

**MINUTES OF THE PARISH COUNCIL MEETING
HELD AT HORSMONDEN VILLAGE HALL
ON MONDAY, 5 FEBRUARY 2024 AT 7:30PM**

Present:

Cllrs March, Davis, Russell, Sheppard, Richards, Larkin, Jenkinson and Baxter-Smith

In attendance:

Lucy Noakes (Clerk)

Anna Blyth (Assistant Clerk)

1 member of the public

1. Apologies for Absence and declarations of interest

Cllr Currie. Cllr Baxter-Smith proposed acceptance of the reasons for absence; seconded Cllr Jenkinson. Unanimous.

2. Public Session (no decisions)

No speakers.

3. Minutes of Parish Council Meetings

The Minutes of the Parish Council Meeting held on 10 January 2024 had been circulated beforehand by the Clerk. They were agreed for accuracy and proposed for acceptance by Cllr Richards, seconded Cllr Russell and voted for unanimously by those present at that meeting and signed by the Chair.

4. Parish Council Finance

a. Agree payments listing up to 4 February 2024 as attached (Appendix 1)

The Clerk showed a copy of the list of payments up to and including 4 February 2024 as a total of £8,533.10. Cllr Baxter-Smith proposed approval of the schedule of payments; seconded Cllr Davis. Unanimous.

APPENDIX 1

Date: 02/02/2024		Horsmonden Parish Council Current Year		Page 1	
Time: 12:13		Current Bank A/c			
List of Payments made between 10/01/2024 and 04/02/2024					
<u>Date Paid</u>	<u>Payee Name</u>	<u>Reference</u>	<u>Amount Paid</u>	<u>Authorized Ref.</u>	<u>Transaction Detail</u>
10/01/2024	Microshade VSM	SO	195.14		emails & data Jan
11/01/2024	British Gas Lite	DD	107.83		Electricity Toilets Jan
11/01/2024	British Gas Lite	DD	47.45		electricity VG boxes Jan
11/01/2024	Peoples partnership	DD	257.65		Staff Pensions December
17/01/2024	EE - BT	DD	60.38		Mobile phones Jan
18/01/2024	Peoples partnership	DD	197.14		staff Pensions January
22/01/2024	Castle Water	DD	8.27		Water supply Jan
22/01/2024	SSE	DD	248.30		UMS street lights Jan
22/01/2024	Horsmonden Parish News	BACS	300.00		Parish News 23-24
22/01/2024	Arron Services Ltd	BACS	780.00		Service contract PCs 24-25
22/01/2024	Capel Groundcare	BACS	225.60		supply and fit parts play area
22/01/2024	HMRC	BACS	413.61		Tax & NI Jan staff
23/01/2024	P&F Cleaning services LTD	SO	476.66		January cleaning
25/01/2024	Anna Blyth	BACS	1,057.09		January Salary
25/01/2024	Mrs L Noakes	BACS	1,471.20		Staff salary January
29/01/2024	Grovehurst Plumbing and Heatin	BACS	280.00		Supply and fit water heater
29/01/2024	Arron Services Ltd	BACS	30.00		Additional service charge
29/01/2024	Envirocure Ltd	BACS	213.60		Remedials Institute Building
29/01/2024	Envirocure Ltd	BACS	129.60		Remedials Village Hall
31/01/2024	Mr J Couchman	BACS	83.09		January Clock and play area
31/01/2024	Lloyds Bank PLC	DD	15.98		January Credit card payment
02/02/2024	Capel Groundcare	BACS	667.51		Jan ground care and SIDs
02/02/2024	Drain Boss Plumbing and Drain	BACS	132.00		Clear drains at Toilets
02/02/2024	Gordons Home Improvements	BACS	1,135.00		Paint entrance& toilets VH
Total Payments			8,533.10		

b. Bank Reconciliation as at 31 January 2024

The bank balance at 31 January 2024 was displayed with a total at £54,212.03. This was confirmed as correct against the respective bank balances and signed by the Chair.

c. Consider quotations for new long-term agreement for Grounds Maintenance contract

The Clerk advised that following completion of the tender process for the PCs grounds maintenance contract, only one response had been received from the existing contractor, Capel Groundcare.

The Clerk had circulated the quote received from Capel Groundcare to Cllrs prior to the meeting for their consideration, including the option of a 3-year long term agreement. The Clerk showed the annual costs as follows:

2023/24 - £4,227.19

2024/25 - £4,375.52

2025/26 - £4,506.67

After discussion, Cllr Richards proposed that the PC engage Capel Groundcare for a further 3 years at the costs detailed; seconded Cllr Larkin. Unanimous.

d. Consider quotation for new long-term agreement to maintain SIDs

The Clerk advised that the annual contract for maintaining the PCs SIDs is due to expire at the end of March 2024. The current contractor, Capel Groundcare had sent a quotation for a new 3-year contract, which the Clerk had circulated to Cllrs prior to the meeting. The Clerk showed the annual costs as follows:

2023/24 - £2,729.22

2024/25 - £2,783.95

2025/26 - £2,839.72

It was noted that these costs represent a very small increase and as this is a specialised job, there are very few companies who could be approached for comparison.

After discussion, Cllr Larkin proposed that the PC engage Capel Groundcare for a further 3 years at the costs detailed; seconded Cllr Sheppard. Unanimous.

e. Consider quotation for new long-term agreement for quarterly play area inspections

The Clerk had circulated to Cllrs a quotation from Capel Groundcare to continue with the PC quarterly play area inspections. This included an option for a 3-year long term agreement.

The Clerk showed the annual costs as follows:

2023/24 - £208.00

2024/25 - £212.00

2025/26 - £216.00

Cllr Russell proposed that the PC accept the 3-year long term agreement as quoted as this is a modest increase to a worthwhile service which gives the PC reassurance of the safety of the play area equipment; seconded Cllr Larkin. Unanimous.

The Chair asked the Clerk to pass on thanks to Capel Groundcare on behalf of the Council for their support and excellent work over the last 3 years.

f. Consider quotation for crown reduction on the horse chestnut tree on the Village Green

The Clerk had circulated a report from the Living Forest to carry out necessary tree surgery to the Horse chestnut tree on the corner of the village green. The requirement for this work was picked up following a tree climb survey that was carried out last year. The tree climb report detailed some concerns with the horse chestnut and the remedial work suggested by Living Forest was to reduce the crown and take some weight off the branches to stop them from splitting off.

Cllr Richards proposed that the PC accept the quotation from The Living Forest of £1,511 plus VAT to carry out the suggested tree works as soon as possible; seconded Cllr Davis. Unanimous.

There was some discussion between Cllrs regarding which funds should be used for this work as this is an unexpected additional cost that had not been budgeted for. It was agreed that this could be discussed in more detail at the next Finance meeting on the 13th February.

g. Consider quotation to repair internal rafter at Village Hall

The Clerk had circulated a quotation received from Mastercraft Roofing to carry out repairs and replacement / reinforcement of the rafters inside the Village Hall roof / ceiling area following water damages which it would appear have been ongoing for some time. This damage was noticed when the roofer accessed the roof void to inspect the tiles when carrying out repairs.

Cllr Baxter-Smiths proposed acceptance of the quotation totalling £534.80 plus VAT; seconded Cllr Russell. Unanimous.

h. Quotation from Paul Molineux Associates (PMA) to carry out further survey on the Clock Tower once scaffolding is up

The Clerk had obtained a quotation from PMA for them to carry out a further survey at the Clock Tower once access is available via scaffolding, as suggested in their initial report.

Cllrs considered the quotation and Cllr Baxter-Smith commented that an asbestos survey should be carried out before the ceiling of the entrance hall is removed for a more detailed look at the supporting beams. It was agreed that the Clerk would look at the existing asbestos report and seek advice as to whether a further survey / patch test is required.

Cllr Richards proposed acceptance of the quote from PMA totalling £650 plus VAT; seconded Cllr Davis. Unanimous.

5. Planning

a. Planning applications

Planning Application:	24/00067/FULL
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Proposal:	Demolition of front lean-to and erection of porch and single storey rear extension.
Location:	1 Baiden Cottages, School House Lane, Horsmonden, Tonbridge, Kent TN12 8BT
Recommendation	Approval
Proposal	Clr Richards; seconded Clr Russell. Unanimous.
Comments	Recommend acceptance on the grounds that this is a minor addition to the already approved plans. All works should be carried out in line with Horsmonden Parish Councils Sustainability policy.

Planning Application:	24/00123/LBC
Proposal:	Listed Building Consent - Installation of wall, base units and associated pipework on the first floor of the property to create a kitchen. Installation of stud walls in kitchen and attic.
Location:	The Heath Stores, The Flat Lamberhurst Road, Horsmonden, Tonbridge, Kent TN12 8LP
Recommendation	Approval
Proposal	Clr Richards; seconded Clr Davis. Unanimous.
Comments	The PC recommend acceptance in agreement with the Conservation Architects opinion.

Planning Application:	24/00131/TPO
Proposal:	Trees - OAK (T9) - Crown retrenchment pruning to leave height of 10 metres, reduction of branches below this height in proportion to new height; OAK (T10) - Fell
Location:	Holly Oak, Grovehurst Lane, Horsmonden, Tonbridge, Kent TN12 8BG
Recommendation	Approval
Proposal	Clr Baxter-Smith; seconded Clr Jenkinson. Unanimous.
Comments	The PC recommend approval according to the tree reports.

Planning Application:	24/00182/FULL
Proposal:	Erection of 2 storey rear and side extension, 2 front dormer windows, replacement porch, erection of replacement garage with habitable accommodation above.
Location:	Willow Cottage, School House Lane, Horsmonden, Tonbridge, Kent TN12 8BW
Recommendation	Refusal
Proposal	Clr Richards; seconded Clr Baxter-Smith. Unanimous.
Comments	The Parish Council recommend refusal on the grounds that the scale of the extension is excessively large given the situation and would refer to Policy H11 of the SLP in that the increase is over 250 cubic metres and represents an increase of over 100% of the original volume of the property.

Planning Application:	24/00219/FULL
Proposal:	Erection of single storey extension and external alterations to log store (Amendments to application 23/01033/FULL)

Location:	Hazel Street Farmhouse, Spelmonden Road, Horsmonden, Tonbridge, Kent TN12 8EF
Recommendation	Approval
Proposal	Cllr Russell; seconded Cllr Davis. Unanimous.
Comments	Recommend acceptance as a reasonable amendment to the previously approved application. All works should be carried out in line with Horsmonden Parish Councils Sustainability policy.

a. Feedback from the Horsmonden Development Advisory Group

Mr. Winser, Chair of the Horsmonden Development Advisory Group (HDAG), gave an update to Cllrs following the first meeting of the HDAG on the 19th January 2024. Following this meeting, a list of questions had been sent to TWBC referring to the policies contained in the Horsmonden Neighbourhood Plan (HNP) and the TWBC Submission Local Plan and how they relate to the proposed sites for allocation in the parish. It was hoped that a meeting would be arranged between the HDAG, the PC and TWBC officers to discuss these points in further detail, however, TWBC officers had said that a more specific written response from the planning policy team would be required and that a Teams meeting to discuss these points, as originally planned, would not be appropriate. The TWBC case officer instead, offered to arrange a meeting with the developers which would relate to the new Bassetts Farm application only; with a written response to the policy related questions being received a later date.

In response to this, a decision had been made between Cllr March and Mr. Winser, (as chair of HDAG), to not proceed with a meeting regarding the Bassetts Farm application at this time. It was agreed that a meeting could be requested with TWBC at a later date, if necessary, once all the information within the new application had been considered.

With regards to the new application for Bassetts Farm, Mr. Winser confirmed that the HDAG had touched on Section 106 contributions during their meeting but had not discussed these in any detail yet. He advised that Planning Consultant, Alison Eardley was in the process of preparing her guidance to support the PC with their comments regarding the new Bassetts Farm application.

The next meeting of the HDAG had not yet been scheduled yet but may be arranged once a written response to the questions is received from TWBC.

Mr. Winser also showed the Council a Village Population Chart that he had prepared prior to the meeting, as part of his work for HDAG. The chart demonstrated a 47% increase in the village population if all proposed development goes ahead.

Cllr March thanked Mr. Winser for his detailed update and continued support to the PC.

b. Public Consultation on Tunbridge Wells Borough Council’s Response to the Inspector’s Initial Findings Letter on the Examination of the New Local Plan – Deadline 26th February 2024 <https://tunbridgewells.gov.uk/planning/planning-policy/local-plan>

The Parish Council agreed to submit their response to this consultation (see appendix 2) prior to the deadline of the 26th February 2024.

It was also agreed that these comments should be shared on the PCs website / Facebook pages along with the link to the consultation to encourage members of the public to comment if they wish.

c. Quotation from Alison Eardley (planning consultant) to provide appraisal/report/comment on TW/24/00078/HYBRID Bassetts Farm Goudhurst Road Horsmonden Tonbridge and further work for the PC.

The Clerk had asked Alison Eardley to provide an estimate for her continued work supporting the PC with application 24/00078/HYBRID Bassetts Farm. This had been circulated to Cllrs prior to the meeting.

Cllr Jenkinson proposed acceptance of the estimate for up to 4 days work totaling £2,380 plus VAT plus two return car journeys totaling £60, if required; seconded Cllr Larkin. Unanimous.

The Clerk reminded Cllrs that £6,803.19 has now been moved from Ear Marked Funds (EMR) into General Reserves and this could be used to cover Alison's costs.

6. Parish Council Decisions/Administration

a. Parish Highways/footpath/street lighting/landscaping and tree works

A Parish Highways Report had been circulated to Cllrs prior to the meeting detailing all outstanding faults reported in the village in the last 6 months. It was noted that the majority of these relate to drainage issues and potholes. The Clerk advised that the drainage department at KCC are particularly busy at present but these outstanding issues will be monitored to ensure they are dealt with.

The Clerk gave the following updates:

- After switching off the Christmas lights on the village green there are still problems with two nearby street lights (no.40 and no.47). Cllr Sheppard had managed to get both lights working however it has been reported by a resident that street light no.47 (outside Poplars) was not working again. The Clerk will investigate this further once the Christmas Lights are removed.
- The Clerk advised that a new stile has been put on the Brenchley Rd at the end of the footpath by Shirrenden (WT282) however, there is no access available for dogs. This has been reported to the Footpaths Officer.
- The Clerk asked for a volunteer to carry out monthly checks of the village green. Cllr Larkin agreed that she would be happy to do this and will collect the forms from the Parish Office.

b. HIPS – updates and consider priorities for 2024/25

The Clerk had circulated an updated HIPs document produced by Emma Tilbury (KCC) to Cllrs prior to the meeting. The following points were highlighted:

HIP 1 - The SLOW markings on Yew Tree Green Road have now been installed, however a complaint has been received regarding the recently relocated bend warning sign, which has been installed too close to a water meter. The contractors have been instructed to remove it ASAP and they are now looking at alternative locations for installation. The sign will be taken back to the depot for

now pending reinstallation at a more appropriate location. KCC have been speaking directly with residents and keeping them up to date with progress.

HIP 3 - KCC had reconsidered the continued problems on Lamberhurst Road where lorries struggle to pass each other between Spelmonden Rd and Marle Place Road, causing traffic build up. KCC had advised that whilst this stretch of road still failed to qualify for narrow road warning signage or a speed reduction, they are able to offer the following alternative measures:

- Refresh the edge of carriageway and centre lines
- Refresh SLOW marking and the existing 'wide vehicles' sign
- Put the existing warning signs (two locations) on grey backing boards to improve visibility
- Complement the existing bend warning sign just south of Marle Place Road with a SLOW marking and install a grey-backed tractor warning sign with 'wide vehicles' plate to replicate signage on the southern approach

After discussion, Cllr Russell proposed the following statement to KCC:

Whilst the PC remain of the view that this section of road would benefit from narrow road warning signage, the PC will accept the alternative measures offered by KCC and continue to monitor. This proposal was seconded by Cllr Larkin. Unanimous.

As it has been almost a year since Cllr Davis, Cllr Russell and the Assistant Clerk met with Emma Tilbury (KCC), it has been suggested that another meeting is arranged to carry out a HIP review and discuss any priorities for 2024/25. Cllrs Davis and Russell both confirmed that they are happy to be involved again and it was agreed that a date will be set for a meeting in March.

The Clerk asked Cllrs to consider their HIP priorities for 2024/25. It was agreed that improved warning signage at Stoney Bridge, Goudhurst Road should be discussed that the meeting with KCC.

Cllr Larkin mentioned that all highways signs in the village would benefit from a clean. This can be reported via the KCC portal.

a. Booking of Horsmonden Village Green – Easter Crosses on the Green 2024

Cllr Russell proposed acceptance of the event subject to receiving the necessary paperwork; seconded Cllr Sheppard. Unanimous.

The Clerk confirmed that all paperwork had been checked and received from St Margaret's already.

b. Consider plans for future Christmas Lights (removal, storage and installation)

The Clerk updated Cllrs with the current position regarding the Christmas lights and confirmed that she is still awaiting a full reply from Blachere to her email outlining the PCs concerns regarding their continued poor service. The Clerk advised that Blachere have asked to have a Teams call to discuss the issues however, in the meantime, they have confirmed that the lights will be removed by the installer on Wednesday 7th February.

After discussion, it was agreed that the PC should wait until the lights are successfully removed before engaging any further with Blachere.
The Clerk and Assistant Clerk will continue to explore other options for 2024 Christmas lighting.

c. Consider the Council's Risk Assessment

The Clerk had circulated the PCs Risk Assessment to Cllrs for them to review prior to the meeting. Cllr March suggested a minor amendment to the 'Traveller Incursion' section.

Cllr Davis proposed acceptance of the PCs Risk Assessment including the minor amendment suggested; seconded Cllr Richards. Unanimous.

d. Consider the Council's insurance cover with regards to Data Breach Security and Cyber Insurance cover and quotations for these

The Clerk asked Cllrs to consider whether the PC should take out a stand-alone Cyber insurance policy or extend their current policy to include Data Breach Security cover as this is something that some other Parishes have in place and is becoming more of a risk to Local Councils. The Clerk had circulated quotations for both options to Cllrs prior to the meeting.

After discussion, Cllr Sheppard proposed the following: The PC had considered the risk but did not feel that it is high enough at present to warrant the additional costs involved however, this will be reviewed again at the annual budget meeting in November. This was seconded by Cllr Richards. Unanimous.

e. Consider the Council's Assets Register 2023-24

The Clerk had circulated the PC's Asset register to Cllrs prior to the meeting for their review. The Clerk asked for a volunteer to check through the street lighting inventory and make sure all street lights are in place with no obvious issues. Cllr Larkin agreed to do this.

Cllr March noticed that the PC's emergency grab bag is not noted on the Asset Register. The Clerk confirmed that she will add this to the spreadsheet.

Cllr Russell proposed acceptance of the Asset Register for 2023-24 including the addition of the emergency grab bag; seconded Cllr Baxter-Smith. Unanimous.

f. Update from Cllr Richards regarding local businesses

Cllr Richards gave a brief update to the Council regarding local businesses in Horsmonden.

7. Consultations

a. Public consultation on Pre-Submission Draft of the Kent Minerals and Waste Local Plan www.kent.gov.uk/mineralsandwaste_closes_29_February_2024

Cllr Russell agreed to complete this consultation on behalf of the PC.

There being no further business the meeting closed at 10.05pm

APPENDIX 2

Horsmonden Parish Councils Response to the Public Consultation on Tunbridge Wells Borough Council's Response to the Inspector's Initial Findings Letter on the Examination of the New Local Plan

The consultation states:

"The proposed Revised Development Strategy and full response to the Inspector's Initial Findings Letter is set out in the [Development Strategy Topic Paper Addendum](#) [PS_054]"

This Local Plan Development Strategy Topic Paper – Addendum. January 2024, is largely concerned with developments for Tudely and Paddock Wood, but at paragraph 13.1, the report refers to housing allocations for Horsmonden and states:

"Table 4 of the SLP, which sets out the proposed allocations, can also be updated. In doing so, attention is drawn to the following:

[Bullet 4] “The slightly lower figure for Horsmonden relates to the capacity of a site which was agreed by the Council to be somewhat lower than in the SLP, as discussed at the relevant hearing session last year, and following the submission and consideration of planning application reference 22/00296/outline for village hall and a residential development of up to 68 dwellings and associated infrastructure (which members of the Council’s planning committee have resolved to grant, subject to completion of a S106 legal agreement)”

Table 1 below shows the breakdown of the SLP allocations for Horsmonden and the adjustment as referenced in the Development Strategy Topic Paper – Addendum.

Table 1. Horsmonden Housing Allocation - Submission Local Plan Revisions:				
1. Submission Local Plan:				
	SLP Low	SLP Mid	SLP High	
AL/HO1 - Land adjact to Gibbet Lane	45	50	55	
AL/HO2 - Land South of Brenchley Road	80	90	100	
AL/HO3 - Land East of Horsmomnden	115	140	165	
Total Allocation for Horsmonden	240	280	320	SLP Table 4 - Distribution of Housing Allocations
2. Summary of Proposed Modifications to the Development Strategy, following Inspector’s Initial Findings Letter, January 2024				
	SLP Low	SLP Mid	SLP High	
AL/HO1 - Land adjact to Gibbet Lane	45	50	55	
AL/HO2 - Land South of Brenchley Road	70	70	70	Local Plan Development Strategy Topic Paper – Addendum. 13.0 Updated housing land supply 13.1 Bullet 4.
AL/HO3 - Land East of Horsmomnden	115	140	165	
Proposad Total Allocation for Horsmonden	230	260	290	SLP Table 4 - Distribution of Housing Allocations Revised

However, details for each of the 3 allocated sites have progressed over time, and the proposed revision to SLP Table 4 does not acknowledge or reflect these correctly.

AL/HO1 – Land adjacent to Gibbet Lane:

Development of this site has been completed with 49 houses.

AL/HO2 – Land South of Brenchley Road:

As stated in the Development Strategy Topic Paper – Addendum, this development has been granted outline planning permission for 68 houses, not 70.

AL/HO3 – Land East of Horsmonden:

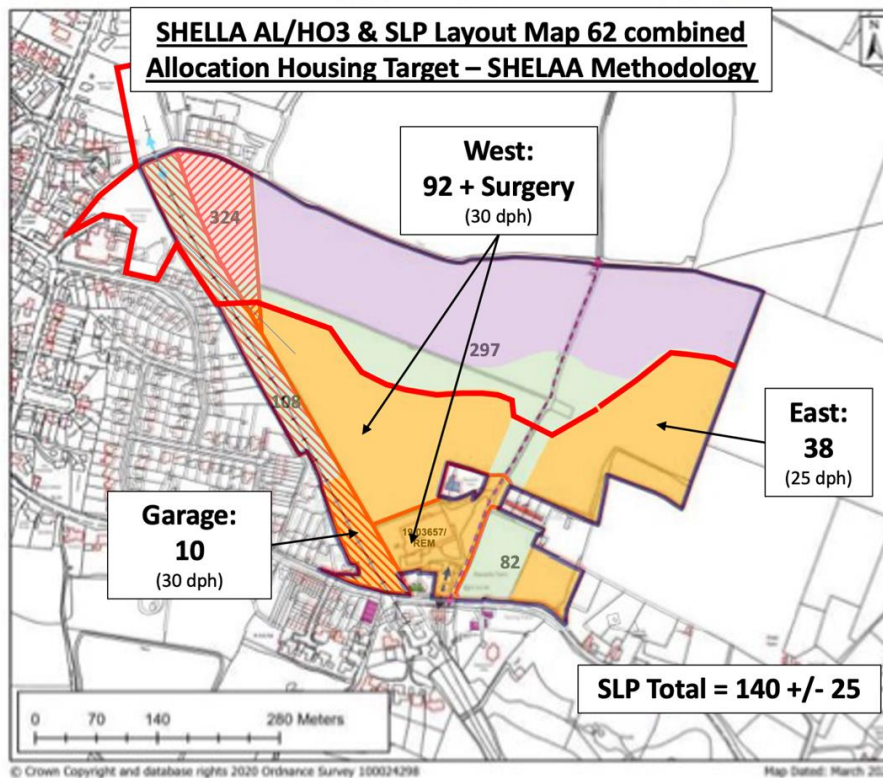
The following statements are based on an evidence report (TWBC Submission Local Plan Allocation AL_HO3 181223 vPC-F) (**Evidence Report**) adopted by the Horsmonden Parish Council on 19-December 2023. This report summarises evidence relating to SLP Allocation Policy AL/HO3 as at November 2023. The Evidence Report is attached for reference. This representation draws on the Evidence Report and any more recent information.

Contrary to what was stated by TWBC to the Inspector (Matter 7. Issue 13. Question 6. Para 47), the whole of this site is not being promoted by a single developer and the following now need to be taken into account by TWBC in their housing and trajectory plans:

1. AL/HO3 is a combination of 5 different sites, 4 were offered during the SHELAA process, the other is a southerly plot consented for 20 houses (15/505340/OUT & 19/03657/REM).

5. SHELAA sites 108 and 324 are not under the control of the developer. These sites include some of the (orange) land allocated for residential use, and (pink) land allocated for expansion of the school, as per SLP Map 26. Policy AL/HO3 Condition 12 requires the school land to be safeguarded for future school expansion as part of the overall development, but if this land cannot be guaranteed to be available as and when it is required for expansion of the school, then the infrastructure development provisions for AL/HO3, and indeed the whole allocation strategy for Horsmonden, are compromised.
6. Policy AL/HO3 Condition 4 states: *“Residential development shall be located on the areas identified for residential **and doctor’s surgery** use on the site layout plan, with the exact location of the surgery to be determined having regard to accessibility to the main village and services, and landscape impact”*. This condition requires the doctors’ surgery to be located on the (orange) land for residential development within the LBD on SLP Map 26. The inclusion of the doctors’ surgery/medical centre within the orange area on Maps 26/62 is also consistent with the allocation calculations shown in 8. below. Locating the doctors’ surgery within the LBD is also specified in the HNP (HNP Figure 5).
7. The SLP examination also addressed Heritage Assets including Bassetts Villas which are Non-Designated Heritage Assets surrounded by the AL/HO3 development site (Matter 7. Issue 13. Question 6. Para 62). TWBC concludes (Question 6. Para 68) that: *“The Council is confident that effects on heritage assets can be dealt with adequately through a planning application and that the site specific policy and supporting map give added confidence that the effects, which are likely to be limited can be minimised to an acceptable level”*.
8. Policy AL/HO3 allocates a housing target range of 115 to 165 dwellings. This is stated in the SHELAA report as 140 dwellings to which a range of +/- 25 has been applied. We have reviewed the TWBC SHELAA methodology for determining this figure of 140 houses. It uses a standard reference density of 30 dwellings per hectare for the orange residential development areas on SLP Map 26 and AL/HO3 Layout Map 62 and allows for buffers and land for the doctors’ surgery, except for the East Site which has a lower density of 25 dph applied. Maps 26 and 62 are the same except Map 62 does not include the new LBD, nor the Hop Pickers’ Line which is protected under AL/HO3 Condition 5 and SLP Policy TP5.
9. The following map, **Figure 2**, combines SLP Maps 26/62 together with the SHELAA sites maps and shows the derivation of the AL/HO3 allocation at 140 houses. **Appendix 1** shows the detailed calculation of the SLP AL/HO3 housing allocation.

Figure 2



10. However, the AL/HO3 allocation and TWBC Document PS_062 “Updated Local Plan Housing Trajectory – 1 April 2023 Position”, which is also part of this consultation, need to be revised to take account of the following information:
- Old Station Garage** (10 allocated houses +/- 2), is not currently being promoted and needs to be considered separately. The allocation of houses on land either side of the protected heritage Hop Picker’s Lane is highly questionable, and any development is very unlikely to take place in the near term.
 - Concerns about the **East Site** landscape sensitivity as mentioned in point 3 above have now been acknowledged by the developer in further Landscape and Visual Impact Assessment (LVIA) work and the area and housing density have been reduced to mitigate these concerns. This East site has been reduced from the SHELAA allocation of 38 to 22 houses. (A reduction of 16 +/- 4).
 - TWBC recently reconfirmed the **Non-Designated Heritage Asset** status of Bassetts Villas which is surrounded by the AL/HO3 site. Allowance needs to be made for the setting and amenity of Bassetts Villas and an allowance reduction of 5 houses +/- 1 would seem appropriate.

11. The AL/HO3 allocation housing target at standard housing densities is thus:

AL/HO3 development within the next 10 years:

- Consented Brownfield Site on Goudhurst Road (15/505340/OUT & 19/03657/REM): **20 houses**

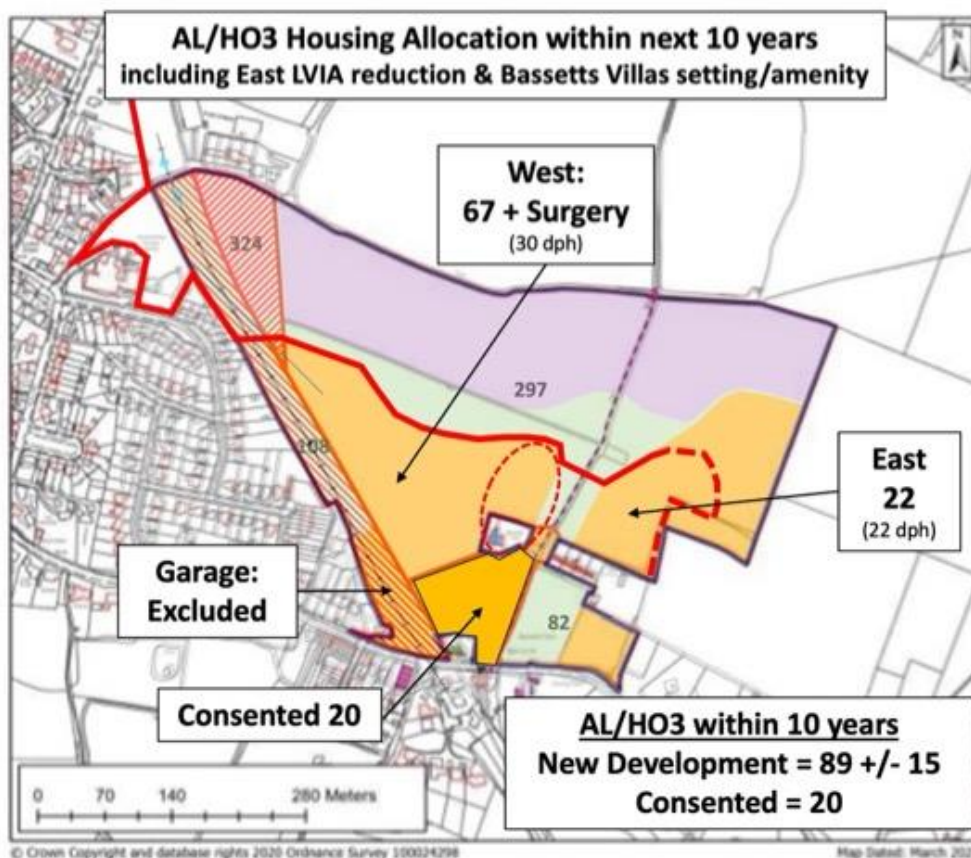
2. New allocated development:	120 reduced by
Old Station Garage part of SHELAA site 108:	(10)
East Site LVIA revision:	(16)
Bassetts Villas NDHA setting allowance:	(5)
New Development on SHELAA sites 297 and 82	89 houses

AL/HO3 development likely to be beyond the next 10 years (subject to Hop Pickers' Line protections):

3. Old Station Garage part of SHELAA site 108:	10 houses
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Figure 3 shows the AL/HO3 housing allocation within the next 10 years:

Figure 3:



12. **Table 2** below summarises all the above changes that have taken place in relation to the SLP allocations for Horsmonden. It shows that an up-to-date overall housing allocation for Horsmonden in SLP Table 4 should be 215 to 259.

Table 2

Table 2. Further Modifications Required to SLP Table 4.				
	SLP Low	SLP Mid	SLP High	
AL/HO1 - Land adjact to Gibbet Lane	45	50	55	
	4	(1)	(6)	Correction not made in SLP Modifications
	49	49	49	As built
AL/HO2 - Land South of Brenchley Road	70	70	70	
	(2)	(2)	(2)	Outline Planning 22/00296/OUT granted for 68
	68	68	68	As per Updated Local Plan Housing Trajectory. December 2023
AL/HO3 - Land East of Horsmomnden	115	140	165	
Persimmon Homes Site Corrections	(8)	(10)	(12)	Remove Old Station Garage
	(16)	(20)	(24)	Remove consented Brownfield site
	(13)	(16)	(19)	Adjust for Eastern LVIA reduction 38 to 22 =(16)
	(4)	(5)	(6)	Adjust for Bassetts Villas NDHA
Persimmon HO3 site target excl brownfield	74	89	104	As per SLP methodology
		** Updated Local Plan Housing Trajectory. December 2023 shows 120. (50 in 26/27 & 70 in 27/28) - Should be 89		
Persimmon consented B'Field site	20	20	20	20 consented houses under construction Jan-24
Total revised target for Persimmon site	94	109	124	
Old Station Garage (part of AL/HO3)	8	10	12	Add back for potential future infill - unlikely in next 10 years
Adjusted Total Allocation for Horsmondon	215	237	259	

13. Document PS_062 Updated Local Plan Housing Trajectory (December 2023), referenced in this consultation, shows developments at AL/HO2 and AL/HO3 both taking place between 2026 and 2028 (with the consented 20 houses at AL/HO3 being completed earlier than this). This is a change for AL/HO3 which was projected to take place between 2030 and 2032 in the previous version of the Local Plan Housing Trajectory (February 2021) used in discussions with the SLP Inspector in 2022.
14. The SLP refers to the Infrastructure Development Plan (IDP) (CD_3.142_Infrastructure-Delivery-Plan-October-2021) and in response to a question relating to the medical hub from the LP Inspector (Hearing Statement Ref Matter 7, Issue 15), TWBC replied that the NHS/CCG recognises “A strategic assessment linked to the overall growth in the Local Plan will need to be undertaken by the CCG with local practices to inform requirements”. In the following paragraph 83 TWBC go on to say: “It is, however, important to emphasise that a more detailed discussion and assessment is required in this area to define any future requirements; **specifically noting that the majority of housing growth proposed in Horsmondon is expected in the latter part of the plan period**”. This expectation of timing has now changed as highlighted in 13. above, and there is a serious misalignment between the SLP and the IDP not only regarding inadequate medical services to cater for the allocations for Horsmondon, but also all other infrastructure which will be impacted by this timing change, including education, water supply, sewer and sewerage capacity, power supply, and highways issues.

Appendix 1

Breakdown of Allocation for AL/HO3 - Land to the East of Horsmonden				Orange	Non-housing				
	(Refer SLP AL/HO3 Site Layout Maps 26/62)			Residential & Surgery Use	Roads, SUDs				
Description	Reference	Site Area (ha)	Gross Area (ha)	Allowance	Housing	Housing	Houses	Notes	
		per Ref.	a)	b)	Net Area (ha)	Density (h/ha)	#		
1. School Expansion Land to NW	SHELAA 324	1.82	n/a	n/a	n/a	n/a			
2. Old Station Garage & Hop Pickers Line	SHELAA 108	1.85	0.45	25%	0.34	30	10		
3. Bassetts Farm Brownfield Devt. (granted)	19/03657/REM	0.93	0.93	30%	0.65	30	20		
4. Land to S & SW of HO3	SHELAA 82	1.01	0.39	100%	0.00				
5. Land to East of PROW WT340A	SHELAA 297 }		2.05	25%	1.53	25	38	d)	
6. Land to West of PROW WT340A	SHELAA 297 }	13.79	3.19	25%	2.39	30	72		
7. Land for Doctor's Surgery	SHELAA 297 }		0.22	100%	0.00				
AL/HO3 Overall			19.4	7.23	4.91	Allocation	140	e)	
Notes:									
a)	By measurement (orange areas Map 26)				Summary of Land Use:				
b)	Calculated				Residential Use	4.91			
c)	As per SHELAA methodology Main Report 3.38. (SLP range is +/- 5 h/ha on density)				Doctors' Surgery & School	2.04			
d)	Lower density per AL/HO3 (5.609). Subject to LVIA				Roads, Buffers, SUDs etc	1.71	} Non-Residential		
e)	Mid range as per methodology				Open Space (incl SW SUDs)	10.74	} Use	55%	
						19.40	12.45	64%	