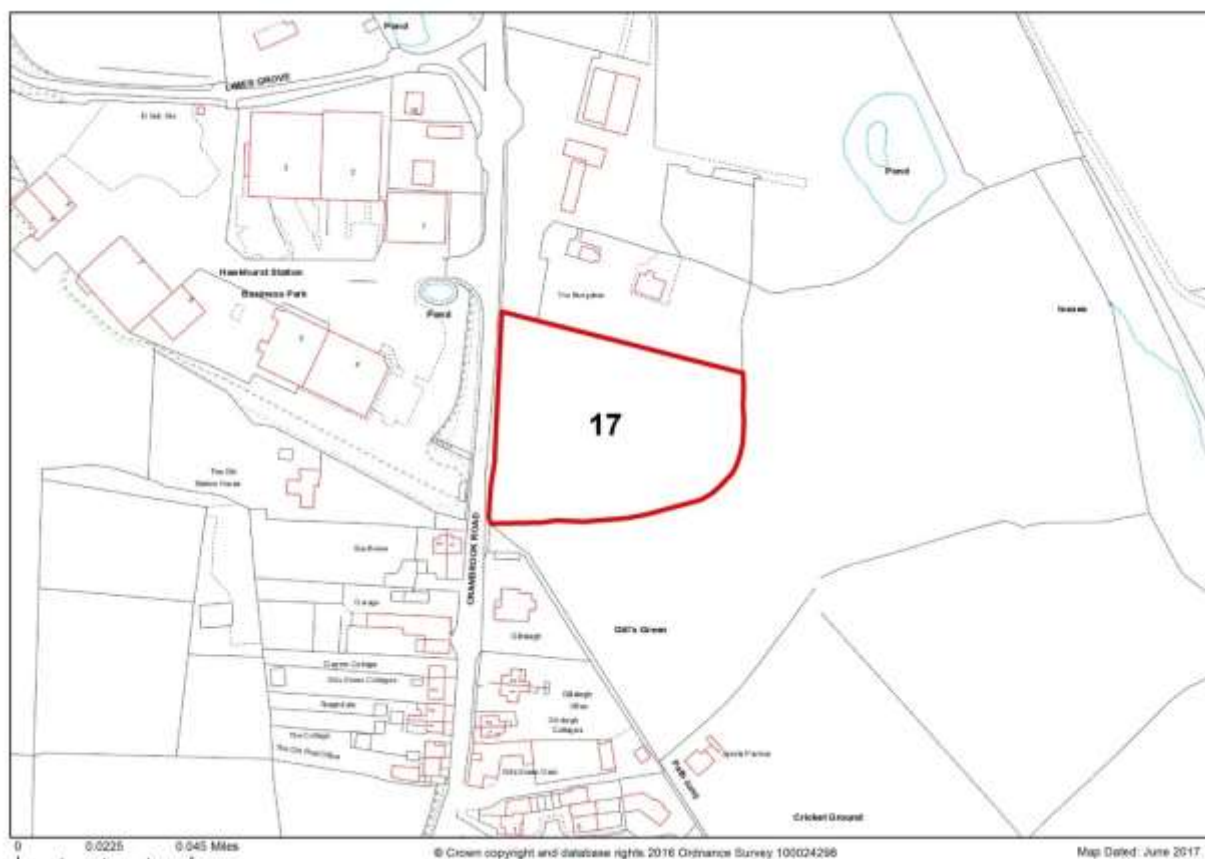
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| <b>Parish:</b>                         | Hawkhurst   |
| <b>Settlement:</b>                     | Gill's Green, Hawkhurst   |
| <b>Gross area (ha):</b>                | 0.39  |
| <b>Developable area (ha):</b>          | 0.39  |
| <b>Site type:</b>                      | Greenfield site in rural area   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential   |
| <b>Potential yield if residential:</b> | 12  |
| <b>Issues to consider:</b>             | AONB Component Part: Water Courses;<br>AONB;<br>HLC Period: Late 20th century;<br>Contaminated Land (Railway Land (tracks mainly); adjacent to the Hop Picker's Line);<br>APA: General background archaeological potential;<br>ALC: GRADE 3;<br>LCA: Forested Plateau;<br>Highway matters (access). |
| <b>Site Description:</b>               | The site comprises a parcel of woodland. There are no buildings   |

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|                                   | on the site. The site is adjoined by residential, fields and commercial uses. It lies west of a dismantled railway line. There are mature trees along boundaries of the site. The site has a frontage with Trenley Lane. There is a lack of pavement serving the site. The site appears to form part of former railway land in a dip. The site is an isolated site, heavily wooded. |
| <b>Suitability:</b>               | Unsuitable: This site is located in a rural location at some distance from the services provided by Hawkhurst. It would not be possible to provide a safe and suitable pedestrian access to this site.  |
| <b>Availability:</b>              | Available<br>Single ownership   |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | Site is not a reasonable alternative.   |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | The site is of a form that is unlikely to be considered suitable for development and is remote from a settlement centre. The site is unlikely to be sustainable in this context.  |



## Site Reference: 17

**Site Address:** Land adjacent to High Banks Nursery, Cranbrook Road, Gill's Green, Hawkhurst



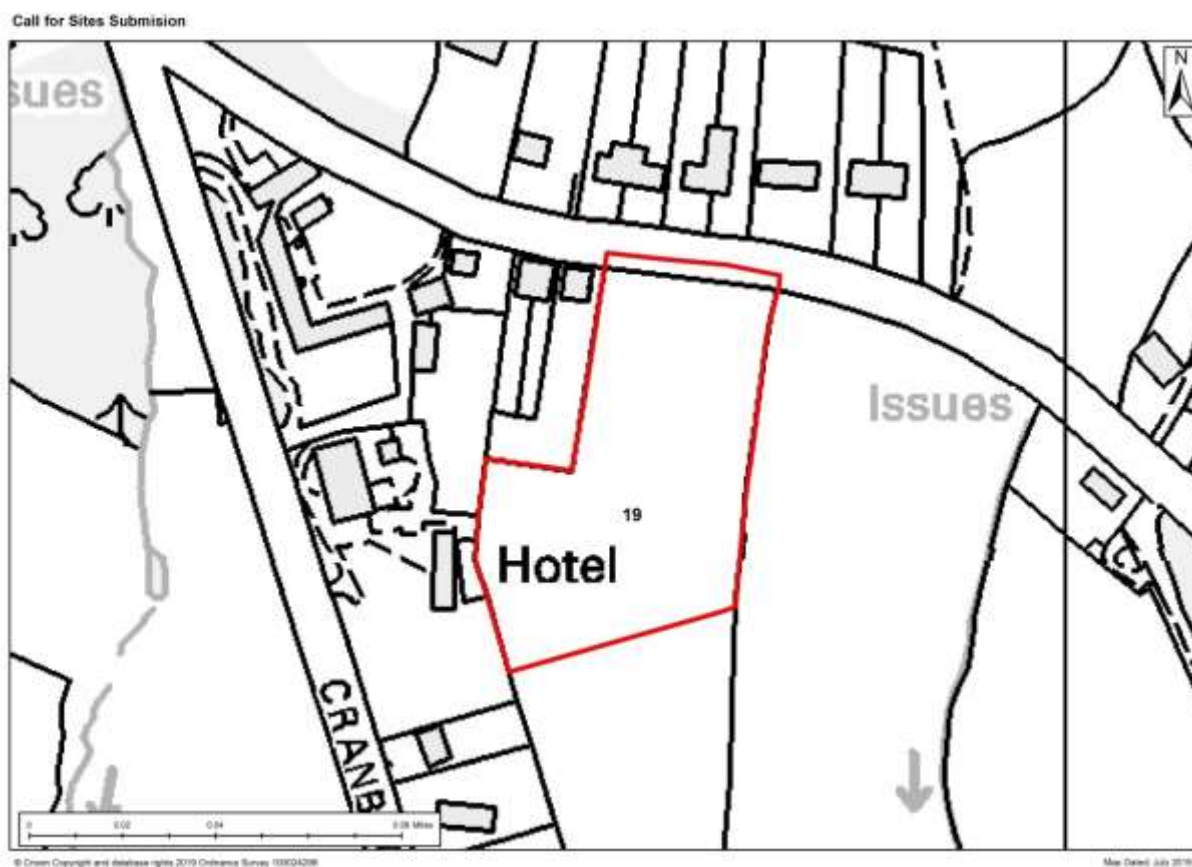
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| <b>Parish:</b>                         | Hawkhurst  |
| <b>Settlement:</b>                     | Gill's Green, Hawkhurst  |
| <b>Gross area (ha):</b>                | 0.73   |
| <b>Developable area (ha):</b>          | 0.73   |
| <b>Site type:</b>                      | Greenfield site adjacent to LBD  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use or economic use  |
| <b>Potential yield if residential:</b> | 22   |
| <b>Issues to consider:</b>             | AONB;<br>HLC Period: Late 20th century;<br>APA: General background archaeological potential;<br>ALC: GRADE 3;<br>LCA: Wooded Farmland;<br>Potential Highway matters;<br>Adjacent to boundary of Limits to Built Development. |
| <b>Site Description:</b>               | The site comprises a parcel of woodland. There is a poly tunnel  |



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|                                   | type structure on the site. The site is adjoined by a commercial nursery to the north, a business park, residential properties and a field. The boundaries of the site consist of trees with some hedging. There are 50/40 miles per hour speed restrictions. There is currently a lack of vehicular access into the site. The site has a frontage with Cranbrook Road. There is a pavement along Cranbrook Road on its western side. There is a Public Right of Way located adjacent to the south of the site. The topography of the site is quite flat. There are public views of trees along the Cranbrook Road frontage. Views into the site are very limited. |
| <b>Suitability:</b>               | Unsuitable: This site is located in a rural location at some distance from the services provided by Hawkhurst. It would not be possible to provide a safe and suitable pedestrian access to this site. Development of this open field located in the AONB would have an adverse impact upon the landscape character.   |
| <b>Availability:</b>              | Available<br>Single ownership  |
| <b>Achievability:</b>             | N/A  |
| <b>Sustainability Assessment:</b> | This site scores some neutrals and some positives but is let down by a lack of key services and facilities and lack of public transport options. It is let down on land use score influenced by agricultural grade 3 land and loss of greenfield land in the AONB.   |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.   |
| <b>Reason:</b>                    | There is landscape concern associated with the allocation of this site. In addition, the site would not form a logical extension to the LBD of the key employment area at Gill's Green and existing economic uses.   |

## Site Reference: 19

### Site Address: Land at Hartenoak Road, Hawkhurst



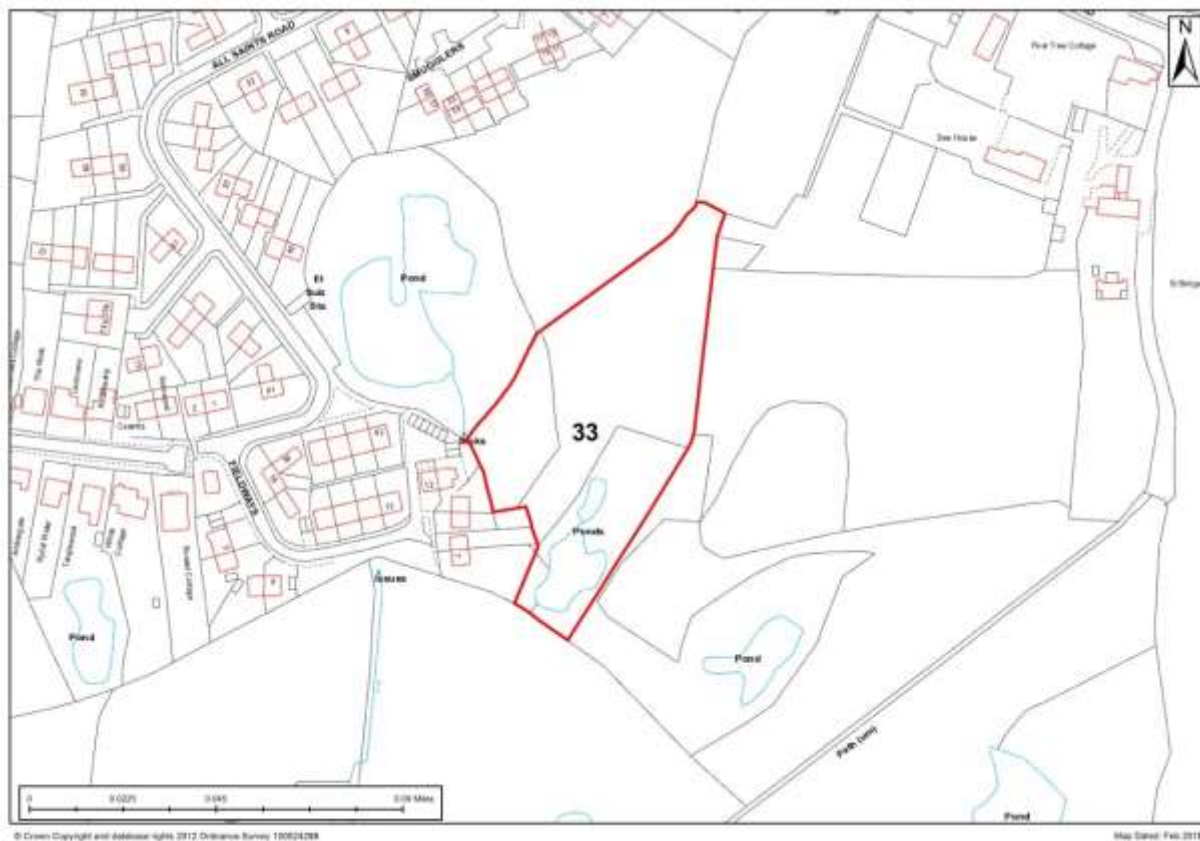
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| <b>Parish:</b>                         | Hawkhurst  |
| <b>Settlement:</b>                     | Hawkhurst  |
| <b>Gross area (ha):</b>                | 0.96   |
| <b>Developable area (ha):</b>          | 0.96   |
| <b>Site type:</b>                      | Greenfield detached from LBD   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use  |
| <b>Potential yield if residential:</b> | 29   |
| <b>Issues to consider:</b>             | <p>TPO;<br/> AONB Component Part: Historic Settlements, Historic Field Boundaries;<br/> AONB;<br/> HLC Period: Medieval, Early modern;<br/> APA: General background archaeological potential;<br/> ALC: GRADE 3;<br/> LCA: Wooded Farmland;</p> <p>Potential highway matters</p> |

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| <b>Site Description:</b>          | <p>The site comprises a managed green field. There are no existing buildings on the site. The site boundaries consist mainly of hedging, trees and post and wire fencing. The site is adjacent to residential properties and fields.</p> <p>The access to the site is close to a bend along Hearten Oak Road, the site accessed from a gate which serves an unmade access. There is a lack of pavements along Hearten Oak Road. There are pavements in the wider locality along Cranbrook Road.</p> <p>The site has a gentle slope to the south at the top end of the site. From Hearten Oak Road there is a public view of the site from the gate and private views of the site from neighbouring properties.</p> |
| <b>Suitability:</b>               | <p>Unsuitable: This site is located in a rural location at some distance from the services provided by Hawkhurst. It would not be possible to provide a safe and suitable pedestrian access to this site.</p> <p>Development of this open field located in the AONB would have an adverse impact upon the landscape character.</p>   |
| <b>Availability:</b>              | <p>Available</p> <p>Multiple ownership</p>   |
| <b>Achievability:</b>             | N/A  |
| <b>Sustainability Assessment:</b> | <p>Site scores mostly neutral, let down by a lack of key services and facilities and public transport options. Land use and landscape impact score negatively influenced by loss of greenfield site in the AONB, which is an historic field.</p>   |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.   |
| <b>Reason:</b>                    | There is a landscape concern about this site and concern that it is not well related to the settlement centre  |

## Site Reference: 33

**Site Address: Land south of Woodham Hall, Rye Road, Hawkhurst, TN18 5DA**

Call for Sites 2017 Submission

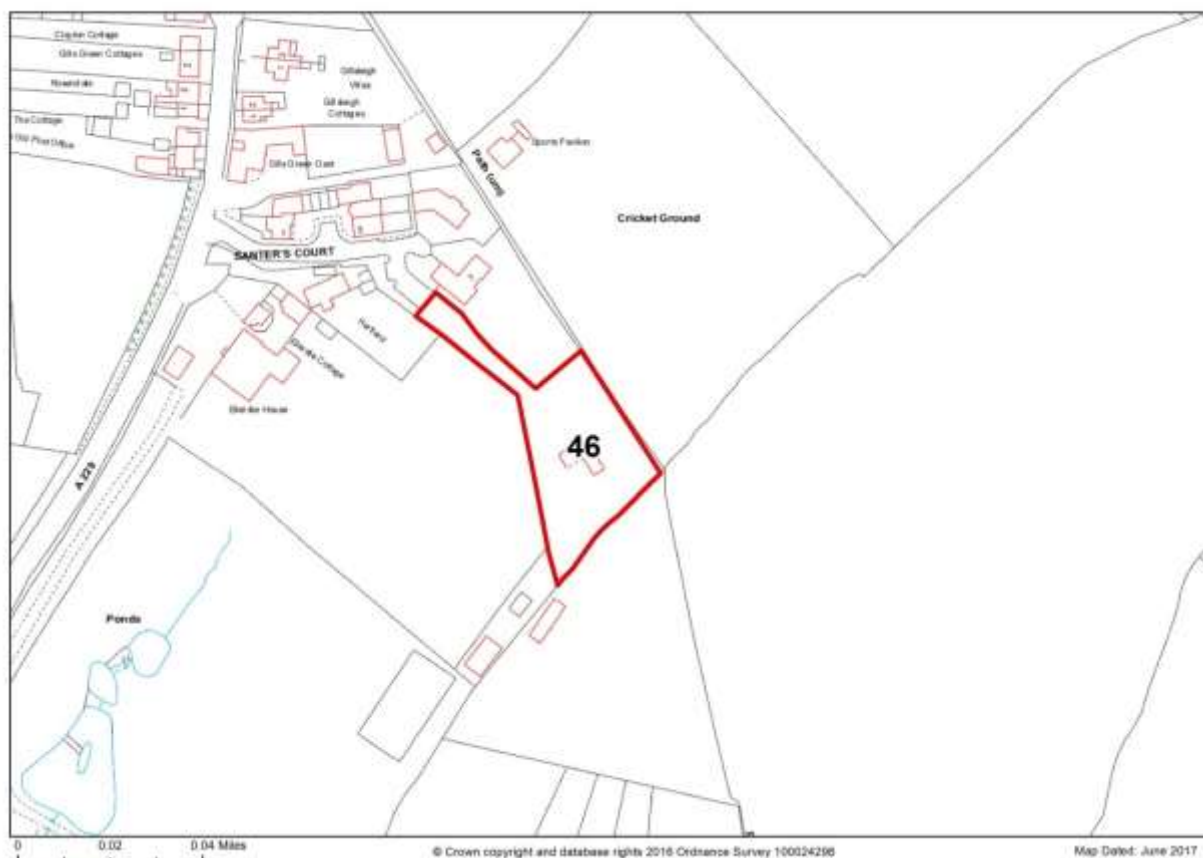


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| <b>Parish:</b>                         | Hawkhurst  |
| <b>Settlement:</b>                     | Hawkhurst  |
| <b>Gross area (ha):</b>                | 0.83   |
| <b>Developable area (ha):</b>          | 0.83   |
| <b>Site type:</b>                      | Greenfield site adjacent to LBD  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use  |
| <b>Potential yield if residential:</b> | 25   |
| <b>Issues to consider:</b>             | AONB Component Part: Historic Settlements, Ponds;<br>AONB;<br>HLC Period: Early post-medieval, Early modern;<br>APA: Site of Copt Hall and associated grounds and Aviary's;<br>ALC: GRADE 3;<br>LCA: Wooded Farmland'<br>AONB (3 component parts);<br>Potential highway matters; |

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|                                   | Topography;<br>Adjacent to existing Limits to Built Development   |
| <b>Site Description:</b>          | The site includes parcels of woodland and ponds with a steep topography. There are no existing buildings on the site. The site is adjoined by fields and part residential as well as woodland. The boundaries of the site consist of trees and hedges.<br>There is currently a lack of vehicle access into the site. There is currently no pedestrian access into the site. There is a Public Right of Way further to the south east. |
| <b>Suitability:</b>               | Unsuitable: This is an undeveloped field in a semi rural location with a number of ponds and streams. Development in this location would have an adverse impact upon the landscape character and settlement pattern, located in the AONB.   |
| <b>Availability:</b>              | Available<br>Single ownership   |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | A site that scores mostly neutral with some positive scores. Let down by negative score for land use being the loss of a greenfield site and loss of grade 3 agricultural soils and landscape being the loss of greenfield site in the AONB sensitive in landscape terms and in an historic landscape.  |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | It is considered that allocation of this site would be harmful to the sensitive landscape, including due to the steep topography of the site.   |

## Site Reference: 46

**Site Address: Land to the rear of Santer's Court, Cranbrook Road, Gill's Green, Hawkhurst, TN18 5EQ**



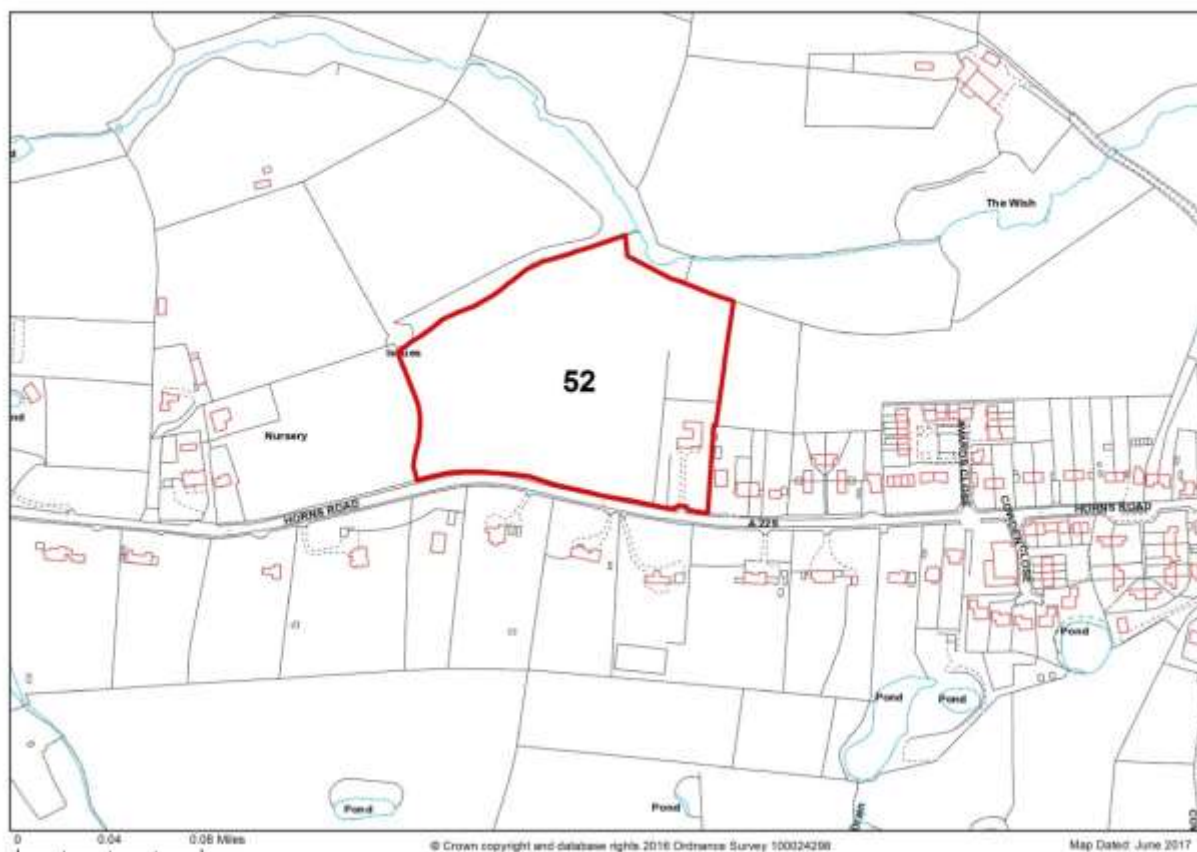
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| <b>Parish:</b>                         | Hawkhurst  |
| <b>Settlement:</b>                     | Gill's Green, Hawkhurst  |
| <b>Gross area (ha):</b>                | 0.25   |
| <b>Developable area (ha):</b>          | 0.25   |
| <b>Site type:</b>                      | PDL site in proximity to LBD   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use  |
| <b>Potential yield if residential:</b> | Less than 10   |
| <b>Issues to consider:</b>             | AONB;<br>HLC Period: Late 20th century;<br>Contaminated Land (production of building materials);<br>APA: Historic Farmstead - Gills Green including the former site of smithy and the Temperance Hotel (associated with the Hop Pickers Line);<br>ALC: GRADE 3;<br>LCA: Wooded Farmland; |



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|                                   | Potential highway matters (access)   |
| <b>Site Description:</b>          | The site is a green parcel of land with a vacant building on the site. The site is adjoined by residential properties and greenfield / cricket ground. There are a couple of mature trees along the site boundary and post and rail fencing. There is vehicular access into the site from Santer's Court. There are pavements along Cranbrook Road and Santer's Court. There is a Public Rights of Way adjacent to the site to the north east boundary. The topography of the site is generally flat. There is a gentle slope up along the vehicular access. There are glimpsed public views of the site from Santer's Court and a more exposed public view from the adjacent Public Right of Way and wider landscape to the north east. |
| <b>Suitability:</b>               | Unsuitable: This site is remote from the settlement centre. Development of this site would not follow the the existing pattern of built form, the site being largely set back from existing development and exposed to the landscape, located in the AONB. Any likely yield would be of a scale which would not be considered suitable for allocation.   |
| <b>Availability:</b>              | Available<br>Single ownership  |
| <b>Achievability:</b>             | N/A  |
| <b>Sustainability Assessment:</b> | Site is not a reasonable alternative.  |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.   |
| <b>Reason:</b>                    | This site would not deliver sustainable development due to its remoteness from the settlement centre. Development in this location would not reflect the existing settlement pattern and would have an adverse impact upon the AONB landscape.. Any likely yield would be of a scale which would not be considered suitable for allocation.  |

## Site Reference: 52

**Site Address: Land and property at Streatley, Horns Road, Hawkhurst, TN18 4QT**



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| <b>Parish:</b>                         | Hawkhurst  |
| <b>Settlement:</b>                     | Hawkhurst  |
| <b>Gross area (ha):</b>                | 3.15   |
| <b>Developable area (ha):</b>          | 2.57   |
| <b>Site type:</b>                      | Mostly greenfield/ part PDL site mostly adjacent to and part within LBD  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use  |
| <b>Potential yield if residential:</b> | 77   |
| <b>Issues to consider:</b>             | <p>AONB Component Part: Ancient Woodland, Historic Settlements; AONB;</p> <p>HLC Period: Medieval, Late 20th century;</p> <p>APA: General background archaeological potential;</p> <p>ALC: GRADE 3;</p> <p>LCA: Wooded Farmland;</p> <p>Heritage (amber – diluting village core and space between it and</p> |

|                                   |   |
|-----------------------------------|---|
|                                   | farmsteads);<br>Potential highway matters;<br>Topography;<br>Adjacent to existing Limits to Built Development   |
| <b>Site Description:</b>          | The site consists of a greenfield, a residential property and curtilage. There is one existing residential property on the site and an ancillary structure. The site is adjoined by residential properties, a farm building, fields and a nursery. The boundaries of the site consist of mature trees to the north and west. There is a strip of woodland to the north. There is a mixed hedge and fence along the eastern boundary. The site has an open frontage along Horns Road. The site is adjacent to a stream and Ancient Woodland. There is a speed restriction along this stretch of Horns Road of 40 miles per hour changing to 30 miles per hour east of the site. There is an existing vehicular access off Horns Road serving the existing residential property. There is a pavement on the south side of Horns Road. There is a lack of pavement along the northern side of Horns Road next to the site. The topography of the area is an undulating one. Public views of the site exist from Horns Road looking into the open frontage along the south east corner of the site. |
| <b>Suitability:</b>               | Unsuitable: Development of this site on the edge of the settlement would have an adverse impact upon the landscape character and settlement pattern, located in the AONB.   |
| <b>Availability:</b>              | Available<br>Single ownership   |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | This site scores mostly neutral with a positive benefit in terms of housing provision. It scores negatively in landscape and land use terms being the loss of a greenfield site in the AONB. It is further removed than some sites to the key services and facilities and public transport options. Air quality score has been downgraded since draft local plan stage to better reflect high likelihood of private car use.  |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | Allocation of this site is considered to result in harm to the landscape and there is concern regarding settlement pattern  |

## Site Reference: 55 (Local Plan Allocation AL/HA 8)

**Site Address: March's Field, Lime Grove, Gill's Green, Hawkhurst, TN18 5BD**

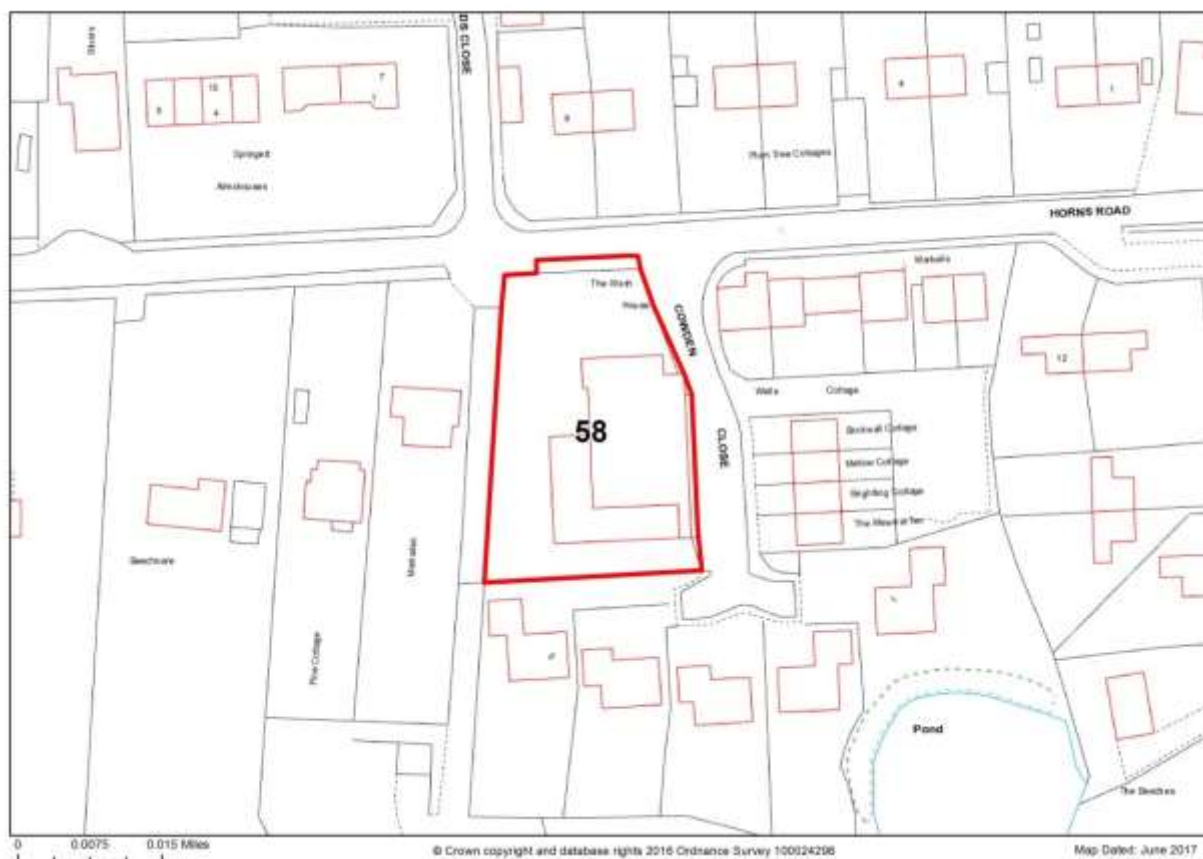


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| <b>Parish:</b>                         | Hawkhurst   |
| <b>Settlement:</b>                     | Hawkhurst   |
| <b>Gross area (ha):</b>                | 0.63  |
| <b>Developable area (ha):</b>          | 0.63  |
| <b>Site type:</b>                      | PDL site adjacent to LBD  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for economic use  |
| <b>Potential yield if residential:</b> | Not to be allocated for residential   |
| <b>Issues to consider:</b>             | AONB;<br>HLC Period: Late post-medieval, Late 20th century;<br>APA: Historic Farmstead - Limes Grove;<br>ALC: GRADE 3;<br>LCA: Forested Plateau;<br>Heritage (adjacent to listed buildings and farmsteads);<br>Potential noise issue;<br>Potential highway matters;<br>Adjacent to existing Limits to Built Development |

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| <b>Site Description:</b>          | The site comprises a parcel of land that appears to be abandoned. It has had previous commercial uses. There are no existing buildings on the site. The site is adjoined by industrial/commercial uses and residential properties. The boundaries of the site consist of more open chain link fencing to the back of the site. The frontage boundary of the site with Lime Grove comprises tall leylandii hedging. This runs along the side boundary. There are trees along the remaining boundary. There is a made vehicular access into the site from Lime Grove, which has a metal gate across it. Lime Grove lacks pavements. The site is close to the Hop Pickers Line. The topography of the site slopes up north from Lime Grove and then levels out. The middle area of the site is a flat plateau. There are partial views into the site from Lime Grove. There are more open views of the site from the adjacent land to the north. |
| <b>Suitability:</b>               | Suitable: The site is located adjacent to Gills Green Key Employment Area and could deliver suitable employment uses. Proposals for built development would need to reflect the site's location within the AONB, to include the provision of an appropriate landscape management scheme.  |
| <b>Availability:</b>              | Available<br>Single ownership   |
| <b>Achievability:</b>             | This site is a suitable site that is in single ownership and is available. It is considered that the site could be delivered in the Local Plan period.  |
| <b>Sustainability Assessment:</b> | Gills Green is a Key Employment Area and several objectives are scored as neutral or positive to reflect suitability of allocation for employment use. Travel and air quality objectives score poorly due to the topography and distance for reaching the services at Hawkhurst using active travel. Landscape issues are also negative due to far reaching views and the impact upon the character of the AONB. Land use score reflects the loss of greenfield land and useful soils within the AONB. The air score reflects the risk this relatively large site creates to air quality in the AQMA that is about to be declared, and dependency on private car use in this location.  |
| <b>Conclusion:</b>                | Site is suitable as a potential Local Plan allocation.  |
| <b>Reason:</b>                    | This is a PDL site adjacent to the LBD at Gill's Green. It is considered that the site would be a logical extension to the existing economic area.  |

## Site Reference: 58

**Site Address: The Wealden Advertiser, Cowden Close, Horns Road, Hawkhurst, TN18 4QT**



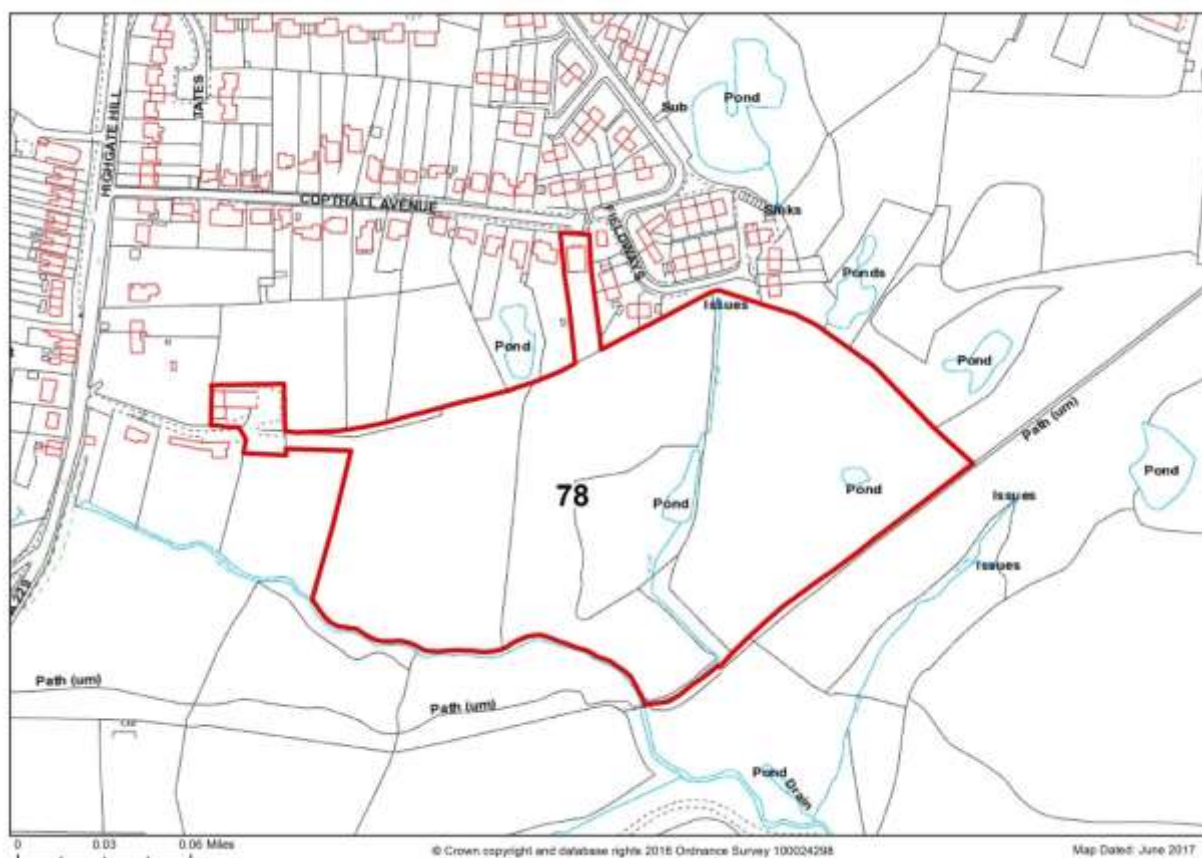
|  |   |
|--|---|
| <b>Parish:</b>                         | Hawkhurst   |
| <b>Settlement:</b>                     | Hawkhurst   |
| <b>Gross area (ha):</b>                | 0.17  |
| <b>Developable area (ha):</b>          | 0.17  |
| <b>Site type:</b>                      | PDL site within LBD   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use   |
| <b>Potential yield if residential:</b> | Less than 10  |
| <b>Issues to consider:</b>             | AONB Component Part: Historic Settlements;<br>AONB;<br>HLC Period: Late 20th century, Early modern;<br>Contaminated Land (dry-cleaning and laundries, depot, Unknown Filled Ground);<br>APA: General background archaeological potential;<br>ALC: GRADE 3;<br>LCA: Wooded Farmland; |



|                                   |   |
|-----------------------------------|---|
|                                   | Potential highway matters   |
| <b>Site Description:</b>          | The site is in commercial use by a publishing company. There is an existing two storey building on the site. The site is adjoined by residential properties to the south, north, east and west. The site has an open frontage with Horns Road. Other boundary treatments consist of close boarded fencing and walls. There are trees to the southern edge site boundary. There is vehicular access into the site off Horns Road. There is an existing parking area for approximately 25 vehicles. There is pedestrian access to the site along an adjacent pavement in Horns Road. The topography of the site is flat. The site has an open setting, with clear public views. |
| <b>Suitability:</b>               | Unsuitable: The site is a PDL site inside the LBD, and is considered 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.   |
| <b>Availability:</b>              | Available<br>Single ownership   |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | Site is not a reasonable alternative.   |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.  |

**Site Reference: 78 (Site is part of Local Plan Allocation AL/HA4) in conjunction with site 419**

**Site Address: Land off Copthall Avenue, Hawkhurst TN18 4LR**

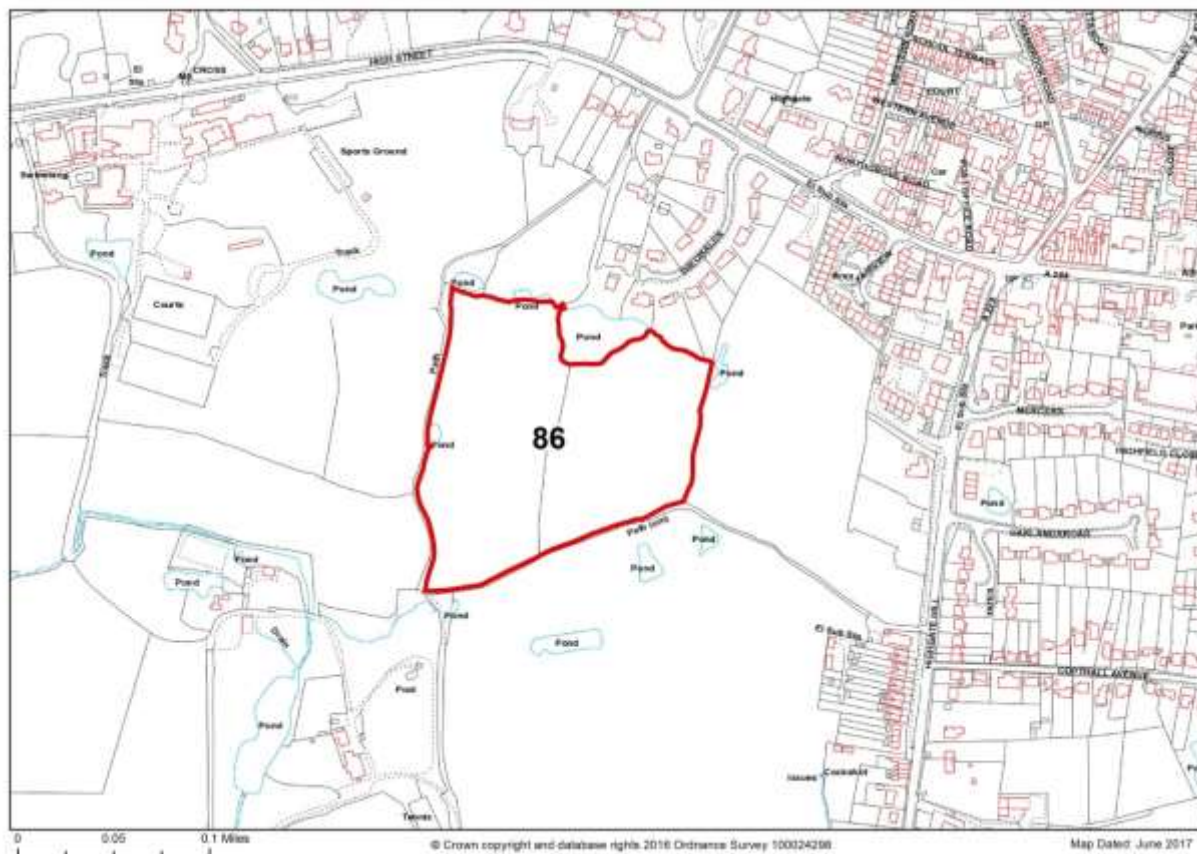


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|--|--|
| <b>Parish:</b>                         | Hawkhurst  |
| <b>Settlement:</b>                     | Hawkhurst  |
| <b>Gross area (ha):</b>                | 5.28   |
| <b>Developable area (ha):</b>          | 5.28   |
| <b>Site type:</b>                      | Mostly greenfield/part PDL site, part within/mostly adjacent to LBD  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use  |
| <b>Potential yield if residential:</b> | 70-79 in conjunction with site 419   |
| <b>Issues to consider:</b>             | TPO;<br>AONB Component Part: Historic Settlements, Water Courses, Ponds;<br>AONB;<br>HLC Period: Late 20th century;<br>Contaminated Land (sewage treatment works and Unknown Filled Ground);<br>APA: Site of post medieval brick and tile works; |

|                                   |  |
|-----------------------------------|--|
|                                   | <p>ALC: GRADE 3;<br/> LCA: Wooded Farmland;<br/> Heritage – setting of farmhouse;<br/> Highway matters (access);Part within/largely adjacent to existing Limits to Built Development</p>   |
| <b>Site Description:</b>          | <p>The site comprises green fields and some barn structures towards the western end of the site. It includes a residential property and its curtilage. The site is adjoined by fields and residential properties. The site boundaries consist of a mix of trees and hedging. There are ponds and a stream running north to south through the site. There are trees and hedging within the site. There is a lack of vehicular access to the site currently, though the site narrowly adjoins Copthall Avenue, which connects with Highgate Hill. There are pavements in neighbouring streets and along Highgate Hill. There is a Public Right of Way adjacent to the south eastern stretch of the site. The site has a complex topography with differences in land levels between different parts of the site. There is a clear public view across part of the site from Fieldways adjacent to the north.</p> |
| <b>Suitability:</b>               | <p>Suitable: Site lies part within/mostly adjacent to the LBD and there is pedestrian access to the centre of Hawkhurst. Parts of the site will need to provide landscape buffers to minimise the impact of development upon the character of the surrounding landscape and settlement pattern, located within the AONB.</p>   |
| <b>Availability:</b>              | <p>Available<br/> Multiple ownership</p>   |
| <b>Achievability:</b>             | <p>This site is a suitable site and is available. Subject to ownership issues, it is considered that this site could be delivered in the Local Plan period.</p>  |
| <b>Sustainability Assessment:</b> | <p>This site scores similarly to Site 413 (Land north of Birchfield). Coalescence between Highgate and the Moor needs consideration and impacts will be reduced by open space buffers. The site is located in an area of high road noise thus scores negatively for its potential to worsen this situation through additional car movements.</p> <p>2020 Grassland study found parts of the site to have low-moderate botanical importance and low-moderate ecological importance. Biodiversity score adjusted slightly given scale of site.</p> <p>Landscape score reflects the findings of the 2020 LVIA report.</p>   |
| <b>Conclusion:</b>                | <p>Site is considered suitable as a potential Local Plan allocation.</p>   |
| <b>Reason:</b>                    | <p>Site lies part within/mostly adjacent to the LBD and there is pedestrian access to the centre of Hawkhurst. The site is likely to be sustainable in this context.</p>   |

## Site Reference: 86

### Site Address: Land at Highgate Hill, Hawkhurst



|  |   |
|--|---|
| <b>Parish:</b>                         | Hawkhurst   |
| <b>Settlement:</b>                     | Hawkhurst   |
| <b>Gross area (ha):</b>                | 4.13  |
| <b>Developable area (ha):</b>          | 4.13  |
| <b>Site type:</b>                      | Greenfield site adjacent to LBD   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use   |
| <b>Potential yield if residential:</b> | 124   |
| <b>Issues to consider:</b>             | TPO;<br>AONB Component Part: Historic Settlements, Ponds, Historic Field Boundaries;<br>AONB;<br>HLC Period: Medieval, Late 20th century;<br>APA: General background archaeological potential;<br>ALC: GRADE 3;<br>LCA: Wooded Farmland;<br>Heritage – setting of two Hawkhurst Conservation Areas;<br>Potential highway matters; |

|                                   |   |
|-----------------------------------|---|
|                                   | Adjacent to existing Limits to Built Development  |
| <b>Site Description:</b>          | <p>The site comprises two agricultural fields. There are no existing buildings on the site. The site is adjoined by fields and residential properties. The boundaries of the site consist of a mix of mature trees and overgrown hedges. The boundaries are quite open with views through. The boundaries of the western field are stronger and more dense. There are ponds adjacent to the northern and southern boundaries of the site and trees. There are small ponds/drainage features towards the southern part and western side of the western field.</p> <p>There is currently no direct vehicular access into the site, though the site lies adjacent to a development to the east. Pedestrian access to the site is along the Public Rights of Way that run along the southern and western sides of the site. Both field parcels of the site have a slope down from north to south. The western field has a greater slope. There are private views of the site from adjacent residential properties mostly to the north. There are public views of the site from the Public Rights of Way and views across from the south to The Moor area.</p> |
| <b>Suitability:</b>               | Unsuitable : The site comprises two undeveloped fields on the edge of the settlement. Built development in this location would have an adverse impact upon the landscape character and settlement pattern, located within the AONB.   |
| <b>Availability:</b>              | Available<br>Multiple ownership   |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | Scores mostly neutral with some positives though has negative landscape and land use scores reflecting loss of historic field / greenfield site in AONB and historic landscape, with grade 3 agricultural soils. The air score reflects the risk this relatively large site creates to air quality in the AQMA that is about to be declared.  |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | There is significant concern about landscape impact should this site be allocated and concern about settlement pattern  |

## Site Reference: 89

**Site Address: Land West of Hawkhurst Community Hospital, High Street, Hawkhurst**



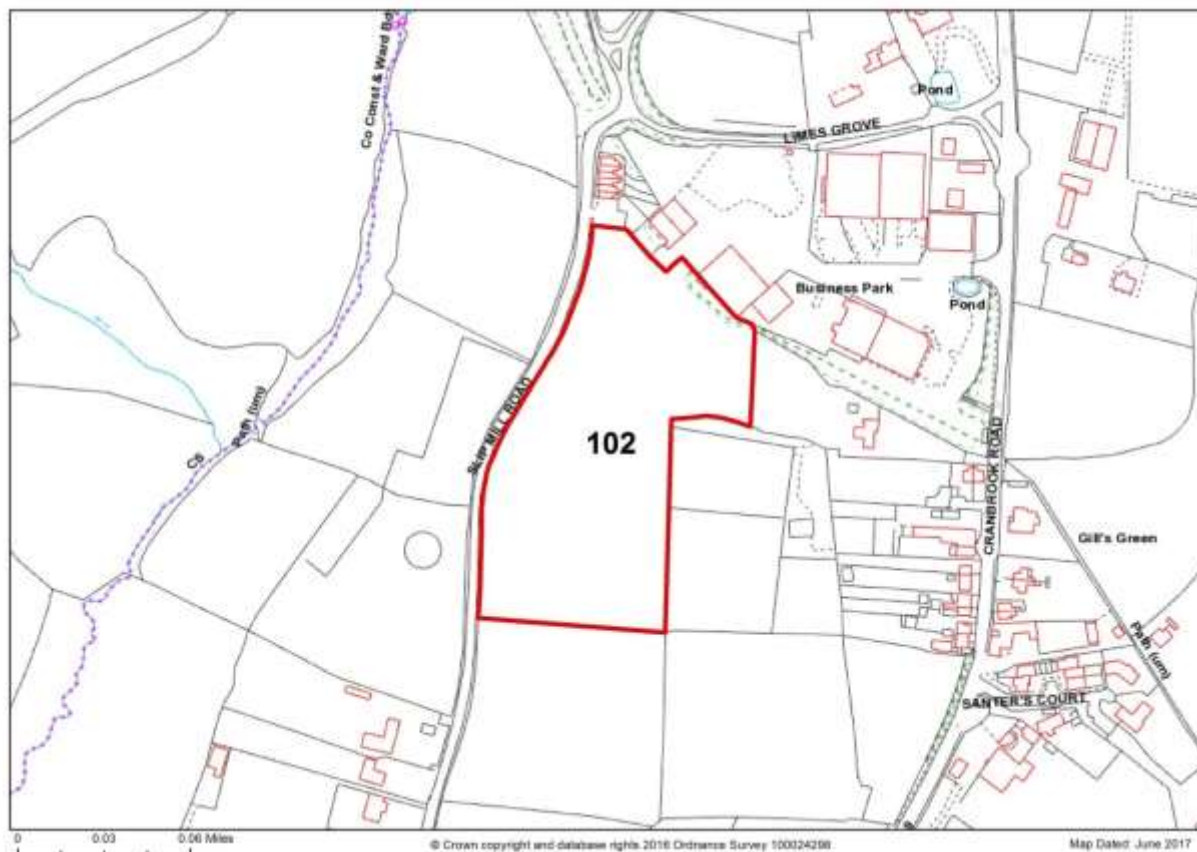
|  |   |
|--|---|
| <b>Parish:</b>                         | Hawkhurst   |
| <b>Settlement:</b>                     | Remote from a settlement centre   |
| <b>Gross area (ha):</b>                | 0.24  |
| <b>Developable area (ha):</b>          | 0.24  |
| <b>Site type:</b>                      | Greenfield site in rural area   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use   |
| <b>Potential yield if residential:</b> | Less than 10  |
| <b>Issues to consider:</b>             | AONB Component Part: Historic Field Boundaries;<br>AONB;<br>HLC Period: Boundary Lost 76-100%, Late 20th century;<br>APA: General background archaeological potential;<br>ALC: GRADE 3;<br>LCA: Forested Plateau, Wooded Farmland;<br>Potential highway matters |
| <b>Site Description:</b>               | The site consists of a ploughed field. There are no existing  |



|                                   |   |
|-----------------------------------|---|
|                                   | <p>buildings on the site. The site is adjoined by residential properties and fields. Woodland is sited further to the north. There are trees along the site boundary with High Street and hedging along the western boundary of the site. The northern boundary of the site is not defined on the ground. A national speed limit road is found to the west of the site.</p> <p>There is currently no direct vehicular or pedestrian access into the site. Pavements are lacking along this stretch of High Street. There is pavement slightly further to the east adjacent to existing residential properties. The site has a gentle slope down towards the north and beyond the boundary of the site. The site is seen from the adjacent public highway, with views across the site.</p> |
| <b>Suitability:</b>               | Unsuitable: The site is located at some distance from the settlement centre in a semi rural location, and would not provide opportunities for accessing services by pedestrians.  |
| <b>Availability:</b>              | Available<br>Single ownership   |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | Site is not a reasonable alternative.   |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | The site is remote from the settlement centre. The site is unlikely to be sustainable in this context.  |

## Site Reference: 102 (Local Plan Allocation AL/HA7)

**Site Address: Hawkhurst Station Business Park, Gill's Green, Hawkhurst, TN18 5BD**

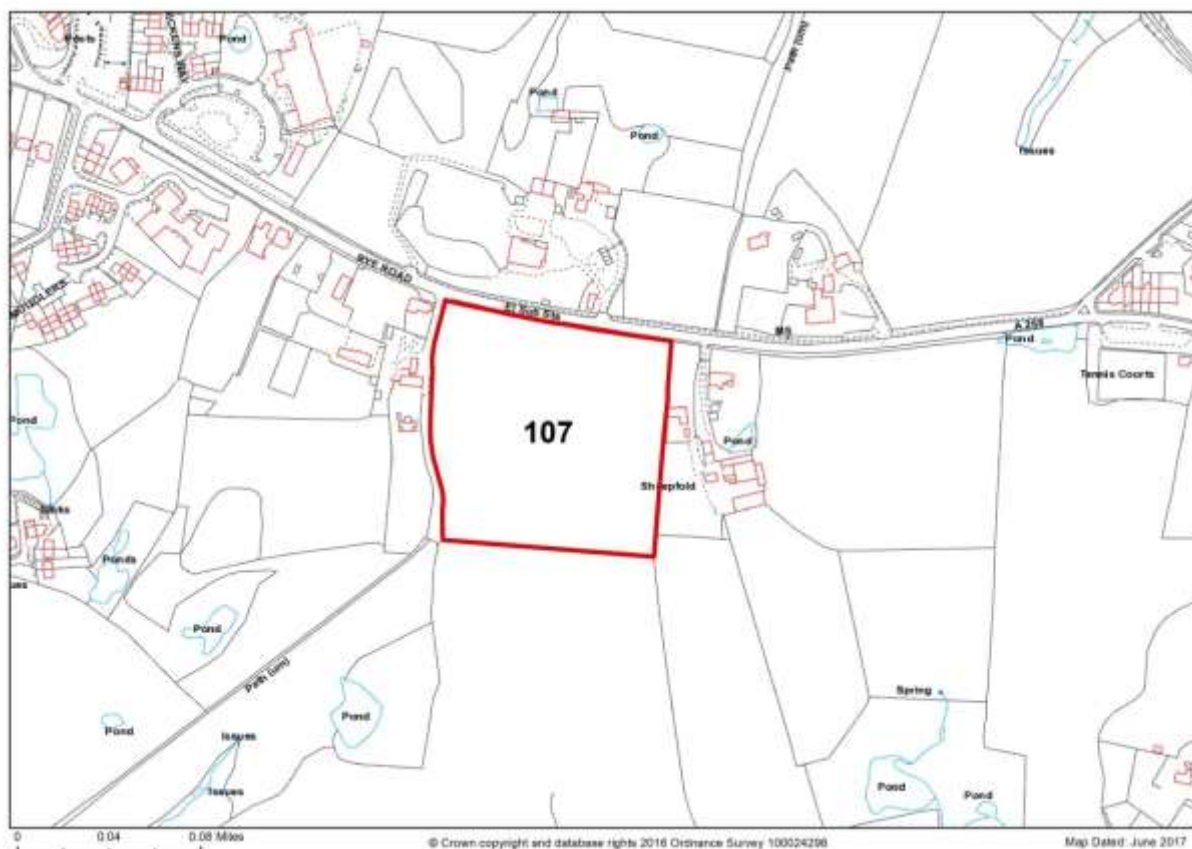


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| <b>Parish:</b>                         | Hawkhurst  |
| <b>Settlement:</b>                     | Gill's Green, Hawkhurst  |
| <b>Gross area (ha):</b>                | 2.14   |
| <b>Developable area (ha):</b>          | 2.14   |
| <b>Site type:</b>                      | Mostly greenfield site adjacent to LBD   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for economic use   |
| <b>Potential yield if residential:</b> | To not be allocated for residential  |
| <b>Issues to consider:</b>             | Transport Infrastructure: Safeguarded Railways;<br>AONB;<br>HLC Period: Boundary Lost 0-25%, Medieval;<br>Contaminated Land (Railway Land (tracks mainly); adjacent to the former Hop Pickers railway line);<br>APA: Dismantled railway the hop pickers line;<br>ALC: GRADE 3;<br>LCA: Forested Plateau; |

|                                   |   |
|-----------------------------------|---|
|                                   | <p>Potential highway matters;</p> <p>Adjacent to existing Limits to Built Development;</p> <p>Potential noise issue</p>   |
| <b>Site Description:</b>          | <p>The site comprises a parcel of unmanaged grassland containing a porta-cabin and area of concrete. There is a belt of trees adjacent to Slip Mill Road along with industrial units, a small car park possibly serving the adjacent residential cottages, residential properties and fields. The boundaries of the site consist of hedges and trees. Slip Mill Road has a speed limit of 50 miles per hour by the northern end of the site heading north. The site is adjacent to the former Hop Pickers railway line.</p> <p>There is a lack of a clear existing vehicular access into the site and a lack of pavements along Slip Mill Road. There are pavements along Cranbrook Road. The site is generally flat but with an earth bund adjacent to the western boundary of the site. Beyond the site boundaries, the landscape falls away to the west. The site is largely screened from public views, with views of the site being occasional through surrounding boundaries.</p> |
| <b>Suitability:</b>               | <p>Suitable: The site is located adjacent to Gills Green Key Employment Area and could deliver suitable employment uses. Proposals for built development would need to reflect the site's location within the AONB, to include the provision of an appropriate landscape management scheme.</p>   |
| <b>Availability:</b>              | <p>Available</p> <p>Single ownership</p>  |
| <b>Achievability:</b>             | <p>This site is considered a suitable site for an economic use. It is available and in single ownership. It is considered that this site could be delivered in the Local Plan period.</p>   |
| <b>Sustainability Assessment:</b> | <p>Gills Green is a Key Employment Area and several objectives are scored as neutral or positive to reflect suitability of allocation for employment use. Travel and air quality objectives score poorly due to the topography and distance for reaching the services at Hawkhurst using active travel. Landscape issues are also negative due to far reaching views and the impact upon the character of the AONB. Land use score reflects the loss of greenfield land and useful soils within the AONB. 2020 Grassland study found site to have low botanical importance and moderate ecological importance. Biodiversity score adjusted slightly. 2020 LVIA confirms development could take place here without significant adverse effects on the AONB. The air score reflects the risk this relatively large site creates to air quality in the AQMA that is about to be declared, and dependency on private car use in this location.</p>  |
| <b>Conclusion:</b>                | <p>Site is suitable as a potential Local Plan allocation.</p>   |
| <b>Reason:</b>                    | <p>Site is adjacent to the LBD at Gill's Green and to existing economic uses.</p>   |

## Site Reference: 107

**Site Address: Hawkhurst Place Farm, Rye Road, Hawkhurst, TN18 5DA**

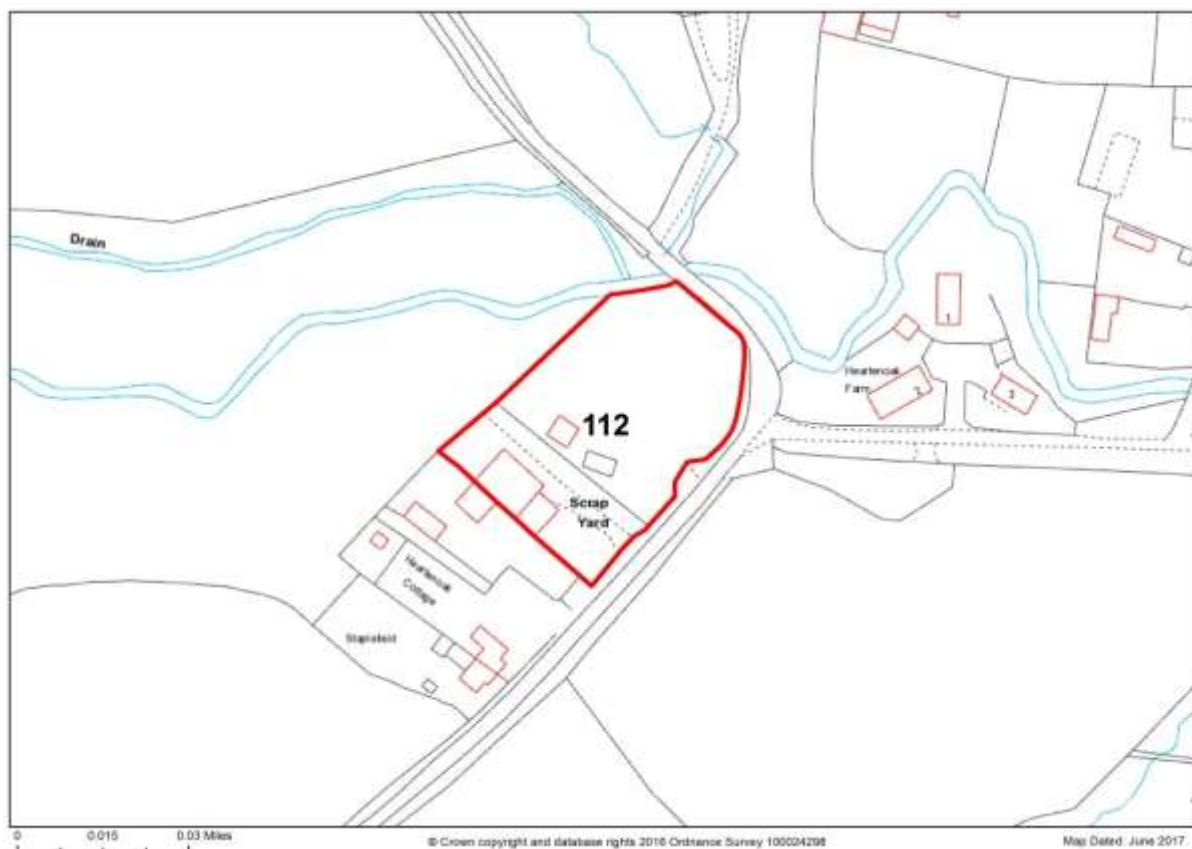


|  |  |
|--|--|
| <b>Parish:</b>                         | Hawkhurst  |
| <b>Settlement:</b>                     | Hawkhurst  |
| <b>Gross area (ha):</b>                | 2.55   |
| <b>Developable area (ha):</b>          | 2.55   |
| <b>Site type:</b>                      | Greenfield site in proximity to LBD  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use  |
| <b>Potential yield if residential:</b> | 77   |
| <b>Issues to consider:</b>             | AONB Component Part: Historic Field Boundaries, Historic Routeways Roads;<br>AONB;<br>HLC Period: Early post-medieval, Medieval;<br>APA: Historic Farmstead - Hawkhurst Place;<br>ALC: GRADE 3;<br>LCA: Wooded Farmland;<br>Potential highway matters; |

|                                   |   |
|-----------------------------------|---|
|                                   | Heritage matters (adjacent to Conservation Area, historic farmstead, and listed building)   |
| <b>Site Description:</b>          | <p>The site comprises a green field which appears to be in active agricultural use. There are no existing buildings on the site. The site is adjoined by fields and sporadic residential properties. The site boundary comprises hedging along the northern frontage with Rye Road. There is a large oak tree within the centre of the site and a row of trees along the western boundary of the site. There is no defined boundary to the south. East and west comprise hedging and some trees.</p> <p>There is a speed limit heading west into the centre of Hawkhurst of 40 miles per hour. The northern part of the site has a frontage with Rye Road. There is access into the site from the adjacent farm. There are pavements further west of the site along Rye Road, but these are lacking along the site frontage. There are also pavements further east on the northern side of Rye Road. Public Right of Way number WC189 runs along and adjacent to the western boundary of the site. The site appears generally flat to the north adjacent to Rye Road. The site then slopes down to the south. There are public views of the site from Rye Road of the northern part of the site, which falls away to the south.</p> |
| <b>Suitability:</b>               | Unsuitable: The site comprises an undeveloped field on the edge of the settlement. Built development in this location would have an adverse impact upon the landscape character and settlement pattern, located within the AONB.  |
| <b>Availability:</b>              | Available<br>Single ownership   |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | A site that scores neutrals and some positives. It is let down on its land use score influenced by the loss of a greenfield site, with grade 3 agricultural soils and landscape score being the loss of an historic field in the AONB. There is an historic field and lies adjacent to an historic farmstead which informs the heritage score.  |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | There is concern regarding impact on the AONB landscape and on the settlement pattern   |

## Site Reference: 112

**Site Address: Scrap Yard, Hartenoak Road, Hawkhurst, TN18 5EY**



|  |  |
|--|--|
| <b>Parish:</b>                         | Hawkhurst  |
| <b>Settlement:</b>                     | Remote from settlement centre  |
| <b>Gross area (ha):</b>                | 0.40   |
| <b>Developable area (ha):</b>          | 0.21   |
| <b>Site type:</b>                      | Part PDL/part greenfield site in proximity to LBD  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use  |
| <b>Potential yield if residential:</b> | Less than 10   |
| <b>Issues to consider:</b>             | AONB Component Part: Water Courses;<br>AONB;<br>Flood Zone 2;<br>Flood Zone 3;<br>HLC Period: Early modern;<br>Contaminated Land (recycling / metal waste and Unknown Filled Ground);<br>APA: Former site of Kiln and buildings associated with post |

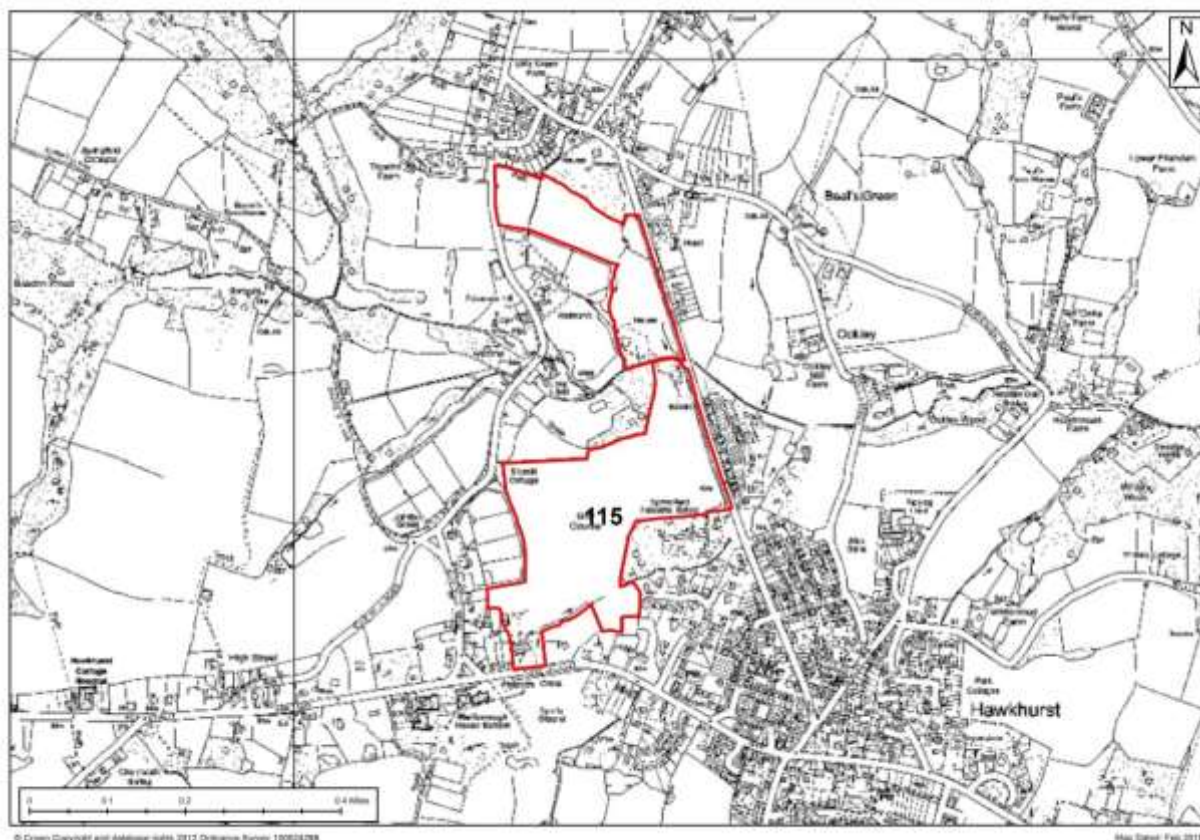


|                                   |  |
|-----------------------------------|--|
|                                   | medieval brickyard;<br>ALC: GRADE 3;<br>LCA: Wooded Farmland;<br>Potential highway matters   |
| <b>Site Description:</b>          | The site comprises a car scrap yard and car salvage facility. There is a small porta-cabin office on the site along with a derelict building and a further storage building. The site is adjoined mainly by open countryside, a river, residential properties and an equestrian centre. Oakley Wood is adjacent to and forms part of the site. The boundaries of the site are defined by a river, woodland and wire fencing in parts. There is currently existing vehicular access for the yard direct off Heartenoak Road. There is a lack of pavements along this stretch of Heartenoak Road. There is a steep bank to the river on the site boundary to the north but otherwise the site is generally flat. Views of the site are screened by vegetation and trees. |
| <b>Suitability:</b>               | Unsuitable: The site is remote from the settlement centre, in a semi-rural location, and there is concern regarding the sustainability of the site.  |
| <b>Availability:</b>              | Available<br>Multiple ownership  |
| <b>Achievability:</b>             | N/A  |
| <b>Sustainability Assessment:</b> | Site is not a reasonable alternative.  |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.   |
| <b>Reason:</b>                    | Any likely yield would be of a scale not considered suitable for allocation  |

## Site Reference: 115 (includes a very small part of New Local Plan Allocation AL/HA 3)

**Site Address: Land forming part of the Hawkhurst Golf Course to the north of High Street, Hawkhurst, TN18 4JS**

Call for Sites 2017 Submission



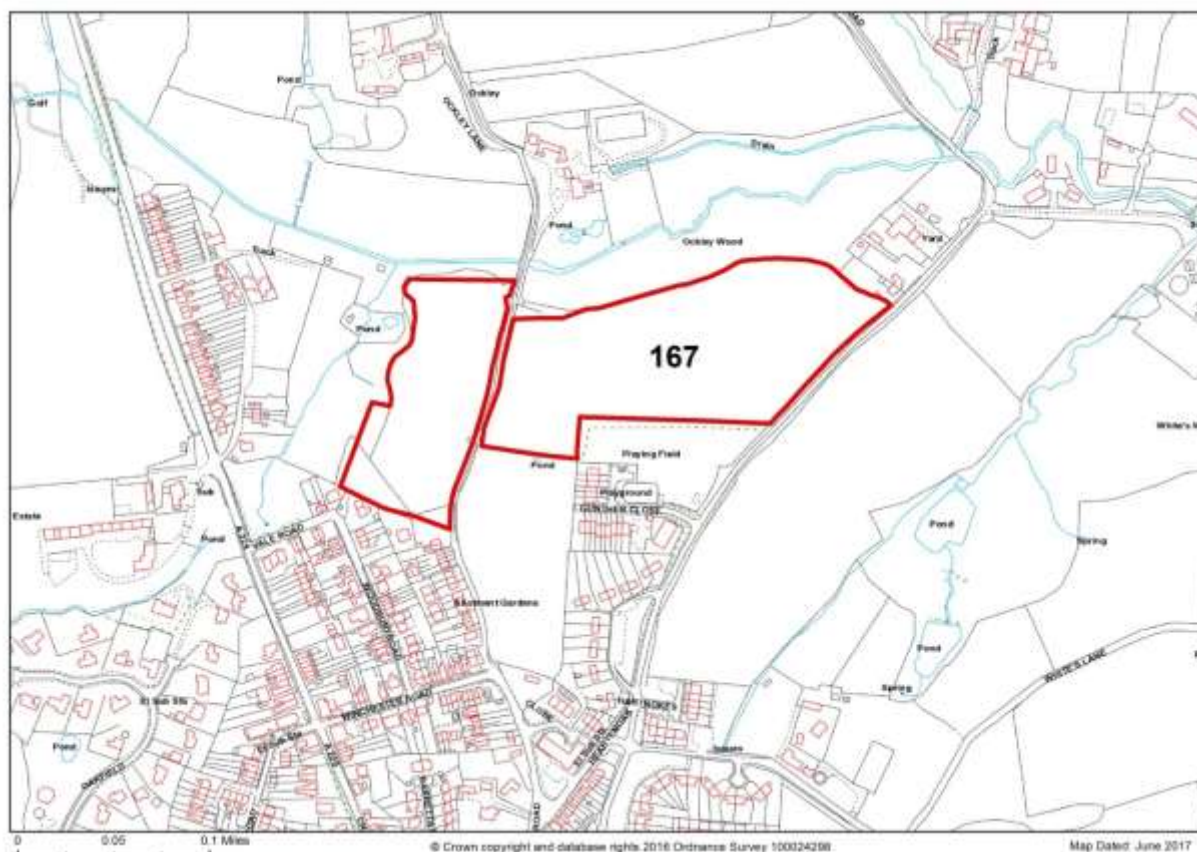
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|--|--|
| <b>Parish:</b>                         | Hawkhurst  |
| <b>Settlement:</b>                     | Hawkhurst  |
| <b>Gross area (ha):</b>                | 19.45  |
| <b>Developable area (ha):</b>          | 17.79  |
| <b>Site type:</b>                      | Part PDL / Part greenfield site adjacent to LBD  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for a mixed use including residential and community use as well as a potential relief road |
| <b>Potential yield if residential:</b> | 400-450  |
| <b>Issues to consider:</b>             | TPO;<br>AONB Component Part: Ancient Woodland, Historic Settlements, Water Courses, Ponds, Historic Field Boundaries;<br>AONB;                       |

|                                   |  |
|-----------------------------------|--|
|                                   | <p>Flood Zone 2;<br/> Flood Zone 3;<br/> HLC Period: Early modern, Early 20th century;<br/> Contaminated Land (Unknown Filled Ground (medium and low risk));<br/> APA: General background archaeological potential;<br/> ALC: GRADE 3;<br/> LCA: Wooded Farmland;<br/> Heritage – setting of Conservation Area, historic farmsteads, and Listed Buildings;<br/> Potential highway matters;<br/> Adjacent to existing Limits to Built Development;<br/> Cross boundary issues</p>   |
| <b>Site Description:</b>          | <p>The site comprises a golf and squash club. There are areas of trees and areas of woodland on the site. There are existing buildings on the site. There is one main building and a porta-cabin as well as various ancillary structures adjacent to the golf course. The site is adjoined by residential properties, fields, woodland and an industrial estate. The boundaries of the site consist mostly of hedging and trees. There is domestic fencing in parts. There are streams on the site including one towards the southern end of the site.</p> <p>There is direct vehicular access to the site off High Street. The site also adjoins Cranbrook Road. There is pedestrian access into the site from High Street. There are pavements along High Street and Cranbrook Road. The topography of the site is complex. The middle area forms a flatter plateau with long distance views to the north east. The site slopes down further north where there are trees. The site dips at a lower level adjacent to Cranbrook Road. There are long distance views from the site to the north of Cranbrook Road and towards Gill's Green. There are private views from adjoining residential properties into the site.</p> |
| <b>Suitability:</b>               | <p>Unsuitable: Landscape assessment work has identified particular sensitivities on the site, concluding that the northern part is far more sensitive than compared with the remaining part of the site, and it would be difficult to justify developing this area. The benefit of the proposed relief road that would be delivered as part of the site's development, as well as the delivery of affordable housing and a community centre, is outweighed by the impacts of development on the character of the High Weald AONB landscape, on the setting of Hawkhurst and overall settlement pattern, and the impact of the proposed scale of growth in the AONB.</p>  |
| <b>Availability:</b>              | <p>Available<br/> Multiple ownership</p>   |
| <b>Achievability:</b>             | <p>N/A</p>   |
| <b>Sustainability Assessment:</b> | <p>Appraisal assumed site would provide a relief road in addition to new dwellings.</p> <p>A significant site with mixed scores. The large size of the site benefits the housing objective but is out of keeping with the</p>  |

|                    |  |
|--------------------|--|
|                    | <p>existing rural settlement and thus will have very adverse impacts on heritage assets and the character of the AONB (confirmed by 2020 LVIA report). Adverse land use, carbon and water scores also reflect the pressures created by a large site in this location. Despite being a predominantly greenfield site, the previous use as a golf course would mean impacts upon biodiversity are limited and can be adequately controlled with protection buffers. The large site also brings benefits in the form of likely onsite provision of open space and community facilities which could help address inequalities and bring significant contributions to help improve bus services and active travel links. The relief road is a significant piece of transport infrastructure and is likely to bring large noise and air benefits to the centre of Hawkhurst by diverting traffic away from the AQMA on Cranbrook Rd. However, transboundary effects may be experienced at the Flimwell junction (Rother District Council) as more traffic is diverted this way. It is not known whether closing Cranbrook road would reduce passing trade or benefit local business by making a more pleasant pedestrian environment. For this reason, impacts upon the business objective are unknown. Slight negative scores for services and facilities reflect the fact that Hawkhurst lacks a train station, is distant from key shopping areas and car travel is preferable in rural settlements. Some residents within the site will be outside of desirable walking distances. The resources objective is informed by the minor impact on Superficial Sub-Alluvial River Terrace deposits.</p> |
| <b>Conclusion:</b> | Site is not considered suitable as a potential Local Plan allocation.  |
| <b>Reason:</b>     | The benefit of the proposed relief road that would be delivered as part of the site's development, as well as the delivery of affordable housing and a community centre, is outweighed by the impacts of development on the character of the High Weald AONB, on the setting of the village and overall settlement pattern, and the impact of the proposed scale of growth in the AONB.  |

## Site Reference: 167

**Site Address:** Land on the north west side of Hartenoak Road, Hawkhurst

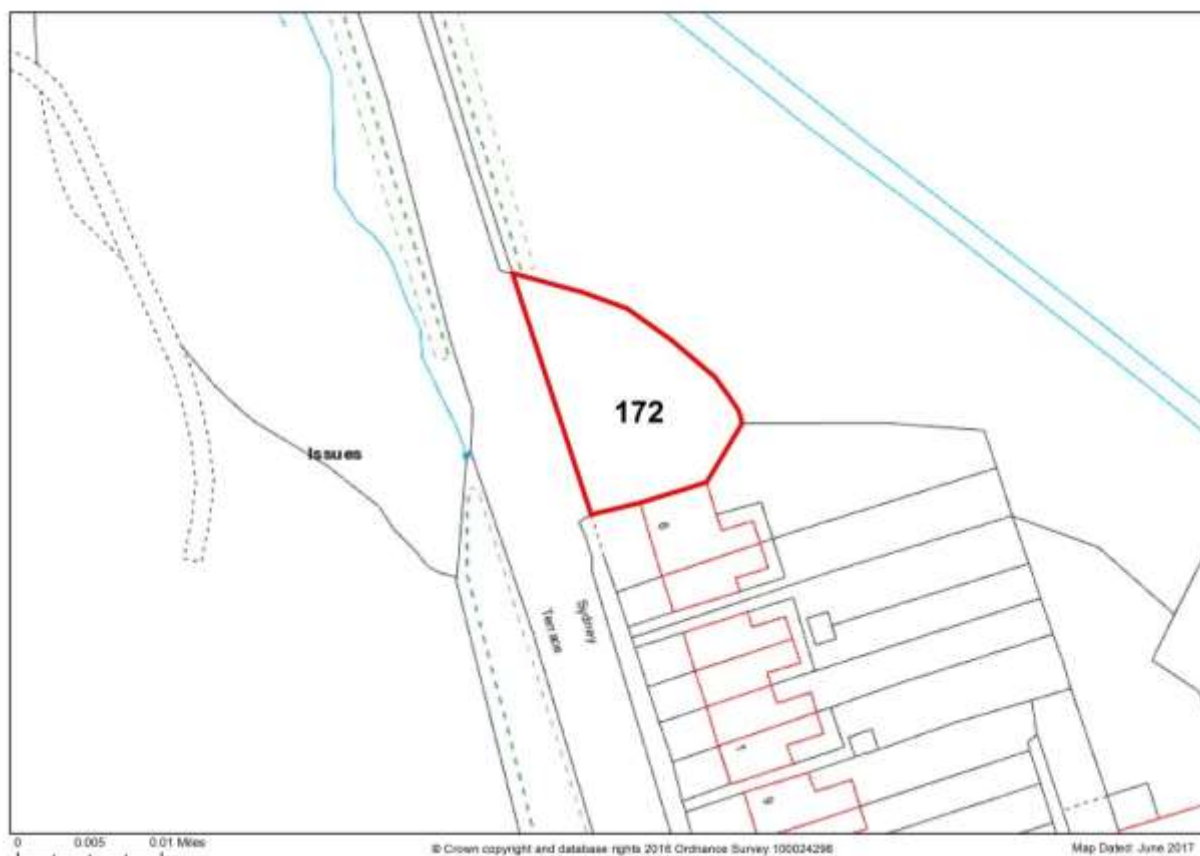


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|--|---|
| <b>Parish:</b>                         | Hawkhurst   |
| <b>Settlement:</b>                     | Hawkhurst   |
| <b>Gross area (ha):</b>                | 5.04  |
| <b>Developable area (ha):</b>          | 4.08  |
| <b>Site type:</b>                      | Greenfield site comprising one parcel adjacent to LBD and a second parcel in proximity to LBD   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use   |
| <b>Potential yield if residential:</b> | 123   |
| <b>Issues to consider:</b>             | AONB Component Part: Ancient Woodland, Historic Field Boundaries;<br>AONB;<br>HLC Period: Early 20th century, Early modern;<br>Contaminated Land (Unknown Filled Ground (medium));<br>APA: Former site of Brickyard and associated buildings;<br>ALC: GRADE 3;<br>LCA: Wooded Farmland; |

|                                   |  |
|-----------------------------------|--|
|                                   | <p>Potential highway matters;</p> <p>Adjacent to flood zones 2 and 3;</p> <p>Western parcel is adjacent to existing Limits to Built Development</p>  |
| <b>Site Description:</b>          | <p>The site is made up of two parcels of land, east and west. Both are managed green fields. There are no existing buildings on the site. The site is adjoined by a recreation ground, fields and Ockley Wood. There are residential properties close by to the south. The eastern parcel has relatively open boundaries including wire fence along its southern boundary and it abuts a wooded belt to the north. There are hedging and trees too. Boundaries of the western parcel comprise hedging. There is a drain to the north of the eastern parcel of the site. There is currently no vehicular access into the site. There is currently a lack of pedestrian access into the site and a lack of pavement along Hearten Oak Road and Ockley Lane. On the eastern parcel of the site there is a significant slope down from the south to the north and the site undulates in an east to west direction. The western parcel has a significant slope down in a northwards direction. The site lies within a rolling landscape. There are public views of the site from the recreation ground.</p> |
| <b>Suitability:</b>               | <p>Unsuitable: The site comprises an undeveloped fields in a semi-rural location. Built development in this location would have an adverse impact upon the landscape character and settlement pattern, located within the AONB.</p>  |
| <b>Availability:</b>              | <p>Available</p> <p>Multiple ownership</p>   |
| <b>Achievability:</b>             | <p>N/A</p>   |
| <b>Sustainability Assessment:</b> | <p>A site with a mixture of mostly neutral and positive scores. It is let down on landscape and land use grounds. Part of the site is an historic field and there are historic routeways. The site is outside of desirable walking distance so car use will dominate especially as Hawkhurst lacks a train station and is distant from significant retail and leisure facilities. The air score reflects the risk this relatively large site creates to air quality in the AQMA that is about to be declared.</p>  |
| <b>Conclusion:</b>                | <p>This site is considered unsuitable as a potential site allocation.</p>  |
| <b>Reason:</b>                    | <p>This site is not well related to the settlement centre and is unlikely to be sustainable in this context. There is also concern about impact on settlement pattern and character of the landscape, located within the AONB.</p>   |

## Site Reference: 172

**Site Address:** Land adjacent to No. 6 Sydney Terrace, Cranbrook Road, Hawkhurst



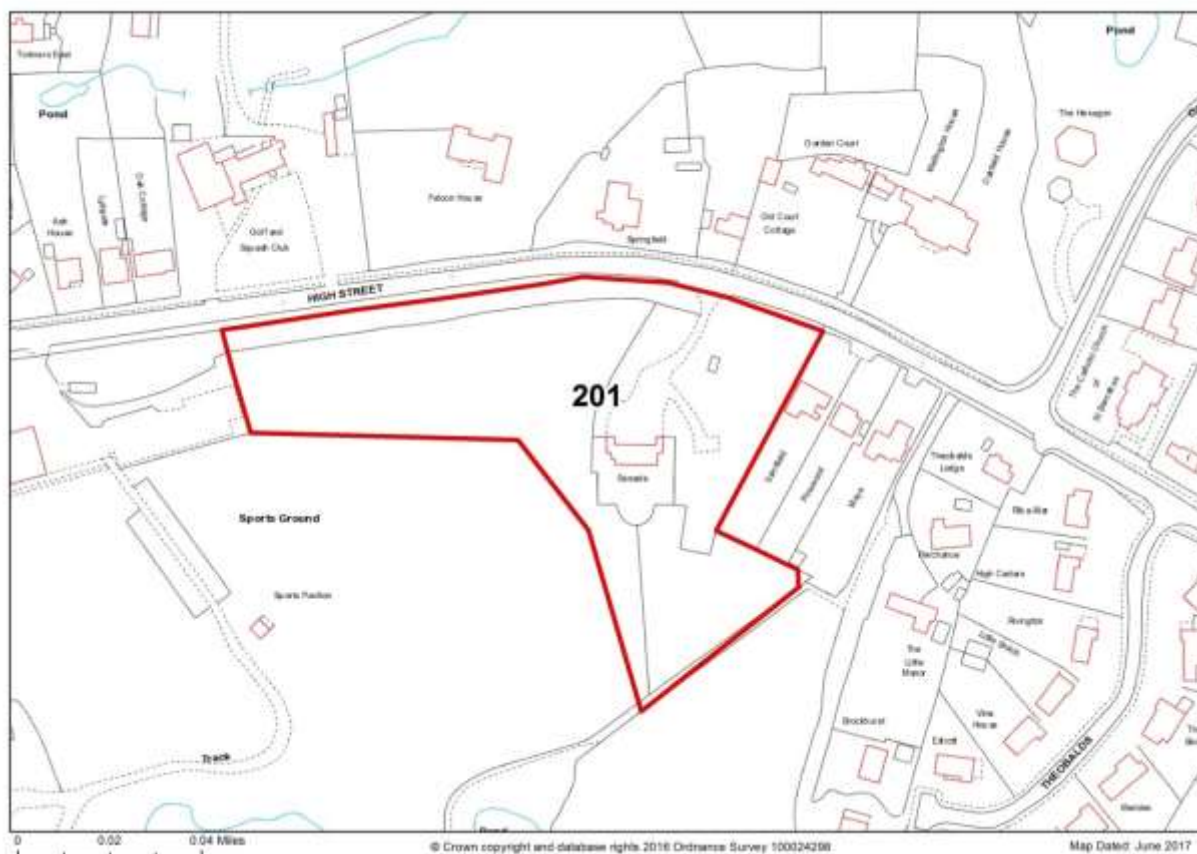
|  |  |
|--|--|
| <b>Parish:</b>                         | Hawkhurst  |
| <b>Settlement:</b>                     | Hawkhurst  |
| <b>Gross area (ha):</b>                | 0.04   |
| <b>Developable area (ha):</b>          | 0.03   |
| <b>Site type:</b>                      | PDL site adjacent to LBD   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use  |
| <b>Potential yield if residential:</b> | Less than 10   |
| <b>Issues to consider:</b>             | AONB Component Part: Historic Settlements;<br>AONB;<br>Flood Zone 2;<br>Flood Zone 3;<br>HLC Period: Late 20th century;<br>Contaminated Land (Unknown Filled Ground (medium));<br>APA: General background archaeological potential;<br>ALC: GRADE 3; |



|                                   |   |
|-----------------------------------|---|
|                                   | LCA: Wooded Farmland;<br>Potential highway and parking matters;<br>Adjacent to existing Limits to Built Development   |
| <b>Site Description:</b>          | The site is a private car park for residential properties adjacent to the site. There are no existing buildings on the site. The site is adjoined by residential properties, fields, trees and is opposite part of a golf course. Boundaries of the site comprise wire fencing and low level metal bars along the frontage with Cranbrook Road. The site abuts the neighbouring dwellings wall/fence to the south. The speed limit to the front of the site is 30 miles per hour. It is close to a change in the speed limit from 30 to 40 miles per hour. There is direct vehicular access into the site from Cranbrook Road. There are pavements along Cranbrook Road. The topography of the site is flat. There are clear, open views of the site from Cranbrook Road. It is more screened with glimpses through the trees from the north. |
| <b>Suitability:</b>               | Unsuitable: This is a PDL site adjacent to the current LBD and is considered 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.   |
| <b>Availability:</b>              | Available<br>Single ownership   |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | Site is not a reasonable alternative.   |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.  |

## Site Reference: 201

**Site Address: Land at Sessele House and Marlborough House School, High Street, Hawkhurst, TN18 4PY**



|  |  |
|--|--|
| <b>Parish:</b>                         | Hawkhurst  |
| <b>Settlement:</b>                     | Hawkhurst  |
| <b>Gross area (ha):</b>                | 1.43   |
| <b>Developable area (ha):</b>          | 1.43   |
| <b>Site type:</b>                      | Part PDL site adjacent to LBD  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use  |
| <b>Potential yield if residential:</b> | 10 – 15  |
| <b>Issues to consider:</b>             | AONB Component Part: Historic Settlements;<br>Transport Infrastructure: PRoW;<br>AONB;<br>HLC Period: Late 20th century;<br>APA: Newenden - Wadhurst Roman/Prehistoric Ridgeway;<br>ALC: GRADE 3;<br>LCA: Wooded Farmland;<br>Potential highway matters; |

|                                   |  |
|-----------------------------------|--|
|                                   | Loss of school playing field;<br>Adjacent to existing Limits to Built Development  |
| <b>Site Description:</b>          | The site is used associated with Marlborough House school and includes land on the edge of a playing field. The area adjacent to the playing field currently has no defined boundary on site. There is an existing house on the site, Sessele House. The site is adjoined by school playing pitches. The southern boundary of the site is not defined but boundary treatments includes fencing, hedging, trees and a small orchard. There is hedging and trees along the frontage of the site with High Street. There is limited visibility from the vehicular access to the site to the west. There is a 30 miles per hour speed limit along High Street. There is vehicular access direct from High Street. There is a pavement along the northern side of High Street opposite the vehicular access into the site. There are two pavements further to the east. Public Right of Way number WC191 runs along the south eastern boundary of the site. The site is a generally flat site. There are public views of the site from the public footpath. There are more screened views of the site from High Street. |
| <b>Suitability:</b>               | Unsuitable: This site is a part PDL site adjacent to the LBD, and is considered likely to be sustainable in this context. It is a constrained site with any likely yield likely to be such that it would be considered unsuitable for allocation.  |
| <b>Availability:</b>              | Available<br>Single ownership  |
| <b>Achievability:</b>             | N/A  |
| <b>Sustainability Assessment:</b> | A site that scores mostly neutral. It is part of an existing school and as such deliverability is uncertain. It results in loss of a greenfield site in the AONB, but impact likely to be limited as is a small site.  |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.   |
| <b>Reason:</b>                    | It is a constrained site with any likely yield likely to be such that it would be considered unsuitable for allocation.  |

## Site Reference: 252

**Site Address: Land at Red Oak, Hawkhurst, TN18 4QN**



|  |   |
|--|---|
| <b>Parish:</b>                         | Hawkhurst   |
| <b>Settlement:</b>                     | Hawkhurst   |
| <b>Gross area (ha):</b>                | 0.18  |
| <b>Developable area (ha):</b>          | 0.18  |
| <b>Site type:</b>                      | Greenfield site adjacent to LBD   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use   |
| <b>Potential yield if residential:</b> | Less than 10  |
| <b>Issues to consider:</b>             | AONB Component Part: Historic Settlements, Water Courses; AONB;<br>HLC Period: Late 20th century;<br>APA: General background archaeological potential;<br>ALC: GRADE 3;<br>LCA: Wooded Farmland;<br>Potential highway matters;<br>Heritage matters (setting of listed building to the north);<br>Adjacent to existing Limits to Built Development; As at 01 April |

|                                   |  |
|-----------------------------------|--|
|                                   | 2020, site includes extant planning permission 18/03839/OUT for 9 dwellings  |
| <b>Site Description:</b>          | <p>The site consists of overgrown woodland and includes part of the curtilage / communal space of adjacent flats. There are no existing buildings. The site is adjoined by residential properties and fields. The boundary of the site fronting Red Oak comprises chain link fencing. The boundary with Heansill Lane is that of a woodland edge. There is a drainage feature west of the site. There is no vehicular access into the site currently. From Red Oak the site is located at the end, used for parking. The frontage with Heansill Lane is rural in character and has a drainage ditch. There is limited width in the Lane. There are pavements along Red Oak. These are absent from the parking area at the end of Red Oak. There is a Public Right of Way immediately adjacent to the site along Heansill Lane. There is a slight slope to the site from Red Oak. This is a mostly sloping site down to the north. A public view of the site exists from Red Oak into the site. This is one of trees and overgrown brambles. There is a similar view of trees from Heansill Lane.</p> |
| <b>Suitability:</b>               | Unsuitable: This site lies adjacent to the LBD and is likely to be sustainable in this context. Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.   |
| <b>Availability:</b>              | Available<br>Single ownership  |
| <b>Achievability:</b>             | N/A  |
| <b>Sustainability Assessment:</b> | Site is not a reasonable alternative.  |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.   |
| <b>Reason:</b>                    | Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.   |

## Site Reference: 281

**Site Address: St Cuthbert's Lodge, Stream Lane, Hawkhurst, Kent**

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Map Data: June 2017

|  |  |
|--|--|
| <b>Parish:</b>                         | Hawkhurst  |
| <b>Settlement:</b>                     | Hawkhurst  |
| <b>Gross area (ha):</b>                | 0.32   |
| <b>Developable area (ha):</b>          | 0.32   |
| <b>Site type:</b>                      | Greenfield site in proximity to LBD  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use  |
| <b>Potential yield if residential:</b> | Less than 10   |
| <b>Issues to consider:</b>             | <p>Ecology: LWS;<br/> AONB;<br/> HLC Period: Early modern;<br/> APA: Collingwood House and Gardens;<br/> ALC: GRADE 3;<br/> LCA: Wooded Farmland;</p> <p>As at 01 April 2020, site includes extant planning permission</p> |

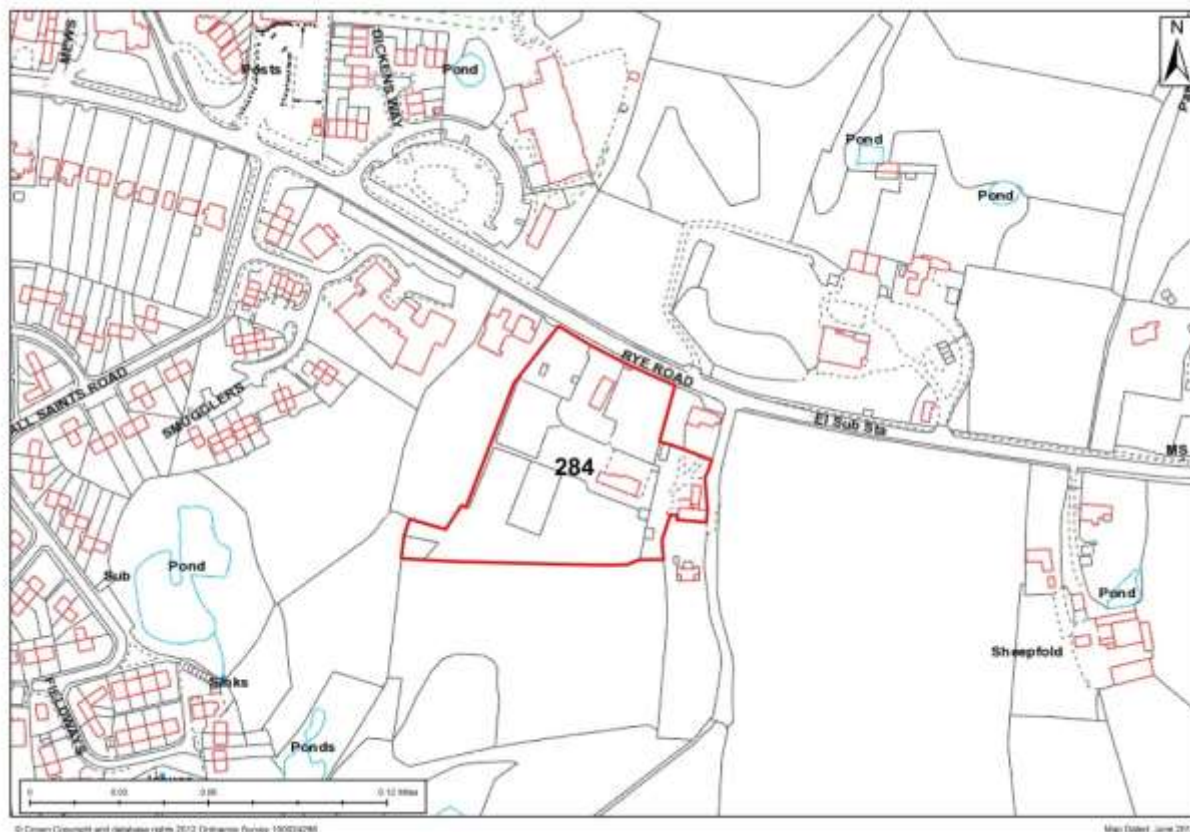
|                                   |   |
|-----------------------------------|---|
|                                   | 19/02772/FULL for 1 dwelling  |
| <b>Site Description:</b>          | The site consists of a parcel of land with a domestic feel (forms part of garden of property). There are no existing buildings on the site. It is adjoined by residential properties and Kent Wildlife Trust Colling Wood Nature Reserve. Site boundaries include hedging, domestic fencing, brickwork surrounding gate. The site boundary to the west is open. Access to the site is provided through a gate off Stream Lane. There is a lack of pavement along Stream Lane. The site is generally flat. |
| <b>Suitability:</b>               | Unsuitable This site lies in proximity to the LBD and is likely to be sustainable in this context.  |
| <b>Availability:</b>              | Available<br>Multiple ownership   |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | Site is not a reasonable alternative.   |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.  |



## Site Reference: 284

**Site Address: Dee House, Rye Road, Hawkhurst, Kent**

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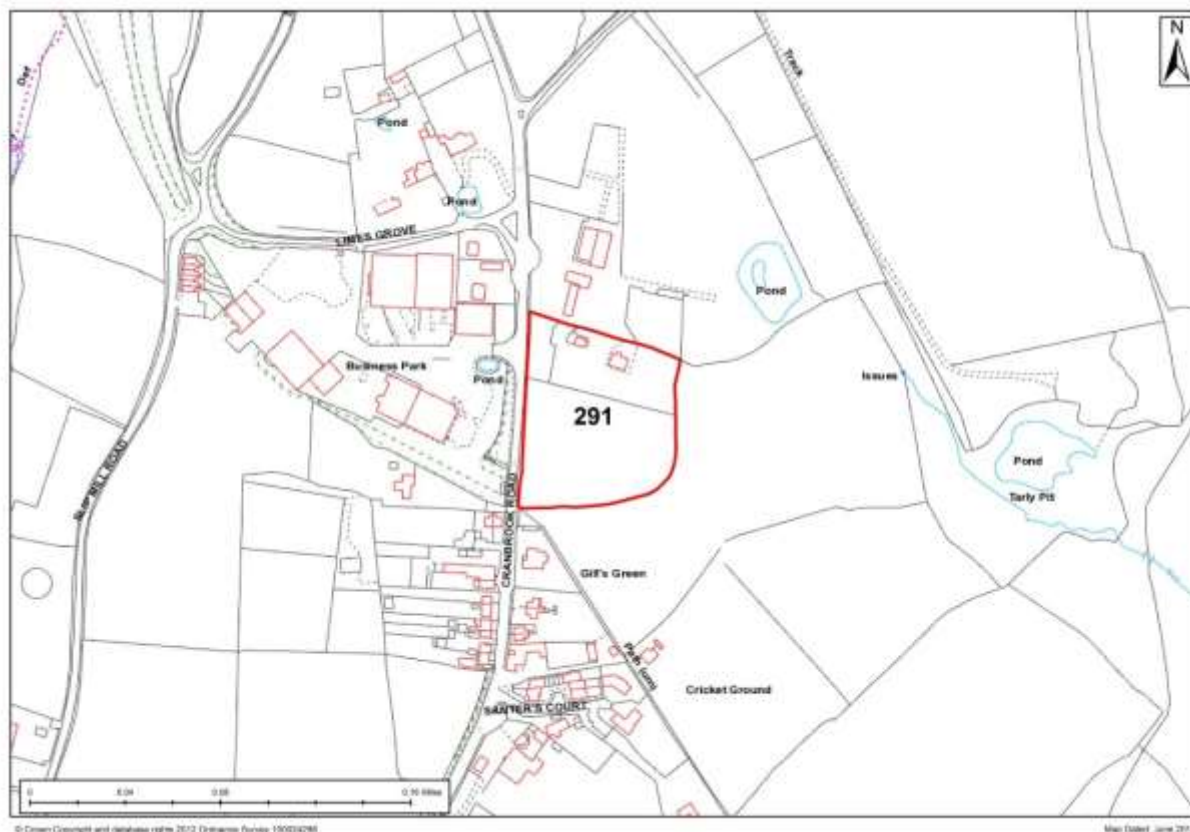
|  |   |
|--|---|
| <b>Parish:</b>                         | Hawkhurst   |
| <b>Settlement:</b>                     | Hawkhurst   |
| <b>Gross area (ha):</b>                | 1.24  |
| <b>Developable area (ha):</b>          | 1.24  |
| <b>Site type:</b>                      | Part greenfield/part brownfield site adjacent to LBD  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use   |
| <b>Potential yield if residential:</b> | Less than 10  |
| <b>Issues to consider:</b>             | AONB;<br>HLC Period: Late 20th century;<br>APA: Site of Copt Hall and associated grounds and Aviary's;<br>ALC: GRADE 3;<br>LCA: Wooded Farmland;<br>Heritage – Cumulative impact issues with other sites and those already approved;<br>Highways issues |
| <b>Site Description:</b>               | Site comprises some residential properties and ancillary land   |

|                                   |   |
|-----------------------------------|---|
|                                   | including outbuildings. The site is adjoined by other residential properties including a new development at Woodham Hall to the west and fields. Site boundaries consist of mature trees, a gate and hedge. There is a public footpath to the east of the site. Vehicular access to the site is from Rye Road located along the northern site frontage. There are far reaching views south of the site. |
| <b>Suitability:</b>               | Unsuitable: This is a part PDL site adjacent to the LBD. Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.   |
| <b>Availability:</b>              | Available<br>Single ownership   |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | A site that scores mostly neutral that includes existing built development.   |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.  |

# Site Reference: 291

**Site Address: Field at Cranbrook Road, Hawkhurst, Kent**

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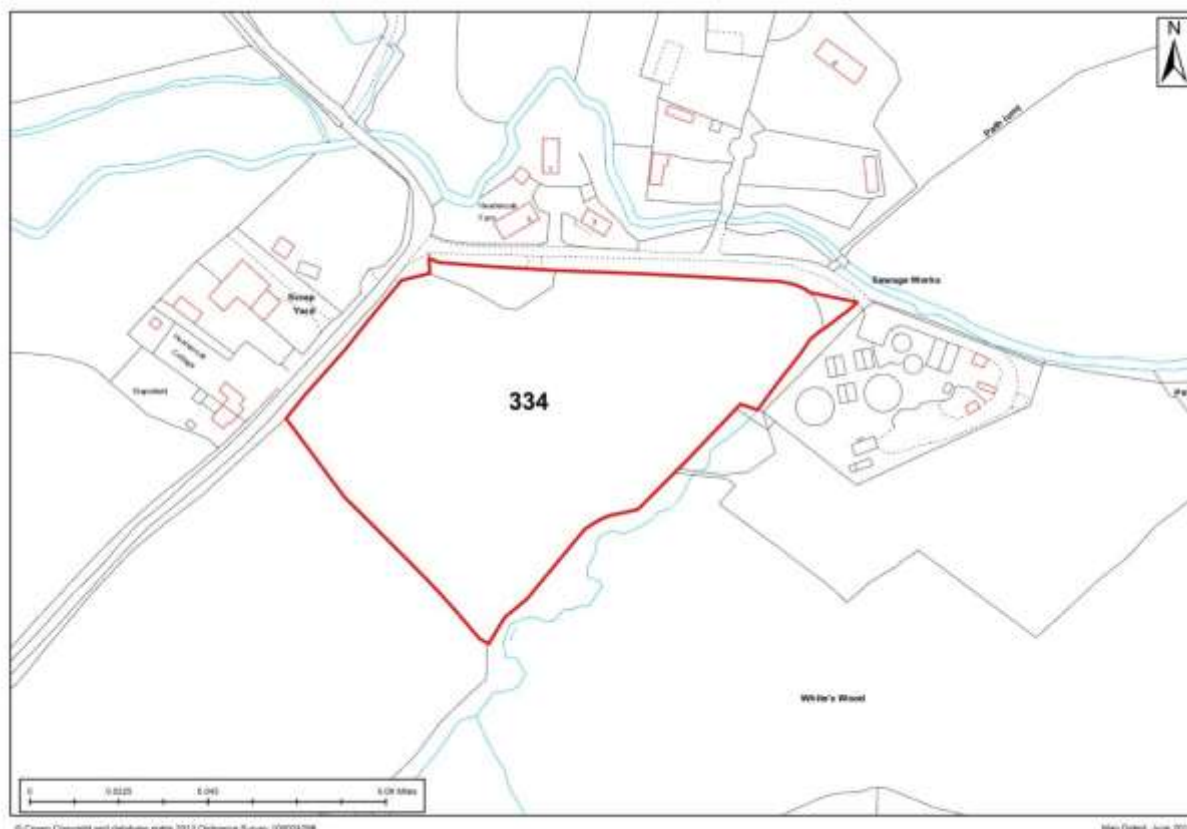
|  |  |
|--|--|
| <b>Parish:</b>                         | Hawkhurst  |
| <b>Settlement:</b>                     | Gill's Green, Hawkhurst  |
| <b>Gross area (ha):</b>                | 1.16   |
| <b>Developable area (ha):</b>          | 1.16   |
| <b>Site type:</b>                      | Part greenfield, part brownfield site adjacent to LBD  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use or economic use  |
| <b>Potential yield if residential:</b> | 35   |
| <b>Issues to consider:</b>             | AONB;<br>HLC Period: Late 20th century;<br>APA: General background archaeological potential;<br>ALC: GRADE 3;<br>LCA: Wooded Farmland  |
| <b>Site Description:</b>               | The site comprises a parcel of woodland, a residential property and associated structures. There is a poly tunnel type structure on the site. The site is adjoined by a commercial nursery to the north, a business park, residential properties and a field. The boundaries |

|                                   |  |
|-----------------------------------|--|
|                                   | of the site consist of trees with some hedging. There are 50/40 miles per hour speed restrictions. There is currently a lack of direct vehicular access into the site, however there is access to the site through the nearby nursery. The site has a frontage with Cranbrook Road. There is a pavement along Cranbrook Road on its western side. There is a Public Right of Way located adjacent to the south of the site. The topography of the site is quite flat. There are public views of trees along the Cranbrook Road frontage. Views into the site are very limited. |
| <b>Suitability:</b>               | Unsuitable: This site is located within a semi-rural location and, given its distance from the services provided at Hawkhurst, would not be able to provide a suitable pedestrian access. There is landscape concern associated with the allocation of this site, located within the AONB. The site would not form a logical extension to the LBD of the key employment area at Gill's Green and existing economic uses.   |
| <b>Availability:</b>              | Available<br>Single ownership  |
| <b>Achievability:</b>             | N/A  |
| <b>Sustainability Assessment:</b> | A site that includes some existing built development. It scores neutrals and some positives but is let down by a lack of key services and facilities and lack of public transport options. It is let down on land use score influenced by agricultural grade 3 land and loss of greenfield land in the AONB.   |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.   |
| <b>Reason:</b>                    | There is landscape concern associated with the allocation of this site.  |

## Site Reference: 334

**Site Address: South west side of Hartenoak Lane, Hawkhurst, Kent**

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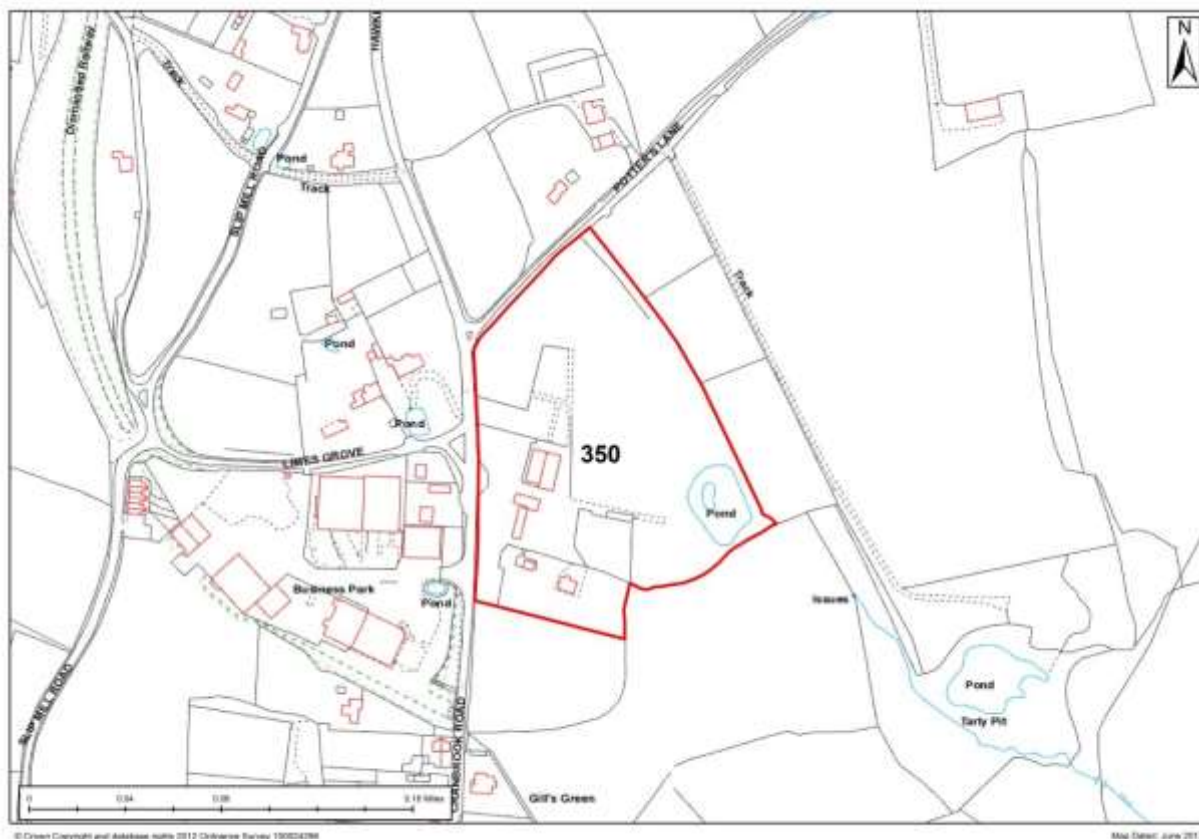
|  |   |
|--|---|
| <b>Parish:</b>                         | Hawkhurst   |
| <b>Settlement:</b>                     | Remote from settlement centre   |
| <b>Gross area (ha):</b>                | 1.91  |
| <b>Developable area (ha):</b>          | 1.48  |
| <b>Site type:</b>                      | Greenfield site in rural area   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use   |
| <b>Potential yield if residential:</b> | 45  |
| <b>Issues to consider:</b>             | AONB Component Part: Water Courses, Historic Field Boundaries;<br>AONB;<br>Flood Zone 2;<br>Flood Zone 3;<br>HLC Period: Boundary Lost 26-50%, Medieval;<br>Contaminated Land (sewage treatment works);<br>APA: Former site of Brickyard and associated buildings;<br>ALC: GRADE 3; |

|                                   |   |
|-----------------------------------|---|
|                                   | LCA: Wooded Farmland  |
| <b>Site Description:</b>          | <p>This site is a greenfield site on which there are no existing buildings. It lies on the eastern side of Hearten Oak Lane and is adjoined by a sewage works to the north east corner, fields, a scrapyard and some residential properties. Site boundaried comprise mostly hedge.</p> <p>Hearten Oak Lane lacks pavement and is a narrow lane. The site has a gentle slope and is an enclosed site.</p>   |
| <b>Suitability:</b>               | Unsuitable :This site is located in a rural location and considered to be remote from the settlement centre. It is not possible to deliver a safe and suitable pedestrian access to services at Hawkhurst and is unlikely to be sustainable in this context. There is also concern about the impact of development upon the character of the landscape and settlement pattern, located within the AONB.   |
| <b>Availability:</b>              | Available<br>Single ownership   |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | A site with a mixture of mostly neutral and positive scores, let down on land use and landscape scores, reflecting location relative to the settlement centre and loss of historic field in the AONB. There is concern about lack of footway along Hearten Oak Road and pedestrian accessibility to services and facilities including public transport. The site is outside of desirable walking distance so car use will dominate especially as Hawkhurst lacks a train station and is distant from significant retail and leisure facilities. The air score reflects the risk this relatively large site creates to air quality in the AQMA that is about to be declared. |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | This site is remote from the settlement centre / not well related to it and is unlikely to be sustainable in this context. There is also concern about impact on the landscape and settlement pattern   |

## Site Reference: 350

**Site Address: High Banks Garden Centre, Cranbrook Road, Hawkhurst, Kent**

Call for Sites 2017 Submission



|  |  |
|--|--|
| <b>Parish:</b>                         | Hawkhurst  |
| <b>Settlement:</b>                     | Gill's Green, Hawkhurst  |
| <b>Gross area (ha):</b>                | 3.50   |
| <b>Developable area (ha):</b>          | 3.50   |
| <b>Site type:</b>                      | Part greenfield, part brownfield site adjacent to LBD  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use or economic use  |
| <b>Potential yield if residential:</b> | 105  |
| <b>Issues to consider:</b>             | AONB;<br>HLC Period: Late 20th century;<br>APA: General background archaeological potential;<br>ALC: GRADE 3;<br>LCA: Wooded Farmland;<br>Heritage matters (adjacent to listed building) |
| <b>Site Description:</b>               | Site consists of a garden nursery and associated uses and also includes a swimming pool company and lawnmower repair   |

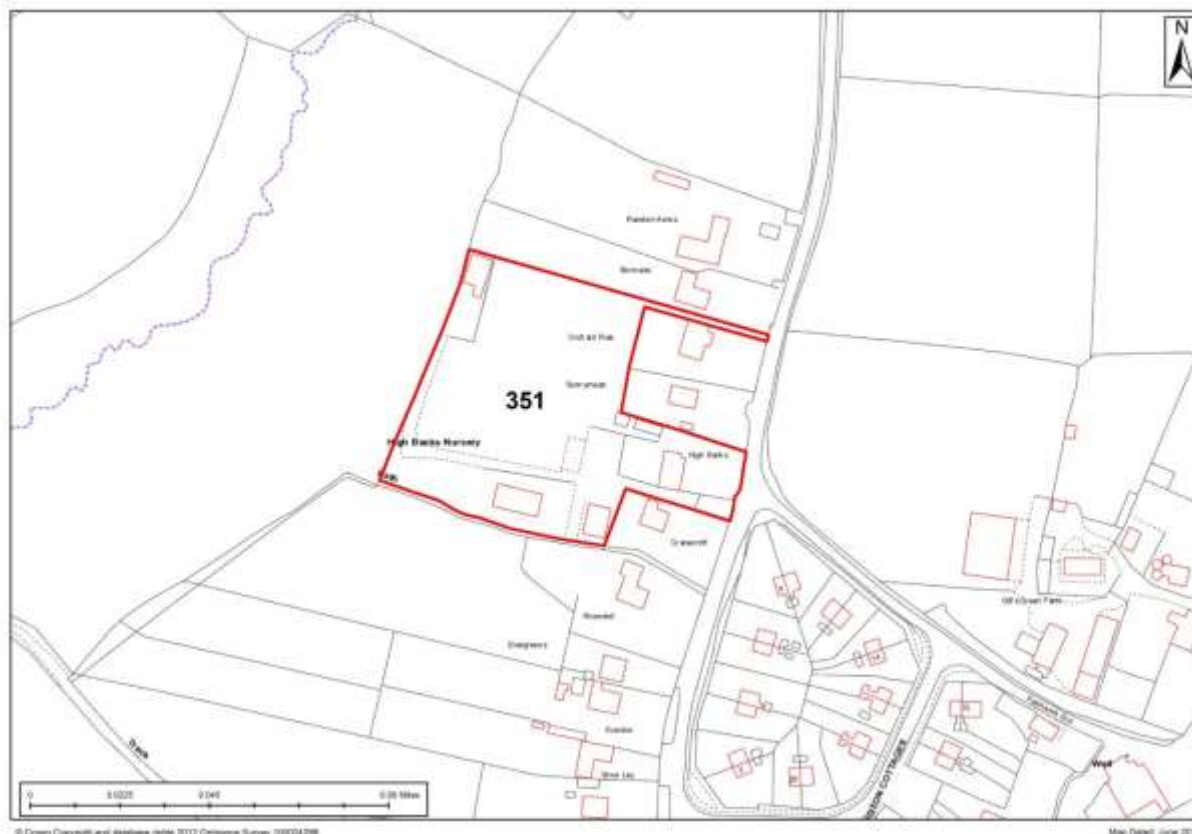


|                                   |   |
|-----------------------------------|---|
|                                   | <p>company. There are several buildings on the site which also includes poly tunnels. There is a pond on the site too. The site lies to the east of Cranbrook Road. Commercial uses adjoin to the west. Site also adjoins fields and some sporadic residential. Site fronts Cranbrook Road and lies adjacent to Potters Lan to the north.</p> <p>There is direct vehicular access from Cranbrook Road. There is pavement further south along Cranbrook Road, which is lacking to the site frontage. There is a slight slope down to the east and clear public views of most of site due to the nature of site as a commercial nursery open to the public.</p> |
| <b>Suitability:</b>               | Unsuitable: This site is located within a semi-rural location and, given its distance from the services provided at Hawkhurst, would not be able to provide a suitable pedestrian access. There is landscape concern associated with the allocation of this site, located within the AONB. The site would not form a logical extension to the LBD of the key employment area at Gill's Green and existing economic uses.  |
| <b>Availability:</b>              | Available<br>Ownership unconfirmed  |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | A site that includes some existing built development. It scores neutrals and some positives but is let down by a lack of key services and facilities and lack of public transport options. It is let down on land use score influenced by agricultural grade 3 land and loss of greenfield land in the AONB. The air score reflects the risk this relatively large site creates to air quality in the AQMA that is about to be declared.  |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | There is landscape concern associated with the allocation of this site. In addition, the site would not form a logical extension to the LBD of the key employment area at Gill's Green and existing economic uses.  |

# Site Reference: 351

**Site Address: High Banks, Slip Mill Road, Hawkhurst, Kent**

Call for Sites 2017 Submission



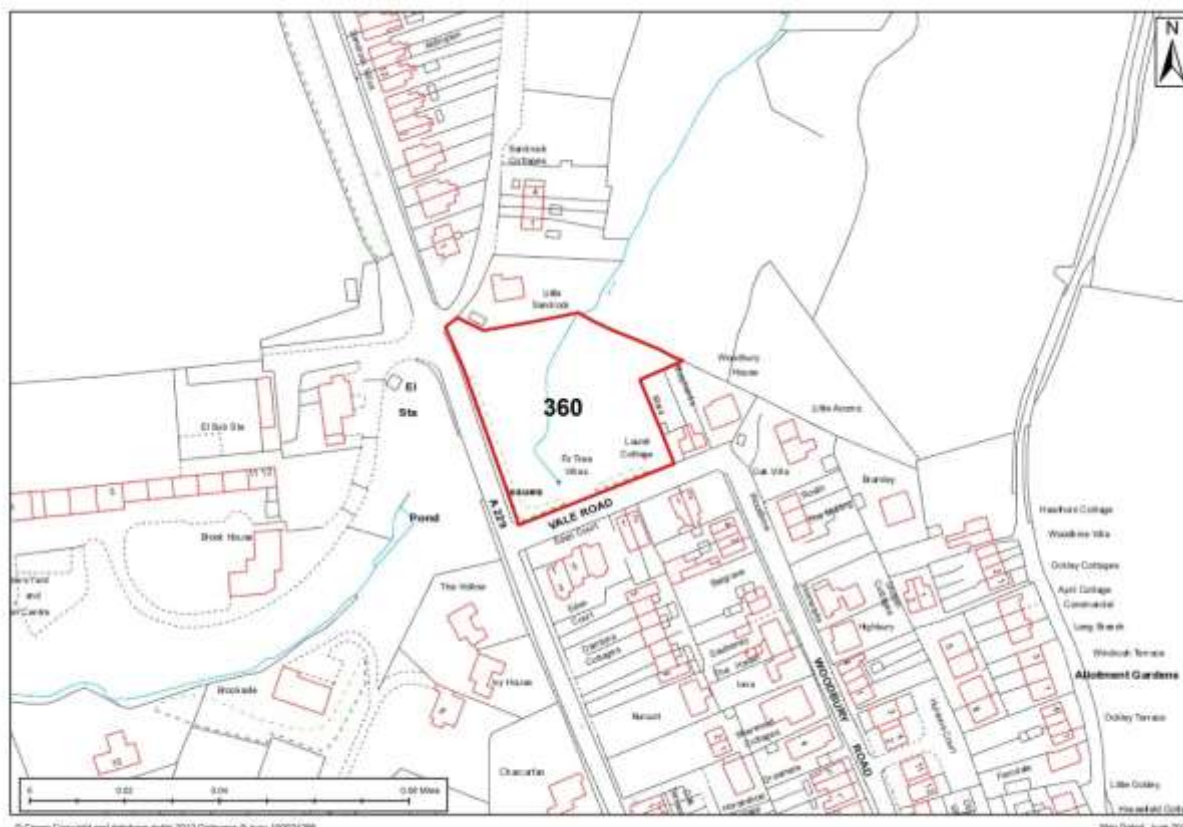
|  |   |
|--|---|
| <b>Parish:</b>                         | Hawkhurst   |
| <b>Settlement:</b>                     | Gill's Green, Hawkhurst   |
| <b>Gross area (ha):</b>                | 1.01  |
| <b>Developable area (ha):</b>          | 0.76  |
| <b>Site type:</b>                      | Primarily PDL site in rural area  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use   |
| <b>Potential yield if residential:</b> | 23  |
| <b>Issues to consider:</b>             | Ecology: LWS;<br>AONB Component Part: Ancient Woodland, Historic Settlements, Historic Routeways Roads;<br>Transport Infrastructure: PRoW;<br>AONB;<br>HLC Period: Early 20th century;<br>APA: General background archaeological potential;<br>ALC: GRADE 3;<br>LCA: Forested Plateau |
| <b>Site Description:</b>               | Site includes a nursery and shrub centre (Highbanks). Includes  |

|                                   |   |
|-----------------------------------|---|
|                                   | <p>dwelling and one other commercial use - Mermaid Ltd swimming pool specialist. There are buildings on site including dwelling, green houses, brick buildings, poly tunnels. Adjoining uses are residential and woodland. There are trees and shrubs along frontage with Slip Mill Road. Trees primarily along other boundaries, hedging within the site.</p> <p>There is direct vehicle access from Slip Mill Road. There is a Public Right of Way adjacent to the site to the south. Site is at raised level relative to Slip Mill Road. Site itself is flat. Public view along access from Slip Mill Road. Glimpses of site from the Public Right of Way. Site is generally quite enclosed. There is a lack of pavement and street lighting along Slip Mill Road.</p> |
| <b>Suitability:</b>               | Unsuitable: This site is located within a semi-rural location and, given its distance from the services provided at Hawkhurst, would not be able to provide a suitable pedestrian access. There is landscape concern associated with the allocation of this site, located within the AONB.  |
| <b>Availability:</b>              | Available<br>Ownership unconfirmed  |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | A site that contains existing built development. It is let down by the lack of key services and facilities/transport.   |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | The site is not well related to the settlement centre and is unlikely to be sustainable. There is significant landscape concern about the allocation of this site   |

## Site Reference: 360

**Site Address: Land between Cranbrook Road and Vale Road, Hawkhurst, Cranbrook, Kent**

Call for Sites 2017 Submission



|  |   |
|--|---|
| <b>Parish:</b>                         | Hawkhurst   |
| <b>Settlement:</b>                     | Hawkhurst   |
| <b>Gross area (ha):</b>                | 0.36  |
| <b>Developable area (ha):</b>          | 0.24  |
| <b>Site type:</b>                      | Greenfield site within LBD  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use   |
| <b>Potential yield if residential:</b> | Less than 10  |
| <b>Issues to consider:</b>             | TPO;<br>AONB Component Part: Ancient Woodland, Historic Settlements, Water Courses;<br>AONB;<br>2016 Landscape Designation;<br>HLC Period: Early modern;<br>Contaminated Land (Unknown Filled Ground (medium));<br>APA: General background archaeological potential;<br>ALC: GRADE 3; |

|                                   |  |
|-----------------------------------|--|
|                                   | LCA: Wooded Farmland;<br><br>Local Plan landscape designation  |
| <b>Site Description:</b>          | Site comprises an overgrown parcel of land located along the eastern side of Cranbrook Road to the north of Vale Road. It lies opposite Springfield Gardens area of commercial use and adjacent to residential properties and a field. There are no existing buildings on the site and there is no direct vehicular access into the site. The site has a steep gradient and is an enclosed site. There is pavement along Cranbrook Road. |
| <b>Suitability:</b>               | Unsuitable: This site is a Designated Important Open Space and is therefore not suitable for allocation. In addition, any likely yield is of a scale that would not be considered suitable for allocation  |
| <b>Availability:</b>              | Available<br>Single ownership  |
| <b>Achievability:</b>             | N/A  |
| <b>Sustainability Assessment:</b> | Site is not a reasonable alternative.  |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.   |
| <b>Reason:</b>                    | This site is a Designated Important Open Space and is therefore not suitable for allocation. In addition, any likely yield is of a scale that would not be considered suitable for allocation  |

# Site Reference: 361 (Local Plan Allocation AL/HA1)

**Site Address: Land at The White House, Highgate Hill, Hawkhurst, Kent**

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Map (extract) June 2017

|  |  |
|--|--|
| <b>Parish:</b>                         | Hawkhurst  |
| <b>Settlement:</b>                     | Hawkhurst  |
| <b>Gross area (ha):</b>                | 0.61   |
| <b>Developable area (ha):</b>          | 0.61   |
| <b>Site type:</b>                      | Part PDL, part greenfield site straddling boundary with LBD  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use  |
| <b>Potential yield if residential:</b> | 15   |
| <b>Issues to consider:</b>             | <p>AONB Component Part: Historic Settlements, Historic Field Boundaries;</p> <p>AONB;</p> <p>2016 Landscape Designation;</p> <p>HLC Period: Late 20th century, Early modern;</p> <p>Contaminated Land (Unknown Filled Ground (low risk));</p> <p>APA: General background archaeological potential;</p> <p>ALC: GRADE 3;</p> <p>LCA: Wooded Farmland;</p> |

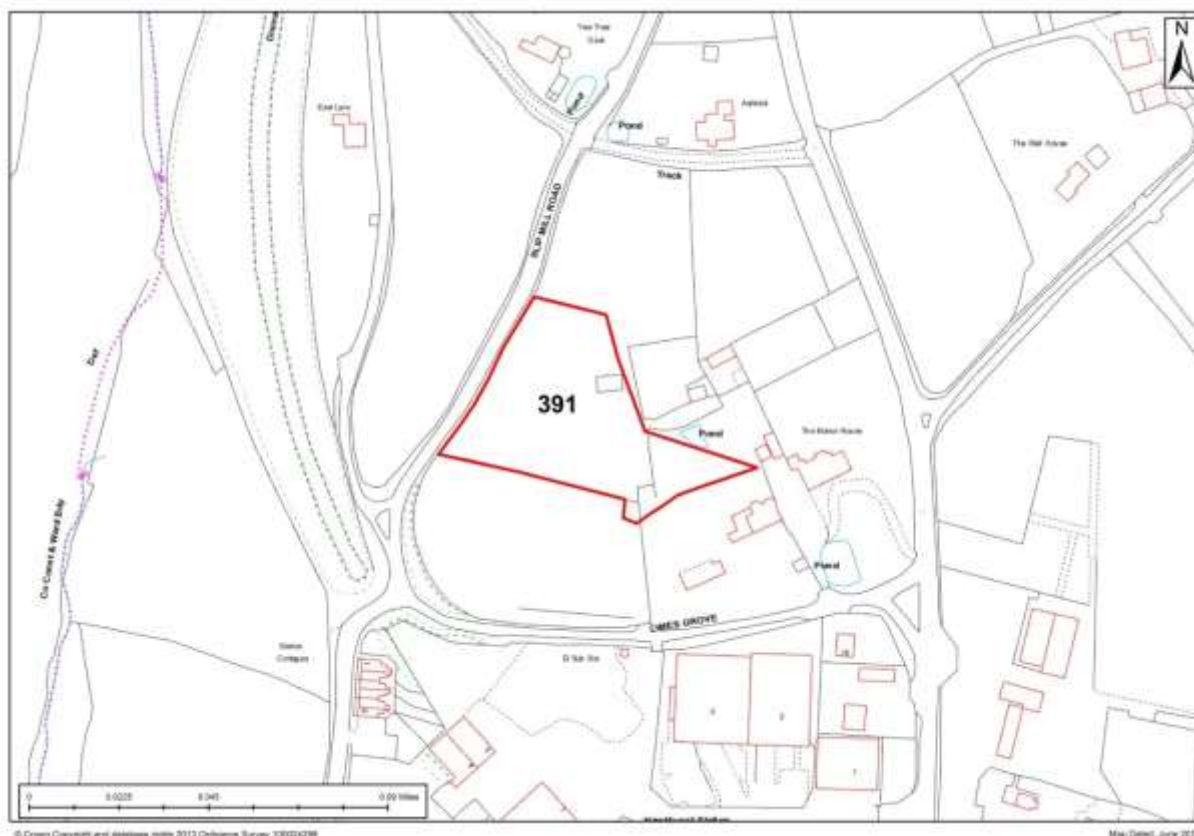
|                                   |   |
|-----------------------------------|---|
|                                   | Local Plan Landscape designation;<br>Highways issues;<br>Part in/part adjacent to LBD;As at 01 April 2020, site includes extant planning permission 19/01271/FULL for 43 dwellings (42 net)   |
| <b>Site Description:</b>          | The site includes an existing residential property and its curtilage with the remainder of the site looking like it has been cleared. It also includes some hard standing. The site lies on the western side of Highgate Hill from which it has vehicular access. There are pavements along Highgate Hill. The site lies adjacent to residential properties including a new residential development immediately west of the site. Site boundaries include hedge, fencing and some mature trees.   |
| <b>Suitability:</b>               | Suitable: This site is part within and part adjacent to the LBD and surrounded by residential development, with good pedestrian access to the services provided at Hawkhurst. It would form a logical extension to the LBD  |
| <b>Availability:</b>              | Available<br>Single ownership   |
| <b>Achievability:</b>             | This is a suitable site. It is available and is in single ownership. It is considered that the site could be delivered in the Local Plan period.  |
| <b>Sustainability Assessment:</b> | A reasonable site with mostly neutral or positive scores that largely reflect the location within desirable walking distance of facilities and services. Slight negative score for landscape and heritage reflect the high sensitivity of the landscape and change in setting of a non designated heritage asset. There is also no guarantee that the asset would not be demolished. However, preservation of the building and sensitive design will help reduce significant impacts. The site is located in an area of high road noise thus scores negatively both for its potential to worsen this through additional car movements and for the comfort of the new residents. |
| <b>Conclusion:</b>                | Site is suitable as a potential Local Plan allocation.  |
| <b>Reason:</b>                    | This site is part within and part adjacent to the LBD. It is likely to be sustainable in this context. It would form a logical extension to the LBD   |



## Site Reference: 391

**Site Address: Rear of Limes Grove Oast, Slip Mill Road, Hawkhurst, Cranbrook, Kent**

Call for Sites 2017 Submission



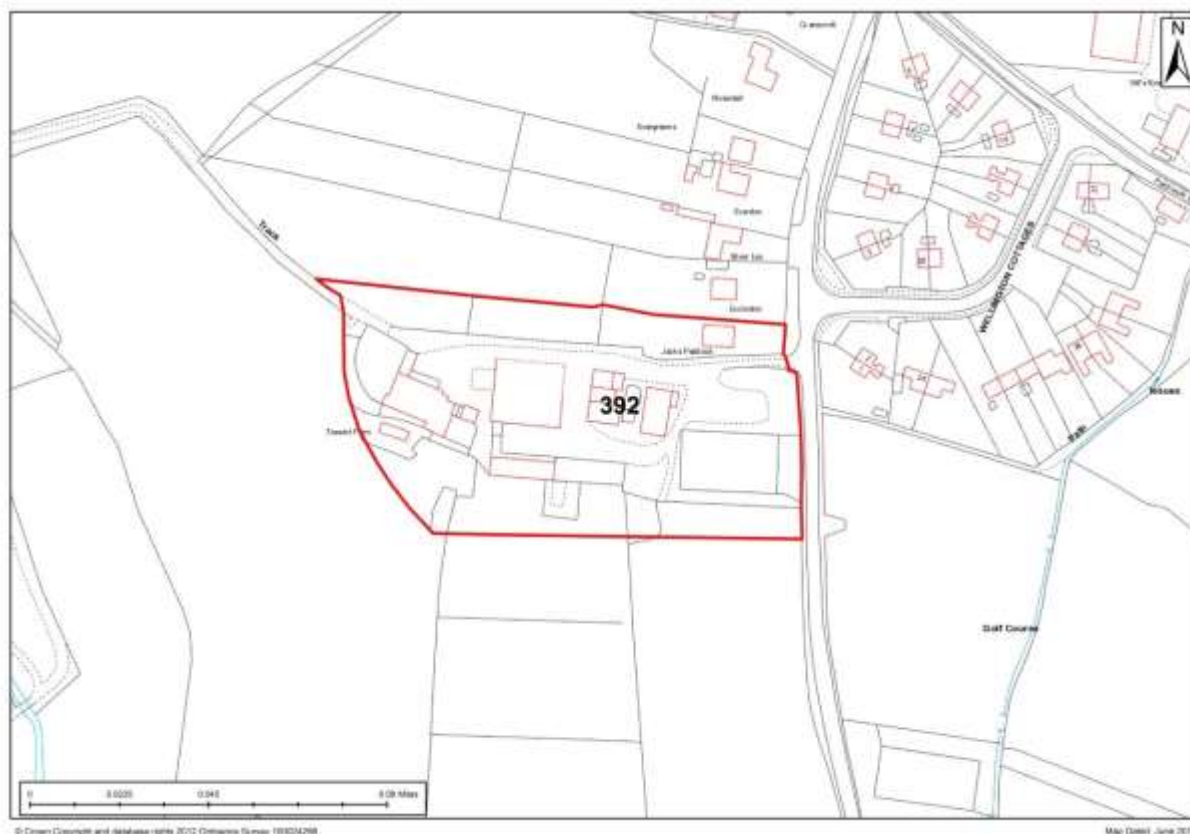
|  |  |
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| <b>Parish:</b>                         | Hawkhurst  |
| <b>Settlement:</b>                     | Gill's Green, Hawkhurst  |
| <b>Gross area (ha):</b>                | 0.50   |
| <b>Developable area (ha):</b>          | 0.50   |
| <b>Site type:</b>                      | Greenfield site in proximity to LBD at Gill's Green  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use or economic use  |
| <b>Potential yield if residential:</b> | 15   |
| <b>Issues to consider:</b>             | AONB;<br>HLC Period: Late post-medieval, Late 20th century;<br>APA: Historic Farmstead - Limes Grove;<br>ALC: GRADE 3;<br>LCA: Forested Plateau<br>Heritage – rural setting of Listed Building |
| <b>Site Description:</b>               | This is a greenfield site that includes paddocks. There are no existing buildings on the site. The site is adjoined by residential properties and further fields and paddock buildings. Site   |

|                                   |  |
|-----------------------------------|--|
|                                   | <p>boundaries include hedging and chain link. There is no formal northern boundary.</p> <p>There is currently a lack of direct vehicle access to the site. The site lies adjacent to Slip Mill Road along which there is a lack of pavement. The site is at a raised level relative to Slip Mill Road but site is primarily flat.</p>  |
| <b>Suitability:</b>               | Unsuitable: There is landscape concern associated with the allocation of this site located within the AONB. In addition, the site would not form a logical extension to the LBD of the key employment area at Gill's Green and existing economic uses.   |
| <b>Availability:</b>              | Available<br>Multiple ownership  |
| <b>Achievability:</b>             | This site is considered suitable as a potential economic allocation. It is available and subject to ownership matters, it is considered that this site could be delivered within the Local Plan period.  |
| <b>Sustainability Assessment:</b> | Gills Green is a Key Employment Area and several objectives are scored as neutral or positive to reflect suitability of allocation for employment use. Travel and air quality objectives score poorly due to the topography and distance for reaching the services at Hawkhurst using active travel. Landscape issues are also negative due to far reaching views and the impact upon the character of the AONB. Land use score reflects the loss of greenfield land and useful soils within the AONB. |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.   |
| <b>Reason:</b>                    | There is landscape concern associated with the allocation of this site. In addition, the site would not form a logical extension to the LBD of the key employment area at Gill's Green and existing economic uses.   |

## Site Reference: 392

**Site Address: Trewint Farm and Jacks Paddock, Slip Mill Lane, Hawkhurst, Kent**

Call for Sites 2017 Submission



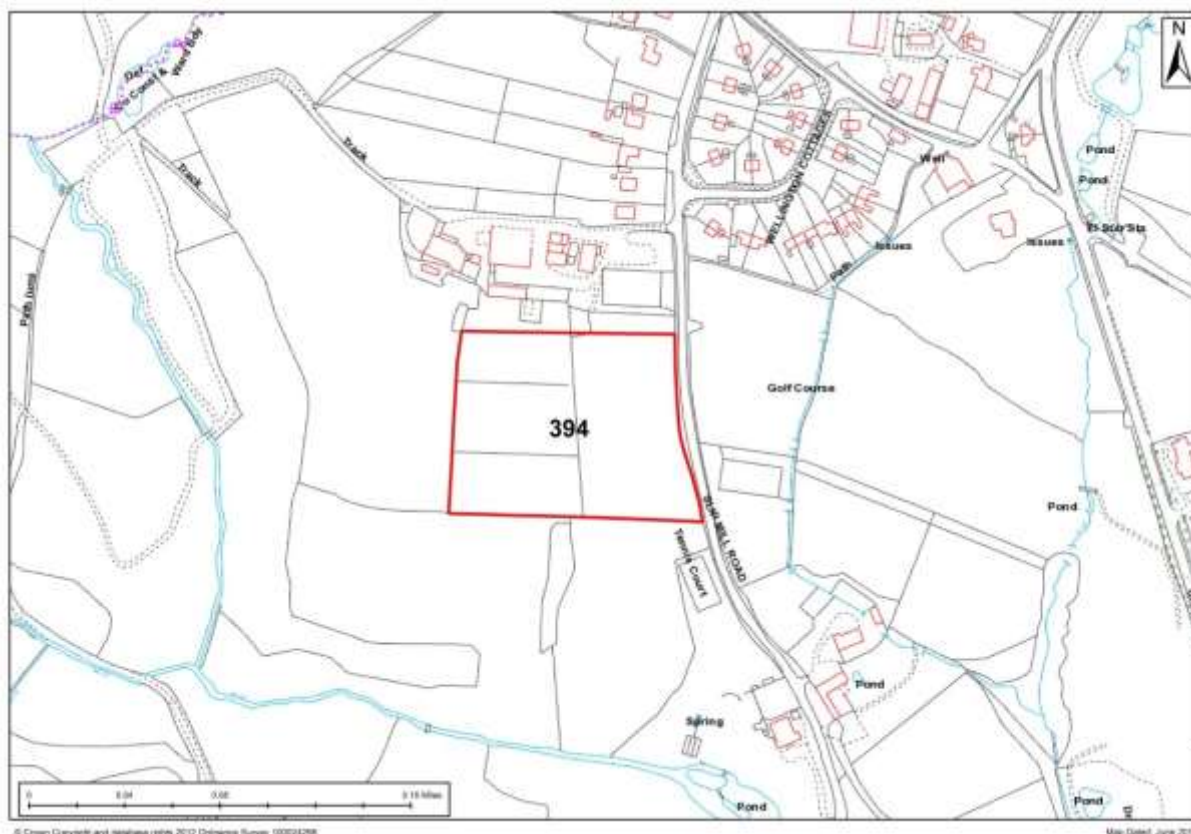
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| <b>Parish:</b>                         | Hawkhurst  |
| <b>Settlement:</b>                     | In proximity to Gill's Green, Hawkhurst  |
| <b>Gross area (ha):</b>                | 1.64   |
| <b>Developable area (ha):</b>          | 1.64   |
| <b>Site type:</b>                      | Part greenfield, part brownfield site in rural area  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use  |
| <b>Potential yield if residential:</b> | 49   |
| <b>Issues to consider:</b>             | AONB Component Part: Historic Routeways PRoW, Historic Settlements, Historic Field Boundaries;<br>Transport Infrastructure: PRoW;<br>AONB;<br>HLC Period: Late 20th century, Early 20th century;<br>APA: General background archaeological potential;<br>ALC: GRADE 3;<br>LCA: Forested Plateau. |
| <b>Site Description:</b>               | This site includes a mix of paddock, barns, sand school, parking   |

|                                   |   |
|-----------------------------------|---|
|                                   | <p>area, dwelling, stables in barn, pigs, other dwelling(s), as well as undeveloped parcels of land and a mobile home. There are several buildings on site including residential and barns. The site lies adjacent to fields with some residential to the north of the site. Site boundaries consist of hedging mostly.</p> <p>There is direct vehicle access to the site from Slip Mill Road, along which there is a lack of pavement. There is a Public Right of Way on the site that runs along the vehicle access and some changes in level. There is a clear public view of the site from the Public Right of Way and views from the site entrance along Slip Mill Road.</p> |
| <b>Suitability:</b>               | Unsuitable: This site is located within a semi-rural location and, given its distance from the services provided at Hawkhurst, would not be able to provide a suitable pedestrian access. There is landscape concern associated with the allocation of this site, located within the AONB.  |
| <b>Availability:</b>              | Available<br>Multiple ownership   |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | A site on which there is existing built development, let down by access to a lack of services and facilities and location of site in relation to settlement centre. Negative landscape score informed by impact on historic field and historic routeways.   |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | The site is not well related to the settlement centre and is unlikely to be sustainable. There is significant landscape concern about the allocation of this site.  |

## Site Reference: 394

**Site Address: Land west of Slip Mill Lane at Trewint Farm, Slip Mill Lane, Hawkhurst, Kent**

Call for Sites 2017 Submission



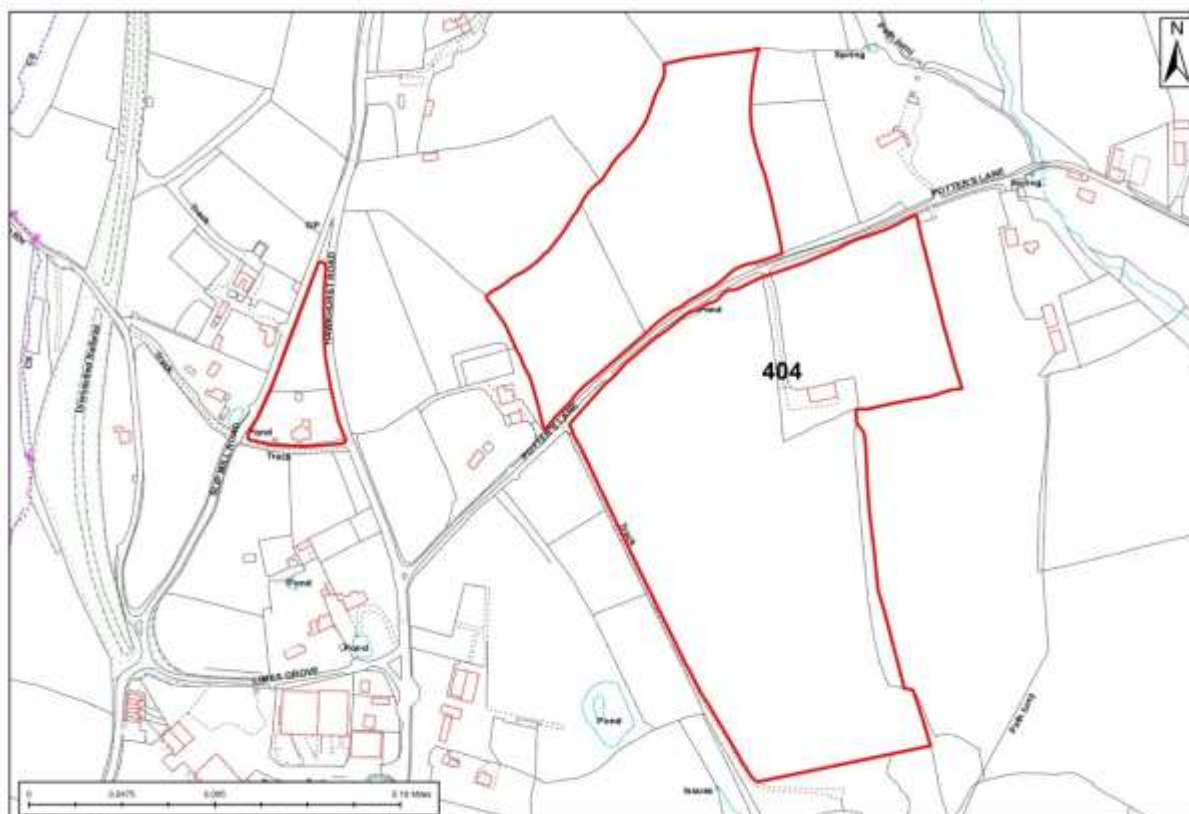
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| <b>Parish:</b>                         | Hawkhurst  |
| <b>Settlement:</b>                     | In proximity to Gill's Green, Hawkhurst  |
| <b>Gross area (ha):</b>                | 1.92   |
| <b>Developable area (ha):</b>          | 1.92   |
| <b>Site type:</b>                      | Greenfield site in rural area  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use  |
| <b>Potential yield if residential:</b> | 58   |
| <b>Issues to consider:</b>             | AONB Component Part: Historic Field Boundaries;<br>AONB;<br>HLC Period: Boundary Lost 0-25%, Medieval;<br>APA: General background archaeological potential;<br>ALC: GRADE 3;<br>LCA: Forested Plateau. |
| <b>Site Description:</b>               | This is an undeveloped field/ paddock associated with Trewint Farm directly north of the site. There are no existing buildings on the site. The site is adjoined by fields and by Slip Mill Road       |

|                                   |   |
|-----------------------------------|---|
|                                   | <p>located along the eastern boundary of the site. There is a lack of pavement along Slip Mil Road. The site is in proximity to Hawkhurst Golf course further to the east. There is hedging along the site boundary with Slip Mill Road and with the adjacent field, with some post and rail fencing with fields to the west.</p> <p>There is gated access to the site from Slip Mill Lane but passes through another field first. Access is also available from Trewint Farm. There are Public rights of Way in the locality. The site is at a raised level from the road and slopes upwards to the north.</p> |
| <b>Suitability:</b>               | Unsuitable: This site is located within a semi-rural location and, given its distance from the services provided at Hawkhurst, would not be able to provide a suitable pedestrian access. There is landscape concern associated with the allocation of this site, located within the AONB.  |
| <b>Availability:</b>              | Available<br>Multiple ownership   |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | A greenfield site which is an historic field located in the AONB. This is reflected in the negative landscape score received and land use score influenced by the greenfield site. The site scores negatively for services and facilities and transport, a reflection of the relatively remote location of the site relative to the settlement centre and public transport options.   |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | This is an undeveloped site not well related to the settlement and there is concern about landscape impact and encroachment into the countryside and settlement pattern. The site is not well related to the settlement centre and is unlikely to be sustainable.   |

## Site Reference: 404

**Site Address: Land at Limes Grove Farm, Slip Mill Lane, Potters Lane and Hawkhurst Road, Hawkhurst, Kent**

Call for Sites 2017 Submission



|  |   |
|--|---|
| <b>Parish:</b>                         | Hawkhurst   |
| <b>Settlement:</b>                     | Remote from settlement centre   |
| <b>Gross area (ha):</b>                | 12.65   |
| <b>Developable area (ha):</b>          | 12.49   |
| <b>Site type:</b>                      | Two parcels of land are greenfield sites in rural area; one parcel is PDL in rural area   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use   |
| <b>Potential yield if residential:</b> | 375   |
| <b>Issues to consider:</b>             | AONB Component Part: Ponds, Historic Field Boundaries, Historic Routeways Roads;<br>AONB;<br>HLC Period: Late 20th century, Early modern;<br>APA: Historic Farmstead - Yewtree Farm;<br>ALC: GRADE 3;<br>LCA: Forested Plateau, Wooded Farmland |
| <b>Site Description:</b>               | The site is made up of three individual parcels of land. There is   |

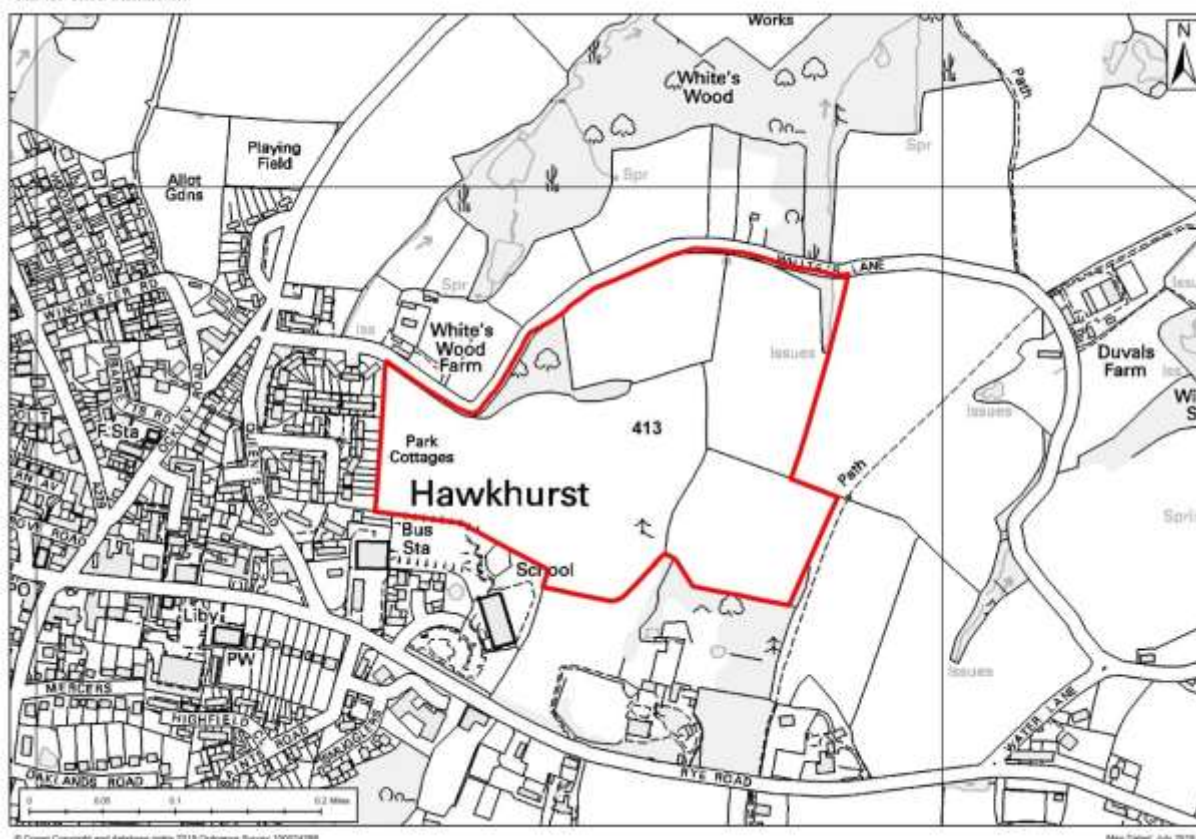


|                                   |   |
|-----------------------------------|---|
|                                   | <p>one parcel along Slip Mill Road and a further two along Potters Lane further east of the first parcel.</p> <p>The Slip Mill Road parcel consists of a residential property and curtilage. The parcels in Potters Lane are agricultural fields, with the larger one also containing paddocks and agricultural barns.</p> <p>The parcels adjoin fields with the first parcel being sited north and east of some existing built development. Site boundaries include mostly hedging and trees.</p> <p>The Slip Mill Road parcel is accessed from a track off Cranbrook Road serving the existing residential property. The parcels in Potters Lane have access through field gates along Potters Lane. There is a lack of pavement serving the locality and the site.</p> |
| <b>Suitability:</b>               | Unsuitable: This site is located within a rural location and, given its distance from the services provided at Hawkhurst, would not be able to provide a suitable pedestrian access. There is landscape concern associated with the allocation of this site.  |
| <b>Availability:</b>              | Available<br>Multiple ownership   |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | Site is not a reasonable alternative.   |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | These three parcels are remote from a settlement centre and are unlikely to be sustainable in this context.   |

## Site Reference: 413 (Local Plan Allocation AL/HA 5)

**Site Address: Land to the north of Birchfield Grove, Hawkhurst, Kent**

Call for Sites Submission



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|--|---|
| <b>Parish:</b>                         | Hawkhurst   |
| <b>Settlement:</b>                     | Hawkhurst   |
| <b>Gross area (ha):</b>                | 13.73   |
| <b>Developable area (ha):</b>          | 11.38   |
| <b>Site type:</b>                      | Greenfield site adjacent to LBD   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for a mix including residential use, education use, medical facility/ community use |
| <b>Potential yield if residential:</b> | 100   |
| <b>Issues to consider:</b>             | Ecology: TPO, Ancient Woodland;<br>AONB Component Part: Ancient Woodland, Historic Settlements,   |

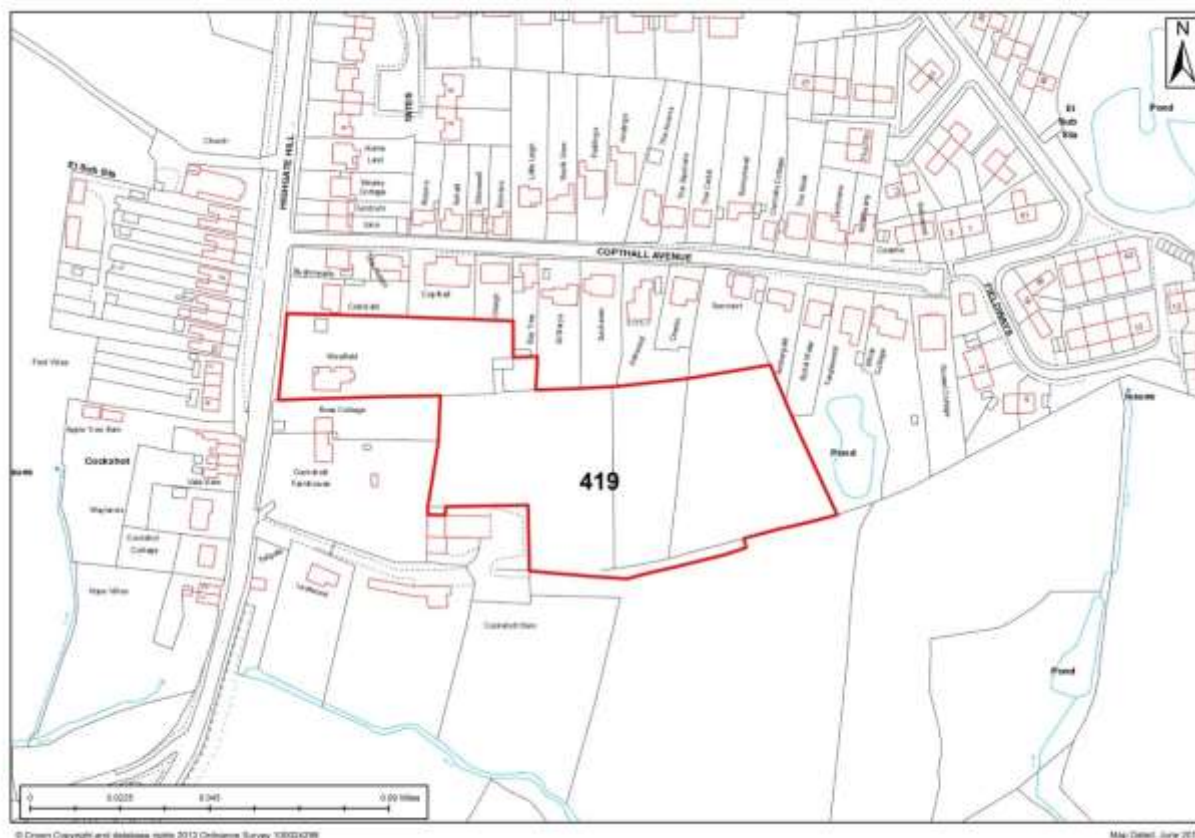
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|                                   | <p>Water Courses, Ponds, Historic Field Boundaries;<br/>AONB;<br/>HLC Period: Early modern, Early 20th century;<br/>Contaminated Land (depot / dispensing of automotive vehicles);<br/>APA: General background archaeological potential;<br/>ALC: GRADE 3;<br/>LCA: Wooded Farmland;<br/>Heritage – Conservation Area and Listed Building settings;<br/>Potential highway matters;<br/>Adjacent to LBD</p>  |
| <b>Site Description:</b>          | <p>The site is a green field with currently some sheep grazing. There are no existing buildings on the site. The site is adjoined by residential properties, a Tesco superstore, fields, woodland and a school. The site boundary comprises a woodland edge along Whites Lane. Other boundaries comprise hedging and some domestic boundary treatments. There are trees within the site.</p> <p>There is vehicular access into the site off Whites Lane, which is rural in character, where there is a metal field gate on a bend. Whites Lane is narrow, one car width with few passing places. There is a lack of pavements along Whites Lane. The topography of the site undulates. There is a public view of the site from Whites Lane, which is an open view from the gate. Views into the site are more screened by trees along Whites Lane. There are some clearer views of the site from the residential properties along the western boundary.</p> |
| <b>Suitability:</b>               | <p>Suitable in part (remainder of site unsuitable)</p> <p>Suitable: Site is adjacent to the LBD and is in proximity to the centre of Hawkhurst. The site is likely to be sustainable in this context. Part of the site is considered suitable to provide an identified need for a new medical centre at Hawkhurst, to replace the two existing GP practices.</p> <p>Unsuitable: development of the remaining part of the site would have an adverse impact upon the character of the landscape and settlement pattern located within the AONB, and the impact of the proposed scale of growth in the AONB.</p>  |
| <b>Availability:</b>              | <p>Available<br/>Multiple ownership</p>   |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | <p>A large site which provides a relatively significant quantity of new dwellings. The sensitive edge of settlement location is still likely to cause impacts upon the character of the AONB and the wider historic environment (confirmed by the 2020 LVIA report). The large number of dwellings will also put pressure upon local water resources and may impact upon the AQMA about to be declared. Scores for equality, air, travel and services are dependent upon the availability of a more direct pedestrian route onto Rye Road and could be improved if one is found. Housing density seems high given edge of settlement location and sensitive landscape. The positive education score reflects the suitability of the site to</p>   |

|                    |   |
|--------------------|---|
|                    | safeguard land for expansion of the primary school.   |
| <b>Conclusion:</b> | Site is suitable in part as a potential Local Plan allocation.  |
| <b>Reason:</b>     | Site is adjacent to the LBD and is in proximity to the centre of Hawkhurst. The site is likely to be sustainable in this context and the allocation of part of the site to deliver a new medical centre to meet an identified need reflects this. However, the remainder of the site is considered to be unsuitable for allocation due to the impact of development on the character of the High Weald AONB landscape, as well as upon the setting of this part of the village, in conjunction with highway capacity. |

# Site Reference: 419 (Site is part of Local Plan Allocation AL/HA4) in conjunction with site 78

**Site Address: Land at Westfield, east of Highgate Hill, Hawkhurst, Kent**

Call for Sites 2017 Submission



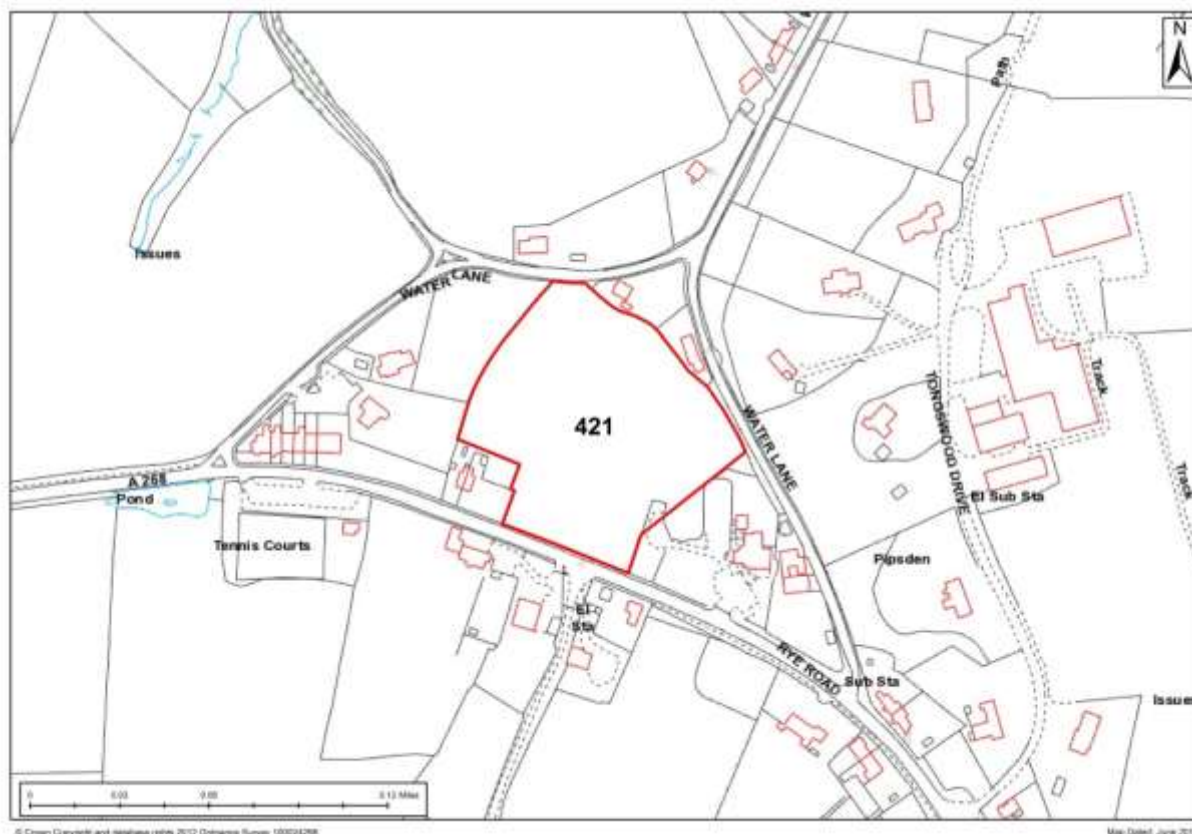
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| <b>Parish:</b>                         | Hawkhurst  |
| <b>Settlement:</b>                     | Hawkhurst  |
| <b>Gross area (ha):</b>                | 1.30   |
| <b>Developable area (ha):</b>          | 1.30   |
| <b>Site type:</b>                      | Part greenfield, part PDL mostly adjacent to LBD (part in)                                     |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use                  |
| <b>Potential yield if residential:</b> | 70-79 in conjunction with site 78  |
| <b>Issues to consider:</b>             | TPO;<br>AONB Component Part: Historic Settlements;<br>AONB;<br>HLC Period: Early 20th century; |

|                                   |  |
|-----------------------------------|--|
|                                   | Contaminated Land (Unknown Filled Ground (medium));<br>APA: Site of post medieval brick and tile works;<br>ALC: GRADE 3;<br>LCA: Wooded Farmland;<br>Heritage matters (adjacent to listed building)  |
| <b>Site Description:</b>          | Site comprises a residential property and curtilage that lies along the eastern side of Highgate Hill. It also includes a further area of undeveloped land. The site is adjoined by residential properties along Copthall Avenue to the north and further properties along each side of Highgate Hill. It is also adjoined by fields and a pond to the east. There is vehicular access into the site from Highgate Hill.   |
| <b>Suitability:</b>               | Suitable: Site lies part within/mostly adjacent to the LBD and there is pedestrian access to the centre of Hawkhurst. Parts of the site will need to provide landscape buffers to minimise the impact of development upon the character of the surrounding landscape and settlement pattern, located within the AONB.  |
| <b>Availability:</b>              | Available<br>Single ownership  |
| <b>Achievability:</b>             | This is a suitable site. It is available and in single ownership. It is considered that it could be delivered in the Local Plan period.  |
| <b>Sustainability Assessment:</b> | <p>This site scores similarly to Site 413 (Land north of Birchfield Grove). Coalescence between Highgate and the Moor needs consideration and impacts will be reduced by open space buffers. The site is located in an area of high road noise thus scores negatively for its potential to worsen this situation through additional car movements.</p> <p>2020 Grassland study found parts of the site to have low-moderate botanical importance and low-moderate ecological importance. Biodiversity score adjusted slightly given scale of site.</p> <p>Landscape score reflects the findings of the 2020 LVIA report.</p> |
| <b>Conclusion:</b>                | Site is suitable as a potential Local Plan allocation.   |
| <b>Reason:</b>                    | Site lies part within/mostly adjacent to the LBD and there is pedestrian access to the centre of Hawkhurst. The site is likely to be sustainable in this context.  |

## Site Reference: 421

**Site Address:** Land adjoining the Oak & Ivy, Rye Road, Hawkhurst, Kent

Call for Sites 2017 Submission



|  |  |
|--|--|
| <b>Parish:</b>                         | Hawkhurst  |
| <b>Settlement:</b>                     | Remote from settlement centre  |
| <b>Gross area (ha):</b>                | 1.43   |
| <b>Developable area (ha):</b>          | 1.43   |
| <b>Site type:</b>                      | Greenfield site in rural area  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use  |
| <b>Potential yield if residential:</b> | 43   |
| <b>Issues to consider:</b>             | AONB;<br>HLC Period: Late post-medieval, Early modern;<br>APA: Grounds surrounding Medieval building;<br>ALC: GRADE 3;<br>LCA: Wooded Farmland;<br>Heritage matter (adjacent to listed building);<br>Landscape Sensitivity Study (HA5) |
| <b>Site Description:</b>               | Site comprises a field on which there are no existing buildings. It lies to the north of Rye Road adjacent to a Public House and   |

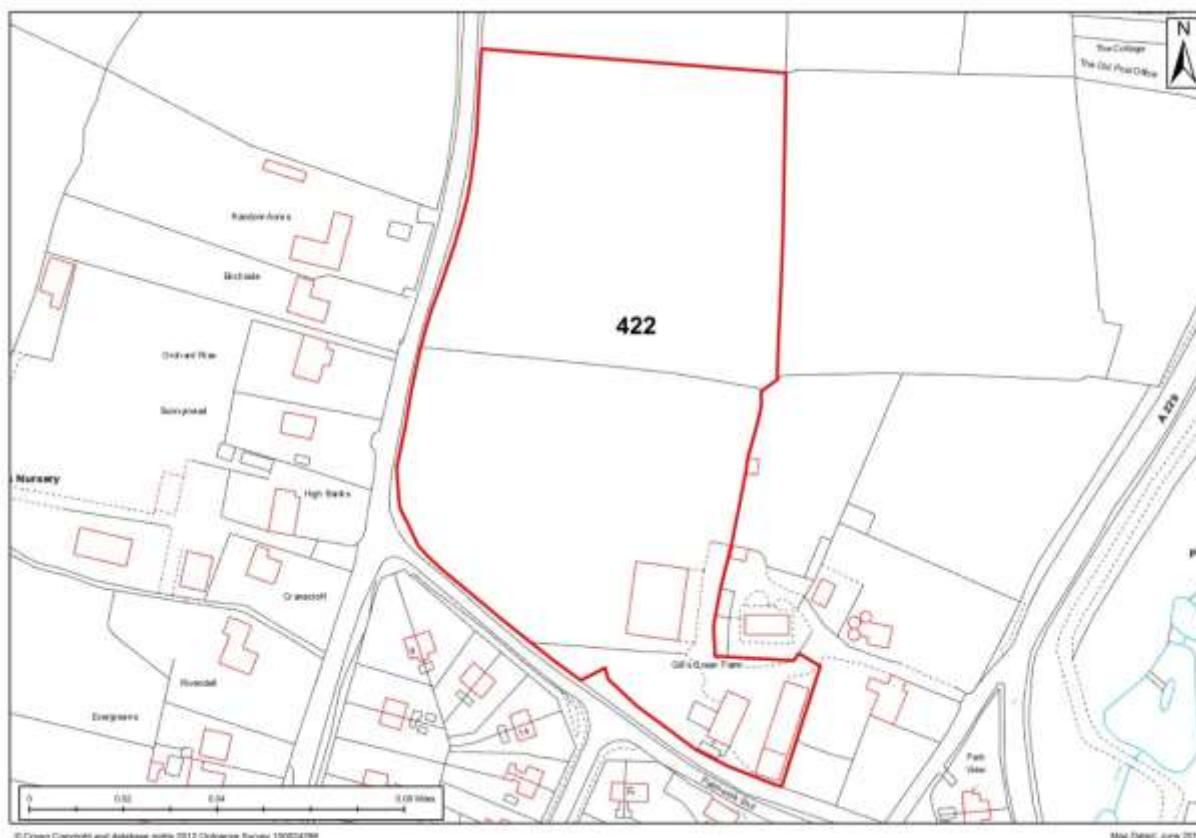


|                                   |   |
|-----------------------------------|---|
|                                   | <p>residential properties. It also adjoins Water Lane in parts. Boundary treatments include post and rail fencing along the Rye Road frontage, hedging and mature trees form boundary at Water Lane.</p> <p>Access to the site is provided from driveway to Oak and Ivy Public House. There is pavement along northern side of Rye Road to western edge of site. The site has a slight rise from Rye Road but main body of site forms flat plateau. Public views are available from Rye Road.</p> |
| <b>Suitability:</b>               | Unsuitable: This site is located within a semi-rural location and, given its distance from the services provided at Hawkhurst, would not be able to provide a suitable pedestrian access.   |
| <b>Availability:</b>              | Available<br>Single ownership   |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | Site is not a reasonable alternative.   |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | This site is not well related to the settlement centre and is unlikely to be sustainable in this context.   |

## Site Reference: 422

**Site Address: SanTERS Yard, Gills Green Farm, Gills Green, Hawkhurst, Kent**

Call for Sites 2017 Submission



|  |   |
|--|---|
| <b>Parish:</b>                         | Hawkhurst   |
| <b>Settlement:</b>                     | Gill's Green, Hawkhurst   |
| <b>Gross area (ha):</b>                | 2.44  |
| <b>Developable area (ha):</b>          | 2.44  |
| <b>Site type:</b>                      | Part greenfield, part PDL site in proximity to Gill's Green LBD   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for economic and residential use  |
| <b>Potential yield if residential:</b> | 38  |
| <b>Issues to consider:</b>             | AONB Component Part: Historic Settlements, Historic Field Boundaries;<br>AONB;<br>HLC Period: Medieval, Late 20th century;<br>Contaminated Land (Unspecified Use (medium risk));<br>APA: Historic Farmstead - Gills Green;<br>ALC: GRADE 3;<br>LCA: Forested Plateau; |

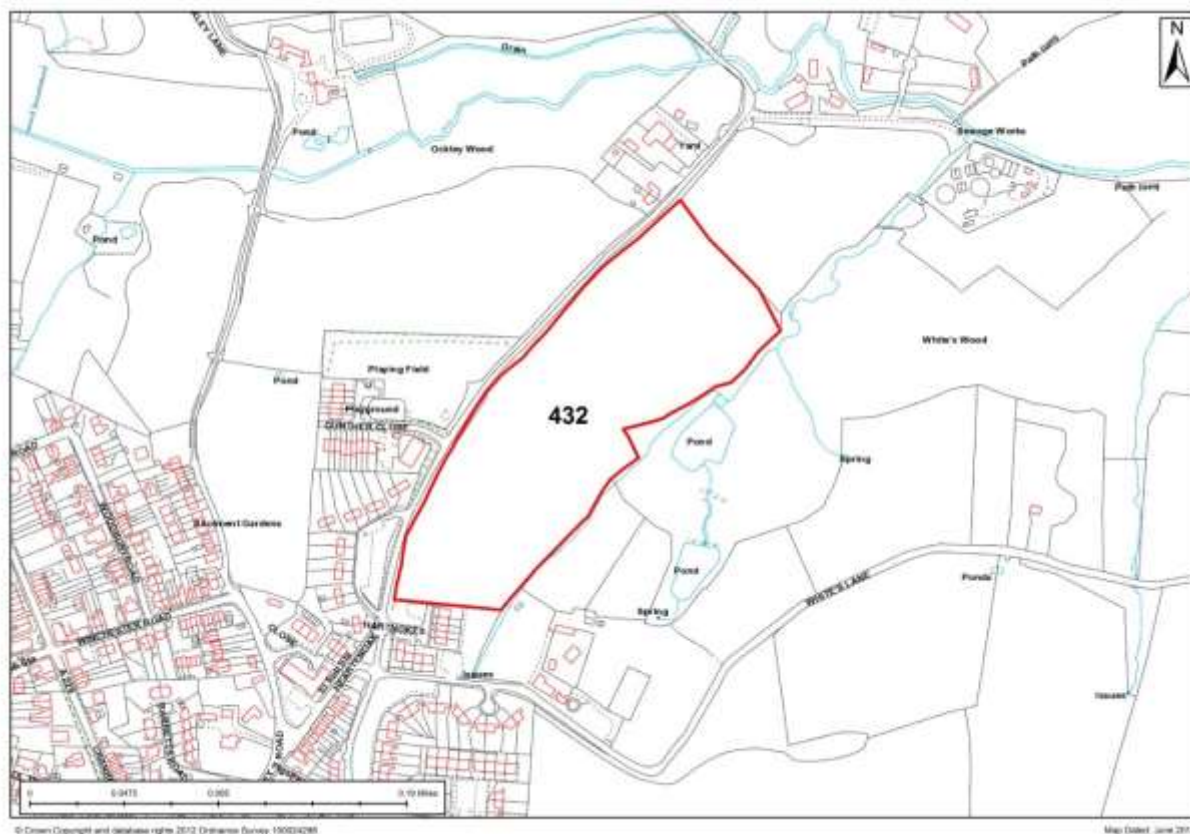
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|                                   | Heritage matters (adjacent to historic farmstead and listed buildings)  |
| <b>Site Description:</b>          | <p>Site includes an agricultural field, barn and dwelling. It adjoins residential properties and fields. Boundaries consist of hedging and trees along the southern frontage and most others. The boundary is more open to the access track to the east, serving some other properties.</p> <p>There is direct access to the site from the access track to the north, which links with Cranbrook Road. There is a lack of pavement along Slip Mill Road, but a pavement on opposite side of road to the south.</p>  |
| <b>Suitability:</b>               | Unsuitable: This site is located within a semi-rural location and, given its distance from the services provided at Hawkhurst, would not be able to provide a suitable pedestrian access. Development in this location would have an adverse impact upon the landscape character, located within the AONB.  |
| <b>Availability:</b>              | Available<br>Multiple ownership   |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | <p>Gills Green is a Key Employment Area and several objectives are scored as neutral or positive to reflect suitability of allocation for employment use. Lack of facilities and services in Gills Green means the location is not well suited to housing and so equality, travel and services objectives score negatively (disabled persons may not be able to live there). It is expected that demolition could be avoided demolition makes the resources objective slightly positive. Development of the whole site would have severe impact on the AONB (confirmed by the 2020 LVIA report). 2020 Grassland study found site to have low botanical importance and low-moderate ecological importance. Biodiversity score unchanged.</p> |
| <b>Conclusion:</b>                | Site is not suitable as a potential Local Plan allocation.  |
| <b>Reason:</b>                    | The adverse impact upon the AONB landscape and the location of this site well outside of Hawkhurst and some distance from its services does not support its allocation for development.   |



## Site Reference: 432

**Site Address: Land to the east of Hartenoak Road, Hawkhurst, Kent**

Call for Sites 2017 Submission



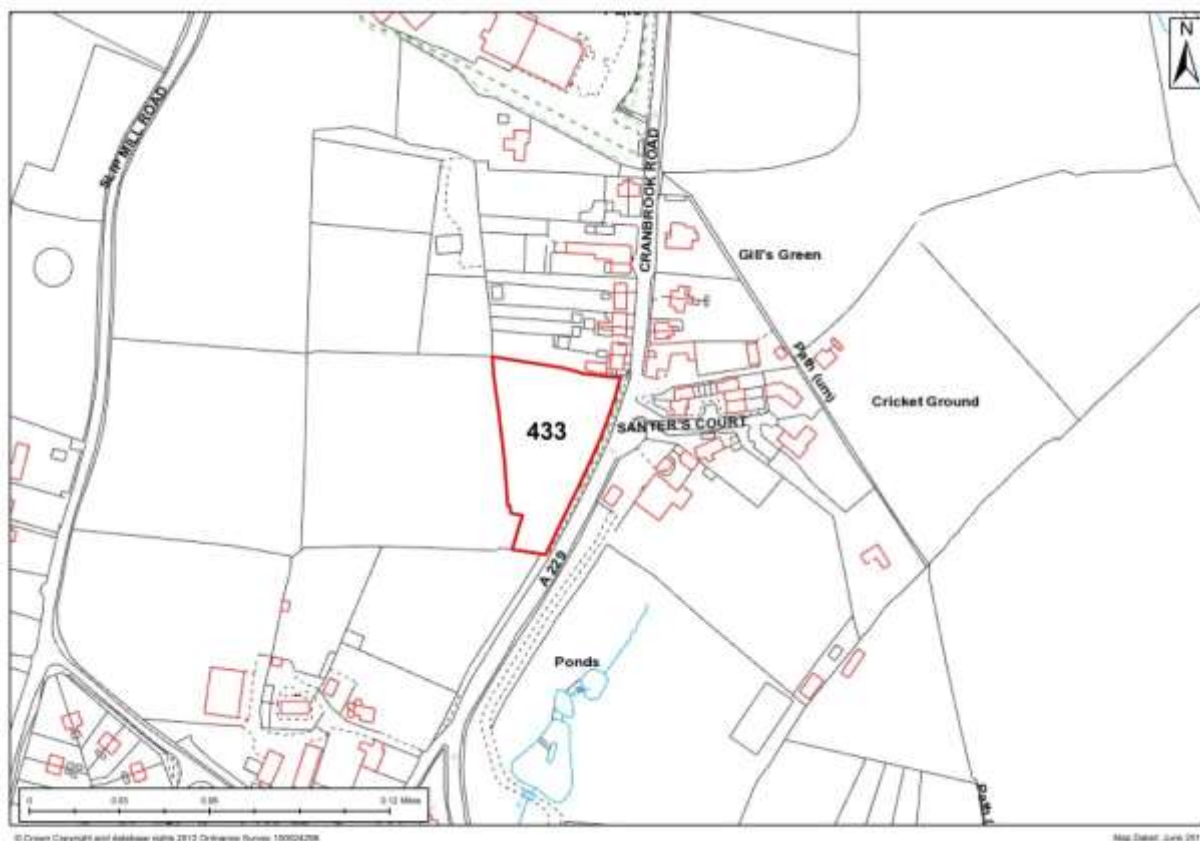
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| <b>Parish:</b>                         | Hawkhurst  |
| <b>Settlement:</b>                     | Hawkhurst  |
| <b>Gross area (ha):</b>                | 4.34   |
| <b>Developable area (ha):</b>          | 3.75   |
| <b>Site type:</b>                      | Greenfield site part adjacent to LBD   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use  |
| <b>Potential yield if residential:</b> | 28   |
| <b>Issues to consider:</b>             | Ecology: TPO, Ancient Woodland;<br>AONB Component Part: Historic Settlements, Historic Field Boundaries;<br>AONB;<br>HLC Period: Boundary Lost 26-50%, Medieval;<br>APA: General background archaeological potential;<br>ALC: GRADE 3;<br>LCA: Wooded Farmland;<br>Highway considerations; |

|                                   |   |
|-----------------------------------|---|
|                                   | Heritage – potential cumulative impact on the setting of Hawkhurst village;<br>As at 01 April 2020, site includes extant planning permission 18/02165/FULL for 28 dwellings   |
| <b>Site Description:</b>          | The site comprises a field. It appears managed. There are no existing buildings on the site. The site is adjoined by residential properties, fields and woodland. The boundaries of the site consist mostly of mature trees and hedging. The national speed limit applies along Heartenoak Road adjacent to the site. There is currently a lack of vehicular access into the site which has a frontage with Heartenoak Road. There is no pedestrian access into the site currently. There are pavements along Heartenoak Road and Hartnokes. The site has an undulating topography. It slopes in two directions away from the centre west to east. The site is elevated relative to Heartenoak Road. There are views into the site from Hartnokes. There are views in to the site from the surrounding fields which are higher and long distance views north. The site is otherwise enclosed. |
| <b>Suitability:</b>               | Suitable in part  |
| <b>Availability:</b>              | Site is not available – planning approval 18/02165 is being implemented.<br>Single ownership  |
| <b>Achievability:</b>             | The southern end of this site is considered suitable. It is available<br>Planning approval 18/02165 is currently being delivered.   |
| <b>Sustainability Assessment:</b> | Site is not a reasonable alternative.   |
| <b>Conclusion:</b>                | Site would be suitable in part as a potential Local Plan allocation. However, planning approval 18/02165 is being implemented.  |
| <b>Reason:</b>                    | This site is part adjacent to the LBD and is likely to be sustainable in this context. Part of the site towards the southern end would form a logical extension to the LBD. The remaining part of the site further north is not considered suitable because of impact on the landscape and settlement pattern. However, planning approval 18/02165 is being implemented.  |

## Site Reference: 433

**Site Address: OS Plot 7007, Cranbrook Road, Hawkhurst, Cranbrook, Kent**

Call for Sites 2017 Submission



|  |   |
|--|---|
| <b>Parish:</b>                         | Hawkhurst   |
| <b>Settlement:</b>                     | Gill's Green, Hawkhurst   |
| <b>Gross area (ha):</b>                | 0.45  |
| <b>Developable area (ha):</b>          | 0.45  |
| <b>Site type:</b>                      | Greenfield site in proximity to Gill's Green LBD  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use   |
| <b>Potential yield if residential:</b> | 13  |
| <b>Issues to consider:</b>             | AONB;<br>HLC Period: Boundary Lost 0-25%, Medieval;<br>APA: Historic Farmstead - Gills Green including the former site of smithy and the Temperance Hotel (associated with the Hop Pickers Line);<br>ALC: GRADE 3;<br>LCA: Forested Plateau |
| <b>Site Description:</b>               | Site consists of a woodland strip adjacent to Cranbrook Road,   |

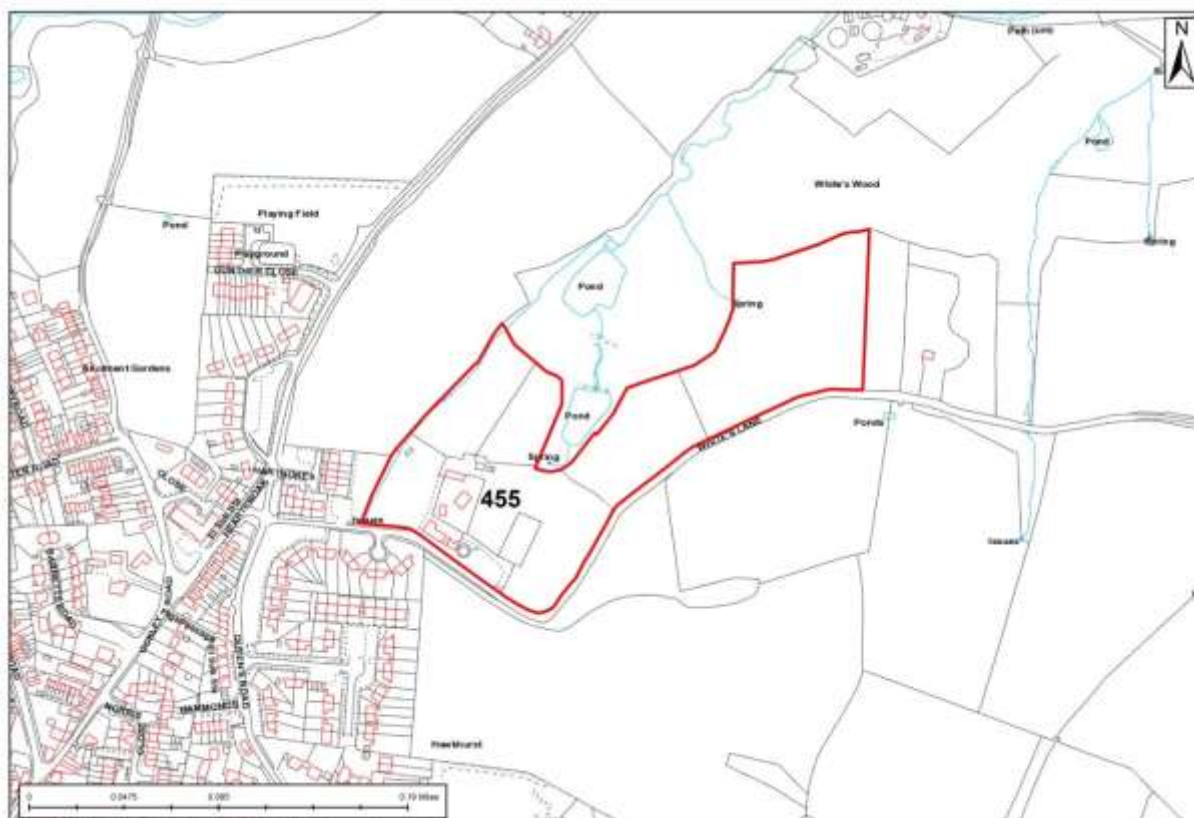


|                                   |   |
|-----------------------------------|---|
|                                   | with overgrown parcel of land, brambles etc. There are no existing buildings on the site. The site lies adjacent to existing residential properties and fields. There is pavement along Cranbrook Road along the frontage of the site. The topography of the site generally rises to the north.   |
| <b>Suitability:</b>               | Unsuitable: This site is located within a semi-rural location and, given its distance from the services provided at Hawkhurst, would not be able to provide a suitable pedestrian access. Development in this location would have an adverse impact upon the landscape character and settlement pattern within the AONB – the site has extensive tree coverage which currently provides relief and separation from built development along this stretch of Cranbrook Road |
| <b>Availability:</b>              | Available<br>Single ownership   |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | A site that scores mostly neutral that is let down by lack of key services and facilities and due to negative impacts upon the sensitive landscape.   |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | This site is not well related to a settlement centre and there is concern therefore about the sustainability of this site. Furthermore the site has extensive tree coverage which currently provides relief and separation from built development along this stretch of Cranbrook Road.   |

## Site Reference: 455

**Site Address: Whitewood Farm, White Lane, Hawkhurst, Cranbrook, Kent**

Call for Sites 2017 Submission



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Map Detail: June 2017

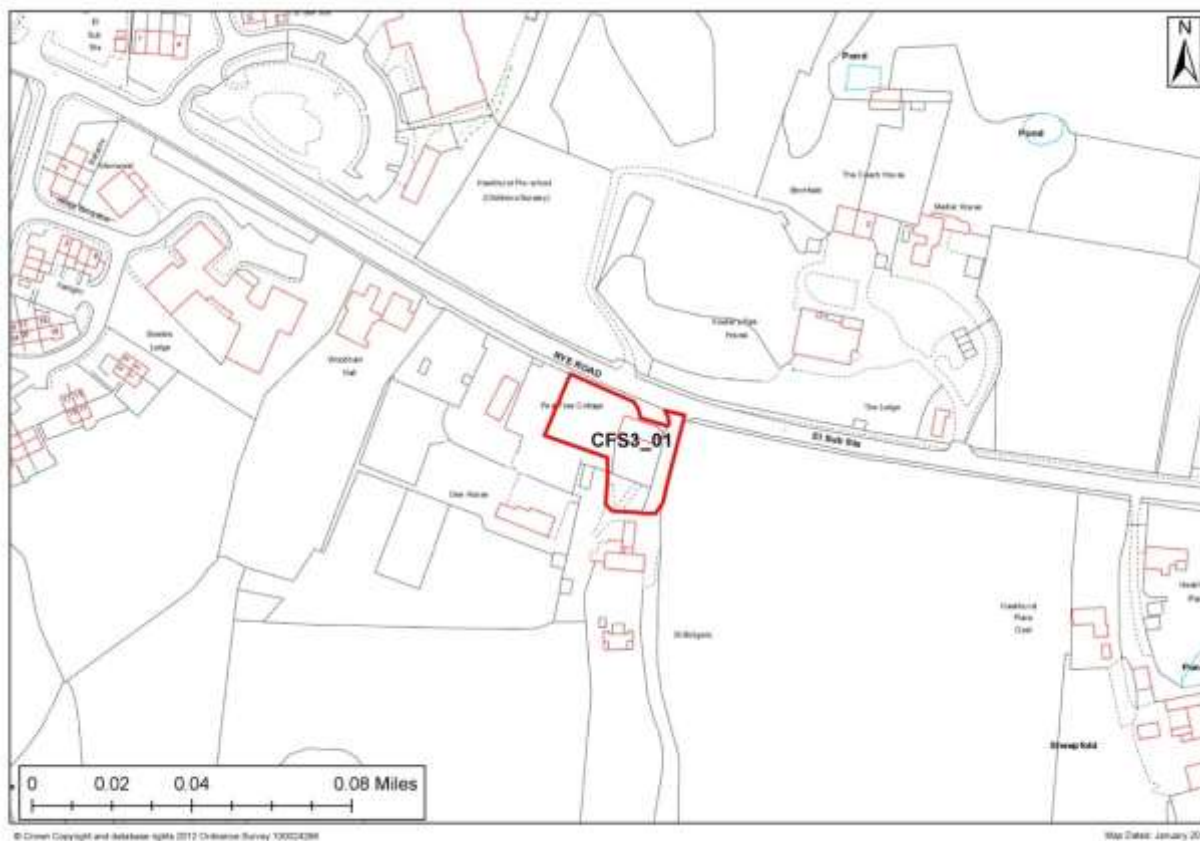
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|--|---|
| <b>Parish:</b>                         | Hawkhurst   |
| <b>Settlement:</b>                     | Hawkhurst   |
| <b>Gross area (ha):</b>                | 4.60  |
| <b>Developable area (ha):</b>          | 3.41  |
| <b>Site type:</b>                      | Mix of PDL and greenfield land part adjacent, mostly in proximity to LBD  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use   |
| <b>Potential yield if residential:</b> | 102   |
| <b>Issues to consider:</b>             | Ecology: Ancient Woodland;<br>AONB Component Part: Ancient Woodland, Historic Settlements, Water Courses, Ponds;<br>AONB;<br>HLC Period: Medieval, Late 20th century;<br>APA: General background archaeological potential;<br>ALC: GRADE 3;<br>LCA: Wooded Farmland |

|                                   |   |
|-----------------------------------|---|
| <b>Site Description:</b>          | This site includes residential use and a large extent of undeveloped, greenfield land. It includes a house and farm buildings. The site is located on the northern side of Whites Lane, which is rural in character. There is vehicular access into the site from Whites Lane and a lack of pavement. Site boundaries include mostly mature trees and fencing. The site is adjoined by fields, ponds and some residential development towards the south west of the site. |
| <b>Suitability:</b>               | Unsuitable: this site is not well related to the settlement centre. It is a constrained site, which would not form a logical extension to the LBD. There are significant landscape concerns and concerns about settlement pattern, located within the AONB, as well as the ability to provide an appropriate means of access  |
| <b>Availability:</b>              | Available<br>Multiple ownership   |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | A site with some positive and neutral scores. Let down by negative scores reflecting impact on landscape and potential scale of development. It is a greenfield site in the AONB with grade 3 agricultural soils. White's Lane is rural in character and an historic routeway, influencing negative land use and landscape scores. The air score reflects the risk this relatively large site creates to air quality in the AQMA that is about to be declared.            |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | . There are significant landscape concerns and concerns about settlement pattern as well as the ability to provide an appropriate means of access   |

# Site Reference: Late site 1

**Site Address: Pear Tree House, Rye Road, Hawkhurst**

Call for Sites 2017 - Additional Submissions



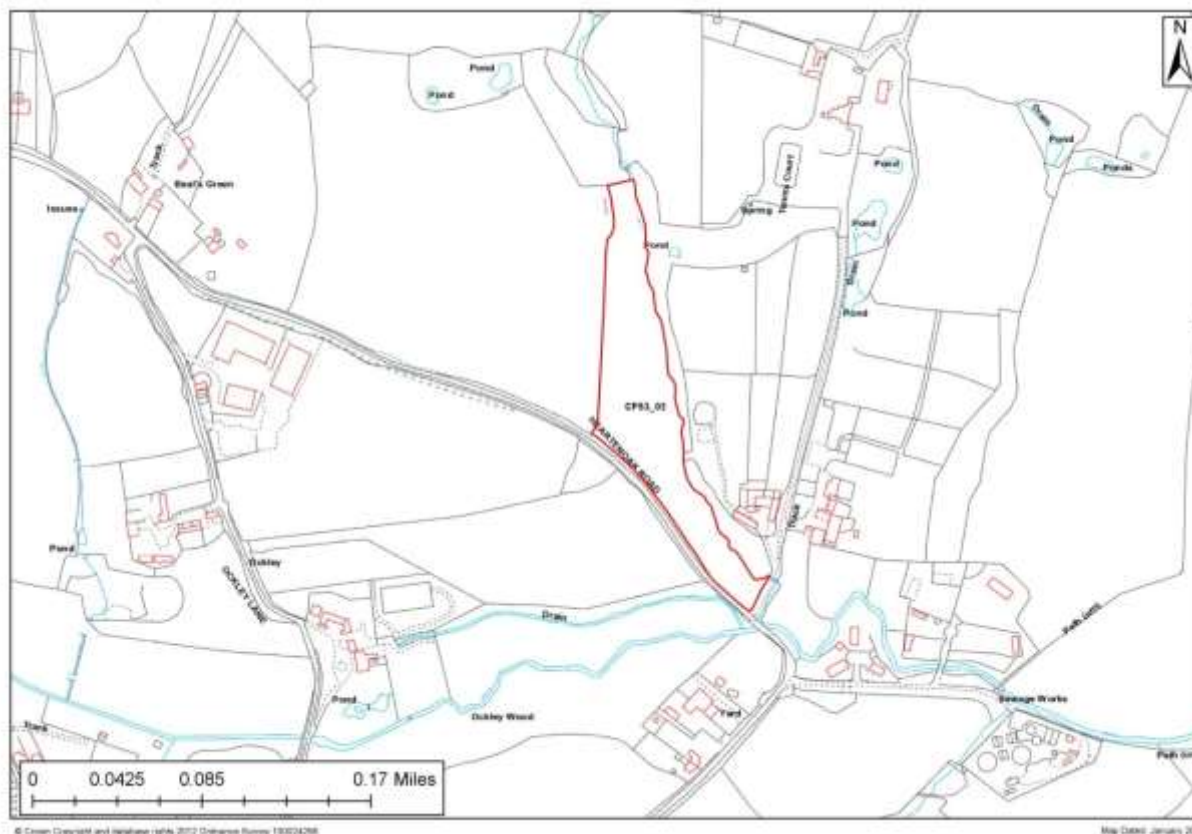
|  |   |
|--|---|
| <b>Parish:</b>                         | Hawkhurst   |
| <b>Settlement:</b>                     | Hawkhurst   |
| <b>Gross area (ha):</b>                | 0.16  |
| <b>Developable area (ha):</b>          | 0.16  |
| <b>Site type:</b>                      | PDL site detached from existing Limits to Built Development   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use   |
| <b>Potential yield if residential:</b> | Less than 10  |
| <b>Issues to consider:</b>             | AONB Component Part: Historic Field Boundaries;<br>Transport Infrastructure: PRoW;<br>AONB;<br>HLC Period: Late 20th century;<br>APA: Site of Copt Hall and associated grounds and Aviary's;<br>ALC: GRADE 3;<br>LCA: Wooded Farmland |
| <b>Site Description:</b>               | Site includes a residential property and its curtilage sited to the south of Rye Road. It lies adjacent to some other residential properties and fields. Site boundaries include hedges and there is                                  |

|                                   |   |
|-----------------------------------|---|
|                                   | <p>a tall brick wall along the Rye Road frontage of the site.</p> <p>There is existing vehicle access serving the current house directly off Rye Road. There is a lack of pavement along this stretch of Rye Road, with some pavement further west towards the settlement centre. There is a Public Right of Way to the east of the site. The site is generally flat.</p> |
| <b>Suitability:</b>               | Unsuitable: This site is detached from the LBD, but in relative proximity to it. It comprises some existing built development. Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.   |
| <b>Availability:</b>              | Available<br>Ownership unconfirmed  |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | Site is not a reasonable alternative.   |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.  |

## Site Reference: Late site 2

### Site Address: Land at Hartenoak Road, Hawkhurst

Call for Sites 2017 - Additional Submissions



|  |  |
|--|--|
| <b>Parish:</b>                         | Hawkhurst  |
| <b>Settlement:</b>                     | Remote from settlement centre  |
| <b>Gross area (ha):</b>                | 1.42   |
| <b>Developable area (ha):</b>          | 0.49   |
| <b>Site type:</b>                      | Greenfield site remote from existing Limits to Built Development   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use  |
| <b>Potential yield if residential:</b> | 15   |
| <b>Issues to consider:</b>             | AONB Component Part: Ancient Woodland, Water Courses, Historic Field Boundaries;<br>AONB;<br>Flood Zone 2;<br>Flood Zone 3;<br>HLC Period: Boundary Lost 0-25%, Early post-medieval;<br>APA: Former site of Brickyard and associated buildings;<br>ALC: GRADE 3;<br>LCA: Wooded Farmland |
| <b>Site Description:</b>               | The site is a greenfield undeveloped site on which there are no  |

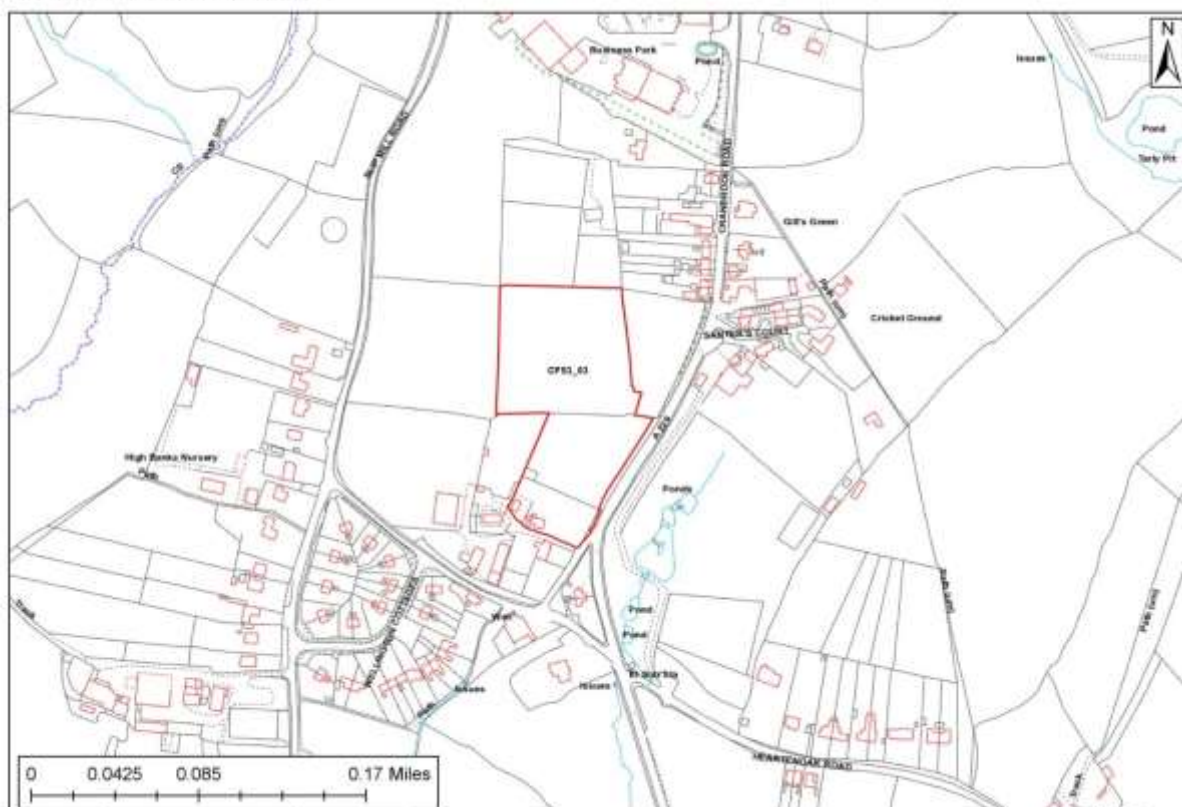
|                                   |  |
|-----------------------------------|--|
|                                   | <p>existing buildings. It is located on the northern side of Hearten oak Road. It is adjoined by fields and in proximity to several ponds and some residential properties. Site boundaries include hedges, trees and ditches and there is a stream on part of the eastern boundary.</p> <p>There is an existing gate at the entrance to site to the south west corner. There is a lack of pavement along Hearten oak Road. The site is generally flat towards its frontage but there is a level change towards rear of the site heading north.</p> |
| <b>Suitability:</b>               | Unsuitable: The site is remote from the settlement centre and would not form a logical extension to the existing Limits to Built Development. Given its distance from the services provided at Hawkhurst, it would not be able to provide a suitable pedestrian access.  |
| <b>Availability:</b>              | Available<br>Multiple ownership  |
| <b>Achievability:</b>             | N/A  |
| <b>Sustainability Assessment:</b> | Site is not a reasonable alternative.  |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.   |
| <b>Reason:</b>                    | The site is remote from the settlement centre and would not form a logical extension to the existing Limits to Built Development. The site is unlikely to be a sustainable site in this context  |



## Site Reference: Late site 3

**Site Address: Land to the west of Cranbrook Road, Gill's Green, Hawkhurst, Cranbrook**

Call for Sites 2017 - Additional Submissions



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Map dated January 2018

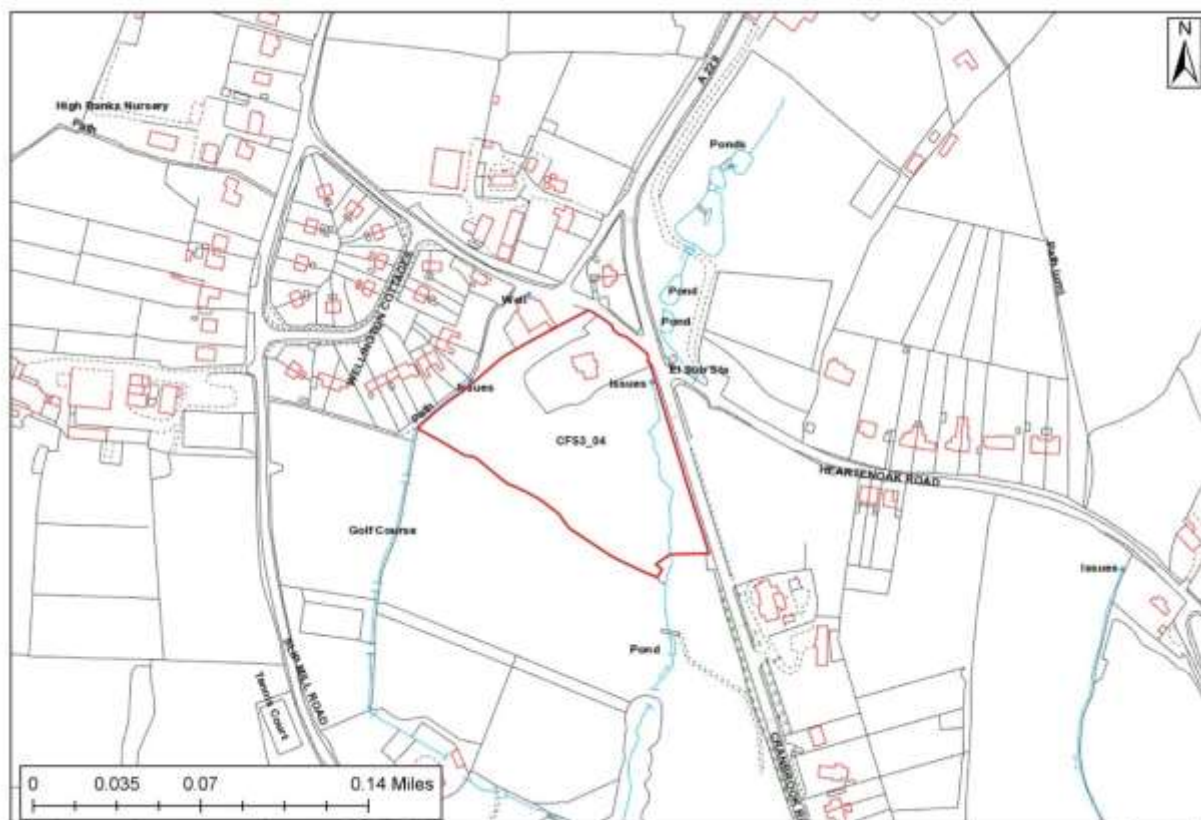
|  |   |
|--|---|
| <b>Parish:</b>                         | Hawkhurst   |
| <b>Settlement:</b>                     | Gill's Green, Hawkhurst   |
| <b>Gross area (ha):</b>                | 1.87  |
| <b>Developable area (ha):</b>          | 1.87  |
| <b>Site type:</b>                      | Greenfield site including a dwelling detached from existing Gill's Green Limits to Built Development  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for economic or residential use   |
| <b>Potential yield if residential:</b> | 56  |
| <b>Issues to consider:</b>             | Heritage: Listed Buildings;<br>AONB;<br>HLC Period: Medieval;<br>APA: Historic Farmstead - Gills Green;<br>ALC: GRADE 3;<br>LCA: Forested Plateau |
| <b>Site Description:</b>               | Site is an agriculture field and a residential property. There are no   |

|                                   |  |
|-----------------------------------|--|
|                                   | <p>other buildings on the site. The site is adjoined by further residential properties and fields and is located along the western stretch of the Cranbrook Road. Site boundaries include fencing and hedges.</p> <p>There is existing vehicular access to the existing residential property and pavement on both sides of Cranbrook Road.</p> <p>There are no Public Rights of Way on the site. The site is generally flat with an overall rise northwards. There are limited views into site from Cranbrook Road.</p>  |
| <b>Suitability:</b>               | Unsuitable: This site is located within a semi-rural location and, given its distance from the services provided at Hawkhurst, would not be able to provide a suitable pedestrian access. Development in this location would have an adverse impact upon the landscape character and settlement pattern within the AONB  |
| <b>Availability:</b>              | Available<br>Single ownership  |
| <b>Achievability:</b>             | N/A  |
| <b>Sustainability Assessment:</b> | <p>A site that scores several neutrals and some positives. It scores a number of negatives scores. Its heritage score is influenced by the presence of a listed building on the site and the contribution the site makes to the setting of that and the historic farmstead.</p> <p>The site would result in the loss of a greenfield site in the AONB adjacent to which is an historic routeway (road), these inform the land use and landscape scores. It scores negatively for services, facilities and transport given the location of Gill's Green relative to the settlement centre and equality also due to concern about ease of access to services and facilities for the less mobile.</p> |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.   |
| <b>Reason:</b>                    | This site is not well related to a settlement centre and there is concern therefore about the sustainability of this site.   |

## Site Reference: Late site 4

**Site Address: Land in between Wellington Cottages and Cranbrook Road, Gill's Green, Hawkhurst, Cranbrook**

Call for Sites 2017 - Additional Submissions



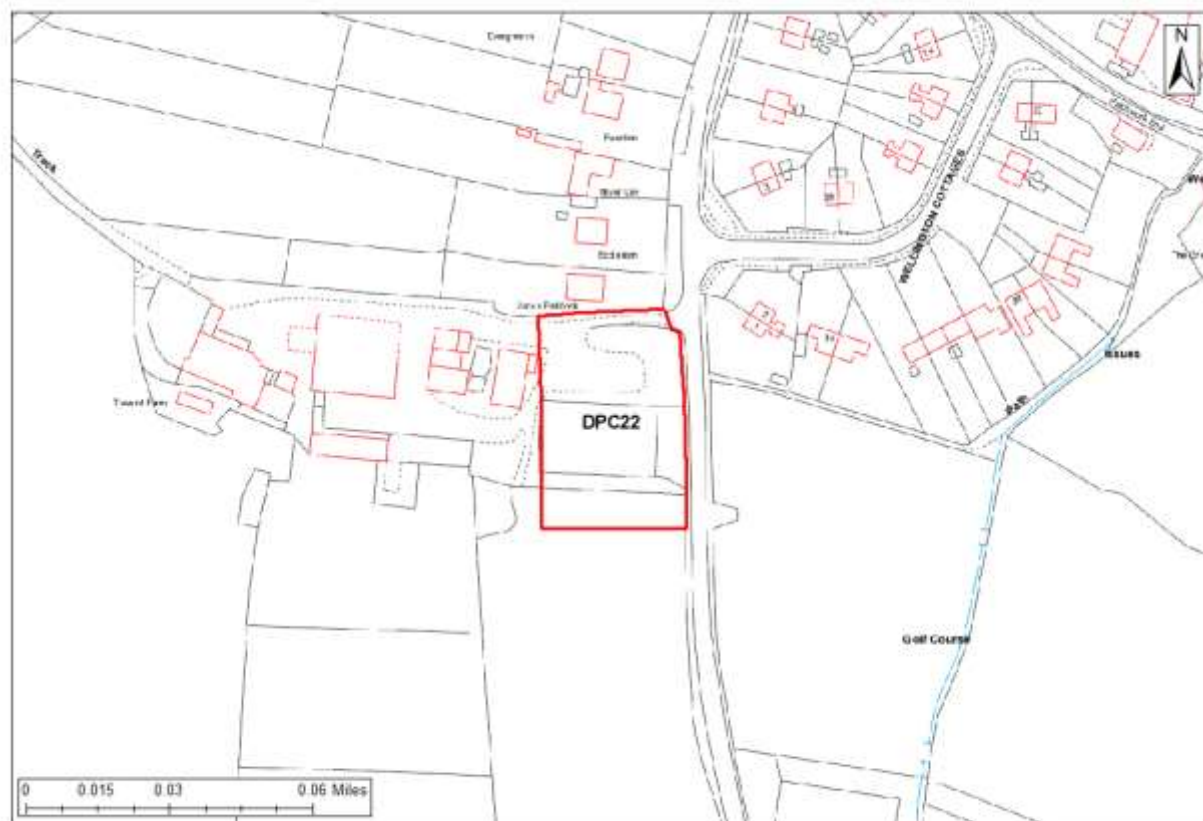
|  |  |
|--|--|
| <b>Parish:</b>                         | Hawkhurst  |
| <b>Settlement:</b>                     | Gill's Green, Hawkhurst  |
| <b>Gross area (ha):</b>                | 1.80   |
| <b>Developable area (ha):</b>          | 0.28   |
| <b>Site type:</b>                      | Greenfield site including a dwelling detached from existing Gill's Green Limits to Built Development   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use  |
| <b>Potential yield if residential:</b> | Less than 10 units   |
| <b>Issues to consider:</b>             | Ecology: Ancient Woodland;<br>AONB Component Part: Ancient Woodland, Water Courses;<br>AONB;<br>HLC Period: Late post-medieval, Early medieval;<br>APA: General background archaeological potential;<br>ALC: GRADE 3;<br>LCA: Forested Plateau |

|                                   |  |
|-----------------------------------|--|
| <b>Site Description:</b>          | <p>Site is mostly undeveloped, and includes a residential dwelling and its curtilage and part woodland. The site is adjoined by a Public House, residential properties and Hawkhurst Golf Course to the south. Site boundaries include fencing and mature landscaping and trees.</p> <p>The dwelling has an access off the Lane to the frontage of the site, through large timber gates. There is some pavement along part frontage of the site that links up with Cranbrook Road. There is a Public Rights of Way adjacent to the north east.</p> |
| <b>Suitability:</b>               | Unsuitable: A significant extent of the site is Ancient Woodland. This site is located within a semi-rural location and, given its distance from the services provided at Hawkhurst, would not be able to provide a suitable pedestrian access.  |
| <b>Availability:</b>              | Available<br>Single ownership  |
| <b>Achievability:</b>             | N/A  |
| <b>Sustainability Assessment:</b> | Site is not a reasonable alternative.  |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.   |
| <b>Reason:</b>                    | Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.   |

## Site Reference: DPC22 (includes CfS Site 392)

**Site Address: Trewint Farm, Slipmill Lane, Hawkhurst**

New Site Submission (not assessed as part of 2019 SHELAA)



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Map Dated: February 2020

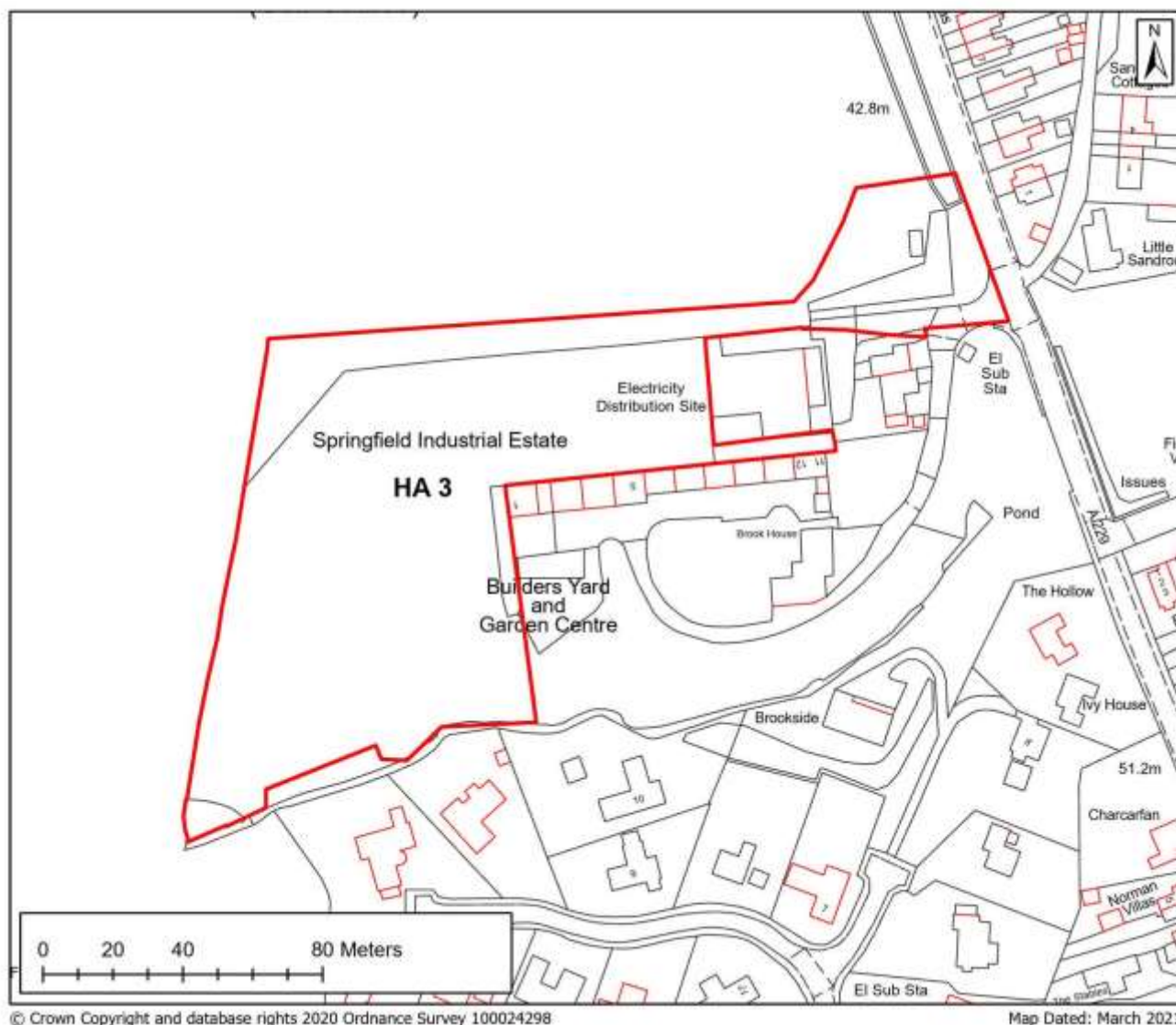
|  |   |
|--|---|
| <b>Parish:</b>                         | Hawkhurst   |
| <b>Settlement:</b>                     | Hawkhurst   |
| <b>Gross area (ha):</b>                | 0.35  |
| <b>Developable area (ha):</b>          | 0.35  |
| <b>Site type:</b>                      | Site currently used for agricultural/equine use.  |
| <b>Potential site use:</b>             | Site has been assessed for development potential; notably for residential use   |
| <b>Potential yield if residential:</b> | 10 -12  |
| <b>Issues to consider:</b>             | AONB Component Part: Historic Routeways PRow, Historic Settlements, Historic Field Boundaries;<br>Transport Infrastructure: PRow;<br>AONB;<br>HLC Period: Early 20th century, Late 20th century;<br>APA: General background archaeological potential;<br>ALC: GRADE 3;<br>LCA: Forested Plateau |
| <b>Site Description:</b>               | The site comprises agricultural buildings and barns, a sand school, and areas of hardstanding. Adjoining uses include   |

|                                   |   |
|-----------------------------------|---|
|                                   | agricultural and residential; the site is close to Gills Green employment site located to the north on the opposite side of Slip Mill Lane. The site boundaries comprise mature hedges along the road that runs along the eastern boundary of the site. There are views out of the site southwards and towards the south-west, and views into the western area of the farm (that forms part of Site 392). The site is relatively exposed but enclosed from the road due to the mature hedging along the road boundary. There is a relatively narrow vehicular and pedestrian access into the site from the road. Slipmill Lane is a narrow winding rural lane with no footways or lighting. Wellington Cottages (the lane opposite) is a residential development with some footways |
| <b>Suitability:</b>               | Unsuitable: The site is located within a semi-rural location and, given its distance from the services provided at Hawkhurst, would not be able to provide a suitable pedestrian access. Development in this location would have an adverse impact upon the landscape character and settlement pattern within the AONB  |
| <b>Availability:</b>              | Single ownership  |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | A site on which there is existing built development, let down by access to a lack of services and facilities and location of site in relation to settlement centre. Negative landscape score informed by impact on historic field and historic routeways.   |
| <b>Conclusion</b>                 | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | The site is considered to be located in an unsustainable location being remote from the settlement centre. There is significant landscape concern about allocation of this site and about impact on settlement pattern  |



**Site Reference: Local Plan Allocation AL/HA 3 (part SALP AL/HA 1) includes a very small part of Site 115**

**Site Address: Former Springfield Garden Centre**



|  |   |
|--|---|
| <b>Parish:</b>                         | Hawkhurst                                 |
| <b>Settlement:</b>                     | Hawkhurst                                 |
| <b>Gross area (ha):</b>                | 1.52                                      |
| <b>Developable area (ha):</b>          | 1.52                                      |
| <b>Site type:</b>                      | Greenfield site mainly located within LBD |
| <b>Potential site use:</b>             | Residential                               |
| <b>Potential yield if residential:</b> | 20 - 30                                   |
| <b>Issues to consider:</b>             | Ecology: TPO;                             |



|                                   |  |
|-----------------------------------|--|
|                                   | <p>AONB Component Part: Historic Settlements, Water Courses; AONB;</p> <p>HLC Period: Late 20th century;</p> <p>Contaminated Land;</p> <p>APA: General background archaeological potential;</p> <p>ALC: GRADE 3;</p> <p>LCA: Wooded Farmland</p>   |
| <b>Site Description:</b>          | <p>Greenfield site located inside the LBD, at the northern edge of Hawkhurst. Cranbrook Road (A229) is located to the east of the site. There are trees along the northern boundary and mature oaks to the western boundary, located within an area of protected trees. Land levels rise to the north/north west and drop down significantly to the south. The Hawkhurst Golf Club is located to the north and west. To the south is an office building, Brook House, and to the east an electricity sub-station and a veterinary surgery. There is an existing access into the site from Cranbrook Road that is currently shared with Brook House and the veterinary surgery. To the south of the site, and included within the southern part of the site is an Area of Landscape Importance that follows a similar line to the TPO to the south.</p> |
| <b>Suitability:</b>               | <p>Suitable: site benefits from planning permission (17/02192/OUT) for the development of 24 dwellings.</p>  |
| <b>Availability:</b>              | <p>Available</p>   |
| <b>Achievability:</b>             | <p>Site benefits from planning permission (17/02192/OUT) for the development of 24 dwellings.</p>  |
| <b>Sustainability Assessment:</b> | <p>A reasonable site. However, the location at the bottom of a steep hill outside of reasonable walking distances means private car use is likely to dominate and thus the equality and travel objectives cannot score positively. The location in the AONB is reflected in the slightly negative score for landscape. The design must consider the mature trees on site.</p>  |
| <b>Conclusion</b>                 | <p>This site is considered suitable as a potential site allocation.</p>  |
| <b>Reason:</b>                    | <p>Site benefits from planning permission (17/02192/OUT) for the development of 24 dwellings.</p>  |

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

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**Planning Services**

**Tunbridge Wells Borough Council**

**Town Hall**

**Royal Tunbridge Wells**

**Kent TN1 1RS**

**Telephone: 01892 5 5 4 0 5 6**