

Tunbridge Wells Borough



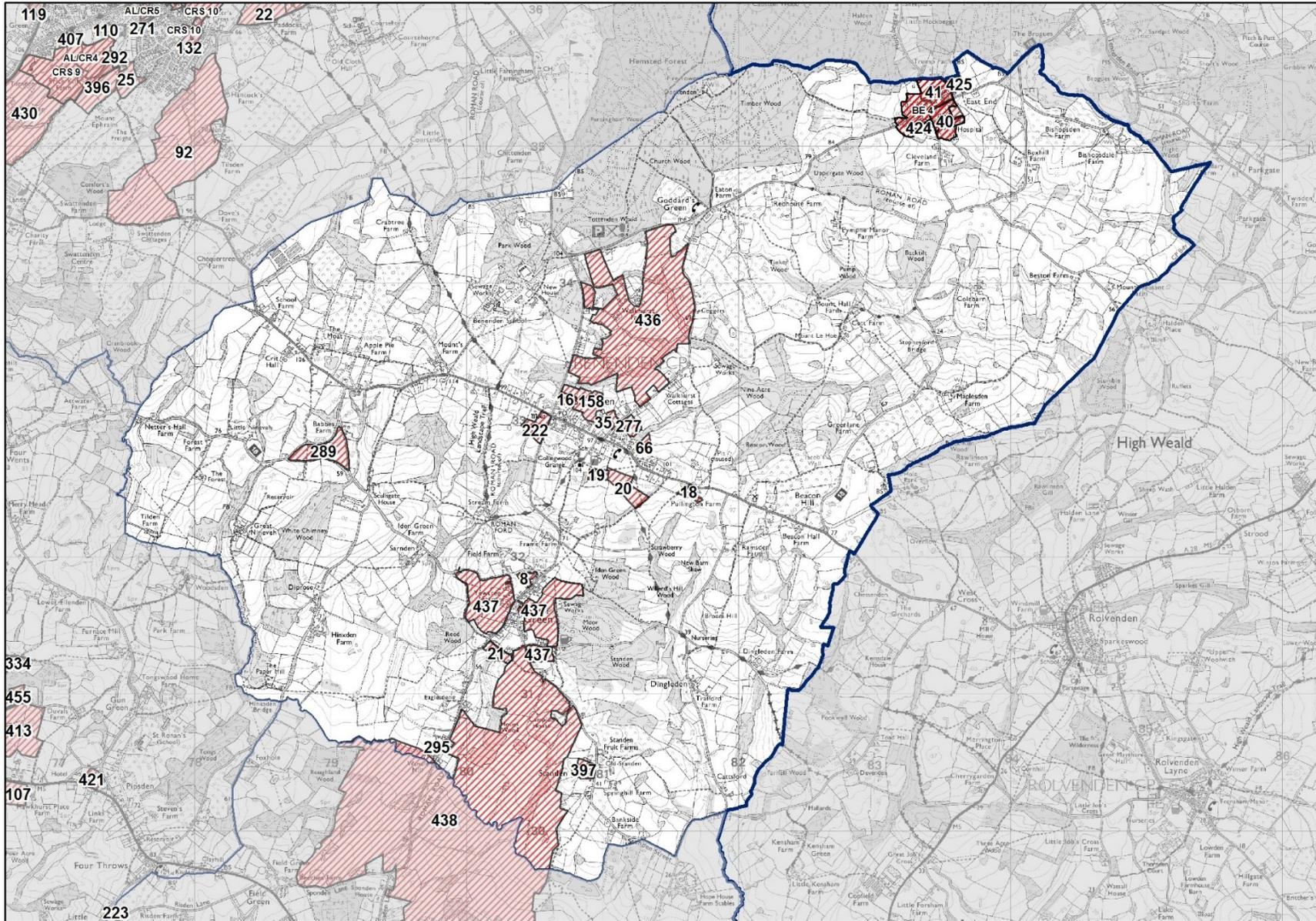
Tunbridge Wells Borough Council

# Site Assessment Sheets for Benenden Parish

Strategic Housing and Economic Land Availability  
Assessment – Regulation 18 Consultation

July 2019

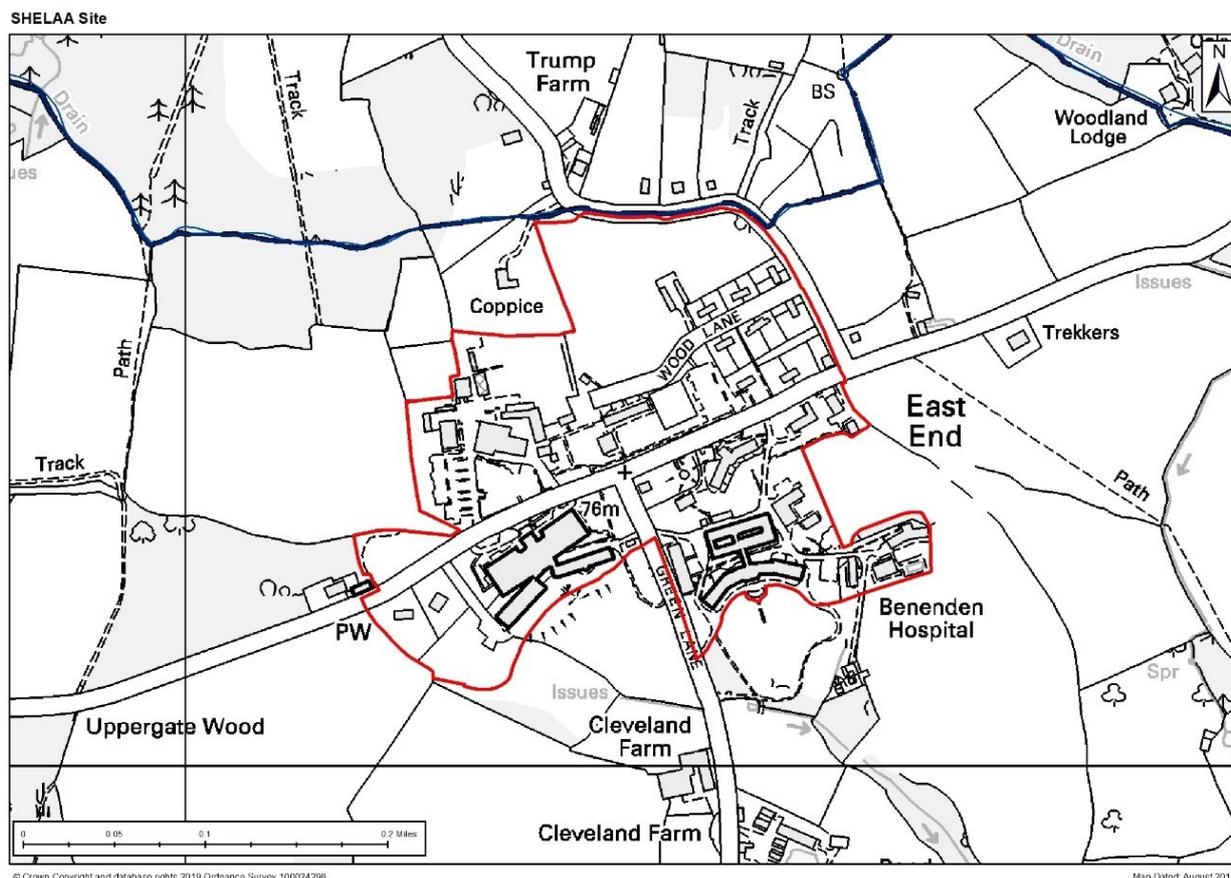




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## Site Reference: Local Plan Allocation AL/BE4 (includes sites 424, late site 41 and additional land)

**Site Address: Land at Benenden Hospital, Goddard's Green Road and Green Lane, Benenden**



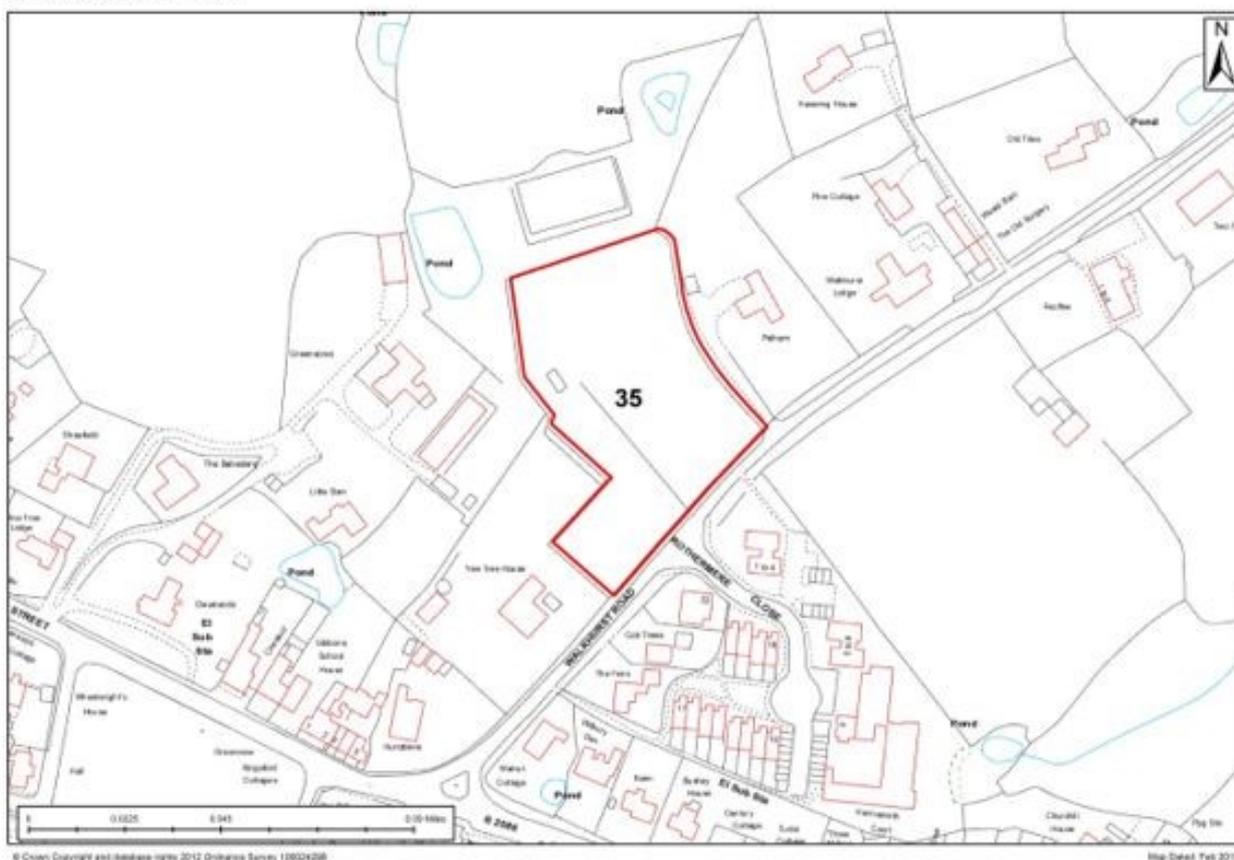
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| <b>Parish:</b>                         | Benenden  |
| <b>Settlement:</b>                     | Remote from a settlement centre   |
| <b>Gross area (ha):</b>                | 12.26   |
| <b>Developable area (ha):</b>          | 12.13   |
| <b>Site type:</b>                      | Mostly PDL site in rural area   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use.  |
| <b>Potential yield if residential:</b> | Net 66-72 (22 already implemented; see below)   |
| <b>Issues to consider:</b>             | AONB (5 component parts);<br>Heritage - Listed Building;<br>Ecological interest; notable feature/designation;<br>Contaminated land (sewage treatment works, electricity substation, Hospital (non-research));<br>Benenden Hospital Grounds;<br>In proximity to national cycle route;<br>ALC: Grade 3; |

|                                   |  |
|-----------------------------------|--|
|                                   | Site has an extant planning consent for 22 (net) dwellings (12/03130/EIAMJ) as of 1st April 2019   |
| <b>Site Description:</b>          | The site includes a complex of buildings and associated land that make up Benenden Hospital. It includes a field, a designated local wildlife site in the north east quadrant. Site comprises four quadrants with Goddard's Green Road running through the centre of the site and with Green Lane running through the site off Goddard's Green Road. Mockbeggar Lane adjoins the site along the north eastern boundary. The site is adjoined by fields and there are sporadic residential properties and farms in the wider locality. Site boundaries comprise hedging, trees and fencing with open boundaries in part fronting onto Goddard's Green Road. There is intermittent pavement along Goddard's Green Road. Pavement is lacking along Green Lane. The topography of the site falls to the south. There are long range views from the site. |
| <b>Suitability:</b>               | Suitable: see reason below   |
| <b>Availability:</b>              | Available  |
|                                   | Single ownership   |
| <b>Achievability:</b>             | <p>There is an existing hybrid extant planning consent on part of the site for 24 residential units (a net increase of 22 units) as part of a redevelopment of the hospital complex, granted under planning reference 14/505641 and subsequent amendments. This figure has already been included in the housing calculations for the borough.</p> <p>This is a suitable site which is available and in single ownership. It is considered that the site could be delivered in the period of the Local Plan.</p>  |
| <b>Sustainability Assessment:</b> | Good use of previously developed land resulting in a positive score for the land use objective. However, residents will rely heavily on private cars and thus air, equality and travel objectives score negatively. Although promoted by the policy, shared transport and active travel options are unlikely to take precedence over private vehicle use thus air quality and climate change also score negatively. The biodiversity objective scores positively due to the requirement for a long term management plan for the sensitive features on site.  |
| <b>Conclusion:</b>                | The site is suitable as a potential Local Plan allocation subject to further consideration.  |
| <b>Reason:</b>                    | This is mostly a PDL site that already benefits from an extant planning consent.   |

# Site Reference: Local Plan Allocation AL/BE1 Site 35

## Site Address: Land at Walkhurst Road, Benenden

Call for Sites 2017 Submission

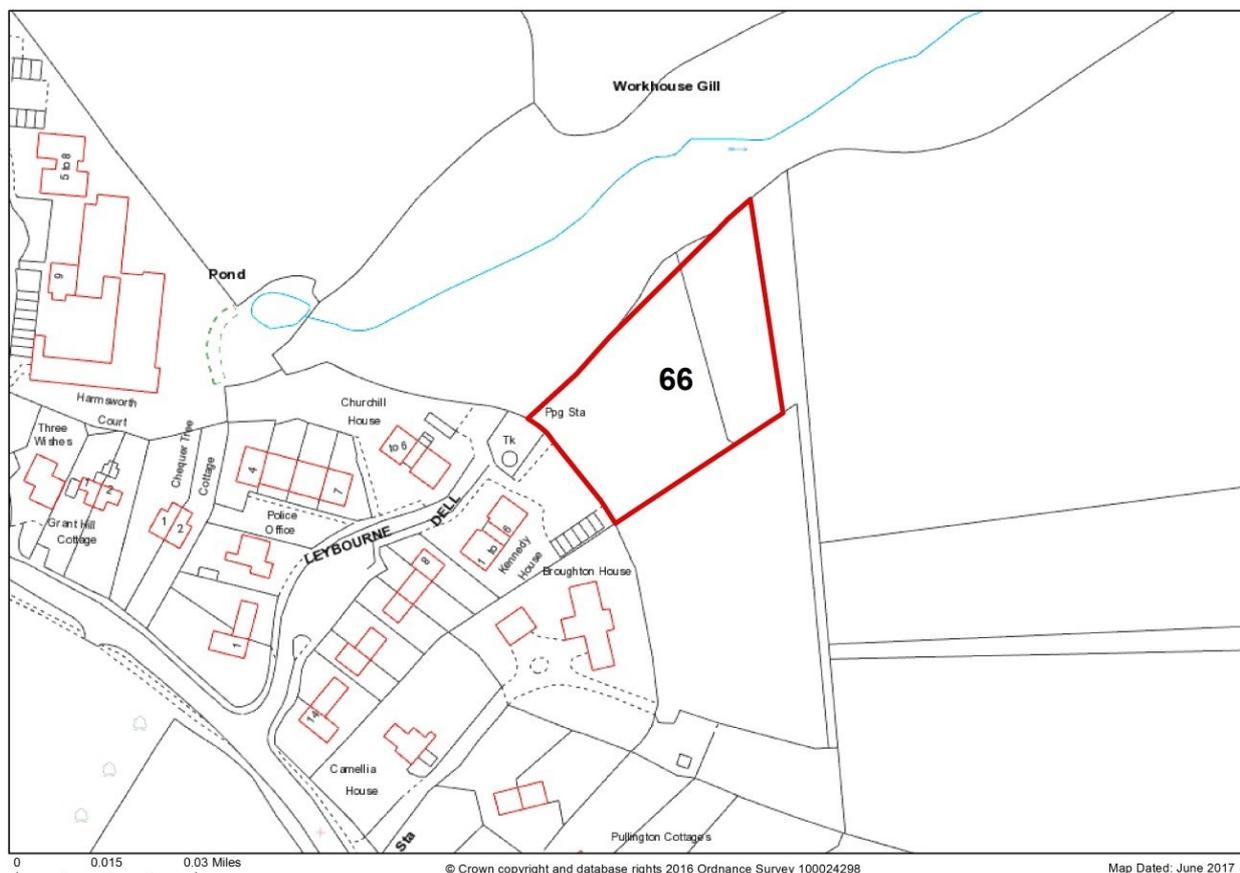


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| <b>Parish:</b>                         | Benenden   |
| <b>Settlement:</b>                     | Benenden   |
| <b>Gross area (ha):</b>                | 0.71   |
| <b>Developable area (ha):</b>          | 0.71   |
| <b>Site type:</b>                      | Greenfield site adjacent to LBD  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use.   |
| <b>Potential yield if residential:</b> | 12   |
| <b>Issues to consider:</b>             | AONB (1 component part)<br>Ecological interest; notable feature/designation;<br>Tree Preservation Order<br>ALC: Grade 3<br>Adjacent to Limits to Built Development<br>This site has planning consent for 12 dwellings (16/504891/FULL) as of 1st April 2019  |
| <b>Site Description:</b>               | The site consists of a grassed parcel of land that has a semi-domestic garden appearance to it. There is one small structure on the site. The site is adjoined by residential properties. There is a wooden gate along part of the site frontage along Walkhurst Road and established hedges, trees and other vegetation along the |

|                                   |  |
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|                                   | boundaries of the site. There is a line of mature trees within the middle part of the site. There is a national speed limit sign close to the gate sited along the frontage of the site onto Walkhurst Road. There is a drainage ditch along the frontage of the site with Walkhurst Road. |
| <b>Suitability:</b>               | Suitable: See reason below   |
| <b>Availability:</b>              | Site is available<br>Single ownership  |
|                                   |  |
| <b>Achievability:</b>             | The site has an existing planning permission (reference TW/16/504891) for 12 dwellings and is therefore considered suitable and achievable within the Local Plan period.   |
| <b>Sustainability Assessment:</b> | Reasonable site. There is a risk of adverse impacts upon the setting of the adjacent Conservation Area and thus the heritage objective scores negatively. Lack of services and facilities is a key issue for all development in this settlement.   |
| <b>Conclusion:</b>                | Site is suitable as a potential Local Plan allocation subject to further consideration.  |
| <b>Reason:</b>                    | Site is adjacent to LBD and has pedestrian access to the centre of Benenden. The site is likely to be sustainable in this context. There is existing planning consent on this site.  |

## Site Reference: 66

**Site Address: Part garden of Broughton House, rear of Leybourne Dell, Benenden TN17 4EE**



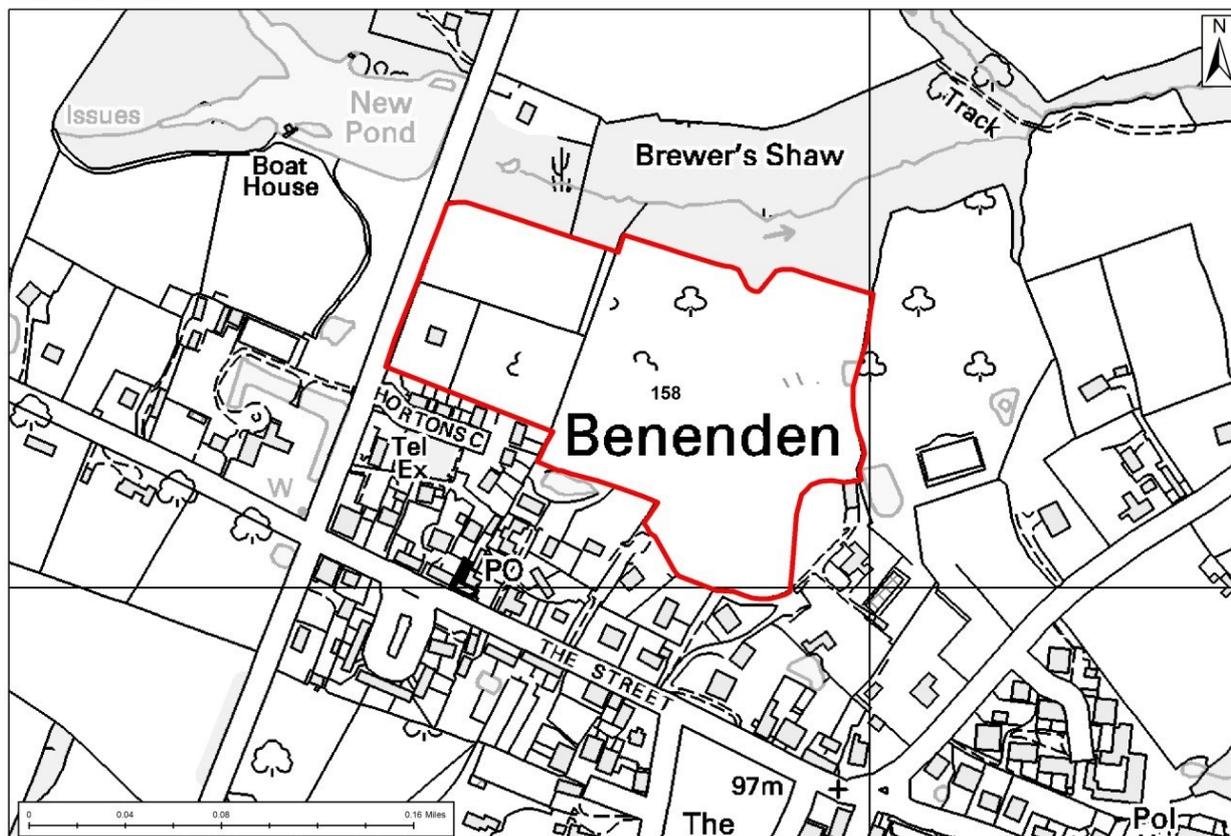
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| <b>Parish:</b>                         | Benenden  |
| <b>Settlement:</b>                     | Benenden  |
| <b>Gross area (ha):</b>                | 0.30  |
| <b>Developable area (ha):</b>          | 0.11  |
| <b>Site type:</b>                      | Greenfield site adjacent to the LBD   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use.  |
| <b>Potential yield if residential:</b> | Less than 10  |
| <b>Issues to consider:</b>             | Ecological interest; notable feature/designation;<br>AONB (2 component parts)<br>Adjacent to Limits to Built Development<br>ALC: Grade 3  |
| <b>Site Description:</b>               | The site comprises a field. There are no existing buildings on the site. The site is adjoined by residential properties, woodland and a field. The site boundaries comprise wire fencing, vegetation and trees. There is currently a lack of vehicular access serving the site and a lack of pedestrian access into the site. There is pavement along Leybourne Dell and in the wider locality. The site is |

|                                   |   |
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|                                   | generally flat but the wider landscape has a level change, rising to the south west. Leybourne Dell slopes down north eastwards towards the site. Public views of the site are restricted. There are trees on the site. In the wider area are ponds and a stream. |
| <b>Suitability:</b>               | Unsuitable: See reason below  |
| <b>Availability:</b>              | Available   |
|                                   | Multiple ownership  |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | Site is below the threshold for Sustainability Assessment purposes.   |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation. There is also concern regarding landscape impact and uncertainty about the potential to provide adequate vehicular access to the site.                   |

## Site Reference: 158 (includes late site submission 16)

**Site Address: Land to the rear of Greenacres, The Street, and adjacent to New Pond Road, Benenden**

Call for Sites Submission



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Map Dated: July 2019

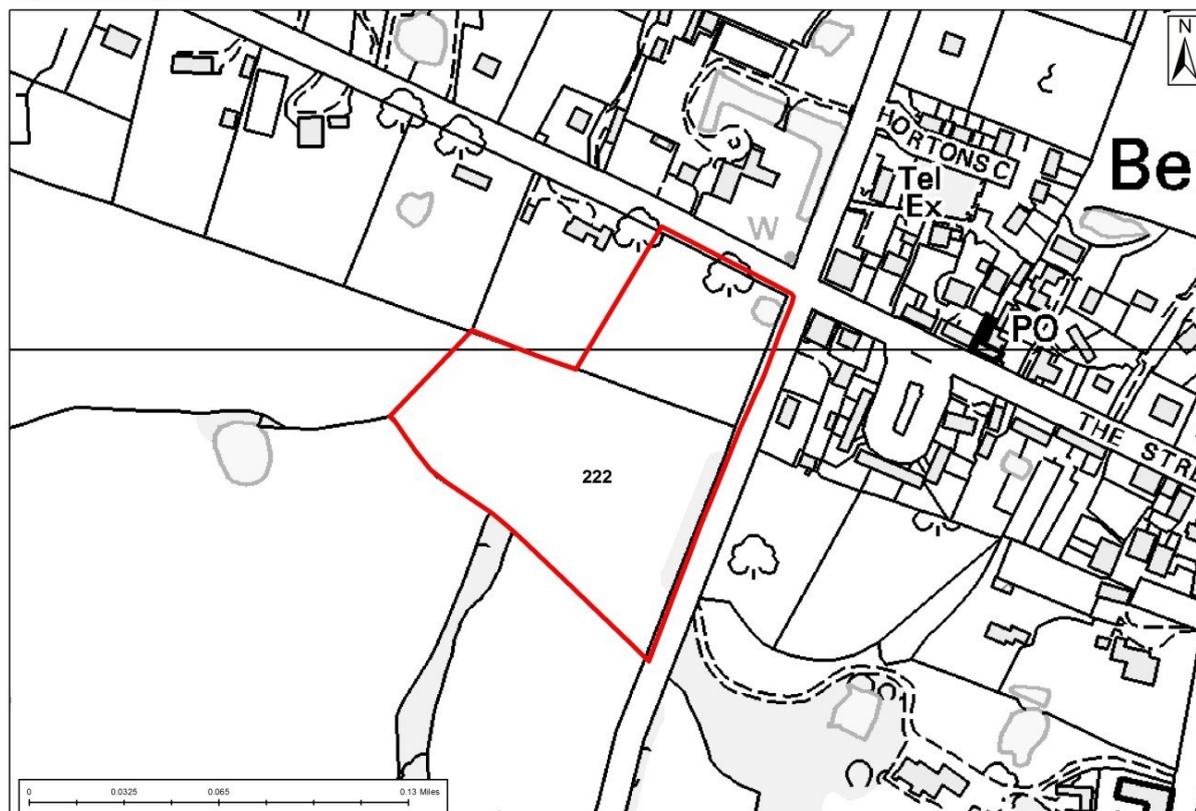
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| <b>Parish:</b>                         | Benenden   |
| <b>Settlement:</b>                     | Benenden   |
| <b>Gross area (ha):</b>                | 4.96   |
| <b>Developable area (ha):</b>          | 4.55   |
| <b>Site type:</b>                      | Greenfield site part adjacent to LBD   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use.   |
| <b>Potential yield if residential:</b> | 50 - 65  |
| <b>Issues to consider:</b>             | Highway matters;<br>Ecological interest; notable feature/designation;<br>AONB (4 component parts);<br>Heritage matters (Conservation Area);<br>Adjacent to Limits to Built Development;<br>ALC: Grade 3  |
| <b>Site Description:</b>               | The site comprises a field in agricultural use and a single dwelling and its curtilage. There are no other buildings on the site. The site is adjoined by residential properties (mainly to the south) and fields. Site boundaries consist of hedges and trees (some are large). |

|                                   |   |
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|                                   | There are some ditches around the perimeter of the site e.g. along the northern boundary. The site lies adjacent to New Pond Road.  |
| <b>Suitability:</b>               | Suitable in part: see reason below  |
| <b>Availability:</b>              | Available<br>Multiple ownership   |
| <b>Achievability:</b>             | The part of the site that has also been submitted through late site 16 is considered suitable for consideration as a Local Plan allocation. It is available and it is considered that it could be delivered within the period of the Local Plan   |
| <b>Sustainability Assessment:</b> | A site that scores several neutrals with some positives, let down by its land use and landscape score impacted by loss of a greenfield site in the AONB and lack of services and facilities including public transport at the settlement  |
| <b>Conclusion:</b>                | Site is suitable in part as a potential Local Plan allocation subject to further consideration.   |
| <b>Reason:</b>                    | Site is part adjacent to LBD and is in proximity to the centre of Benenden. The site is likely to be sustainable in this context. The part of the site that duplicates the late site submission 16 is considered suitable. The remainder of the site is sensitive in landscape terms and there is concern regarding scale and impact on the landscape |

## Site Reference: 222

**Site Address: Land on the west side of Iden Green Road, Benenden, TN17 4ES**

Call for Sites Submission



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Map Dated: July 2019

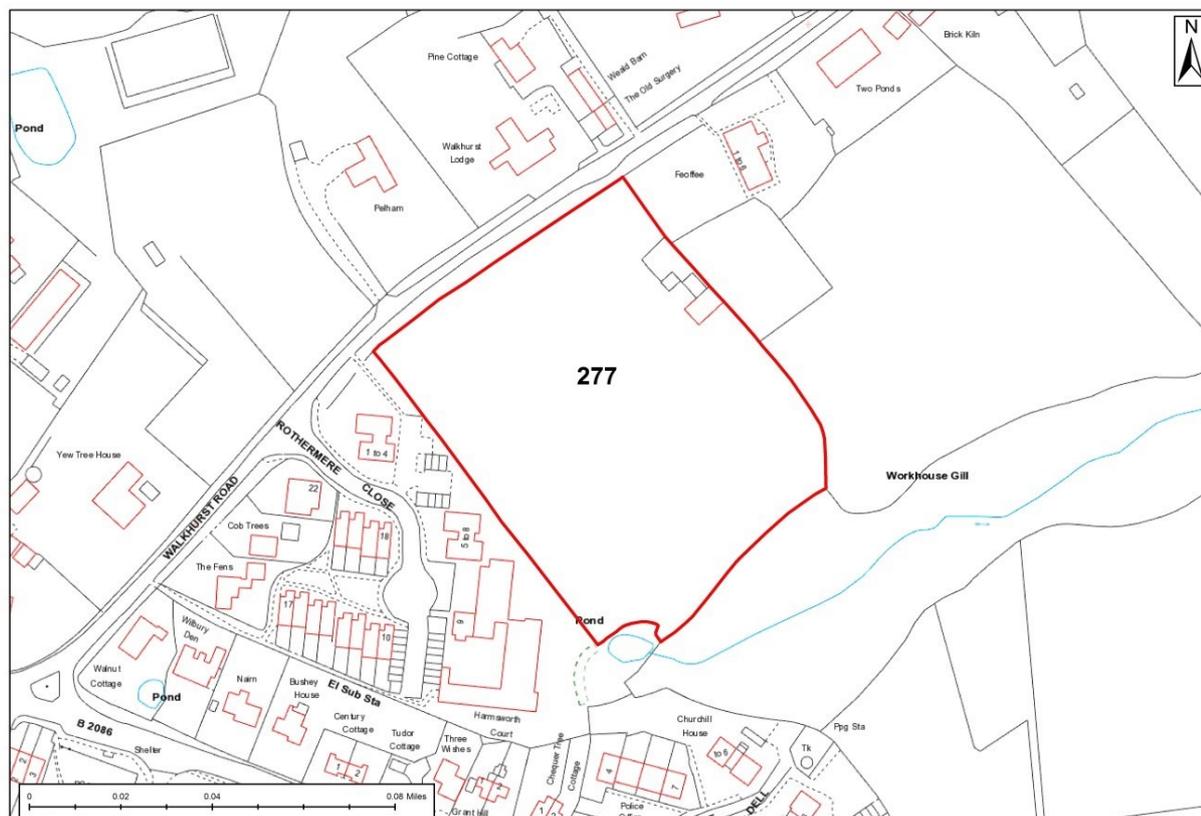
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| <b>Parish:</b>                         | Benenden   |
| <b>Settlement:</b>                     | Benenden   |
| <b>Gross area (ha):</b>                | 2.52   |
| <b>Developable area (ha):</b>          | 2.52   |
| <b>Site type:</b>                      | Greenfield site adjacent to LBD  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use.   |
| <b>Potential yield if residential:</b> | 76   |
| <b>Issues to consider:</b>             | Heritage matters (Conservation Area/ adjacent listed building);<br>AONB (4 component parts);<br>Ecological interest; notable feature/designation;<br>Adjacent to Limits to Built Development;<br>ALC: Grade 3  |
| <b>Site Description:</b>               | The site comprises managed agricultural land. There are no existing buildings on the site. The site is adjoined by residential properties to the north and part east and west. There are fields to the south and west. The site boundaries comprise hedges and some large, mature trees. There is vehicular access to the site served by a field gate (which lacks splays) directly off Iden Green |

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|                                   | <p>Road. There are no pavements along Iden Green Road. There are pavements on the opposite side of Mounts Hill and in the wider locality. There is a Public Right of Way running along the western boundary of the site.</p> <p>The site is generally flat. There is a narrower strip of land that slopes gently upwards towards the western boundary of the site. The site is mainly screened by trees. There are some open glimpses from the adjacent roads. There is a ditch along the edge of Iden Green Road immediately adjacent to the site.</p> |
| <b>Suitability:</b>               | Unsuitable: see reason below  |
| <b>Availability:</b>              | Site is available<br>Single ownership   |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | A site that scores some neutrals with some positives, which is let down by its land use and landscape score impacted by loss of a greenfield site in the AONB and impact on heritage with part of the site being within the Benenden Conservation Area and the site forming part of the setting to the Conservation Area and including part of the historic settlement. There is also a lack of services and facilities including public transport at the settlement  |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | This site is considered important to both the heritage, landscape and ecological setting of the settlement, which would be compromised if allocated for development.  |

# Site Reference: 277 (Local Plan Allocation AL/BE3)

**Site Address: Feoffee Cottages and Land, Walkhurst Road, Benenden, Cranbrook**

Call for Sites 2017 Submission



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Map Dated: June 2017

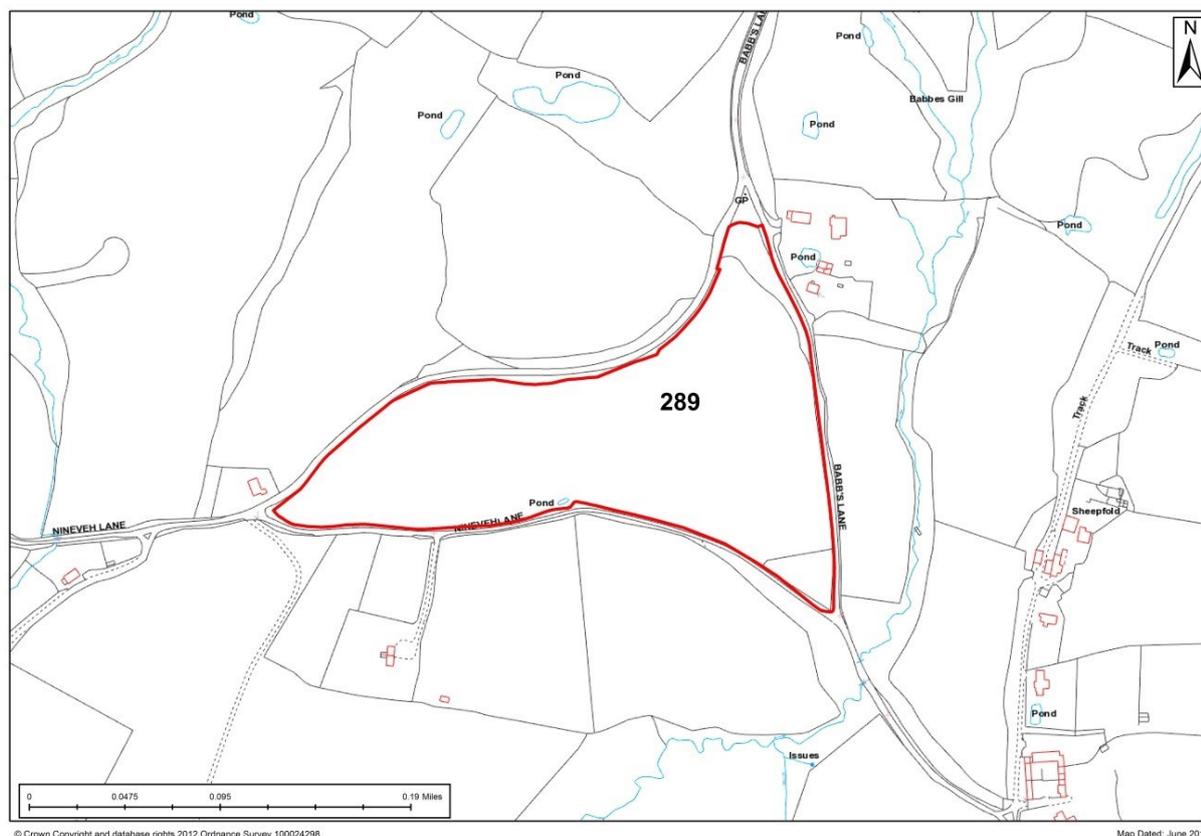
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| <b>Parish:</b>                         | Benenden   |
| <b>Settlement:</b>                     | Benenden   |
| <b>Gross area (ha):</b>                | 1.46   |
| <b>Developable area (ha):</b>          | 1.22   |
| <b>Site type:</b>                      | Part PDL including agricultural buildings, mostly Greenfield site adjacent to LBD  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use.   |
| <b>Potential yield if residential:</b> | 23-25  |
| <b>Issues to consider:</b>             | AONB (3 component parts);<br>Ecological interest; notable feature/designation;<br>Heritage matters (adjacent to listed building) – cumulative impact, also historic farmstead including existing buildings;<br>Highway issues;<br>Adjacent to existing LBD;<br>ALC: Grade 3;<br>Current planning application for 25 dwellings (19/00822/HYBRID) as of 1st April 2019 |

|                                   |   |
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| <b>Site Description:</b>          | The site lies adjacent to Walkurst Road. The site is in agricultural use. There are chickens, agricultural barns and sheds. There are residential uses to the north, east, south and west and opposite. Boundaries comprise hedge, fence, and to the south east mature trees. |
| <b>Suitability:</b>               | Suitable: See reason below.   |
| <b>Availability:</b>              | Site is available<br>Single ownership   |
| <b>Achievability:</b>             | The site is adjacent to the limits to built development and to existing built development. It has a frontage with Walkhurst Road. The site is available and in single ownership and is considered deliverable within the Local Plan period.                                   |
| <b>Sustainability Assessment:</b> | Reasonable site. Minor landscape and heritage issues due to the sensitive landscape and setting of heritage assets. Lack of services and facilities is a key issue for all development in this settlement.  |
| <b>Conclusion:</b>                | Site is suitable as a potential Local Plan allocation subject to further consideration.   |
| <b>Reason:</b>                    | Site is adjacent to LBD and there is pedestrian access to the centre of Benenden in proximity to the site. The site is likely to be sustainable in this context.  |

# Site Reference: 289

## Site Address: Land at Babbs Lane, Benenden

Call for Sites 2017 Submission



|  |  |
|--|--|
| <b>Parish:</b>                         | Benenden   |
| <b>Settlement:</b>                     | Remote from settlement centre  |
| <b>Gross area (ha):</b>                | 5.85   |
| <b>Developable area (ha):</b>          | 5.74   |
| <b>Site type:</b>                      | Greenfield site in rural area.   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use.   |
| <b>Potential yield if residential:</b> | 172  |
| <b>Issues to consider:</b>             | AONB (5 component parts);<br>In proximity to national cycle route;<br>Ecological interest; notable feature/designation;<br>ALC: Grade 3  |
| <b>Site Description:</b>               | The site is a greenfield site, without buildings. There are scattered houses in the locality. Site boundaries comprise bushes, trees and bracken. There is a lack of pavement along road frontages to the site. The site slopes gently towards the north. There are far reaching views from higher land. |
| <b>Suitability:</b>                    | Unsuitable: see reason below   |
| <b>Availability:</b>                   | Site is available  |

|                                   |  |
|-----------------------------------|--|
|                                   | Single ownership   |
| <b>Achievability:</b>             | N/A  |
| <b>Sustainability Assessment:</b> | Site is not a reasonable alternative   |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.                           |
| <b>Reason:</b>                    | Site is remote from any settlement centre and is unlikely to be sustainable in this context. |

# Site Reference: 295

## Site Address: Wandle Mill Studios, Mill Street, Iden Green

Call for Sites 2017 Submission



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Map Dated: June 2017

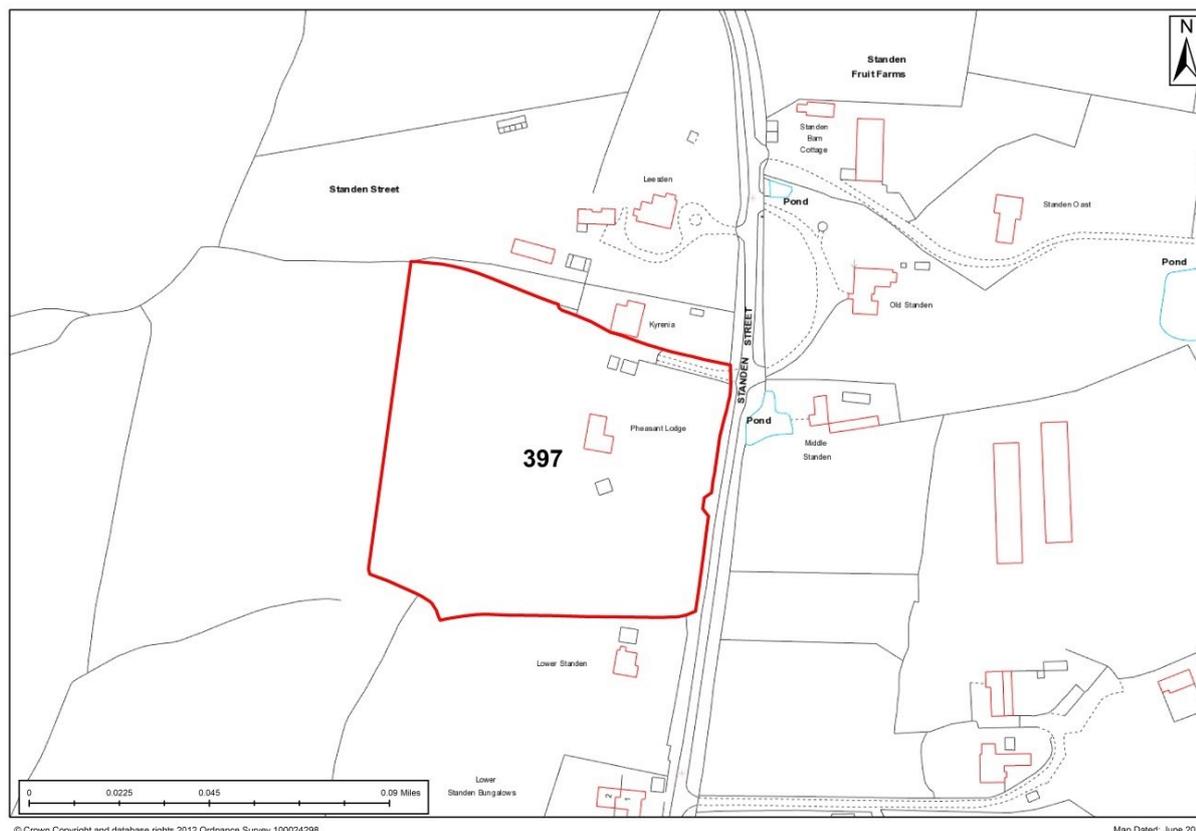
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| <b>Parish:</b>                         | Benenden   |
| <b>Settlement:</b>                     | Remote from a settlement   |
| <b>Gross area (ha):</b>                | 0.19   |
| <b>Developable area (ha):</b>          | 0.19   |
| <b>Site type:</b>                      | Part PDL in rural area   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use.   |
| <b>Potential yield if residential:</b> | Less than 10   |
| <b>Issues to consider:</b>             | AONB (1 component part);<br>Heritage matters (adjacent to listed building);<br>Ecological interest; notable feature/designation;<br>ALC: Grade 3   |
| <b>Site Description:</b>               | The site comprises two parts, the front part is a car park. The rear is used for possible camping. There is possibly a large poly tunnel on the site. The site is adjoined by some residential properties and open fields. There are mature trees and fencing along boundaries. The site is flat and enclosed. There is a lack of pavement long Mill Street. |
| <b>Suitability:</b>                    | Unsuitable: see reason below   |

|                                   |   |
|-----------------------------------|---|
| <b>Availability:</b>              | Site is available<br>Single ownership   |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | Site is below the threshold for Sustainability Assessment purposes.   |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation. In addition, the site is not well related to a settlement and is therefore not likely to be regarded as sustainable development. |

# Site Reference: 397

## Site Address: Pheasant Lodge Standen Street Iden Green, Benenden

Call for Sites 2017 Submission



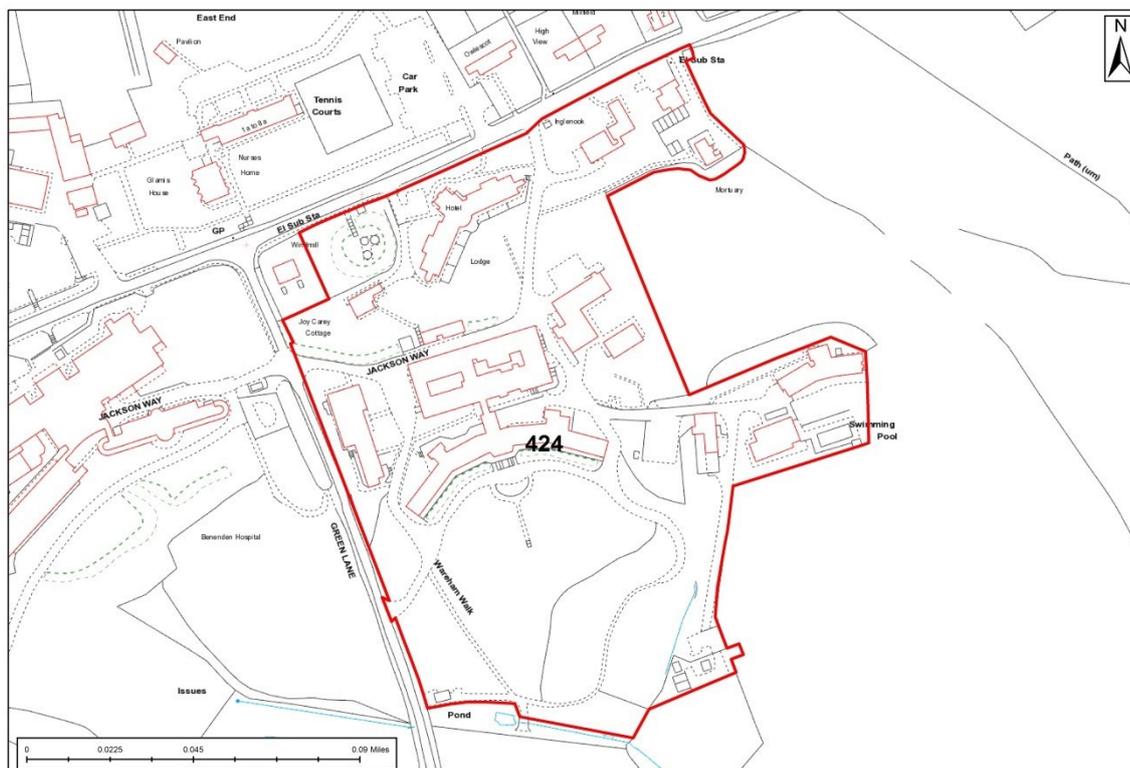
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|--|---|
| <b>Parish:</b>                         | Benenden  |
| <b>Settlement:</b>                     | Remote from a settlement centre   |
| <b>Gross area (ha):</b>                | 1.62  |
| <b>Developable area (ha):</b>          | 1.62  |
| <b>Site type:</b>                      | PDL in isolated rural area  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use.  |
| <b>Potential yield if residential:</b> | 49  |
| <b>Issues to consider:</b>             | AONB (2 component parts);<br>Heritage matters (adjacent to listed building);<br>Ecological interest;<br>ALC: Grade 3  |
| <b>Site Description:</b>               | The site comprises a residential house and garden. It is adjoined by other sporadic residential properties and fields. The site boundaries consist of hedges and trees. The site has an access off Standen Street. There is a lack of pavement along Standen Street. The site is flat and generally enclosed. |
| <b>Suitability:</b>                    | Unsuitable: see reason below  |

|                                   |  |
|-----------------------------------|--|
| <b>Availability:</b>              | Available<br>Multiple ownership  |
| <b>Achievability:</b>             | N/A  |
| <b>Sustainability Assessment:</b> | Site is not a reasonable alternative   |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.                         |
| <b>Reason:</b>                    | Site is remote from a settlement centre and is unlikely to be sustainable in this context. |

# Site Reference: 424 (part of site is part of Local Plan Allocation AL/BE4) in conjunction with late site 41 and additional land

**Site Address: Land at Benenden Hospital, Goddard's Green Road and Green Lane, Benenden**

Call for Sites 2017 Submission



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Map Dated: June 2017

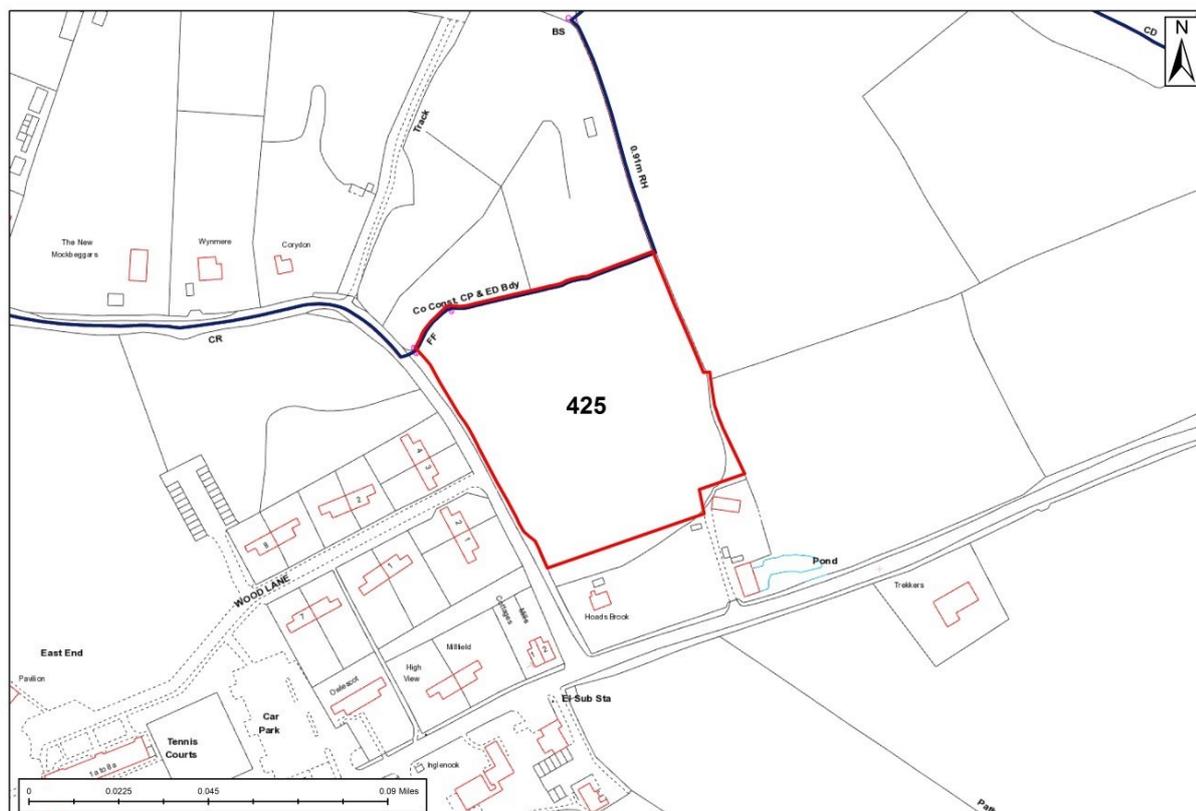
|  |   |
|--|---|
| <b>Parish:</b>                         | Benenden  |
| <b>Settlement:</b>                     | Remote from a settlement centre   |
| <b>Gross area (ha):</b>                | 4.20  |
| <b>Developable area (ha):</b>          | 4.20  |
| <b>Site type:</b>                      | PDL site in rural area  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use.  |
| <b>Potential yield if residential:</b> | Net 66-72 (22 already implemented; see below), in conjunction with late site 41 and additional land   |
| <b>Issues to consider:</b>             | AONB (2 component parts);<br>Land contamination (sewage treatment works, electricity substation, hospital);<br>Ecological interest; notable feature/designation;<br>Benenden Hospital Grounds;<br>In proximity to national cycle route;<br>Heritage matters (site is adjacent to a listed building);<br>ALC: Grade 3; |

|                                   |   |
|-----------------------------------|---|
|                                   | This site as part of the wider allocation has implemented planning consent for 22 (net) dwellings (12/03130/EIAMJ) as of 1st April 2019   |
| <b>Site Description:</b>          | The site is part of the larger Benenden Hospital site and consists of ancillary hospital and associated buildings. The site is adjoined by other parts of the hospital as well as some residential properties and fields. Site boundaries comprise hedging and fencing. There is intermittent pavement along Goddard's Green Road, which runs along the northern boundary of the site. Pavement is lacking along Green Lane which lies west of the site. The topography of the site falls to the south. There are long range views from the site.           |
| <b>Suitability:</b>               | Suitable: see reason below  |
| <b>Availability:</b>              | Available<br>Single ownership   |
| <b>Achievability:</b>             | There is an existing hybrid extant planning consent on the site for 24 residential units (net increase of 22) as part of a redevelopment of the hospital complex, granted under planning reference 14/505641 and subsequent amendments. This figure has already been included in the housing calculations for the borough. This is a suitable site which is available and in single ownership. It is considered that the site could be delivered in the period of the Local Plan.   |
| <b>Sustainability Assessment:</b> | Good use of previously developed land resulting in a positive score for the land use objective. However, residents will rely heavily on private cars and thus air, equality and travel objectives score negatively. Although promoted by the policy, shared transport and active travel options are unlikely to take precedence over private vehicle use thus air quality and climate change also score negatively. The biodiversity objective scores positively due to the requirement for a long term management plan for the sensitive features on site. |
| <b>Conclusion:</b>                | The site is suitable as a potential Local Plan allocation subject to further consideration.   |
| <b>Reason:</b>                    | This is a PDL site that already benefits from an extant planning consent.   |

# Site Reference: 425

## Site Address: Land to the east of Mockbeggar Lane, Benenden

Call for Sites 2017 Submission



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Map Dated: June 2017

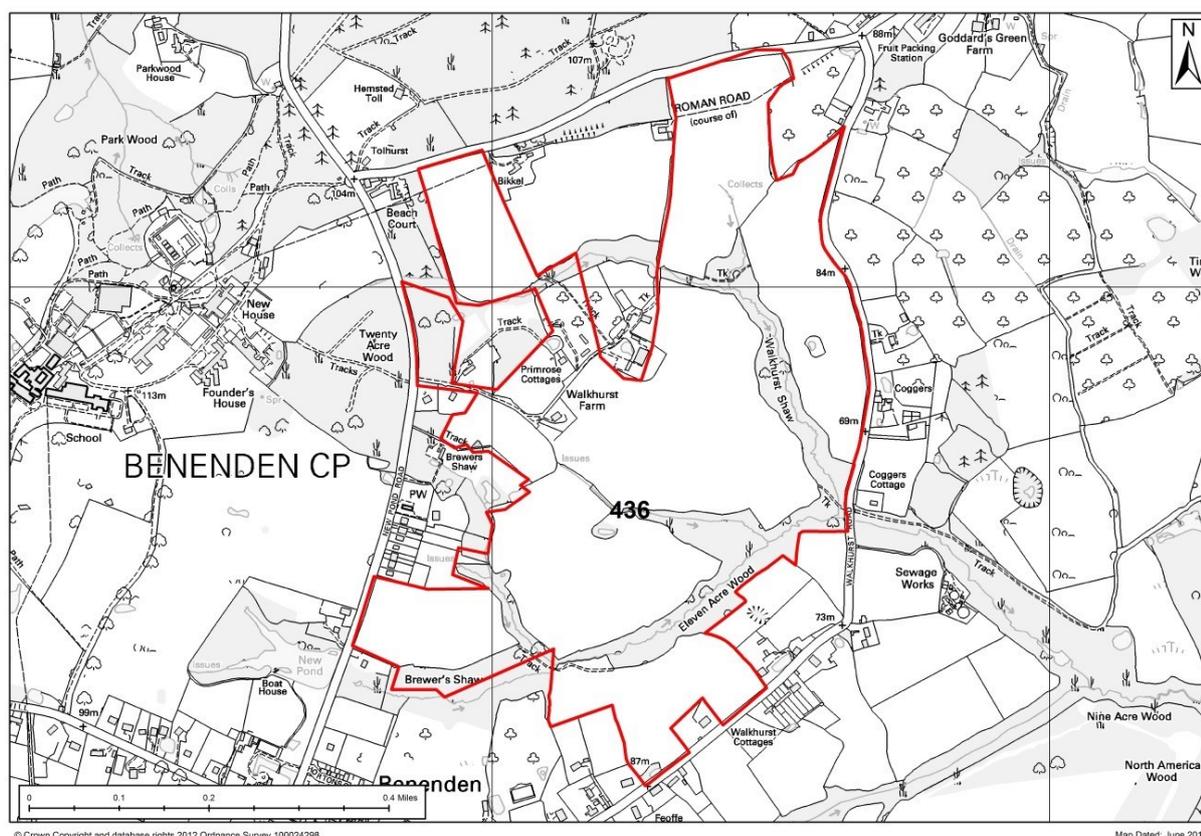
|  |  |
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| <b>Parish:</b>                         | Benenden   |
| <b>Settlement:</b>                     | Remote from a settlement centre  |
| <b>Gross area (ha):</b>                | 1.02   |
| <b>Developable area (ha):</b>          | 1.02   |
| <b>Site type:</b>                      | Greenfield site in rural area  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use.   |
| <b>Potential yield if residential:</b> | 31   |
| <b>Issues to consider:</b>             | AONB (1 component part);<br>In proximity to national cycle route;<br>Ecological interest; notable feature/designation;<br>ALC: Grade 3   |
| <b>Site Description:</b>               | The site is a greenfield site used for grazing. There are no buildings on the site. The site is adjoined by some residential properties and some fields. The wider Benenden Hospital complex lies adjacent. Site boundaries comprise trees and hedges. Site lies in proximity to Goddard's Green Road, located to the south. It adjoins Mockbeggar Lane to the west which forms runs adjacent to the main Benenden Hospital complex. |
| <b>Suitability:</b>                    | Unsuitable: see reason below   |

|                                   |   |
|-----------------------------------|---|
| <b>Availability:</b>              | Available<br>Single ownership   |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | A site that scores a number of neutrals and some positives. It is a greenfield site located in a remote location, reflected in the land use score. Landscape scores (albeit that the site is adjacent to existing built development at Benenden Hospital) negatively as it results in the loss of a greenfield site in an historic landscape that lies adjacent to historic routeways (roads). Residents will rely heavily on private cars and thus air, equality and travel objectives score negatively. |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | Unlike other site submissions associated with Benenden Hospital, this site is a greenfield site (others are mostly PDL) in a rural area remote from any settlement centre. The site is unlikely to be sustainable in this context.  |

# Site Reference: 436

## Site Address: Walkhurst Farm, Benenden

Call for Sites 2017 Submission



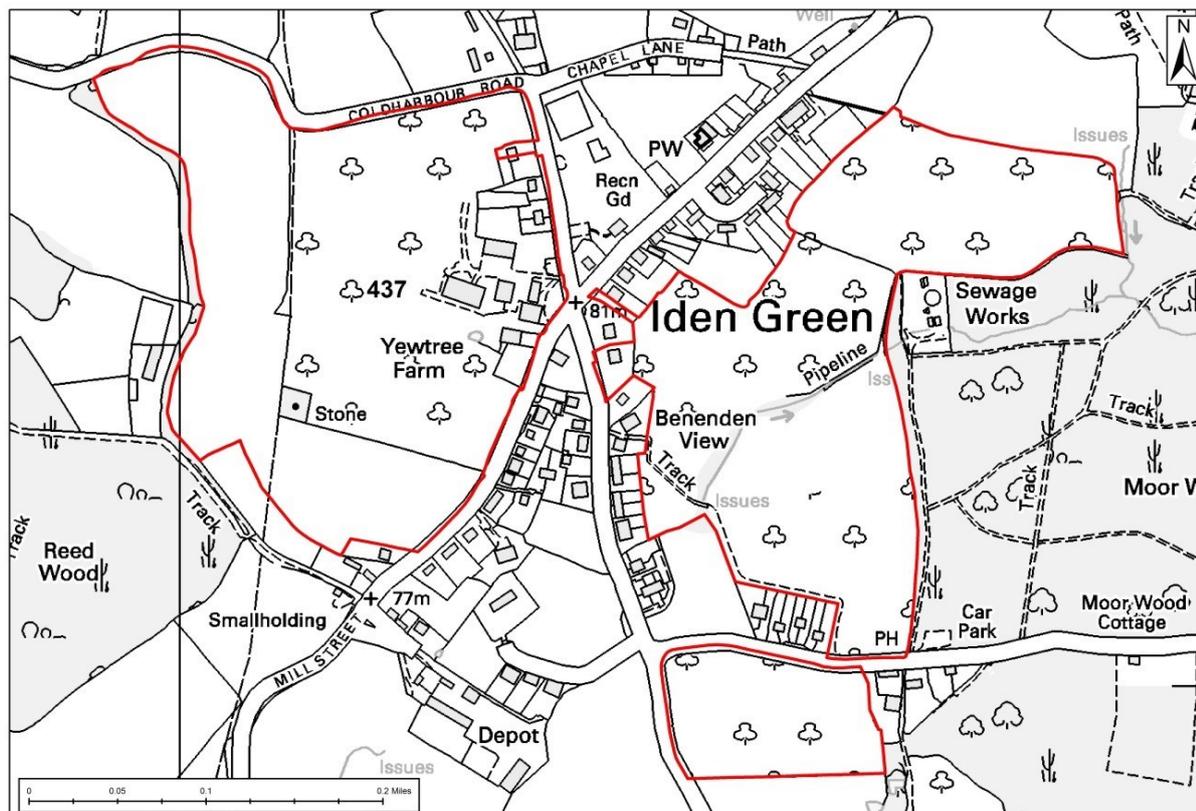
|  |   |
|--|---|
| <b>Parish:</b>                         | Benenden  |
| <b>Settlement:</b>                     | Remote site that lies north of Benenden   |
| <b>Gross area (ha):</b>                | 61.66   |
| <b>Developable area (ha):</b>          | 40.93   |
| <b>Site type:</b>                      | Largely greenfield site with some PDL   |
| <b>Potential site use:</b>             | Site has been submitted as a potential new settlement. It would be a mixed use scheme including residential use.  |
| <b>Potential yield if residential:</b> | 900 – 1200 (1,228 @ 30 dpha, 614 @ 15 dpha)   |
| <b>Issues to consider:</b>             | AONB (7 component parts);<br>Heritage matters (listed buildings on / adjacent to site/ Benenden Conservation Area);<br>Ecological interest; notable feature/designation: site is close to or within the Impact Risk Zone for one or more SSSI;<br>Land contamination (unknown filled ground (Medium));<br>Highway matters;<br>ALC: Grade 3, Non-Agricultural; |
| <b>Site Description:</b>               | The site includes primarily agricultural fields with areas of woodland. There are some residential properties on the site. The site is adjoined by fields, residential properties, areas of woodland  |

|                                   |  |
|-----------------------------------|--|
|                                   | and some commercial use. The site is in proximity to Benenden School. Site boundaries comprise primarily trees and hedging. There are possible field gates e.g. along New Pond Road and a lack of pavements generally serving the site. There are no Public Rights of Way on the site but there are Public Rights of Way in the wider locality, adjacent to the site. The topography of the site is complex – it has an undulating form. There are views of the site from roads that go around the site perimeter and longer range views.  |
| <b>Suitability:</b>               | Unsuitable: see reason below   |
| <b>Availability:</b>              | Available<br>Single ownership (in a 'family' partnership)  |
| <b>Achievability:</b>             | N/A  |
| <b>Sustainability Assessment:</b> | Site is not a reasonable alternative   |
| <b>Conclusion:</b>                | The site is remote from Benenden, Cranbrook and Tenterden (in Ashford Borough), although has been submitted as a potential new settlement with the potential for housing, employment, etc development to be delivered on that basis.<br><br>Given the strong policy protection given to the AONB (a national designation) in the NPPF, this site is not suitable for development.  |
| <b>Reason:</b>                    | National policy regarding major development in the AONB is clear: the tests to be met for major development in this designation are extremely high, and include demonstrating that (housing and employment) needs cannot be met outside the AONB (either in the Borough, or outside, under the Duty to Co-operate).<br><br>Nationally, development of this scale in the AONB is unprecedented.<br><br>The level of harm (landscape and scenic beauty) that would arise to the AONB is high. This SHELAA has demonstrated the availability of suitable sites outside the AONB. This site is therefore not suitable for development. |

# Site Reference: 437

## Site Address: Land adjacent to Iden Green, Iden Green, Benenden Kent Site Map

Call for Sites 2017 Submission



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Map Dated: June 2017

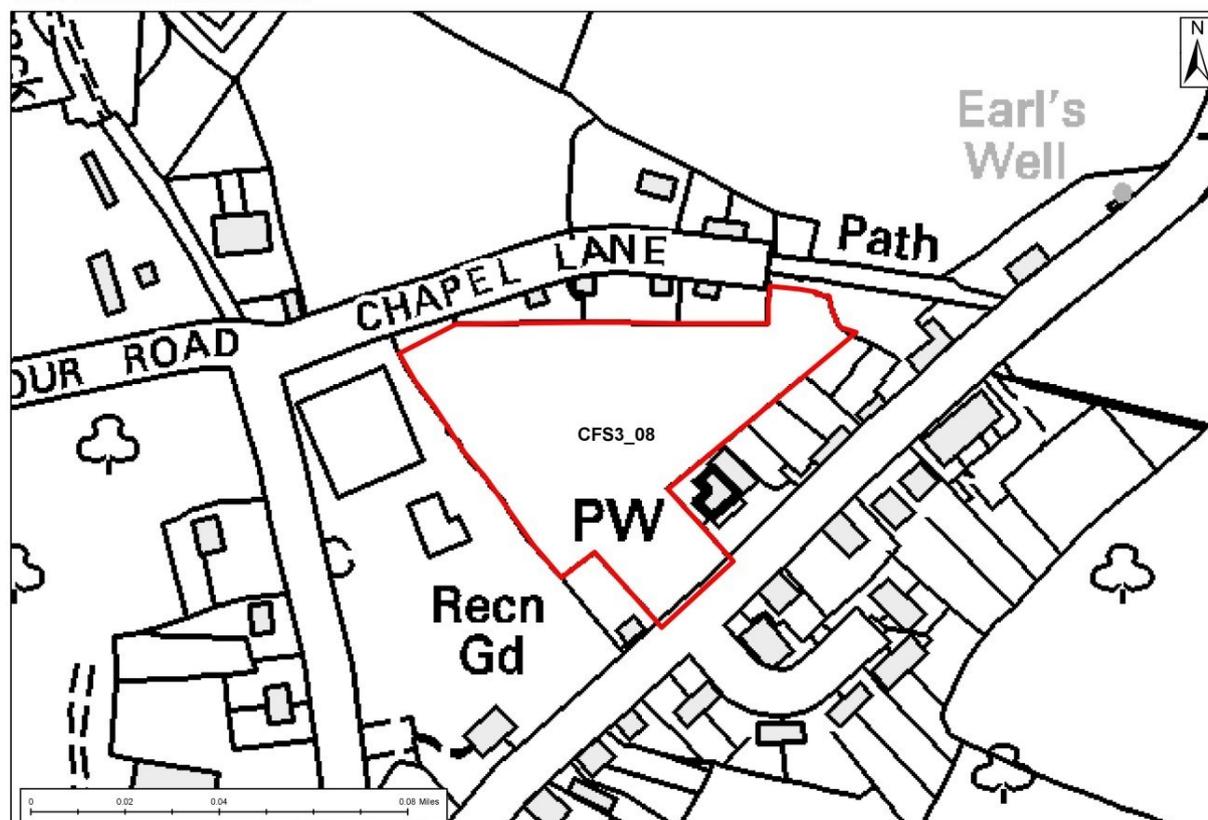
|  |  |
|--|--|
| <b>Parish:</b>                         | Benenden   |
| <b>Settlement:</b>                     | Iden Green   |
| <b>Gross area (ha):</b>                | 24.87  |
| <b>Developable area (ha):</b>          | 23.34  |
| <b>Site type:</b>                      | Greenfield site including farm complex in rural area   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use  |
| <b>Potential yield if residential:</b> | 450 – 700 (700 @ 30 dpha)  |
| <b>Issues to consider:</b>             | AONB (9 component parts);<br>Ecological interest; notable feature/designation: site is close to or within the Impact Risk Zone for one or more SSSI;<br>Heritage matters (part within and part adjacent to Conservation Area);<br>Land contamination (sewage treatment works);<br>In proximity to national cycle route;<br>ALC: Grade 3, Grade 4 |

|                                   |   |
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|                                   | Some farm buildings are within the Limits to Built Development; the rest of site is adjacent to the Limits to Built Development   |
| <b>Site Description:</b>          | <p>The site consists of two parcels of land which together comprise an orchard, field, and a farm complex. Parts of the site are in agricultural use geared towards fruit production. The site contains agricultural buildings associated with the agricultural use of the site. The site fronts Mill Street, Coldharbour Road and Woodcock Lane.</p> <p>The site is adjoined by residential properties, woodland and agricultural uses mainly orchard. The boundaries of the site mostly consist of trees and hedging. Part of the site frontage alongside Coldharbour Road runs adjacent to National Cycle Route 18.</p> <p>Vehicular access to the site is from Coldharbour Road and from Woodcock Lane. There are a lack of pavements serving the site. There is a Public Right of Way through the site and several adjacent to site complex. There is an undulating topography along Woodcock Lane and Coldharbour Road. The site is seen in part from the Public Right of Way and there are glimpses of the site from the Public Highway.</p> |
| <b>Suitability:</b>               | Unsuitable: see reason below  |
| <b>Availability:</b>              | Available<br>Single ownership   |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | Site is not a reasonable alternative  |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | The site is considered remote from Benenden settlement centre and is likely to be unsustainable in this context. There are significant landscape and national AONB policy concerns with development of this scale in the AONB.  |

## Site Reference: Late site 8

**Site Address: Land south of Chapel Lane, Iden Green, Cranbrook**

Call for Sites Additional Sites Submitted



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Map Dated: February 2019

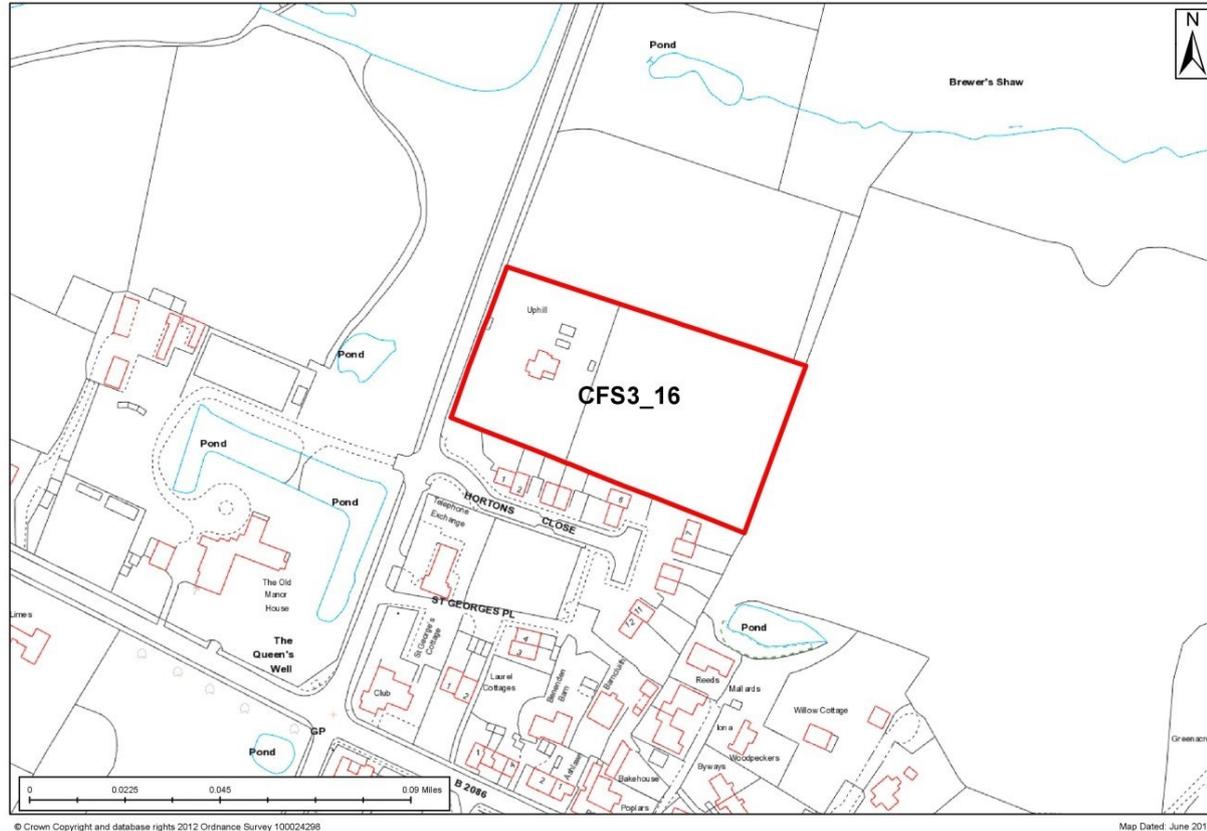
|  |  |
|--|--|
| <b>Parish:</b>                         | Benenden   |
| <b>Settlement:</b>                     | Iden Green   |
| <b>Gross area (ha):</b>                | 0.86   |
| <b>Developable area (ha):</b>          | 0.86   |
| <b>Site type:</b>                      | Greenfield site adjacent to existing Limits to Built Development   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use.   |
| <b>Potential yield if residential:</b> | 26   |
| <b>Issues to consider:</b>             | AONB (2 component parts);<br>Heritage; Conservation Area;<br>Ecological interest; notable feature/designation;<br>Cycle Route; In Proximity to Cycle Route 18;<br>ALC: Grade 3   |
| <b>Site Description:</b>               | The site consists of a greenfield. It lies adjacent to and surrounded by built development comprising residential properties, a recreation ground and children's nursery. Boundaries of the site include hedges, trees and residential curtilages. There is pavement on both sides of Iden Green Road. |

|                                   |  |
|-----------------------------------|--|
|                                   | The site is generally flat apart from a slight gradient from the access to the site. The main public view of the site is from the gate at the entrance to the site from Iden Green Road. There is a general lack of continued pavement along Iden Green Road although there is pavement on both sides of the road along the frontage of the site.  |
| <b>Suitability:</b>               | Unsuitable: see reason below   |
| <b>Availability:</b>              | Available<br>Single ownership  |
| <b>Achievability:</b>             | N/A  |
| <b>Sustainability Assessment:</b> | This site scores some neutrals and some positives. A number of scores are negative however, reflecting the remote location of the site from services and facilities and public transport. It scores negatively in heritage terms as the site is a relatively sizeable piece of the Iden Green Conservation Area. It scores negatively in land use and landscape terms, influenced by the loss of greenfield land within the AONB and adjacent to an Historic Settlement. |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.   |
| <b>Reason:</b>                    | The site is located in a remote location relative to services and facilities and public transport. In addition allocation is likely to adversely impact upon the Conservation Area   |

# Site Reference: Late site 16 (Local Plan Allocation AL/BE2) including part of site 158

**Site Address: Uphill, New Pond Road, Benenden, Cranbrook**

Call for Sites 2017 Submission



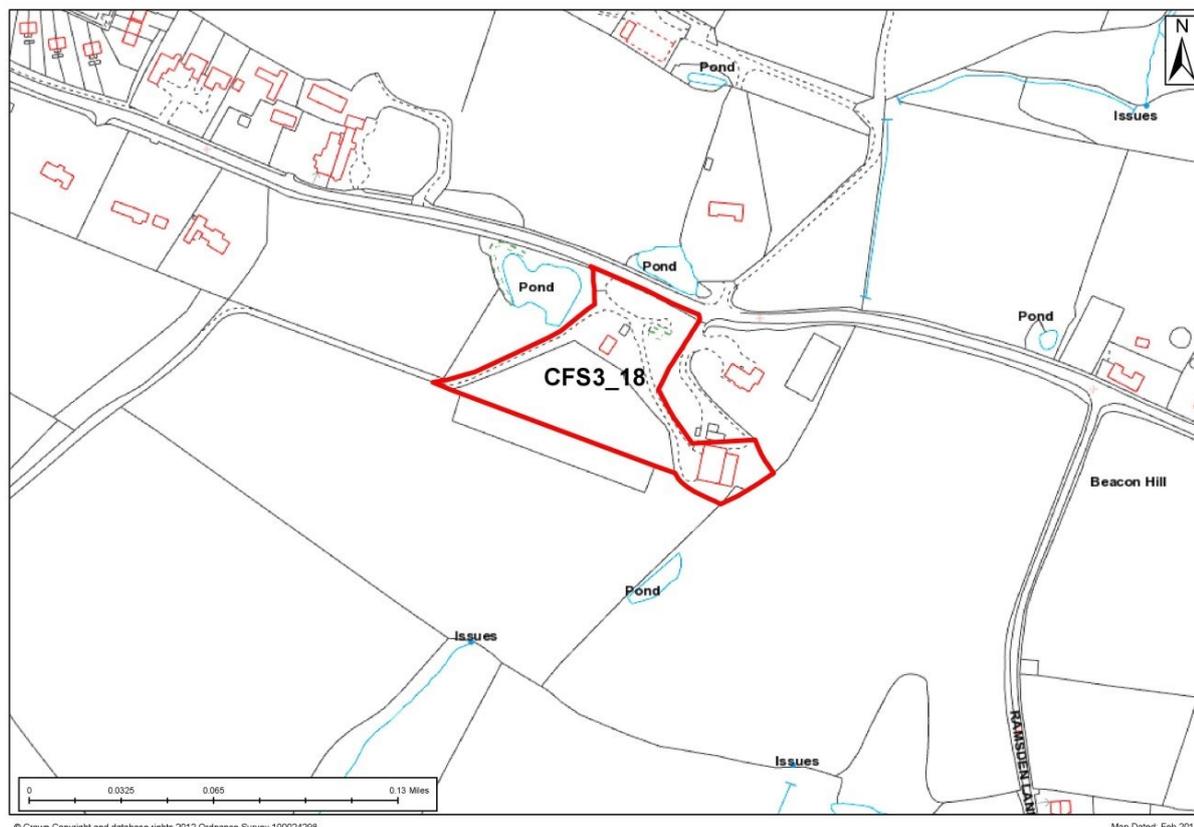
|  |   |
|--|---|
| <b>Parish:</b>                         | Benenden  |
| <b>Settlement:</b>                     | Benenden  |
| <b>Gross area (ha):</b>                | 0.78  |
| <b>Developable area (ha):</b>          | 0.78  |
| <b>Site type:</b>                      | In proximity to existing Limits to Built Development of Benenden  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use.  |
| <b>Potential yield if residential:</b> | 18-20   |
| <b>Issues to consider:</b>             | AONB (1 component part);<br>Ecological interest; notable feature/designation;<br>ALC: Grade 3   |
| <b>Site Description:</b>               | The site consists of a residential dwelling, its curtilage and what appears to be some associated, part woodland. The site is adjoined by residential properties and fields. There are trees and hedging along site boundaries and part fencing.<br><br>There is vehicular access into site from New Pond Road, along which is a lack of pavement and street lighting. There are Public |

|                                   |   |
|-----------------------------------|---|
|                                   | Rights of Way in the wider locality. Public views of the site are limited due to boundary treatments.   |
| <b>Suitability:</b>               | Suitable: see reason below  |
| <b>Availability:</b>              | Available<br>Single ownership   |
| <b>Achievability:</b>             | The site is available and is in single ownership. It is considered likely that the site would come forward during the period of the Local Plan.                               |
| <b>Sustainability Assessment:</b> | Reasonable site. Setting of adjacent Conservation Area needs consideration. Lack of services and facilities is a key issue for all development in this settlement.            |
| <b>Conclusion:</b>                | Site is suitable as a potential Local Plan allocation subject to further consideration.   |
| <b>Reason:</b>                    | The site is located in proximity to the existing Limits to Built Development and adjacent to existing built development. The site is likely to be sustainable in this context |

## Site Reference: Late site 18

**Site Address: Land at Pullington Farm, Benenden Road, Benenden, Cranbrook**

Call for Sites 2018 Submission



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Map Dated: Feb 2018

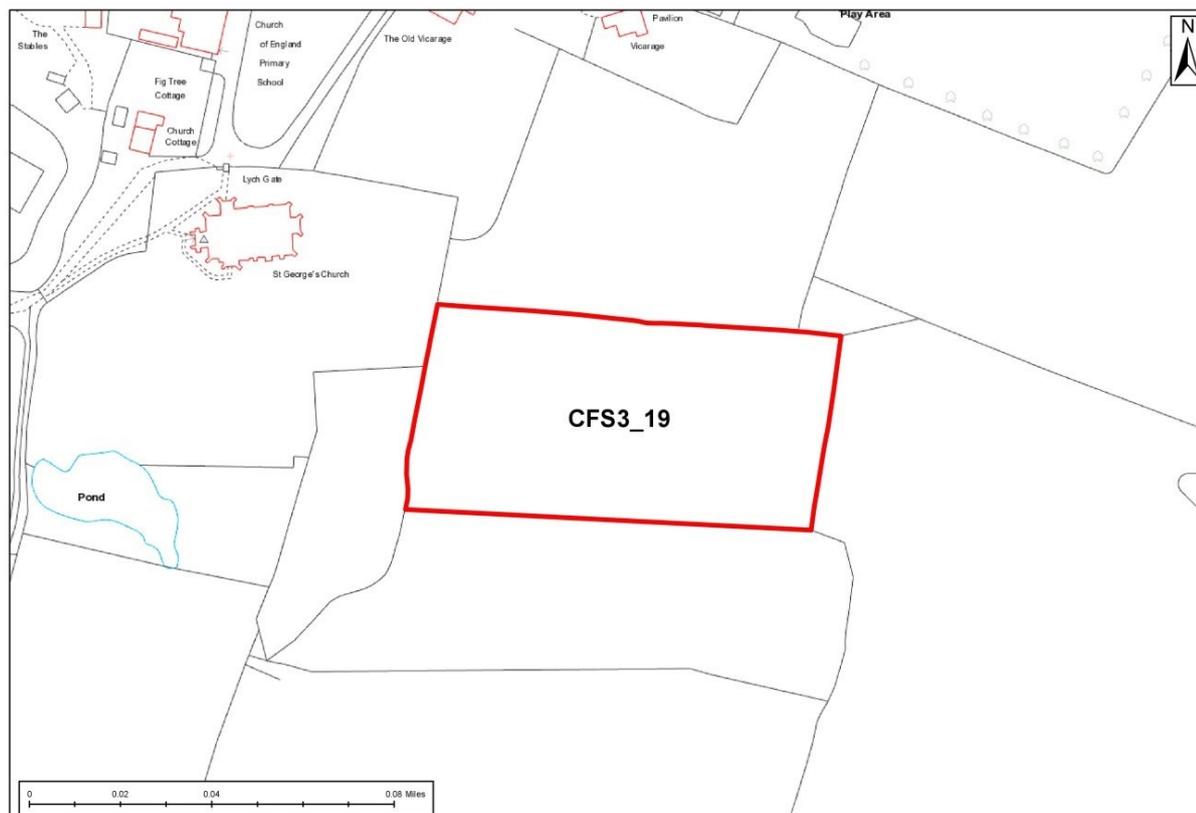
|  |   |
|--|---|
| <b>Parish:</b>                         | Benenden  |
| <b>Settlement:</b>                     | Benenden  |
| <b>Gross area (ha):</b>                | 0.93  |
| <b>Developable area (ha):</b>          | 0.93  |
| <b>Site type:</b>                      | Greenfield site including farm building structures detached from the existing Limits to Built Development   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use.  |
| <b>Potential yield if residential:</b> | 28  |
| <b>Issues to consider:</b>             | AONB (3 component parts);<br>Cycle Route; In Proximity to Cycle Route 18;<br>Ecological interest;<br>ALC: Grade 3   |
| <b>Site Description:</b>               | The site includes some old farm buildings including a farm building along the frontage with the public highway. There is a cluster of buildings towards the south east corner of the site. The site is adjoined by fields and a residential property. |

|                                   |   |
|-----------------------------------|---|
|                                   | <p>There are trees and hedges and part fencing along boundaries of the site. There is vehicular access into the site directly off the public highway. The public highway lacks pavements. There is a Public Right of Way to the western side of the site and others in the wider locality.</p> <p>The site slopes up from the public highway then the topography slopes down further south. There is a pond adjacent to the site and a further one north of the site. The site is exposed to view along its frontage.</p> |
| <b>Suitability:</b>               | Unsuitable: see reason below  |
| <b>Availability:</b>              | Available<br>Single ownership   |
| <b>Achievability:</b>             | N/A   |
| <b>Sustainability Assessment:</b> | Site is not a reasonable alternative  |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.  |
| <b>Reason:</b>                    | The site is remote from a settlement centre and is unlikely to be sustainable in this context   |

# Site Reference: Late site 19

**Site Address: Land adjacent to St George's Church, Benenden, Cranbrook**

Call for Sites 2018 Submission



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Map Dated: Feb 2018

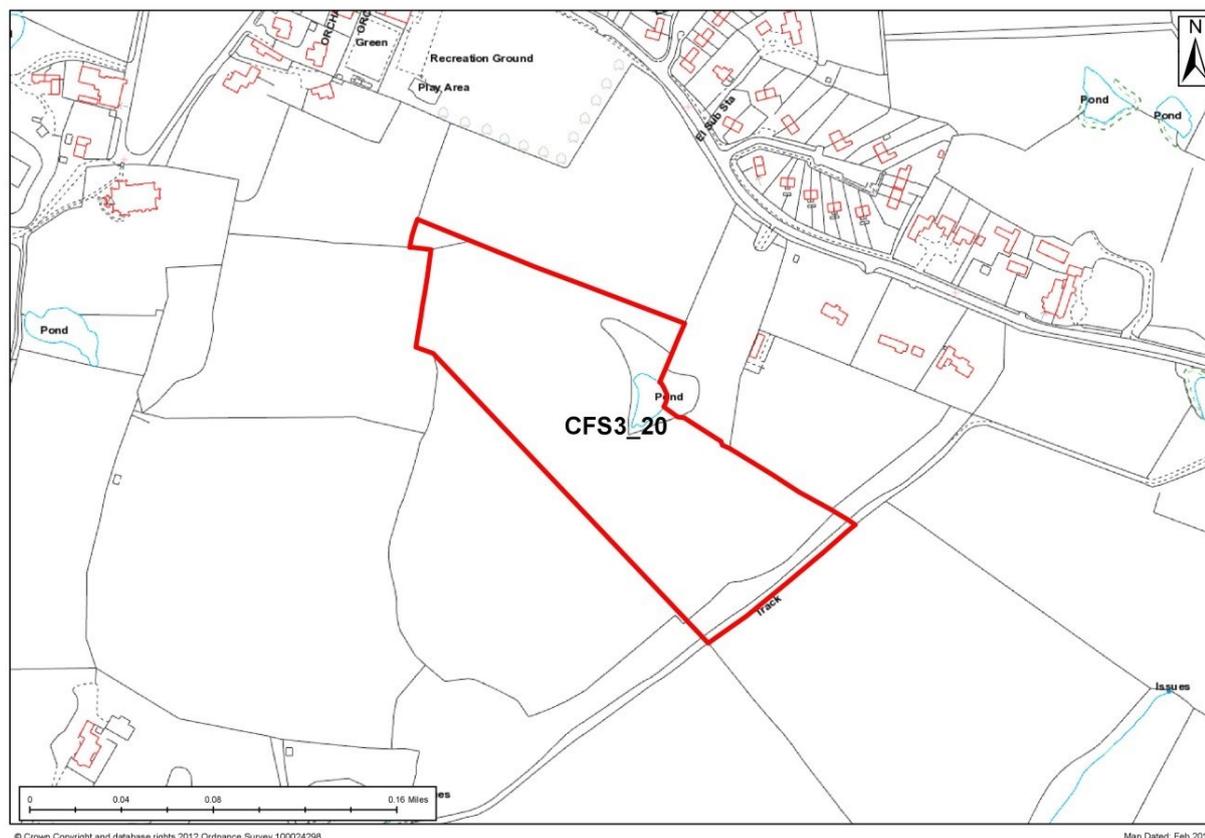
|  |   |
|--|---|
| <b>Parish:</b>                         | Benenden  |
| <b>Settlement:</b>                     | Benenden  |
| <b>Gross area (ha):</b>                | 1.03  |
| <b>Developable area (ha):</b>          | 1.03  |
| <b>Site type:</b>                      | Greenfield site part adjacent to existing Limits to Built Development   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use.  |
| <b>Potential yield if residential:</b> | 31  |
| <b>Issues to consider:</b>             | AONB (1 component part);<br>Ecological interest; notable feature/designation;<br>ALC: Grade 3   |
| <b>Site Description:</b>               | <p>The site comprises a field on which there are no existing buildings. The site is adjoined by a further field and the Benenden recreation ground/playing field. It lie adjacent to St. George's Church too.</p> <p>Site boundaries include fencing, trees and hedgerows. There is a gate towards top of site. There is a lack of a clear vehicular access into the site. The site is flat towards the top of the site and there is a downward gradient towards the south.</p> |

|                                   |  |
|-----------------------------------|--|
| <b>Suitability:</b>               | Unsuitable: see reason below   |
| <b>Availability:</b>              | Available<br>Single ownership  |
| <b>Achievability:</b>             | N/A  |
| <b>Sustainability Assessment:</b> | Site is not a reasonable alternative   |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.                         |
| <b>Reason:</b>                    | It is considered that allocation of this site would result in significant landscape impact |

## Site Reference: Late site 20

**Site Address: Land to the south of Benenden Recreation ground, Benenden, Cranbrook**

Call for Sites 2018 Submission



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Map Dated: Feb 2018

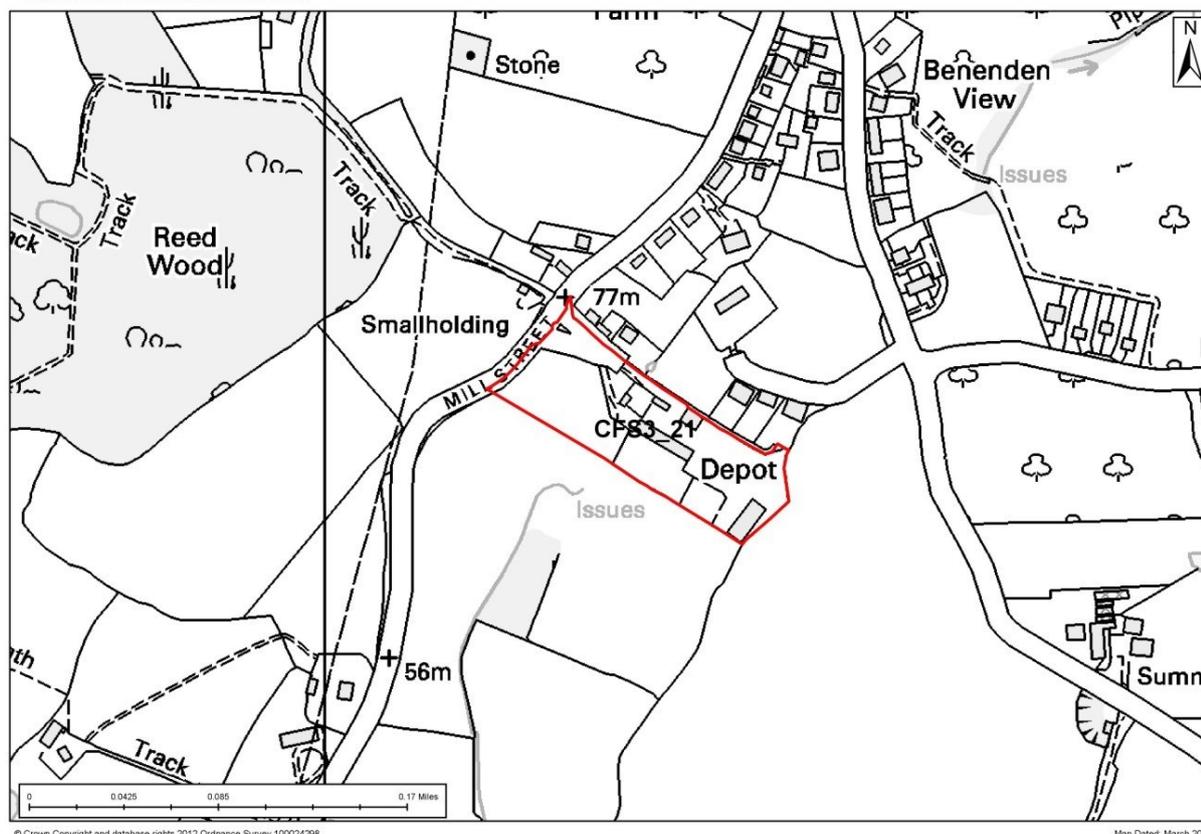
|  |   |
|--|---|
| <b>Parish:</b>                         | Benenden  |
| <b>Settlement:</b>                     | Benenden  |
| <b>Gross area (ha):</b>                | 3.64  |
| <b>Developable area (ha):</b>          | 3.32  |
| <b>Site type:</b>                      | Greenfield site detached from existing Limits to Built Development  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use.  |
| <b>Potential yield if residential:</b> | 100   |
| <b>Issues to consider:</b>             | AONB (4 component parts);<br>Ecological interest; notable feature/designation;<br>Land Contamination (Works Unspecific Use – Low Risk);<br>ALC Period: Grade 3  |
| <b>Site Description:</b>               | The site comprises a field currently used for sheep grazing and includes a pond. There are no existing buildings on the site. The site is adjoined by fields and lies in proximity to the Benenden recreation ground/playing field. Site boundaries include wire fencing, hedging and trees. There is a Right of Way adjacent to site and cutting through part of the site. |

|                                   |  |
|-----------------------------------|--|
|                                   | The site has a slope towards the south. There is a clear view of the northern part of the site from the Public Right of Way and from within site. This is an exposed site. |
| <b>Suitability:</b>               | Unsuitable: see reason below   |
| <b>Availability:</b>              | Available<br>Single ownership  |
| <b>Achievability:</b>             | N/A  |
| <b>Sustainability Assessment:</b> | Site is not a reasonable alternative   |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.   |
| <b>Reason:</b>                    | It is considered that allocation of this site would result in significant landscape impact   |

# Site Reference: Late site 21

**Site Address: Little Weavers, Iden Green, Kent, TN17 4HJ**

Call for Sites Additional Sites Submitted



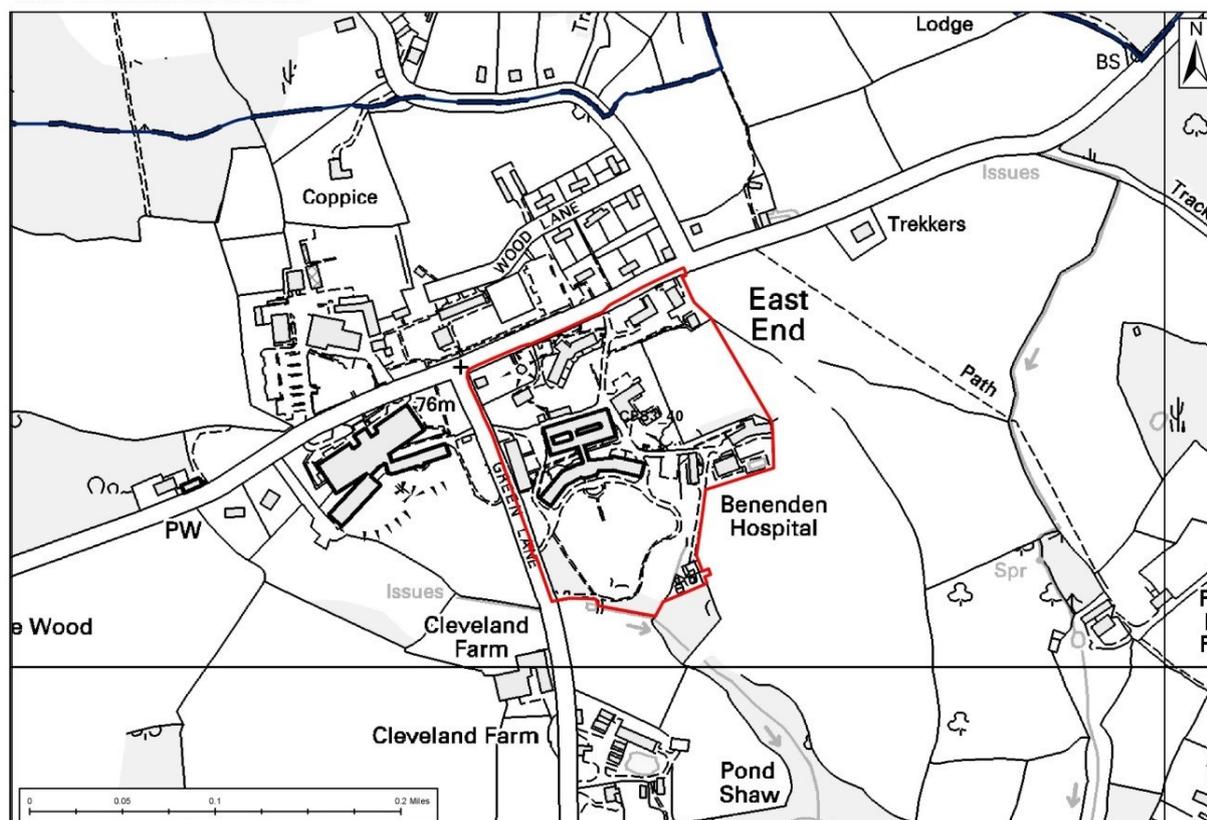
|  |   |
|--|---|
| <b>Parish:</b>                         | Benenden  |
| <b>Settlement:</b>                     | Iden Green  |
| <b>Gross area (ha):</b>                | 1.44  |
| <b>Developable area (ha):</b>          | 0.6   |
| <b>Site type:</b>                      | Previously developed site part adjacent to the existing Limits to Built Development   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use.  |
| <b>Potential yield if residential:</b> | Less than 10  |
| <b>Issues to consider:</b>             | AONB (4 component parts);<br>Land Contamination (Depot/Dispensing of Automobiles);<br>Cycle Route; In Proximity to Cycle Route 18;<br>Ecological interest;<br>ALC; Grade 3  |
| <b>Site Description:</b>               | The site includes a residential dwelling and is mostly commercial in use. It includes the existing residential property and commercial buildings. The site is adjoined by fields and some residential properties. Site boundaries include hedging and trees. There is existing vehicular access direct from Mill Street, along which there is a lack of pavement. |

|                                   |  |
|-----------------------------------|--|
|                                   | The site is generally flat but the surrounding includes a steep gradient to the south. There are views out of the site and some public views of the site from Mill Street.   |
| <b>Suitability:</b>               | Unsuitable: see reason below   |
| <b>Availability:</b>              | Available<br>Ownership unconfirmed   |
| <b>Achievability:</b>             | N/A  |
| <b>Sustainability Assessment:</b> | Good use of previously developed land. However, residents will rely heavily on private cars and thus some objectives score negatively. This is influenced by the lack of key services and facilities and public transport options. |
| <b>Conclusion:</b>                | This site is considered unsuitable as a potential site allocation.   |
| <b>Reason:</b>                    | This site is remote from a settlement centre. It is a previously developed site in a rural area.<br>Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.                       |

**Site Reference: Late site 40 (part of site is part of Local Plan Allocation AL/BE4 and part duplicates site 424)**

**Site Address: Land to the south east of Goddard's Green Road and east of Green Lane, Benenden Hospital, Benenden**

Call for Sites Additional Sites Submitted



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Map Dated: August 2018

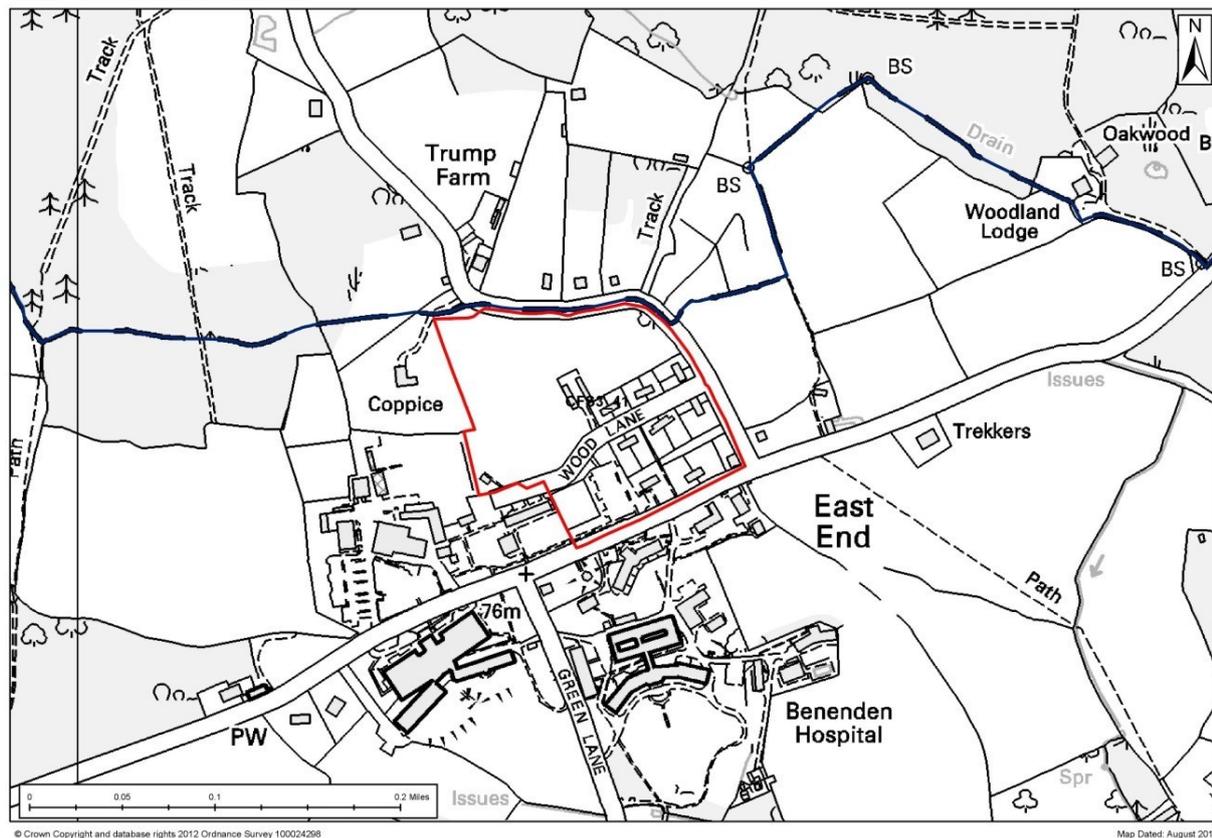
|  |   |
|--|---|
| <b>Parish:</b>                         | Benenden  |
| <b>Settlement:</b>                     | Remote from a settlement centre   |
| <b>Gross area (ha):</b>                | 4.91  |
| <b>Developable area (ha):</b>          | 4.91  |
| <b>Site type:</b>                      | PDL site in rural area  |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use.  |
| <b>Potential yield if residential:</b> | Net 66-72 (22 already implemented; see below), in conjunction with late site 41 and additional land   |
| <b>Issues to consider:</b>             | AONB (2 component parts);<br>Heritage matters (site is adjacent to a listed building);<br>Ecological interest; notable feature/designation;<br>Benenden Hospital Grounds;<br>Land contamination (hospitals);<br>In proximity to national cycle route;<br>ALC: Grade 3 |

|                                   |   |
|-----------------------------------|---|
|                                   | This site as part of the wider allocation has implemented planning consent for 22 (net) dwellings (12/03130/EIAMJ) as of 1st April 2019   |
| <b>Site Description:</b>          | This site currently includes several buildings and ancillary land associated with Benenden Hospital. There is a residential property on the corner of Green Lane. Adjacent uses include fields, other built development associated with Benenden Hospital and some residential development. The boundaries are comprised of hedging along Goddard's Green Road and Green Lane. There are also trees along the boundaries as well as some walling and fencing. There are vehicle access points from Goddard's Green Road and Green Lane. There is also a pavement along part of Goddard's Green Road by the main hospital buildings, but is lacking along most of Green Lane. This site slopes downwards to the south. This site is exposed. |
| <b>Suitability:</b>               | Suitable in part: see reason below  |
| <b>Availability:</b>              | Available<br>Single ownership   |
| <b>Achievability:</b>             | There is an existing hybrid extant planning consent on part of the site for 24 residential units (a net increase of 22 units) as part of a redevelopment of the hospital complex, granted under planning reference 14/505641 and subsequent amendments. This figure has already been included in the housing calculations for the borough.<br><br>This is a suitable site in part which is available and in single ownership. It is considered that the site could be delivered in the period of the Local Plan.  |
| <b>Sustainability Assessment:</b> | Good use of previously developed land resulting in a positive score for the land use objective. However, residents will rely heavily on private cars and thus air, equality and travel objectives score negatively. Although promoted by the policy, shared transport and active travel options are unlikely to take precedence over private vehicle use thus air quality and climate change also score negatively. The biodiversity objective scores positively due to the requirement for a long term management plan for the sensitive features on site.   |
| <b>Conclusion:</b>                | The site is suitable in part as a potential Local Plan allocation subject to further consideration.   |
| <b>Reason:</b>                    | This is mostly a PDL site that already benefits from an extant planning consent. A greenfield part of the site along the eastern side is considered unsuitable as it raises landscape concern   |

**Site Reference: Late site 41 (site is part of Local Plan Allocation AL/BE4) in conjunction with site 424 and additional land**

**Site Address: Land to the north east of Goddard’s Green Road, Benenden Hospital, Benenden**

Call for Sites Additional Sites Submitted



|  |  |
|--|--|
| <b>Parish:</b>                         | Benenden   |
| <b>Settlement:</b>                     | Remote from a settlement centre  |
| <b>Gross area (ha):</b>                | 3.71   |
| <b>Developable area (ha):</b>          | 3.71   |
| <b>Site type:</b>                      | Largely PDL site in rural area   |
| <b>Potential site use:</b>             | Site has been assessed for development potential, notably for residential use.   |
| <b>Potential yield if residential:</b> | Net 66-72 (22 already implemented; see below), in conjunction with site 424 and additional land  |
| <b>Issues to consider:</b>             | AONB (1 component part);<br>Ecological interest; notable feature/designation;<br>Benenden Hospital Grounds;<br>Cycle Route; Near;<br>ALC: Grade 3; |

|                                   |  |
|-----------------------------------|--|
|                                   | This site as part of the wider allocation has implemented planning consent for 22 (net) dwellings (12/03130/EIAMJ) as of 1st April 2019  |
| <b>Site Description:</b>          | <p>This site includes a mixture of residential housing and associated infrastructure (garages green spaces etc.), car park, tennis courts and a green field (local wildlife site). Houses and garages exist within the residential area of the site, with some sheds on the green space. Adjacent uses include other parts of the Benenden Hospital complex, agricultural land and some residential properties.</p> <p>The boundaries are comprised of a mixture across different areas of the site, including domestic fences and boundary treatments within the residential element of site, and hedgerows and mature trees to the north and west of the greenfield element. The tennis courts and car park are open to Benenden Hospital. Wood Lane runs through the centre of the site, which is accessed off Mockbeggar Lane to the north of Goddard's Green Road. There are footways through the site. Pavements exist along the part of the site that fronts Goddard's Green Road and there are footpaths in the vicinity. The site is generally flat. This site is exposed, being largely open to public view.</p> |
| <b>Suitability:</b>               | Suitable: see reason below   |
| <b>Availability:</b>              | Available<br>Single ownership  |
| <b>Achievability:</b>             | A suitable site which is available and in single ownership. It is considered that this could come forward during the Local Plan period.  |
| <b>Sustainability Assessment:</b> | Good use of previously developed land resulting in a positive score for the land use objective. However, residents will rely heavily on private cars and thus air, equality and travel objectives score negatively. Although promoted by the policy, shared transport and active travel options are unlikely to take precedence over private vehicle use thus air quality and climate change also score negatively. The biodiversity objective scores positively due to the requirement for a long term management plan for the sensitive features on site.  |
| <b>Conclusion:</b>                | The site is suitable as a potential Local Plan allocation subject to further consideration.  |
| <b>Reason:</b>                    | Site includes a significant proportion of PDL land and lies adjacent to a large site that is also mostly PDL, which benefits from an extant planning consent.  |

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

**Planning Policy**

**Planning Services**

**Tunbridge Wells Borough Council**

**Town Hall**

**Royal Tunbridge Wells**

**Kent TN1 1RS**

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