

**Appendix 4: Sites in and around the Villages and Rural Area**

Settlement	Location	Site Ref	Building / Site Name	Road Name	Site Description	PDL / Greenfield / Mix	Gross area in hectares (ha)	Suitability	Submitted / Designated / Allocated for	Possible Uses to be Considered	Submitted number of residential units	Submitted amount of Commercial Floorspace (sq m)	Summary	Colour
Ashurst	Not Adjacent	304	Allocation for car park extension at Ashurst Station		Land including car park at Ashurst Railway Station.	Predominantly PDL	0.16	Located within Green Belt and AONB	Allocated for car park extension in the Local Plan	Car Park			Site is currently allocated for car park extension under Local Plan Policy TP16. The site is located within the Green Belt so all development or uses should be in accordance with PPG2 which sets out which uses are appropriate in the Green Belt.	Purple
Benenden	Adjacent	3001	Land behind telephone exchange	Horton Close	Site is located to the north of The Street, adjacent to the Telephone Exchange (which is located within the LBD).	Predominantly Greenfield	0.11	Site is considered to be well located in relation to the village services, particularly the pedestrian access.	Considered by TWBC as a potential rural exceptions site	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (CP1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing. Site has been identified through the Rural Affordable Housing Programme as potentially being suitable for rural exceptions housing development	Green
Benenden	Adjacent	3005	Site to north of Rothermere Close	Walkhurst Road	This site comprises an agricultural field with residential development immediately to the south.	Predominantly Greenfield	1.47	A tiny percentage of the site is ancient woodland. Although Walkhurst Road is a country lane it is used as a route from the village to nearby Benenden Hospital. Pedestrian access to the site from the village services would need to be improved along Walkhurst Road to improve the site's accessibility.	Considered by TWBC as a potential rural exceptions site	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (CP1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green
Benenden	Not Adjacent	1009	Benenden Hospital	Goddard's Green Road	Hospital buildings, grassed and concreted areas.	Predominantly PDL	14.58	Listed buildings, partly within the AONB.	Submitted for C2 Residential Institutions; Residential; D1 Non Residential Institutions	As per current use	6		Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (CP1) in the Core Strategy.	Red
Bidborough	Adjacent	243	Land at St Lawrence Avenue	St Lawrence Avenue	Site is located to the south of St Lawrence Avenue near the junction with Darnley Drive. Site comprises part of a large area of woodland.	Predominantly Greenfield	0.29	Site lies entirely within the Green Belt and AONB. Just under 1/2 of the site is designated as a Site of Nature Conservation Interest.	Submitted for residential	Residential			Site warrants further consideration for residential. Site is entirely within the Green Belt so any release of land would only be considered through a Green Belt review.	Green
Brenchley	Not Adjacent	48	Land to the west of Market Heath House	Brenchley Road	Large site located outside the village to the west of Brenchley.	Predominantly Greenfield	0.99	Site lies entirely within the AONB	Considered by TWBC as a potential rural exceptions site	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing. Currently being considered as a site for rural exceptions housing subject to pedestrian access issues being overcome. Ongoing discussions with Kent Highways Services. Although this site is not immediately adjacent to the village, it is considered to be well related and therefore suitable for consideration as a rural exceptions housing site. Pedestrian access into the site to the village services would need to be improved - Brenchley Road is considered to be a relatively busy road.	Green
Brenchley	Not Adjacent	230	Land on the east side of Pixot Hill	At the crossroads with Crook Road	Land adjacent to junction to the north of Brenchley	Predominantly Greenfield	0.11	Approximately 44% of the site lies entirely within an area of overland flow	Submitted for residential	Residential (rural exceptions housing)	10		Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green
Capel	Not Adjacent	126	Land at Keeper's Cottage (Plot 71)	Forest Farm, off A21	Site lies within an area of managed woodland. Site was formerly part of Forest Farm, which has since been subdivided into 78 plots, which have been sold separately.	Predominantly Greenfield	0.34	Site is located within the Green Belt	Submitted for residential and residential institutions	As per current use			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (CP1) in the Core Strategy nor well related to a settlement. It is also within the AONB and Green Belt.	Red
Capel	Not Adjacent	224	Carpenters Yard	Pembury Road	Site comprises a number of redundant industrial buildings, as well as a substantial area of grassland and shrub. The boundary to the east of the site is formed by the A21 road and the other boundaries are natural to agricultural land beyond.	Mixed	4.01	Site is located within the Green Belt	Submitted for light industrial or residential	As per current use	5+		Site does not warrant further consideration for residential uses or expansion of existing light industrial. However, policy CP7 of the Core Strategy seeks to protect employment uses.	Red
Capel	Not Adjacent	247	Land east of Church Lane	Church Lane	Site located outside of, and to the south of Five Oak Green.	Mixed	1.35	Site is located within the Green Belt	Submitted for residential	As per current use	10+		Site does not warrant further consideration for residential as it is not adjacent to an LBD of a settlement and is not well-related to the settlement.	Red
Capel	Not Adjacent	248	Land west of Church Lane	Church Lane	Site located outside the village, to the south of Five Oak Green.	Predominantly Greenfield	0.84	Site is located within the Green Belt	Submitted for residential	As per current use	10+		Site does not warrant consideration for residential as not located adjacent to a settlement LBD or well-related. This is contrary to CP1 of the Core Strategy.	Red
Capel	Not Adjacent	249	Land west of Hartlake Road	Hartlake Road	Site is located adjacent to small hamlet of Tudeley Hale.	Predominantly Greenfield	7.78	Almost 80% of the site is located within the functional floodplain.	Submitted for residential	As per current use	5+		Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (CP1) in the Core Strategy nor well related to a settlement. Site is also located mostly within the functional floodplain so is not suitable for built development.	Red
Capel	Not Adjacent	250	Land east of Hartlake Road	Hartlake Road	This is a small site in a rural location.	Predominantly Greenfield	0.14	Site is entirely located within the functional floodplain.	Submitted for residential	As per current use	5+		Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (CP1) in the Core Strategy. Site is also located entirely within the functional floodplain so is not suitable for built development.	Red
Capel	Not Adjacent	251	Land south of Tudeley Lane	South east of Tanyard Cottages	A small greenfield site currently within agricultural use.	Predominantly Greenfield	0.54	Site is located within the Green Belt	Submitted for residential	As per current use	5+		Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (CP1) in the Core Strategy nor well related to a settlement.	Red
Capel	Not Adjacent	252	Land south of Tudeley Lane	West of Tanyard Cottages	Site forms part of a car park and field adjacent to Goldsmid Hall.	Mixed	0.52	Site is located within the Green Belt	Submitted for residential	As per current use	5+		Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (CP1) in the Core Strategy.	Red
Capel	Not Adjacent	253	Land north of Tudeley Lane	South of railway line	Greenfield site within the centre of Tudeley (no LBD) to the rear of existing residential development.	Predominantly Greenfield	0.84	Site is located within the Green Belt	Submitted for residential	As per current use	5+		Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (CP1) in the Core Strategy.	Red
Five Oak Green	Adjacent	6	Bramley House	Five Oak Green Road	Site is a level site, within a residential area. The site is occupied by one private dwelling in substantial grounds.	Predominantly PDL	0.75	Site is located within the Green Belt. Approximately 40% of the site was within flood zone 3b as of 2007 and this is forecast to increase to approximately 54% by 2115	Submitted for residential	Residential (rural exceptions housing only)	35		Approximately 40% of the site was within flood zone 3b as of 2007 and this is forecast to increase to approximately 54% by 2115. The part of the site that does not lie within flood zone 3b or is forecast to lie within flood zone 3b by 2115 warrants further consideration for residential (rural exceptions housing only).	Green

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Settlement	Location	Site Ref	Building / Site Name	Road Name	Site Description	PDL / Greenfield / Mix	Gross area in hectares (ha)	Suitability	Submitted / Designated / Allocated for	Possible Uses to be Considered	Submitted number of residential units	Submitted amount of Commercial Floorspace (sq m)	Summary	Colour
Five Oak Green	Adjacent	93	Land at Whetsted Road	Whetsted Road	Land to north of railway line that was not considered further due to severe access constraints into the site largely created by the narrow bridge over the railway line on the road from the site into the village.	Predominantly Greenfield	1.62	Virtually all of the site is located within the Green Belt	Submitted for residential	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing	Green
Five Oak Green	Adjacent	234	Land e of Church Lane/w of Sychem Place	Five Oak Green Road	Field located on western edge of village	Predominantly Greenfield	11.66	Site lies entirely within the Green Belt	Submitted for residential	Residential (rural exceptions housing)	30+		Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green
Frittenden	Not Adjacent	242	Frittenden Brickworks	Digdog Lane	Weald Business Park, between Frittenden and Sissinghurst.	Mixed	2.15	Site it is a rural location	Submitted for residential	As per current use			Site does not warrant further investigation for residential as it is not adjacent to LBD of settlement, or well-related to a settlement.	Red
Frittenden	Not Adjacent	3326	Land to west of village	The Street	The site comprises a field and agricultural building separated from the village by one field.	Predominantly Greenfield	1.53	It is considered to be well related to the village. Pedestrian access from the site into the village would need to be upgraded by extending the pavement that runs along this side of the road from the site into the village.	Considered by TWBC as a potential rural exceptions site	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green
Gills Green	Not Adjacent	227	Santers Yard, Gills Green Farm	Wellington Road	The site is very rural in nature, particularly from the Slip Mill Road side of the site and is surrounded by agricultural uses to the north, and residential to the south and east.	Predominantly Greenfield	2.44	Site is entirely within the AONB	Site submitted for office and light industrial (B1 a & c), storage and distribution (B8), and residential (C3)	As per current use	73		Site does not warrant further consideration for residential uses or expansion of existing B1 or B8. However, policy CP7 of the Core Strategy seeks to protect existing employment uses. Site has also been promoted through the Early Engagement Consultation under site number 1028.	Red
Gills Green	Not adjacent	1027	Hawkhurst Station Business Park		Grassed area adjacent to business park	Predominantly Greenfield	0.9	Site is located in AONB adjacent to existing Local Plan Employment allocation.	Submitted for B1 (a-c), B2, B8	Economic development (B1, B2, B8) or as per current use			Site warrants further consideration for employment use subject to an additional level of need be identified for employment floorspace up to 2026 within the Employment Land Review currently being conducted (May 2010). However, site has considerable landscape sensitivity issues.	Green
Gills Green	Not Adjacent	1028	Gills Green Farmyard, Patchwork End		The site is very rural in nature, particularly from the Slip Mill Road side of the site and is surrounded by agricultural uses to the north, and residential to the south and east.	Predominantly Greenfield	2.45	Site lies entirely within the AONB	Submitted for B1 (a & c), B8, C3	As per current use			Site does not warrant further consideration for residential uses or expansion of existing B1 or B8. However CP7 of the Core Strategy seeks to protect employment uses.  Please also refer to site 227 which this submission supersedes.	Red
Goudhurst	Adjacent	22	Adj Goudhurst & Kildown CE Primary School	Cranbrook Road	This site is predominantly an open field located immediately to the east of the new Primary school	Predominantly Greenfield	1.3	Site lies entirely within the AONB	Submitted for residential	Recreation/Residential (rural exceptions housing)			Site is subject to Policy R3 in the Local Plan 2006 - designated for recreation/sports area to serve the adjacent school. Further investigations would need to be undertaken to establish whether there is any residual land remaining after this development has taken place. Any spare capacity on this site for built development would be suitable for rural exceptions housing only	Green
Goudhurst	Adjacent	24	Land to the south of the Old Parsonage	Balcombes Hill	Site on the southern edge of the village sloping down to the south with extensive tree cover along its western boundary with Balcombes Hill	Predominantly Greenfield	1.03	Site located within the AONB	Submitted for residential	Residential (rural exceptions housing)	30		Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green
Goudhurst	Adjacent	153	Lamberts	Church Road	Appears to form the garden area of a residential dwelling	Mixed	0.74	Site lies entirely within the AONB and the Conservation Area. Just under 1/3 of the site is an Area of Archaeological Potential and approximately 12% of the site is a Flooding Problem Area.	Submitted for changes to Limits to Built Development (no specific use specified)	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing	Green
Goudhurst	Adjacent	296	Adjacent Three Winds	North Road	Area of rough pasture located to the north of the village	Predominantly Greenfield	0.9	Site is entirely within the AONB	Submitted for residential (rural exceptions housing)	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green
Goudhurst	Not Adjacent	21	Land at Balcombes Hill	Balcombes Hill	Large site located adjacent to the LBD to the east of Goudhurst.	Predominantly Greenfield	1.63	Site is located within the AONB	Submitted for residential	Residential (rural exceptions housing)	9		Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green
Goudhurst	Not Adjacent	23	South View Terrace and Old Parsonage	Balcombes Hill	Small site located to the east of Goudhurst.	Predominantly Greenfield	0.09	Site located within the AONB	Submitted for residential	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green
Hartley	Not Adjacent	12	Gate Farm	Hartley Road/Glassenbury Road	Disused site to the south-west of Hartley village (no LBD)	Predominantly Greenfield	1.48	Site lies entirely within the AONB	Submitted for promotion through Core Strategy but no uses specified. Promoted through Local Plan for B1, B2, B8.	As per current use			Site does not warrant further consideration for employment uses (B1, B2, B8) as it is not consistent with the land release policy (CP1) in the Core Strategy nor is it located within a Key Employment Area.	Red
Hawkhurst (The Moor)	Inside LBD, not Town Centre	29	Wealden Advertiser, Hawkhurst Service Station	Horns Road	Site lies to the south of Horns Road with residential uses to the north, south and west and B1 light industrial use available to the east	Predominantly PDL	0.18	Site lies entirely within the AONB	Submitted for residential	Small identified site that does not need to be allocated but could be developed in principle, subject to site-specific policy and other issues			Site does not warrant further consideration for allocation as it lies inside the Limits to Built Development of Hawkhurst (the Moor) and is less than 0.2ha in size.	Orange
Hawkhurst (The Moor)	Adjacent	30	Land to the south of Hensill House	Hensill Lane	Field adjacent to the LBD of Hawkhurst.	Predominantly Greenfield	0.31	Site located within the AONB.	Submitted for residential	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green
Hawkhurst (The Moor)	Adjacent	235	Site at Hawkhurst Gasworks	Talbot Road	Field on the edge of The Moor that appears to have been used as a storage area in connection with the new development immediately to the east	Predominantly Greenfield	0.17	Site lies entirely within the AONB	Submitted for residential	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green
Hawkhurst (The Moor)	Adjacent	238	Land at Hall House	Moor Hill (A229)	This site consists of a former Victorian walled garden.	Predominantly Greenfield	0.92	Site located within the AONB.	Submitted for residential (retirement)	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green

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Horsmonden	Adjacent	34	Crouches Farm	Furnace Lane	Small employment site located on the northern edge of the village	Predominantly PDL	0.43		Submitted for residential	Residential (rural exceptions housing)			Part of this site is currently being used for employment uses and the retention of these uses would be sought. The land not within employment use could be considered for development. Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green
Horsmonden	Adjacent	37	Land south of Brenchley Road	Brenchley Road	Open field located on the western edge of the village	Predominantly Greenfield	3.48		Submitted for residential	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green
Horsmonden	Adjacent	172	Bassetts Farm	Goudhurst Road	An employment site located on the western edge of the village	Predominantly PDL	1.6	Level site	Submitted for residential and B1 (light industrial)	B1 (light industrial), residential (rural exceptions housing)	50		The site is currently in employment use and therefore should be considered against Core Policy 7 of the Core Strategy, which seeks to maintain employment uses that are well located. However, any employment use should only relate to that part of the site that is already developed for such uses. Site does warrant further consideration for rural exceptions housing.	Green
Horsmonden	Adjacent	228	Land at Furnace Lane	Furnace Lane/Gibbet Lane	Field adjacent to the road, to the west of Horsmonden	Predominantly Greenfield	1.82	Site is relatively flat	Submitted for office (B1a); light industrial (B1c) and residential (C3)	Residential (rural exceptions housing)	40-50		Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing	Green
Horsmonden	Adjacent	270	Land at Kirkins	Maidstone Road	Field adjacent to road to the north of Horsmonden.	Predominantly Greenfield	0.53		Submitted for residential (rural exception housing for the elderly)	Residential (rural exceptions)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green
Horsmonden	Not Adjacent	35	Land at Railway Tunnel (south)	Maidstone Road	Site lies to the west of Maidstone Road (B2162)	Predominantly Greenfield	0.17	Site is level. More than 90% of the site is a landfill quarry.	Submitted for residential (rural exceptions housing)	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. Site may warrant further consideration for rural exceptions housing although a geophysical survey is likely to be required due to the site's former use as a landfill quarry.	Green
Horsmonden	Not Adjacent	36	Land at Railway Tunnel (north)	Maidstone Road	Site lies to the east of Maidstone Road (B2162)	Predominantly Greenfield	0.1	Approximately 2/3 of the site is a landfill quarry	Submitted for residential (rural exceptions housing)	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. Site may warrant further consideration for rural exceptions housing although a geophysical survey is likely to be required due to the site's former use as a landfill quarry.	Green
Horsmonden	Not Adjacent	170	Land at Noakes Depot	Goudhurst Road	Large site to the south-west of Horsmonden consisting of wooded areas, tracks and grassed areas. Adjacent to large buildings.	Mixed	6.44	A small proportion of the site is Ancient Woodland.	Submitted for a mix of uses including B1, B2, B8, D2 and residential	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, the north eastern part of the site is considered to be well related to Horsmonden and as such does warrant further consideration for rural exceptions housing.	Green
Horsmonden	Not Adjacent	292	Land adjacent to Weavers, Horsmonden, Goudhurst Road and Noakes Cold Storage Depot		Site is wooded area to the south-east of Horsmonden.	Predominantly Greenfield	0.98	Around 15% of the site is located within Ancient Woodland.	Submitted for residential uses	As per current use	2-3		Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. Approximately 15% of the site is located within Ancient Woodland.	Red
Iden Green	Adjacent	4	Land west of Coldharbour Road	West of Coldharbour Road	Part of a working farm	Predominantly Greenfield	1.06	Site is located within the AONB.	Submitted for residential	Residential (rural exceptions housing)	20-25		Any development of this site/part of this site for rural exceptions housing would need to consider the current uses and the impact of any development upon the existing working farm. Please also refer to site 157 and 1019 which was submitted through the early engagement consultation.	Green
Iden Green	Adjacent	158	Orchard land south of Yew Tree Farm	Mill Street	Large site on the edge of the village of Iden Green.	Predominantly Greenfield	1.98	Site located within the AONB	Submitted for residential	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing	Green
Iden Green	Adjacent	159	Orchard land to east of village centre	Standen Street	Site is an orchard to the rear of residential development in Iden Green	Predominantly Greenfield	0.98		Submitted for residential	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing	Green
Iden Green	Adjacent	1019	Yew Tree Farm, Coldharbour Road	Coldharbour Road	This site is part of a working farm.	Predominantly PDL	1.53	Site is located within the AONB	Submitted for residential	Residential (Rural exceptions housing)			Any development of this site/part of this site for rural exceptions housing would need to consider the current uses and the impact of any development upon the existing working farm. Please also refer to site 157 which lies adjacent to the site and site 4 which was submitted through the early engagement consultation. This site is an expansion of site 4.	Green
Iden Green	Adjacent	3716	Land to rear Vyvyan Cottages	Standen Street	The site lies on the southern edge of the village.	Predominantly Greenfield	0.71	Standen Street is a relatively narrow lane with houses running along both sides from the site into the village, except for a number of undeveloped fields between houses. It should be noted that there is no pavement serving Standen Street - most of the roads within the settlement do not have pavements. Site is located within the AONB.	Considered by TWBC as a potential rural exceptions site	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green
Iden Green	Not Adjacent	157	Land north of Hague Cottages	Coldharbour Road	Agricultural land on the outskirts of Iden Green.	Predominantly Greenfield	0.74	Site lies entirely within the AONB	Submitted for residential	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing as it is considered to be well related to Iden Green.	Green
Kilndown	Adjacent	215	Land at Chicks Lane	Chicks Lane	Open field located on the eastern edge of the village.	Predominantly Greenfield	1.03	Site is located within the AONB	Submitted for residential or employment purposes	Residential (rural exceptions housing)	30		Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing	Green
Lamberhurst	Adjacent	39	The Abattoir Field	Brewer Street	Site lies to the south of Brewer Street and is currently used as agricultural land	Predominantly Greenfield	1.87	Site is within the functional flood plain - this site would be unsuitable for built development	Submitted for residential	As per current use or water compatible uses			Site does not warrant further investigation for built development as all of the site falls within flood zone 3b as of 2007 and this is forecast to increase further by 2115. However, in accordance with Planning Policy Statement 25 the site is potentially suitable for water compatible uses.	Red
Lamberhurst	Adjacent	41	Land to the east of Spray Lane	Spray Hill	Site to the east of the village of Lamberhurst. It slopes to the south and the access is directly off Spray Hill.	Predominantly Greenfield	1.55	The part of the site that does not lie within flood zone 3b or is forecast to lie within flood zone 3b, could not be accessed by emergency vehicles. Part of this site has been considered as part of the Rural Exceptions housing programme - any development would be subject to a FRA being completed	Submitted for residential	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing. Any development on this site would require a Flood Risk Assessment (FRA) as part of the site falls within an area of flood risk.	Green
Lamberhurst	Adjacent	42	Land south of Greenside	School Hill	This site constitutes a parcel of land which adjoins the north eastern part of the village boundary. The site consists of a single dwelling house and the vehicular access is from School Hill.	Predominantly PDL	0.12		Submitted for residential	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green

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Settlement	Location	Site Ref	Building / Site Name	Road Name	Site Description	PDL / Greenfield / Mix	Gross area in hectares (ha)	Suitability	Submitted / Designated / Allocated for	Possible Uses to be Considered	Submitted number of residential units	Submitted amount of Commercial Floorspace (sq m)	Summary	Colour
Lamberhurst	Adjacent	3905	land to south recreation ground	Spray Hill	The site is located on the southern edge of the village with access off Spray Hill.	Predominantly Greenfield	0.59	This road is now considered to be a relatively quiet access road into the village since the opening of the A21 by-pass. Access into the site is relatively steep. Additional pedestrian access can be gained into the site from public footpaths that run from behind the village hall. Proposals for developing this site would need to show that any flood risk problems highlighted by the SFRA could be mitigated as part of the development. A developer would need to carry out a FRA before submitting a planning application on this site	Considered by TWBC as a potential rural exceptions site	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing. Around 20% of the site is located within the functional floodplain.	Green
Lamberhurst	Not Adjacent	38	Lamberhurst Abattoir and land adjacent	Brewer Street	Site to the west of Lamberhurst consisting of a former car park for the abattoir and allotments.	Mixed	0.83		Submitted for residential	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green
Lamberhurst	Not Adjacent	40	Land at Spray Hill House	Spray Hill	Site lies to the west of Spray Hill Road and is currently occupied by a single dwelling.	Predominantly PDL	0.38		Submitted for residential	Residential (rural exceptions housing)			Site warrants further investigation for built development (rural exceptions) only. Site is located outside, and non-adjacent to the Limits to Built Development of Lamberhurst.	Green
Lamberhurst	Not Adjacent	240	Land off Furnace Lane	Furnace Lane	Site located off of Furnace Lane to the South West of Lamberhurst.	Predominantly Greenfield	3.63	Part of site lies within flooding problem area. All proposals for development on this site would need to carry out a FRA.	Submitted for residential	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, this site could warrant further consideration for rural exceptions housing	Green
Matfield	Adjacent	50	Land to the south of Matfield Village Hall	Maidstone Road	Site lies to the west of Maidstone Road.	Predominantly Greenfield	4.03		Submitted for residential	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green
Matfield	Adjacent	297	1 Chestnut Lane	Chestnut Lane	Site comprises a house with front/rear garden (within the LBD) accessed from Chestnut Lane with an additional area of land to rear(outside the LBD).	Predominantly PDL	0.15		Submitted for residential (rural exception houses)	Residential (rural exceptions housing)	3		The land to the rear of the house and its immediate rear garden lies outside the Limits to Built Development. As such this part of the site could only be considered for rural exceptions housing. The land fronting on to Chestnut Lane comprises a house and its garden (within the Limits to Built Development) with no spare capacity for additional development. Site warrants further consideration for development for rural exceptions housing.	Green
Matfield	Not Adjacent	232	Land off Cinderhill Lane	Cinderhill Lane	Site located to the north-west of, and outside the village of Matfield	Predominantly Greenfield	1.05		Submitted for residential	As per current use	9-12		Site does not warrant further investigation for residential as it is not adjacent to LBD of settlement, or well-related to a settlement.	Red
Matfield	Not Adjacent	233	Land at Crittenden Road	Crittenden Road	Site located outside of, and to the north-west of Matfield.	Predominantly Greenfield	0.45		Submitted for residential	As per current use	1-2		Site does not warrant further investigation for residential development as it is not adjacent to the Limits to Built Development of a settlement, or well-related to a settlement.	Red
Near Lamberhurst	Not Adjacent	1025	Bewl Reservoir		Land on all sides of major reservoir.	Predominantly PDL	525.58	Approximately 2% of the site is ancient woodland.	Submitted for site safeguarded for future expansion of reservoir	Safeguarded land/allocated			Site does not warrant investigation for any built uses. Paragraph 5.115 Core Policy 5 of the Core Strategy states that "Bewl Water offers the potential to provide further water resources and therefore any areas for future expansion within the Borough will be safeguarded in the Allocations DPD".	Green
Near Tonbridge	Not adjacent	325	Land at Brook Farm, Capel (1)		Grassed area adjacent to business units, surrounded by roads.	Predominantly Greenfield	0.34	Site is located within the Green Belt	Allocated for B1 Business or B8 Storage or Distribution (but B2 General Industry also acceptable if no adverse impact on adjacent uses) in the Local Plan	Employment uses (B1 Business, B2 General Industry or B8 Storage or Distribution)			Site warrants further consideration for re-allocation for B1 Business, B2 General Industry or B8 Storage or Distribution uses.	Purple
Near Tonbridge	Not adjacent	326	Land at Brook Farm, Capel (2)		Grassed area and buildings in business park.	Predominantly PDL	0.11	Around 43% of the site is located within the functional floodplain, and is set to increase to almost 60% by 2115.	Allocated for B1 Business, B2 General Industry or B8 Storage or Distribution in the Local Plan	Employment uses (B1 Business, B2 General Industry or B8 Distribution or Distribution)			Site warrants further consideration for B1 Business, B2 General Industry or B8 Storage or Distribution. Part of the site is located within the functional floodplain which will need to be considered as part of any re-allocation of the site for built uses.	Purple
Near Tonbridge	Not adjacent	327	Land at Brook Farm, Capel (3)		Grassed area adjacent to business park and road.	Predominantly Greenfield	0.45	Around 12% of the site is located within the functional floodplain, and this is set to increase to 33% in 2115.	Allocated for B1 Business, B2 General Industry, B8 Storage and Distribution in the Local Plan	Employment uses (B1 Business, B2 General Industry or B8 Storage and Distribution)			Site warrants further consideration for re-allocation for B1 Business, B2 General Industry and B8 Storage and Distribution. Small proportion of the site is situated within the functional floodplain.	Purple
Pembury	Inside LBD, not Town Centre	162	Land at Lower Green Road	Lower Green Road	Site is located to the south of The Grove. Site is part of Pembury School site, which abuts residential development to the north (the Grove) and an extensive area of woodland to the west. Site has been cleared.	Predominantly Greenfield	0.22	The vast majority of the site lies within the AONB. The site gently slopes upwards from the south west to the north east. There are limited views from within the site. There is existing access to the site.	Submitted for residential	Residential	8		Sites has potential for residential development. However, as it is situated next to a school field it could also be suitable for other community uses/recreation.	Green
Pembury	Adjacent	52	Stone Court Farm	Stone Lane/Stone Court Lane	Site lies to the east of Pembury. Fallow, agricultural pasture land with vacant farm buildings. Site also includes three residential properties, which appear to be occupied. Site currently accessed off Stone Court Lane.	Predominantly Greenfield	1.9		Submitted for C3 Residential, B1 Business and an Open Space/Ecology area	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing. There are severe access limitations into this site at present that would have to be overcome to enable built development on this site.	Green
Pembury	Adjacent	58	Land at Henwood Green	Off Romford Road	Site is to the rear of a coal yard and consists of agricultural pastureland and woodland.	Predominantly Greenfield	3.79		Submitted for residential use	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing	Green

**Appendix 4: Sites in and around the Villages and Rural Area**

Settlement	Location	Site Ref	Building / Site Name	Road Name	Site Description	PDL / Greenfield / Mix	Gross area in hectares (ha)	Suitability	Submitted / Designated / Allocated for	Possible Uses to be Considered	Submitted number of residential units	Submitted amount of Commercial Floorspace (sq m)	Summary	Colour
Pembury	Adjacent	206	Hubbles Farm (Land at 32 Hastings Rd & rear)	Hastings Road	Site borders residential properties to north on Pembury Road and the A21 to the south. Site slopes steeply downwards from south to north. Site is currently in agricultural use as pastureland, but also includes a cluster of farm buildings.	Predominantly Greenfield	4.69		Submitted for residential or mixed use scheme	Residential (rural exceptions housing)	180		Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing. This site (although a smaller site area) was also submitted through the Town Centres Area Action Plan/Allocations Development Plan Documents Early Engagement process under reference 1026.	Green
Pembury	Adjacent	269	Land at Downingbury	Maidstone Road	Site consists of agricultural land currently used for growing soft fruits adjacent to farm shop and farm house and buildings. Site is well-screened and adjacent to the Pembury Hospice.	Predominantly Greenfield	1.64		Submitted for residential	Residential (rural exceptions housing)			The site is currently part of an agricultural enterprise with a large retail unit/"farm shop" on site. Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green
Pembury	Adjacent	288	P & R Pembury - Tesco	Pembury Road	Immediately adjacent to Tesco (to the north) and to the A21 (to the south). This is a sloping site that does not appear to have a defined use.	Predominantly Greenfield	1.29		Allocated as a park and ride site in the Local Plan	Residential (rural exceptions housing)			If there is any part of the site that is not required for the allocated use, then it could be considered for other built development.	Purple
Pembury	Adjacent	309	Land adjacent to Woodside playing fields, Pembury(1)		Fields adjacent to Pembury	Predominantly Greenfield	1.62	Located within Green Belt and AONB	Allocated for sports pitches and other outdoor recreation in the Local Plan	Sports pitches and other outdoor recreation.			Site warrants further investigation for allocation for sports pitches and other outdoor recreation. As the site is located within the Green Belt where, all development or uses should be in accordance with Planning Policy Guidance Note 2 - Green Belts, which sets out which uses are appropriate in the Green belt. These uses can be sports and recreation, countryside access or landscape retention.	Purple
Pembury	Adjacent	310	Land adjacent to Woodside playing fields, Pembury(2)		Field adjacent to Pembury	Predominantly Greenfield	2.02	Site lies entirely within the Green Belt and AONB	Allocated for sports pitches and other outdoor recreation in the Local Plan	Sports pitches and other outdoor recreation.			Site warrants consideration for further allocation for sports pitches and other outdoor recreation. As the site is located within the Green Belt where, all development or uses should be in accordance with Planning Policy Guidance Note 2, which sets out which uses are appropriate in the Green belt. These uses can be sports and recreation, countryside access or landscape retention.	Purple
Pembury	Adjacent	1026	Hubbles Farm	Hastings Road	Site borders residential properties to north on Pembury Road and the A21 to the south. Site slopes steeply downwards from south to north. Site is currently in agricultural use as pastureland, but also includes a cluster of farm buildings.	Predominantly Greenfield	1.19	Site is located within the Green Belt	Submitted for residential	Residential (rural exceptions housing)	15		Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy in the Core Strategy. However, site does warrant further consideration for rural exceptions housing. This site has also been submitted under site 206 (although this is a larger site area).	Green
Pembury	Adjacent	4203	Land rear of Penns Yard	Penns Yard	The site lies to the south of a housing development managed by a Housing Association. To the south of the site is the A21 (dual carriageway).	Predominantly Greenfield	0.72	Access into the site could be gained through the housing development to the north. The site is considered to well located to the village services and to the supermarket on the settlement's south western boundary.	Considered by TWBC as a potential rural exceptions site	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green
Pembury	Not Adjacent	51	Land at Chalket Farm	South of High Street	Large site to the south of Pembury adjacent to the A21.	Predominantly Greenfield	3.88	Site lies entirely within the Green Belt and AONB.	Submitted for residential	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green
Pembury	Not Adjacent	53	Land at Notcutt Nurseries	Off Tonbridge Road	Site is bounded by the A228; slip road to/from A21; Tonbridge Road and access is currently off the Tonbridge Road through the Notcutts Nursery.	Mixed	1.1		Submitted for Transport related uses and Health uses including nursing or care home facilities.	As per existing or consideration for other built uses subject to constraints			Site could be appropriate for future built development opportunities (whether transport related, i.e. park and ride or health related uses including nursing or care home purposes). The site needs to be considered in light of its constraints falling within the Green Belt and outside of the LBD.	Green
Pembury	Not Adjacent	207	Land to rear of Ramada Jarvis Hotel	Tonbridge Road	Site lies to the rear of the hotel buildings (currently Ramada Jarvis) and five residential units. Site is currently used as woodland within the grounds of the hotel.  The site lies outside the LBD for Pembury and is not considered to be well related to Pembury due to its location to the west of the main road. The site therefore does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy in the Core Strategy. However, the site is considered to be well related to Pembury Hospital to the west of the site so there may be some scope to consider this site as suitable for accommodation for hospital staff.	Predominantly Greenfield	0.84		Submitted for mixed use including A3 Retail, A5 Hot food takeaways, B1 Business, B2 General industry, B8 Storage or distribution and C3 Residential.	Site is not considered to be suitable for market housing but could be suitable for future hospital staff accommodation.	up to 50		Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. The site lies outside the LBD for Pembury and is not considered to be well related to Pembury due to its location to the west of the main road. However, the site is considered to be well related to Pembury Hospital to the west of the site so there may be some scope to consider this site as suitable for accommodation for hospital staff.	Green

**Appendix 4: Sites in and around the Villages and Rural Area**

Settlement	Location	Site Ref	Building / Site Name	Road Name	Site Description	PDL / Greenfield / Mix	Gross area in hectares (ha)	Suitability	Submitted / Designated / Allocated for	Possible Uses to be Considered	Submitted number of residential units	Submitted amount of Commercial Floorspace (sq m)	Summary	Colour
Pembury	Not Adjacent	208	Land fronting Tonbridge Road	Corner of A228/Tonbridge Road	The site is on the corner of the A228/Tonbridge Road. The site comprises a bungalow and associated curtilage. There is a hedgerow around perimeter of the site.	Predominantly PDL	0.18		Submitted for uses such as A3 Retail, A5 Hot food takeaways, B1 Business, B2 General Industry, B8 Storage and Distribution and C3 Residential.	Residential - possible housing for hospital staff	50		Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. It is not considered that the site is well related to Pembury and as such does not warrant further consideration for rural exceptions housing. The site is considered to be well related to Pembury Hospital to the west and could therefore be considered as a site for accommodation to serve hospital staff	Green
Pembury	Not Adjacent	226	Land north of Pembury Hospital	East of Tonbridge Road	Site lies to the east of Tonbridge Road and immediately to the north of the Pembury Hospital site. The site is currently used for agricultural/forestry purposes. The site undulates throughout, with very steep sections to the east of the site near the boundary with the hospital.	Predominantly Greenfield	19.57	Approximately 60% of the site is ancient woodland and a very small part of the site is designated as a Site of Special Scientific Interest (SSSI). Site is located within the Green Belt.	Submitted for residential	As per current use	20+		Site does not warrant further consideration for residential use or built development because it is not adjacent to the Limits to Built Development of a settlement, or well-related to a settlement in accordance with Core Policy 1 of the Core Strategy. It is also subject to level 1 constraints due to the fact that parts of the site are sensitive in environmental terms including Ancient Woodland and a small part being an area of Special Scientific Interest.	Red
Pembury	Not Adjacent	301	Kent College, Pembury		College in the Green Belt	Predominantly PDL	2.53	Within the Green Belt	Designated as a Major Developed Site in the Local Plan	Educational uses			Designated in the Adopted Local Plan 2006 as a Major Developed Site in the Green Belt therefore is suitable for redevelopment or infill for educational uses.	Purple
Petteridge	Not Adjacent	213	Land at Petteridge Lane & Tibbs Court Lane	Petteridge Lane/Tibbs Court Lane	Large site to the north-east of Petteridge.	Predominantly Greenfield	5.25		Submitted for housing or a mixed use scheme.	As per current use.	200+		Site does not warrant further investigation for built development (residential) as it is not adjacent to Limits to Built Development of settlement. Therefore this would be contrary to Core Policy 1 of the Core Strategy.	Red
Sandhurst	Inside LBD, not Town Centre	152	Land between Poundfield, Bryn Tirion & Manor Cottage	Bodiam Road	Site is located to the west of Bodiam Road, to the rear of residential buildings and a public house.	Predominantly PDL	0.23	A small part of the site, which fronts Bodiam Road, lies within the Conservation Area. The site lies entirely within the AONB. The site undulates and slopes quite steeply downwards to the north east towards White Cottage. There is a TPO on the site, although the 3rd party proposes providing a replacement tree in a better location. There is no access although there is potential to provide this via the track adjacent to Fern Cottage. 07/02237/FUL	Submitted for residential. Owner has stated 7 houses.	Residential	7		While the site would potentially be suitable for residential development as it falls within the Limits to Built Development of the village of Sandhurst, any application would need to overcome the constraints within this location. This would include: avoiding the loss of important trees and respecting the context of the Conservation Area.	Green
Sandhurst	Adjacent	63	Land at Old Orchard	Tanyard Close	Site situated to the west of Tanyard Close and Stream Pit Lane on the outskirts of the village of Sandhurst	Predominantly Greenfield	1.16		Submitted for residential	Residential (rural exceptions housing)	15-20		Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing. At May 2010 - an application has been submitted for part of this site for rural exceptions housing. This site has also been submitted through the Early Engagement consultation for the Town Centres Area Action Plan and Allocations Development Plan Document process as site 1029.	Green
Sandhurst	Adjacent	1029	Land at Old Orchard, Tanyard Close		Site situated to the west of Tanyard Close and Stream Pit Lane on the outskirts of the village of Sandhurst	Predominantly Greenfield	1.16		Submitted for residential	Residential (rural exceptions housing)	15-20		Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing. At May 2010 - an application has been submitted for part of this site for rural exceptions housing. This site submission supersedes site 63	Green
Sandhurst	Adjacent	4330	land to west Tanyard		This site on the western edge of the village.	Predominantly Greenfield	1.27	Access into the site would be afforded via the adjacent rural exceptions site and other housing developments to the east of the site.	Considered by TWBC as a potential rural exceptions site	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green
Sandhurst	Not Adjacent	156	Land north of Sharps Hill Farm	Queen Street	Greenfield site to the west of residential development on the western limits of the settlement.	Predominantly Greenfield	0.76		Submitted for residential	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing as it is considered to be well related to Sandhurst.	Green
Sissinghurst	Inside LBD, not Town Centre	231	Sissinghurst CE School	The Street	Site lies to the north of The Street, and includes the listed church building and primary school.	Predominantly PDL	0.36	Site lies within the Conservation Area. A very small part of the site is an Area of Archaeological Potential. The site includes the church building, which is a listed building. The site is flat. There are a number of specimen trees within the site and hedgerows surround the site. There is good access to the site.	Submitted for residential	Residential, community uses	6		Providing the school re-locates to a new location then this site could be suitable for residential development or community uses. The site is subject to various constraints including the impact on the Conservation Area, the Listed building and the Area of Archaeological Potential which will need to be taken in to account. There are also a number of specimen trees within the site.	Green
Sissinghurst	Adjacent	7	Land to the west of Common Road	Common Road	A relatively flat field on the northern edge of the village adjacent to the new Primary School site	Predominantly Greenfield	0.63		Submitted for residential	Residential (rural exceptions housing)	12		Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green
Sissinghurst	Adjacent	18	Land at Collins Place	Off Common Road	Site forms part of an agricultural enterprise with some existing buildings on site	Predominantly Greenfield	0.99	A tiny part of the site lies within the Conservation Area and less than 2% of the site is within an area of archaeological potential	Submitted for residential	Residential (rural exceptions housing)			Site does not warrant further consideration for residential development (market housing) as it is not consistent with the land release policy set out in Core Policy 1 of the Core Strategy. However, site does warrant further consideration for rural exceptions housing subject to environmental constraints including impact on the Conservation Area and Area of Archaeological potential.	Green
Sissinghurst	Not Adjacent	17	Light Industrial Building	Spongs Lane	Site lies to the north of Spongs Lane and comprises a light industrial office building.	Predominantly PDL	0.17		Submitted for residential	As per current use			Site does not warrant further investigation for residential development. It is not adjacent to the LBD of a settlement therefore is contrary to Core Policy 1 of the Core Strategy. Site is also in employment use so would need to be considered under Core Policy 7 of the Core Strategy which seeks to protect employment uses.	Red
Sissinghurst	Not Adjacent	169	Land adj Camden Lodge/Camden Cottages	Sissinghurst Road	Large site adjacent to the Limits to Built Development on the eastern edge of Sissinghurst	Predominantly Greenfield	0.56		Submitted for C1 (hotels and halls of residence) and C3 Residential	As per current use	30		Site does not warrant further investigation for C1 (hotels and halls of residence) or C3 Residential. The site is not adjacent to Limits to Built Development of settlement, or well-related and therefore is contrary to Core Policy 1 of the Core Strategy. Refer also to site reference 1021.	Red
Sissinghurst	Not Adjacent	1021	Land adjacent to Camden Lodge and Camden Cottages	Sissinghurst Road	Large site adjacent to the Limits to Built Development on the eastern edge of Sissinghurst	Predominantly Greenfield	0.56		Submitted for C1 (hotels and halls of residence)	As per current use			Site does not warrant further investigation for C1 (hotels and halls of residence). The site is not adjacent to Limits to Built Development of settlement, or well-related and therefore is contrary to Core Policy 1 of the Core Strategy. Refer also to site reference 1021.	Red

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Settlement	Location	Site Ref	Building / Site Name	Road Name	Site Description	PDL / Greenfield / Mix	Gross area in hectares (ha)	Suitability	Submitted / Designated / Allocated for	Possible Uses to be Considered	Submitted number of residential units	Submitted amount of Commercial Floorspace (sq m)	Summary	Colour
Speldhurst	Adjacent	295	Walters		Area of woodland located to the north east of the village	Predominantly Greenfield	0.39		Residential (rural exceptions housing)	Residential (Rural Exceptions Housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green
Speldhurst	Adjacent	1032	Land Opposite Went Farm	Speldhurst Road	Open field located to the south of the village	Predominantly Greenfield	0.79		Submitted for residential	Residential (Rural Exceptions Housing)	4		Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green
Speldhurst	Adjacent	4515	land south of Ferbies	Speldhurst Road	Site is located on the southern edge of the village.	Predominantly Greenfield	0.79	There is good pedestrian access via pavements both northwards into Speldhurst and southwards to Langton Green. A new vehicular access would need to be created into the site.	Considered by TWBC as a potential rural exceptions site	Residential (rural exceptions housing)			Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy. However, site does warrant further consideration for rural exceptions housing.	Green
Speldhurst	Not Adjacent	229	Land at Ashurst Hill	Ashurst Hill	Large site to the east of Ashurst.	Predominantly Greenfield	0.54	Site is located within the Green Belt	Submitted for residential	As per current use	10-15		Site does not warrant further consideration for residential (market housing) as it is not consistent with the land release policy (Core Policy 1) in the Core Strategy nor well-related to a settlement.	Red