

# 4. Development Proposal

## 4.1. Introduction

This chapter presents three design proposals for the future development of the land to the east of Horsmonden (site allocation proposed by the TWBC *Turnbridge Wells Borough Council* in the Draft Local Plan). The local plan estimates a capacity of 225-305 new homes across all sites HO 1, HO 2, HO 3 and HO 4. Nevertheless, through the second and third illustrative scheme, this work accommodates all development in site HO 4.

In the proposed site allocation for Policy HO 4 there has been made a land use designation within the developable land. The designated uses include: community use, open space and landscape buffer, safeguarded land and residential area.

The following pages provide three development options for HO 4 site, with varying residential densities. The design exercises are based on the following assumptions:

- The sites will be developed for housing and will achieve the capacities suggested in the Local Plan;
- Predominantly, 2 and 3 bedroom homes arranged as detached or semi-detached dwellings;
- Parking should be incorporated within the plot, and visitor parking on street; and
- Keep existing footpaths and further enhance pedestrian connection to the town centre and Hop Pickers' Line.



Figure 62: TWBC Draft Local Plan extract, Proposed site allocations. Policy HO 4, Land to the east of Horsmonden.

**This seems to be the most recent TWBC plan -and the site is called HO 4 (Not HO 3). COULD SOMEONE PLEASE CONFIRM?**

KEY

- Proposed Development Site
- Community Uses
- Open Space and Landscape Buffer
- Safeguarded Land
- Proposed Residential Development Area

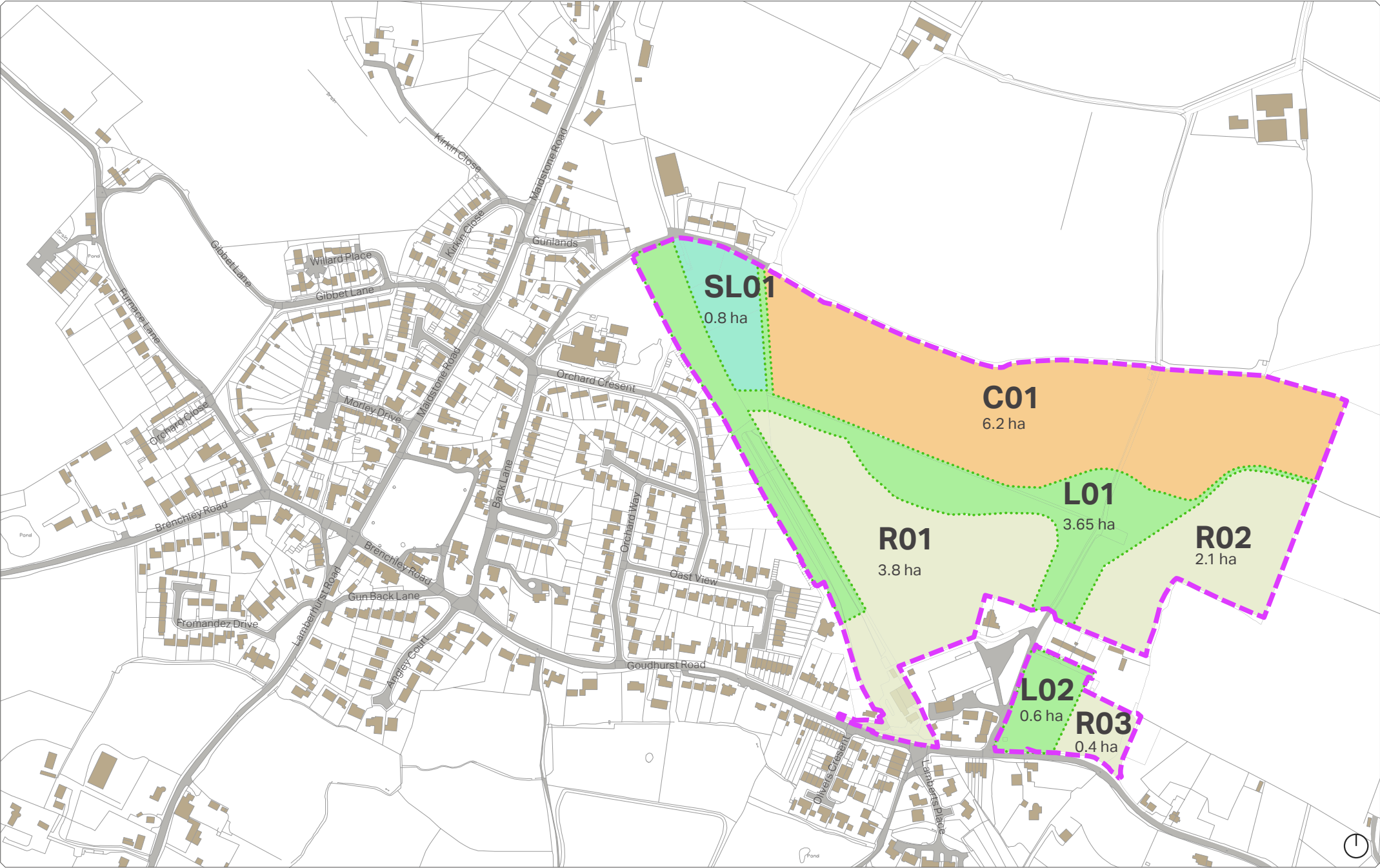


Figure 63: UPDATE TEXT.



## 4.2. Option 1

**Total site area:** 17.6 ha

**Total residential development site:** 6.4 ha

**Community Uses:** 6.2 ha

**Safeguarded Land:** 0.8 ha

**Open Space and landscape Buffer:** 4.2 ha

**Approximate units:** 145 dwellings + 4 commercial units

**Proposed density:** 23 d/ha

**General principles and guidelines:**

- Main access from Goudhurst Road (for all sites);
- Create meandering routes to allow for views and where possible align streets with tree verge/s;
- Provide recreational areas within larger open space surrounded by quality landscaping;
- Dead end routes should be kept at minimum, and instead provide continuous road layouts to improve permeability and wayfinding within the development;
- Buildings should be not exceed 2.5 storeys and be either detached or semi-detached, in a few cases it is proposed to consider mews or flats; and
- Parking should be on the plot either on the side of the building or in garage, visitor parking should be provided on the street, and in case of no parking on the plot, parking courts can be considered as an option.



Views from the site.

Figure 64: Image from developable site.

**Positive examples:**



Figure 65: Semi-detached house. Cranbrook, Exeter.



Figure 66: Detached house with quality finishes, South Kesteven.



Figure 67: Detached house facing the street. Jennett's Park, Bracknell.



Figure 68: Quality green open space.

**Key**

- Site boundary
- Frontage
- Back garden
- Development plot
- Play area/ Recreational ground
- Primary road
- Secondary road
- Footpath
- Woodland
- Green open space
- Trees
- Access point

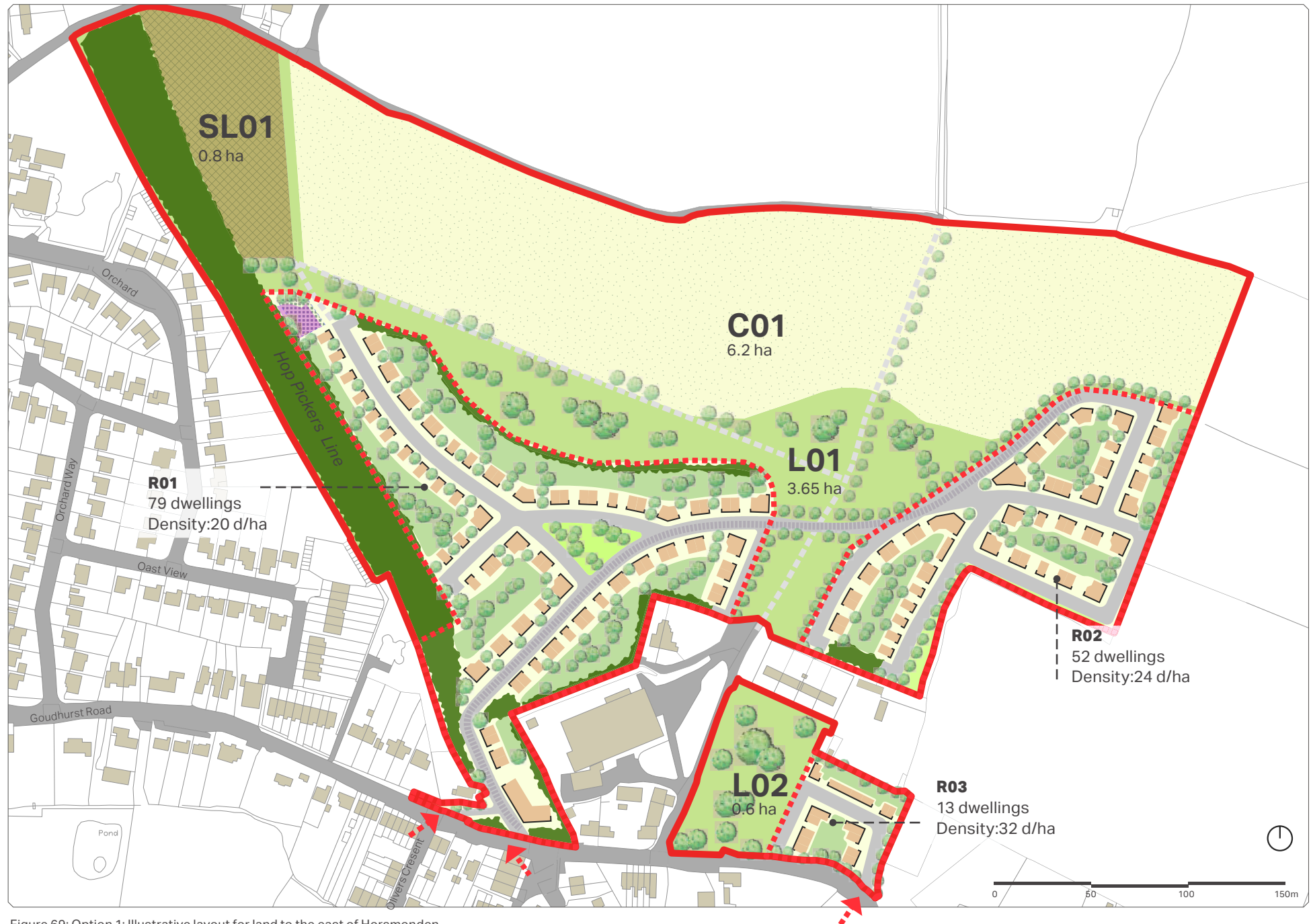


Figure 69: Option 1: Illustrative layout for land to the east of Horsmondens.



### 4.3. Option 2

**Total site area:** 17.6 ha

**Total residential development site:** 6.9 ha

**Community Uses:** 6.2 ha

**Safeguarded Land:** 0.8 ha

**Open Space and landscape Buffer:** 3.5 ha

**Approximate units:** 284 dwellings

**Proposed density:** 41 d/ha

**General principles and guidelines:**

- Main access from Goudhurst Road (for all sites);
- Create meandering routes to allow for views and where possible align streets with tree verge/s;
- Provide recreational areas within larger open space surrounded by quality landscaping;
- Dead end routes should be kept at minimum, and instead provide continuous road layouts to improve permeability and wayfinding within the development;
- Buildings should be not exceed 2.5 storeys and be either detached or semi-detached, in a few cases it is proposed to consider terraced houses; and
- Parking should be on the plot either on the side of the building or in garage, visitor parking should be provided on the street, and in case of no parking on the plot, parking courts can be considered as an option.



Figure 70: Image from developable site.

**Positive examples:**



Figure 71: Detached house, Allerton Bywater, Castleford.



Figure 72: Detached house, Ravenswood, Ipswich.



Figure 73: Semi-detached house, Newton's Place, Grantham.



Figure 74: Quality green open space, Hampstead, London.

Key

Site boundary

Frontage



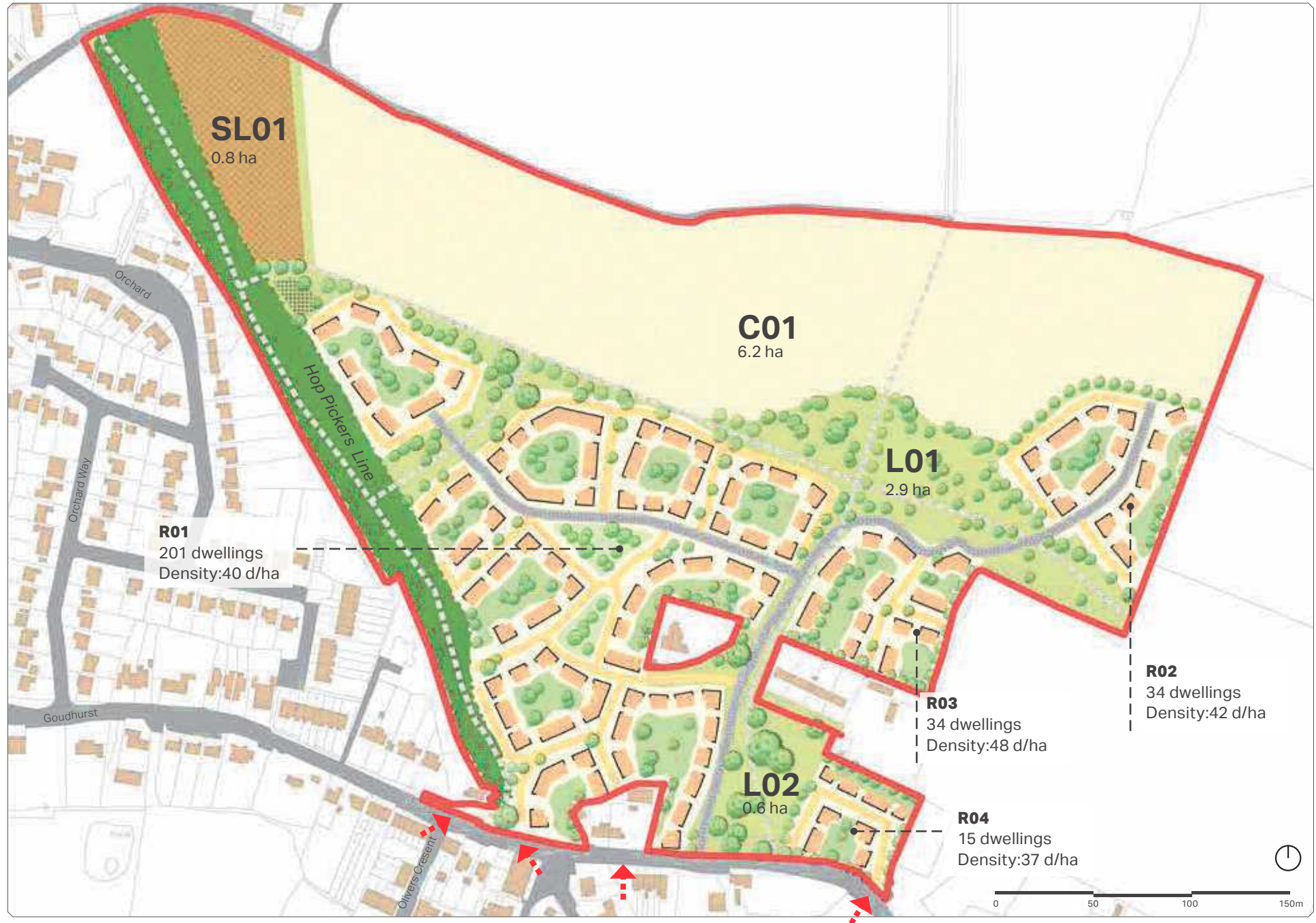


Figure 75: Option2: Illustrative layout for land to the east of Horsmonden.



### 4.4. Option 2+

- Total site area:** 17.6 ha
- Total residential development site:** 6.9 ha
- Community Uses:** 6.2 ha (Health Centre + Community Centre)
- Safeguarded Land:** 0.8 ha
- Open Space and landscape Buffer:**3.5 ha
- Approximate units:** 252 dwellings + Community Centre & Health Centre
- Proposed density:** 36 d/ha

**General principles and guidelines:**

- Main access from Goudhurst Road (for all sites);
- Create meandering routes to allow for views and where possible align streets with tree verge/s;
- Provide recreational areas within larger open space surrounded by quality landscaping;
- Dead end routes should be kept at minimum, and instead provide continuous road layouts to improve permeability and wayfinding within the development;
- Buildings should be not exceed 2.5 storeys and be either detached or semi-detached, in a few cases it is proposed to consider terraced houses;
- Parking should be on the plot either on the side of the building or in garage, visitor parking should be provided on the street, and in case of no parking on the plot, parking courts can be considered as an option; and
- This option considers locating a Community Centre and a Health centre as well. Both are recommended to be accesible from Goudhurst Road with a very short walk.



Figure 76: Image from developable site.

**Positive examples:**



Figure 77: Terraced houses, South Kesteven.



Figure 78: Detached house with quality finishes, Woodbrook.



Figure 79: Semi-detached houses with white painted weatherboarding , Golden Hill.



Figure 80: Quality green open space with residential buildings facing to it, Madley Park, Witney.

**Key**

- Site Boundary
- Housing
- Community Hall
- Health Centre
- Parking
- Development Parcel
- Children's Play Area
- Village Green
- Open Green Space
- Garden
- Hop-Picker's Line
- Reserved as Community Green Space
- Site Reserved for School
- Trees
- Pedestrian/cycle
- Principal Roads
- Secondary Roads
- Access point



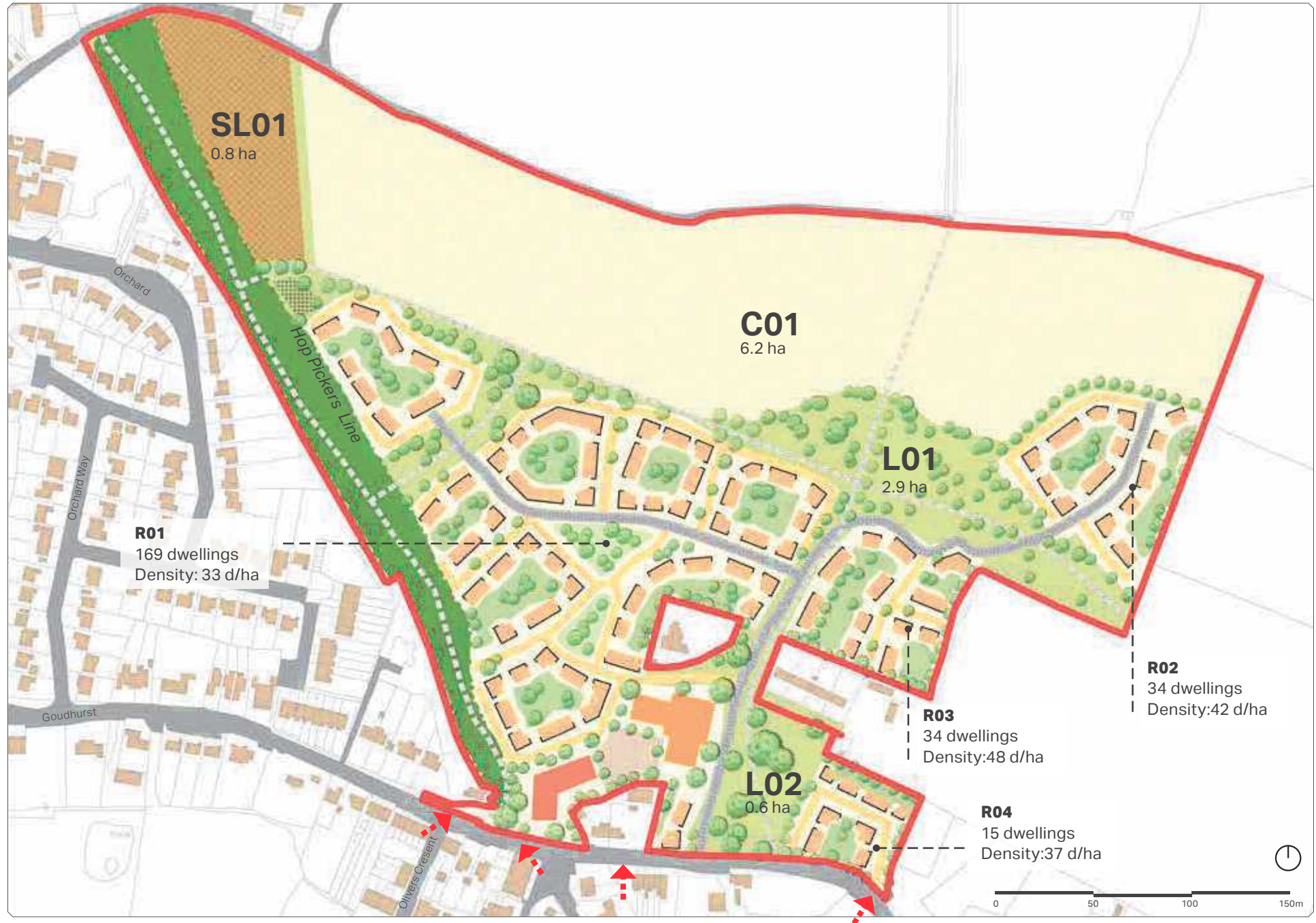


Figure 81: Option 2+: Illustrative layout for land to the east of Horsmonden.