

Tunbridge Wells Borough



Tunbridge Wells Borough Council

Site Assessment Sheets for Benenden Parish

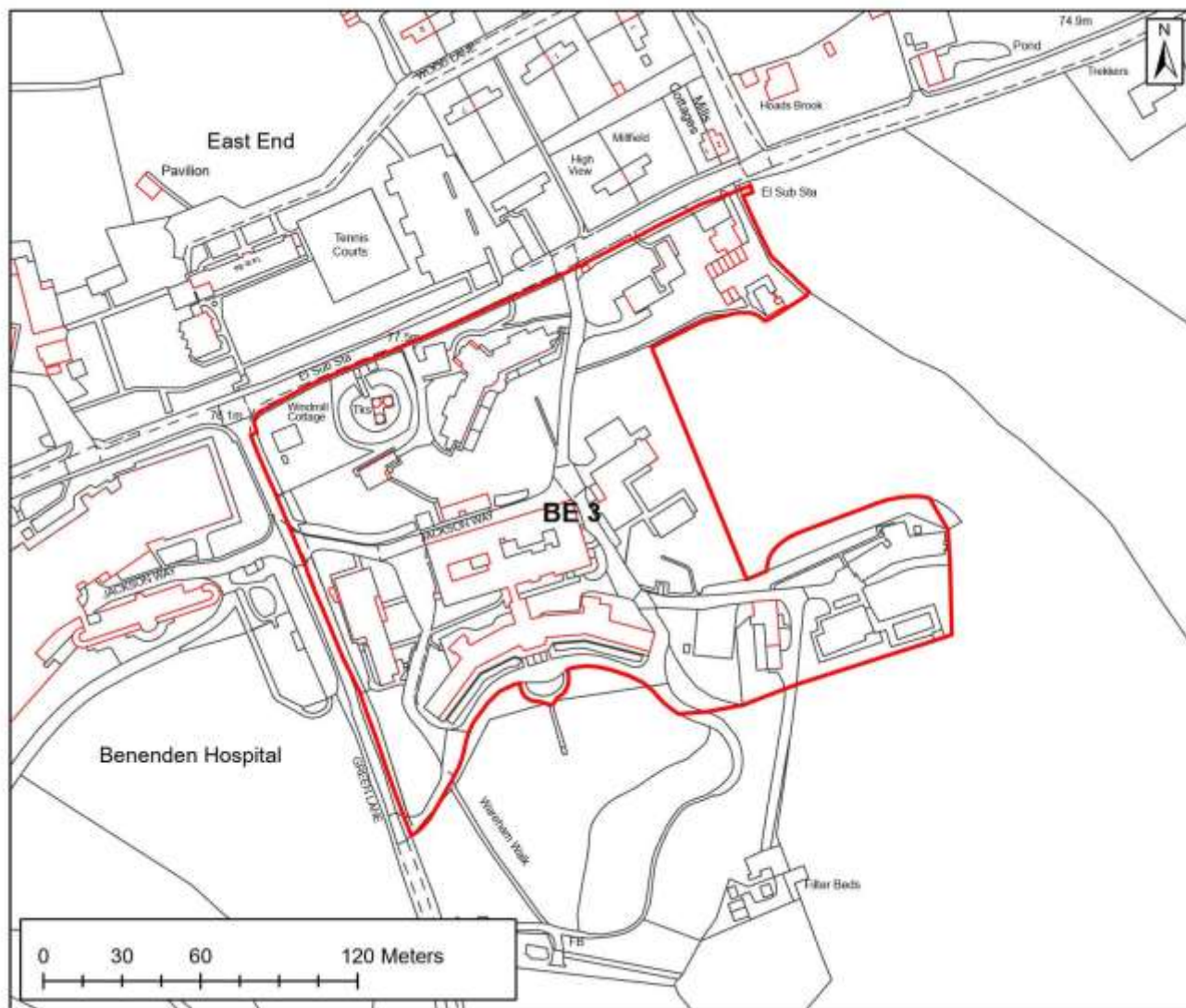
**Strategic Housing and Economic Land Availability
Assessment for Pre-Submission Local Plan**

January 2021



Site Reference: Local Plan Allocation AL/BE3, including late site 40 and site 424

Site Address: Land at Benenden Hospital (south of Goddards Green Road), East End



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Map Dated: March 2021

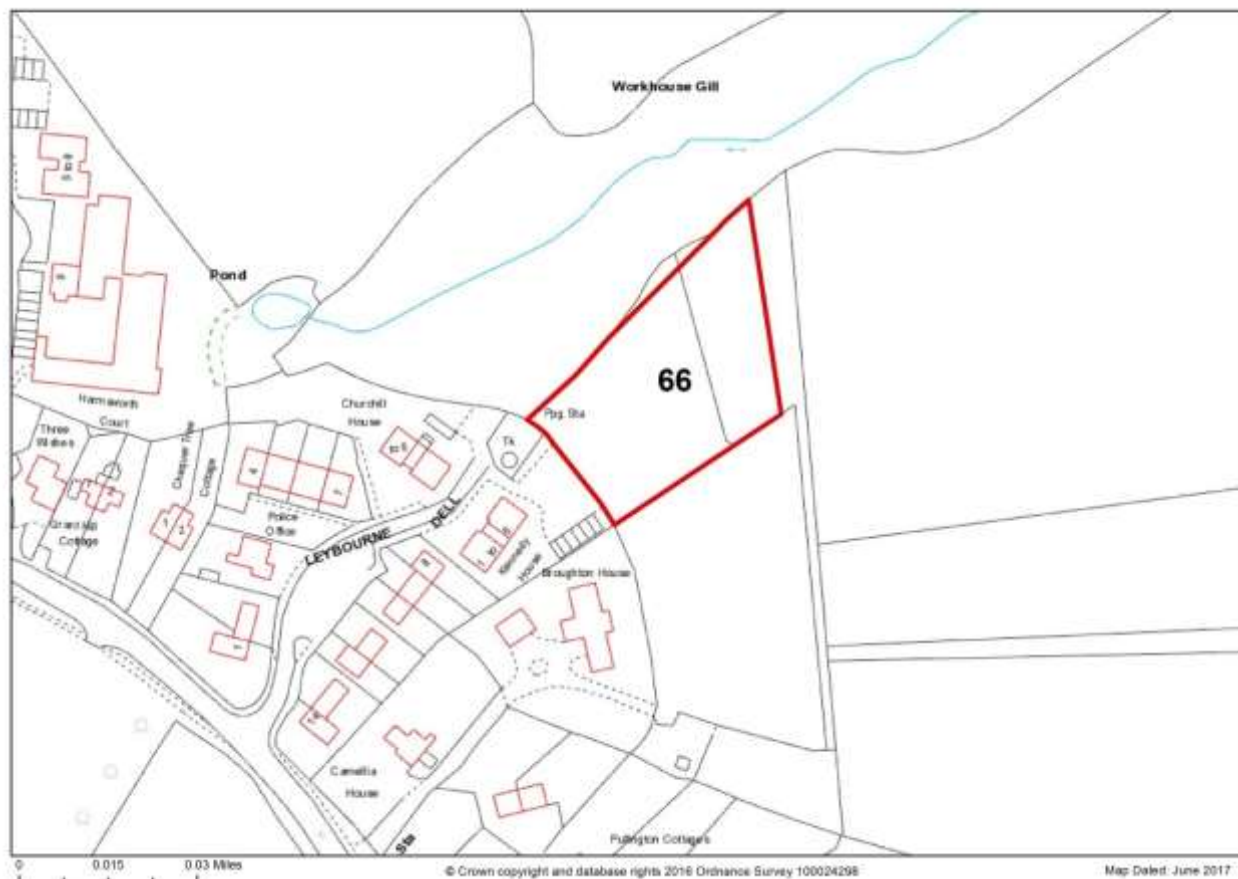
Parish:	Benenden
Settlement:	Remote from a settlement centre
Gross area (ha):	3.07
Developable area (ha):	3.07
Site type:	Mostly PDL site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	45 -47 (including extant consent for 23) dwellings

Issues to consider:	<p>Ecology: LWS; AONB; HLC Period: Early 20th century; Contaminated Land (sewerage treatment works, electricity substation, Hospital (non-research)); APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland, Fruit Belt; Benenden Hospital Grounds; Transport Infrastructure: In proximity to national cycle route; As at 01 April 2020, site includes extant planning permission 17/00951/FULL for 24 dwellings (23 net)</p>
Site Description:	<p>The site includes a complex of redundant buildings and associated land that were previously associated with Benenden Hospital, that is located to the west of the site. Goddard's Green Road runs along the northern boundary of the site, with Green Lane running along the western boundary. The site is adjoined by fields to the south and east, 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.</p>
Suitability:	<p>Suitable: This is mostly a PDL site that already benefits from an extant planning consent. Landscape assessments have identified that redevelopment in this location of an appropriate design has potential to improve the setting of the AONB.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>There is an existing hybrid extant planning consent on the site for 24 residential units (a net increase of 23 units) as part of a redevelopment of the hospital complex, granted under planning reference 14/50564117/00951/FULL 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>
Sustainability Assessment:	<p>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 neutral overall reflecting the balance of the risk to the relatively isolated Local Wildlife Site, and the benefit that would come from contributions to its long term management. Heritage score reflects risk to the non designated heritage asset.</p>

Conclusion:	The site is suitable as a potential Local Plan allocation.
Reason:	This is mostly a PDL site that already benefits from an extant planning consent.

Site Reference: 66

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



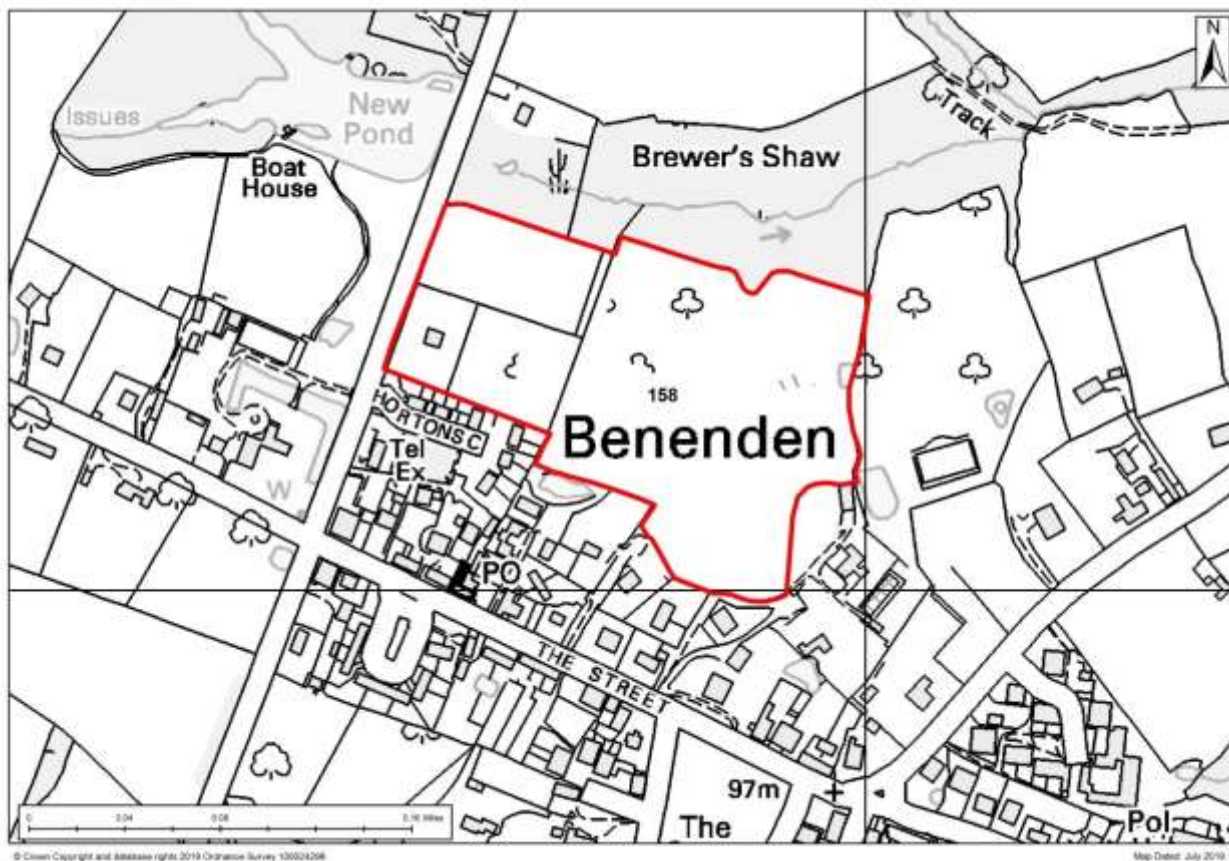
Parish:	Benenden
Settlement:	Benenden
Gross area (ha):	0.30
Developable area (ha):	0.11
Site type:	Greenfield site adjacent to the LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	Ecology: TPO, Ancient Woodland; AONB Component Part: Ancient Woodland, Historic Settlements; AONB; HLC Period: Early modern, Early medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland; Adjacent to Limits to Built Development
Site Description:	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 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.
Suitability:	Unsuitable: There is concern regarding landscape impact and uncertainty about the potential to provide adequate vehicular access to the site.
Availability:	Available
	Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	There is concern regarding landscape impact and uncertainty about the potential to provide adequate vehicular access to the site.

Site Reference: 158 (Local Plan Allocation AL/BE 1 in part)

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

Call for Sites Submission



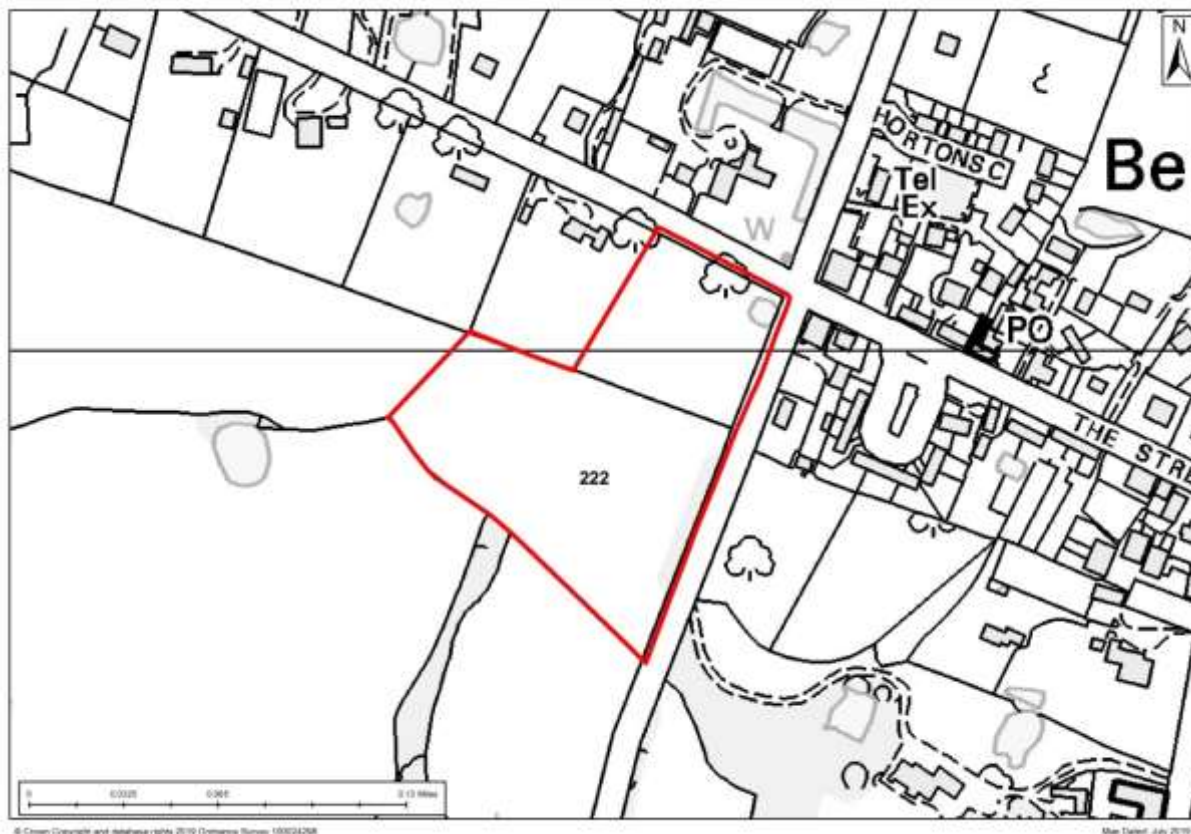
Parish:	Benenden
Settlement:	Benenden
Gross area (ha):	4.96
Developable area (ha):	4.55
Site type:	Greenfield site part adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	50 – 65
Issues to consider:	Ecology: Ancient Woodland; AONB Component Part: Ancient Woodland, Historic Settlements, Ponds, Historic Field Boundaries; AONB; HLC Period: Late 20th century, Early medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland; Highway matters;

	Adjacent to Limits to Built Development
Site Description:	The site comprises a field in agricultural use and a single dwelling and its curtilage that is located close to the western boundary of the site. 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). There are some ditches around the perimeter of the site e.g. along the northern boundary. The site lies adjacent to New Pond Road.
Suitability:	Suitable in part: 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 (a part of the western area of this larger 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 character of the landscape and settlement pattern, located in the AONB.
Availability:	Available Multiple ownership
Achievability:	The part of the site (a portion of the western area adjacent to New Pond Road) that has also been submitted through late site 16 is considered suitable for consideration as a Local Plan allocation, to deliver a smaller number of dwellings. It is available and it is considered that it could be delivered within the period of the Local Plan (see separate sheet)
Sustainability Assessment:	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.
Conclusion:	Site is suitable in part as a potential Local Plan allocation.
Reason:	The part of the site that duplicates the late site submission 16 is considered suitable, being in close proximity to the centre of Benenden.. The remainder of the site is sensitive in landscape terms and there is concern regarding scale and impact on the landscape character and settlement pattern, located in the AONB.

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 Date: July 2019

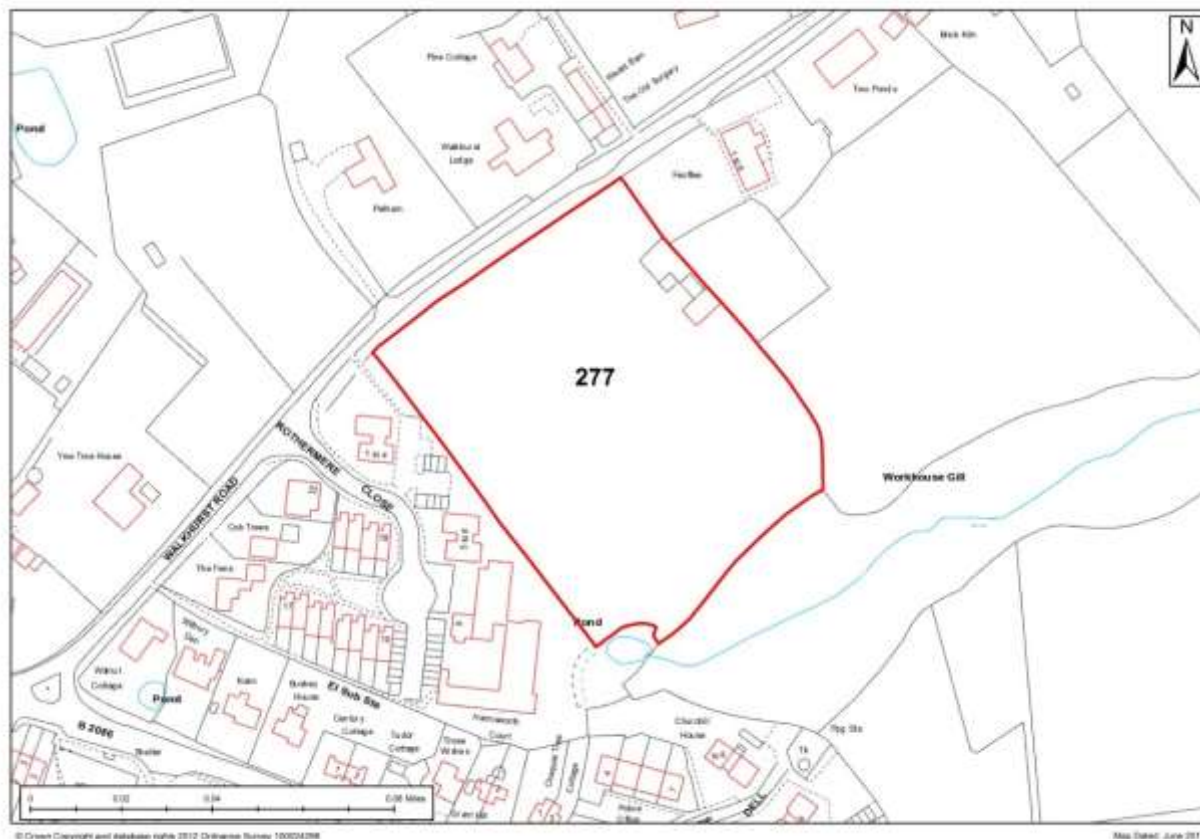
Parish:	Benenden
Settlement:	Benenden
Gross area (ha):	2.52
Developable area (ha):	2.52
Site type:	Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	76
Issues to consider:	Heritage: Conservation Area; AONB Component Part: Historic Settlements, Ponds, Historic Field Boundaries; AONB; HLC Period: Medieval, Early 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland; Adjacent to Limits to Built Development
Site Description:	The site comprises managed agricultural land. There are no existing buildings on the site. The site is adjoined by residential

	<p>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 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>
Suitability:	Unsuitable: This site is considered important to both the heritage and settlement pattern, landscape and ecological setting of the settlement, located within the AONB, which would be compromised if allocated for development.
Availability:	<p>Site is available</p> <p>Single ownership</p>
Achievability:	N/A
Sustainability Assessment:	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.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is considered important to both the heritage and settlement pattern, landscape and ecological setting of the settlement located within the AONB, which would be compromised if allocated for development.

Site Reference: 277 (Local Plan Allocation AL/BE2)

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

Call for Sites 2017 Submission



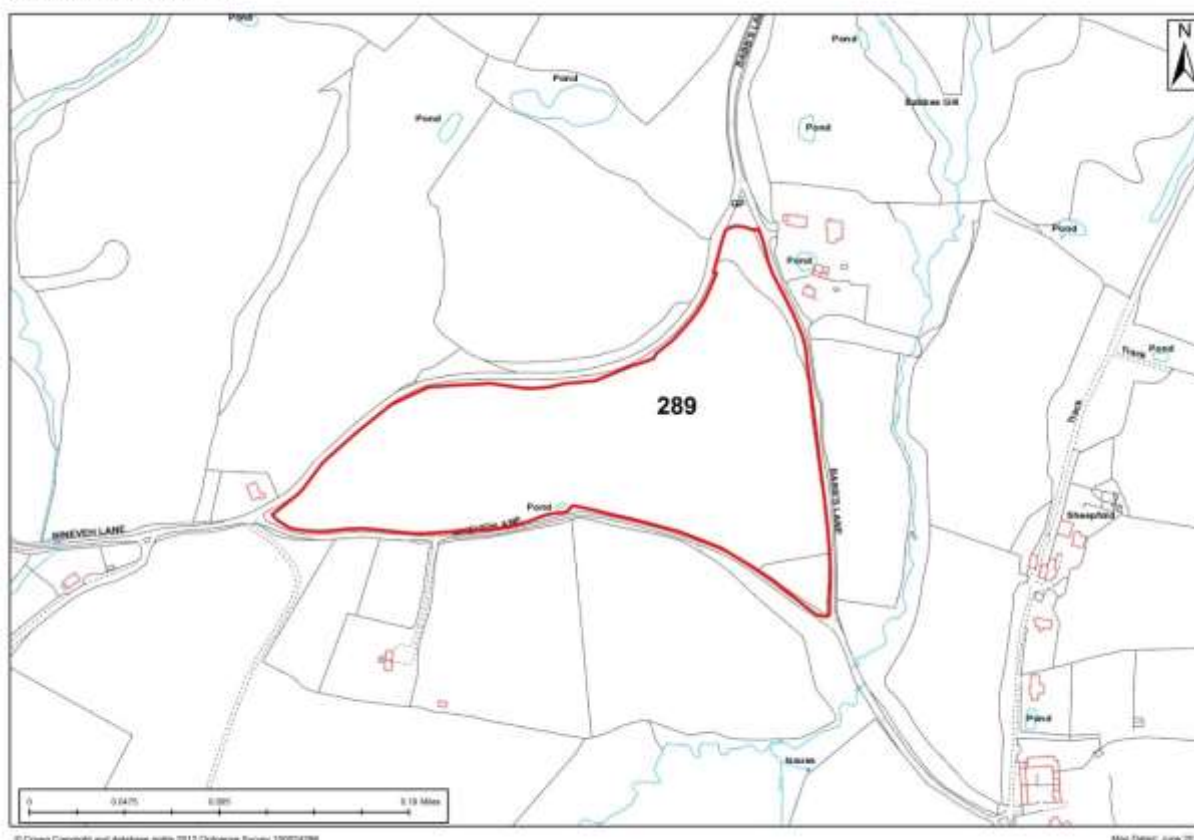
Parish:	Benenden
Settlement:	Benenden
Gross area (ha):	1.46
Developable area (ha):	1.22
Site type:	Part PDL including agricultural buildings, mostly Greenfield site adjacent to LBD
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	23-25
Issues to consider:	AONB Component Part: Farmstead, Historic Settlements, Historic Field Boundaries; AONB; HLC Period: Boundary Lost 26-50%, Early post-medieval; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland; Heritage matters (adjacent to listed building) – cumulative impact, also historic farmstead including existing buildings; Highway issues;

	Adjacent to existing LBD Current planning application for 25 dwellings (19/00822/HYBRID) as of 01 April 2020
Site Description:	The site lies adjacent to Walkhurst 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.
Suitability:	Suitable: 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.
Availability:	Site is available Single ownership
Achievability:	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.
Sustainability Assessment:	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 parish.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	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



Parish:	Benenden
Settlement:	Remote from settlement centre
Gross area (ha):	5.85
Developable area (ha):	5.74
Site type:	Greenfield site in rural area.
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	172
Issues to consider:	AONB Component Part: Historic Routeways PRoW, Ponds, Historic Field Boundaries; Transport Infrastructure: PRoW, national cycle route; AONB; HLC Period: Boundary Lost 51-75%, Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland
Site Description:	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.
Suitability:	Unsuitable: This is a rural location and it would not be possible to provide a suitable and safe pedestrian access to services. Development of this site would have an adverse impact upon the character of the rural landscape, located within the AONB.
Availability:	Site is available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	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 Date: June 2017

Parish:	Benenden
Settlement:	Remote from a settlement
Gross area (ha):	0.19
Developable area (ha):	0.19
Site type:	Part PDL in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	AONB; HLC Period: Early 21st century; APA: Projected Line of Roman Road; ALC: GRADE 3; LCA: Wooded Farmland; Heritage matters (adjacent to listed building)
Site Description:	The site comprises two parts, the front part is a car park. The rear appears to be used for camping. There is 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.
Suitability:	Unsuitable: This is a rural location and it would not be possible to provide a suitable and safe pedestrian access to services. Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.
Availability:	Site is available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	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**



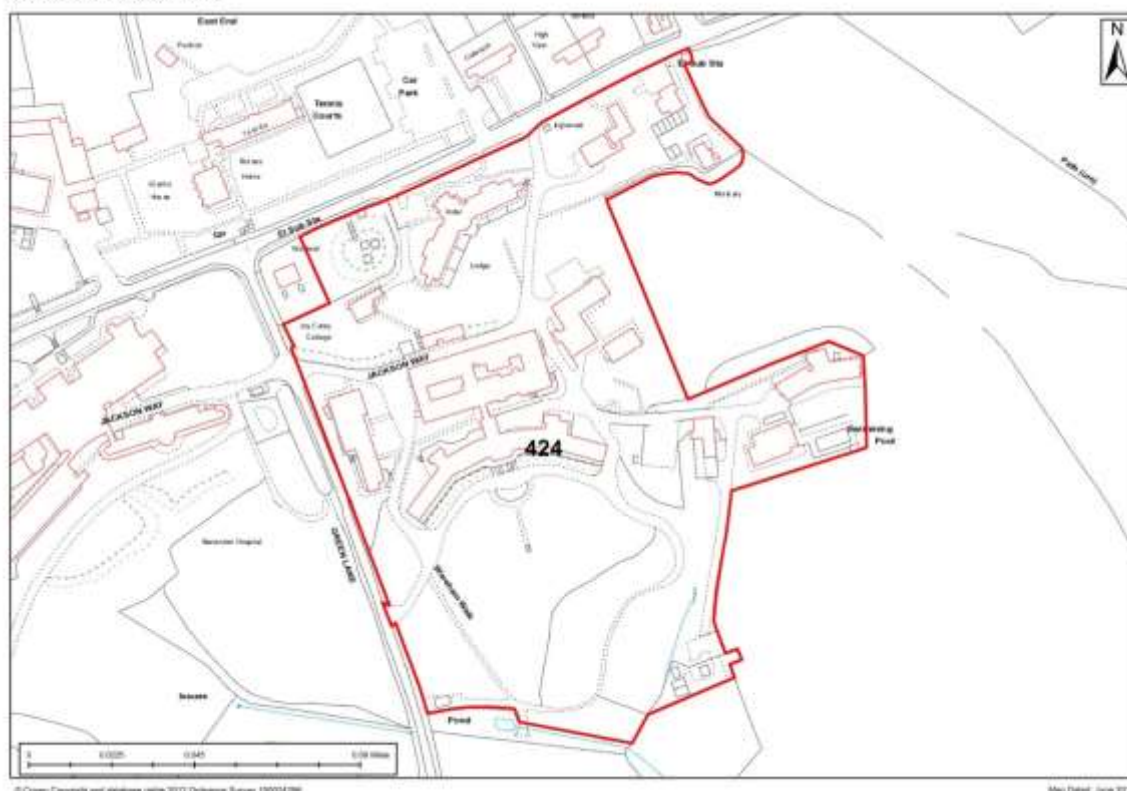
Parish:	Benenden
Settlement:	Remote from a settlement centre
Gross area (ha):	1.62
Developable area (ha):	1.62
Site type:	PDL in isolated rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	49
Issues to consider:	AONB Component Part: Historic Field Boundaries; AONB; HLC Period: Early modern, Late 20th century; APA: Historic Farmstead - Standen; ALC: GRADE 3; LCA: Wooded Farmland; Heritage matters (adjacent to listed building)
Site Description:	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.
Suitability:	Unsuitable: This is a rural location and it would not be possible to provide a suitable and safe pedestrian access to services.
Availability:	Available Multiple ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	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/BE3) in conjunction with late site 40

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

Call for Sites 2017 Submission



Parish:	Benenden
Settlement:	Remote from a settlement centre
Gross area (ha):	4.20
Developable area (ha):	4.20
Site type:	PDL site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Net 67-73 (23 already implemented; see below), in conjunction with late site 41 and additional land
Issues to consider:	Ecology: LWS; AONB Component Part: Historic Field Boundaries; AONB; HLC Period: Early 20th century; Contaminated Land (sewerage treatment works, electricity substation, hospital); APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland, Fruit Belt; Benenden Hospital Grounds; In proximity to national cycle route;

	Heritage matters (site is adjacent to a listed building); As at 01 April 2020, site includes extant planning permission 17/00951/FULL for 24 dwellings (23 net)
Site Description:	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.
Suitability:	Suitable: This is a PDL site that already benefits from an extant planning consent.
Availability:	Available Single ownership
Achievability:	There is an existing hybrid extant planning consent on the site for 24 residential units (net increase of 23) as part of a redevelopment of the hospital complex, granted under planning reference 17/00951/FULL 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.
Sustainability Assessment:	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 neutral overall reflecting the balance of the risk to the relatively isolated Local Wildlife Site, and the benefit that would come from contributions to its long term management. Heritage score reflects risk to the non designated heritage asset.
Conclusion:	The site is suitable as a potential Local Plan allocation.
Reason:	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



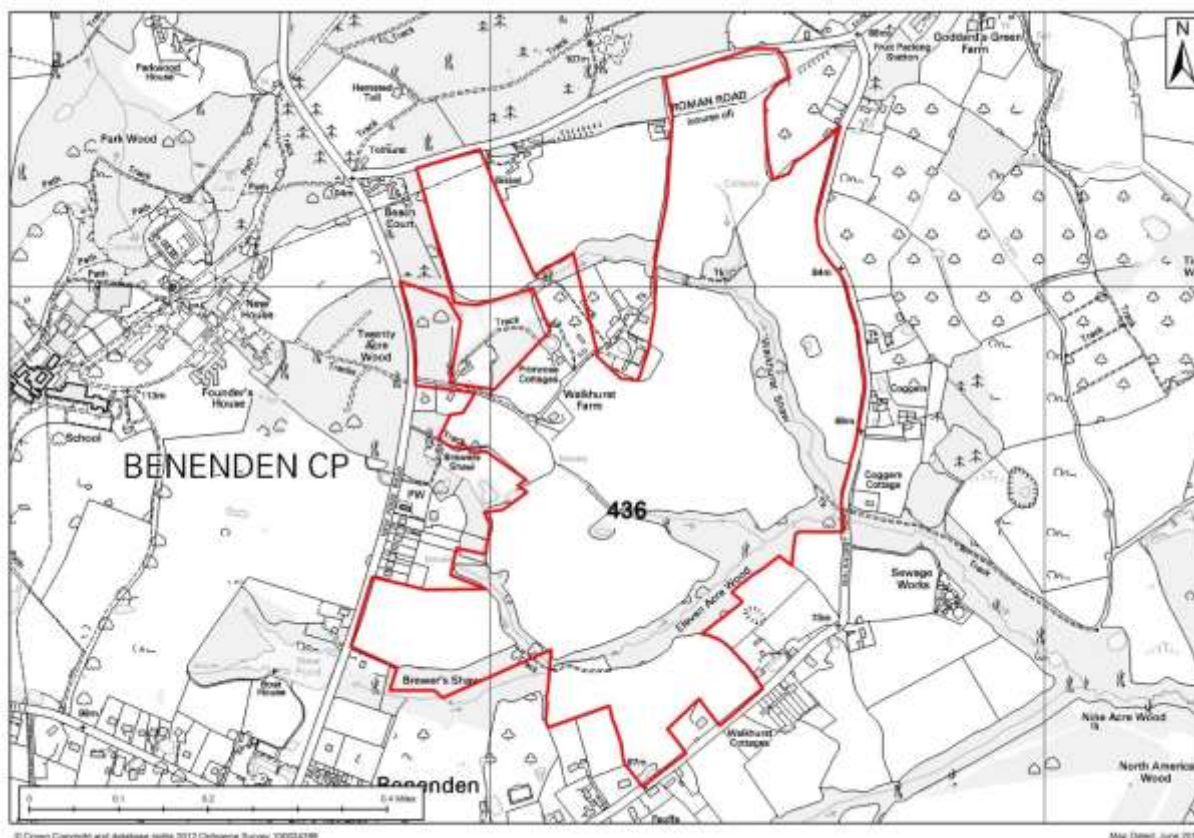
Parish:	Benenden
Settlement:	Remote from a settlement centre
Gross area (ha):	1.02
Developable area (ha):	1.02
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	31
Issues to consider:	TPO; Transport Infrastructure: PRow, national cycle route; HLC Period: Early post-medieval, Early modern; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt
Site Description:	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.
Suitability:	Unsuitable: 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.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	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.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is a greenfield site 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



Parish:	Benenden
Settlement:	Remote site that lies north of Benenden
Gross area (ha):	61.66
Developable area (ha):	40.93
Site type:	Largely greenfield site with some PDL
Potential site use:	Site has been submitted as a potential new settlement. It would be a mixed use scheme including residential use.
Potential yield if residential:	900 – 1200 (1,228 @ 30 dpha, 614 @ 15 dpha)
Issues to consider:	<p>Heritage: Listed Buildings (on / adjacent to site/ Benenden Conservation Area);</p> <p>Ecology: Ancient Woodland, LWS;</p> <p>AONB Component Part: Ancient Woodland, Water Courses, Ponds, Wildflower Meadows, Historic Field Boundaries;</p> <p>AONB;</p> <p>HLC Period: Early medieval, Early 20th century;</p> <p>Contaminated Land (unknown filled ground (Medium);</p> <p>APA: Historic Farmstead - Walkhurst Farm;</p> <p>ALC: NON AGRICULTURAL, GRADE 3;</p> <p>LCA: Wooded Farmland, Fruit Belt;</p> <p>Highway matters</p>

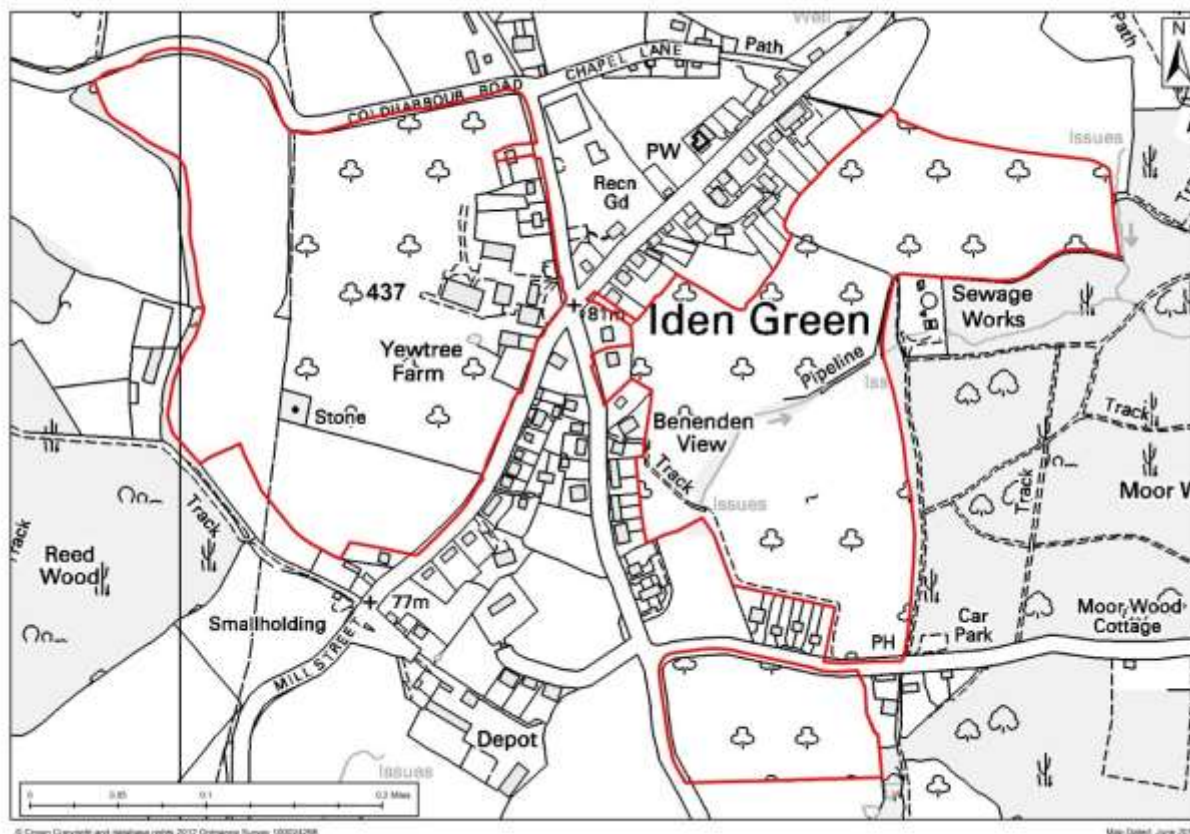
Site Description:	<p>The site includes primarily agricultural fields with areas of woodland. There are some residential properties on the site. The site is adjoined by fields, residential properties, areas of woodland and some commercial use. Parts of the western areas of the site are in proximity to 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, predominantly sloping downwards towards the south/south-east. There are views of the site from roads that go around the site perimeter and longer range views.</p> <p>The roads to the west, north and are designated rural lanes. The site has a boundary at a number of points with these rural lanes, but there is no adopted road that runs through the site. There are a number of listed buildings and historic farmsteads within or close to the site.</p>
Suitability:	<p>Unsuitable: This is unsuitable because development of this scale would be significantly harmful to the historic and AONB landscape, which includes dispersed settlements which are a feature of the High Weald landscape. In addition it would be harmful to heritage, given the extent of historic farmsteads and listed buildings and to the setting of the conservation area at Benenden. It is considered that the road network would require an upgrade, which itself would be harmful to the landscape/rural context of the site. Furthermore, the site is isolated from settlements providing higher level services and facilities.</p>
Availability:	<p>Available Single ownership (in a 'family' partnership)</p>
Achievability:	N/A
Sustainability Assessment:	<p>Site is not a reasonable alternative.</p> <p>The site is within the AONB and its landscape impacts are considered too severe to warrant further consideration as a reasonable alternative.</p>
Conclusion:	<p>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.</p> <p>Given the strong policy protection given to the AONB (a national designation) in the NPPF, the whole site is considered unsuitable as a potential Local Plan allocation. There are also heritage constraints and concerns regarding the highway network as well as access to higher level services and facilities.</p>
Reason:	Key considerations for planning for new settlements/significant

	<p>extensions to existing settlements are set out at para 172 of the NPPF.</p> <p>However, 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). Nationally, development of this scale in the AONB is unprecedented.</p> <p>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.</p> <p>There are additionally concerns about the impacts on heritage, road network and access to higher level services and facilities.</p>
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Site Reference: 437

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

Call for Sites 2017 Submission

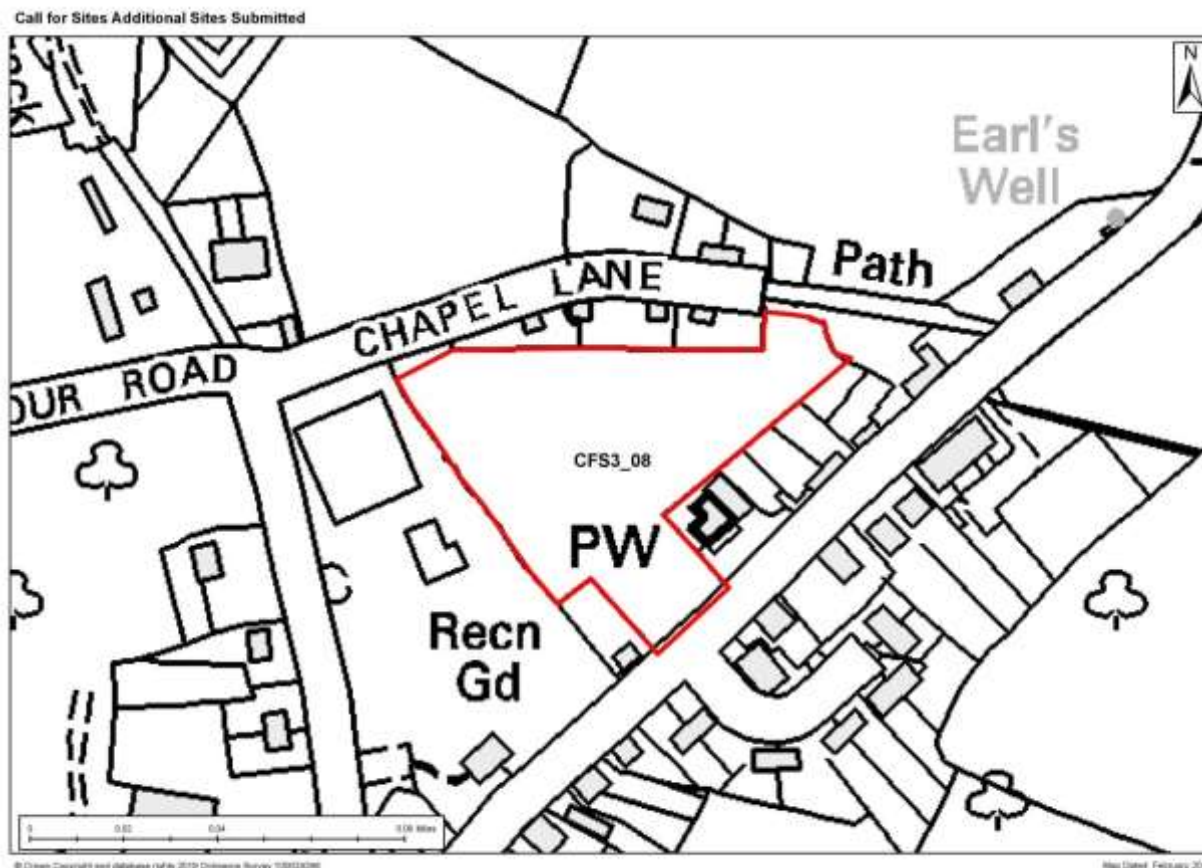


Parish:	Benenden
Settlement:	Iden Green
Gross area (ha):	24.87
Developable area (ha):	23.34
Site type:	Greenfield site including farm complex in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use
Potential yield if residential:	450 – 700 (700 @ 30 dpha)
Issues to consider:	Heritage: Conservation Area, Listed Buildings; Ecology: TPO, Ancient Woodland, LWS, site is close to or within the Impact Risk Zone for one or more SSSI; AONB Component Part: Farmstead, Historic Routeways PRow, Historic Settlements, Water Courses, Ponds, Historic Field Boundaries; Transport Infrastructure: PRow, national cycle route; AONB; HLC Period: Early medieval, Early 20th century; Contaminated Land (sewerage treatment works); APA: General background archaeological potential;

	<p>ALC: GRADE 3, GRADE 4; LCA: Wooded Farmland; Some farm buildings are within the Limits to Built Development; the rest of site is adjacent to the Limits to Built Development</p>
Site Description:	<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>
Suitability:	<p>Unsuitable: The site is considered remote from the services provided at 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.</p>
Availability:	<p>Available Single ownership</p>
Achievability:	<p>N/A</p>
Sustainability Assessment:	<p>Site is not a reasonable alternative.</p>
Conclusion:	<p>This site is considered unsuitable as a potential site allocation.</p>
Reason:	<p>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.</p>

Site Reference: Late site 8

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



Parish:	Benenden
Settlement:	Iden Green
Gross area (ha):	0.86
Developable area (ha):	0.86
Site type:	Greenfield site adjacent to existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	26
Issues to consider:	Heritage: Conservation Area; AONB Component Part: Historic Settlements; AONB; HLC Period: Late 20th century, Early modern; APA: Historic core of Iden Green - Conservation area; ALC: GRADE 3; LCA: Wooded Farmland; Cycle Route; In Proximity to Cycle Route 18
Site Description:	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

	<p>hedges, trees and residential curtilages. There is pavement on both sides of Iden Green Road.</p> <p>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.</p>
Suitability:	Unsuitable: The site is considered remote from the services provided at Benenden settlement centre and is likely to be unsustainable in this context. The site is located within a Conservation Area and development would have an adverse impact upon wider heritage and the settlement pattern, located within the AONB.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	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.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is located in a remote location relative to services and facilities and public transport. In addition development is likely to adversely impact upon the Conservation Area

Site Reference: Late site 16 (Local Plan Allocation AL/BE 1)

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

Call for Sites 2017 Submission



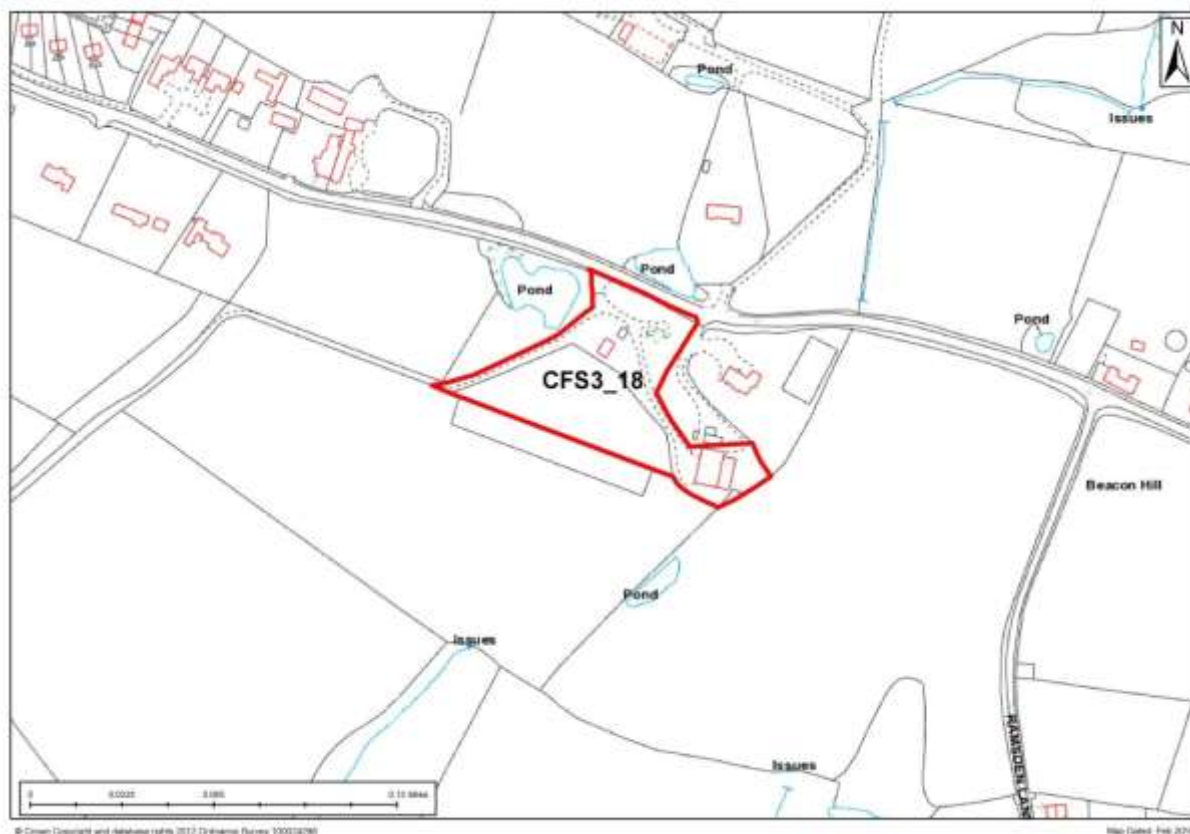
Parish:	Benenden
Settlement:	Benenden
Gross area (ha):	0.78
Developable area (ha):	0.78
Site type:	In proximity to existing Limits to Built Development of Benenden
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	18-20
Issues to consider:	AONB Component Part: Historic Settlements; AONB; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland
Site Description:	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.

	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.
Suitability:	Suitable: 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
Availability:	Available Single ownership
Achievability:	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.
Sustainability Assessment:	Reasonable site. Setting of adjacent Conservation Area needs consideration. Lack of services and facilities is a key issue for all development in this settlement. 2020 grassland study shows this site has moderate-low botanical importance and moderate ecological importance. Score changed from 0 to - to reflect this.
Conclusion:	Site is suitable as a potential Local Plan allocation.
Reason:	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



Parish:	Benenden
Settlement:	Benenden
Gross area (ha):	0.93
Developable area (ha):	0.93
Site type:	Greenfield site including farm building structures detached from the existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	28
Issues to consider:	AONB Component Part: Historic Field Boundaries; Transport Infrastructure: PRoW; AONB; HLC Period: Early modern, Medieval; APA: Historic Farmstead - Athelsden Farm; ALC: GRADE 3; LCA: Wooded Farmland; Cycle Route; In Proximity to Cycle Route 18
Site Description:	The site includes some old farm buildings including a farm building

	<p>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> <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>
Suitability:	Unsuitable: The site is remote from a settlement centre and is unlikely to be sustainable in this context. It would not be possible to provide a suitable and safe pedestrian access to services.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site is remote from a settlement centre and is unlikely to be sustainable in this context

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



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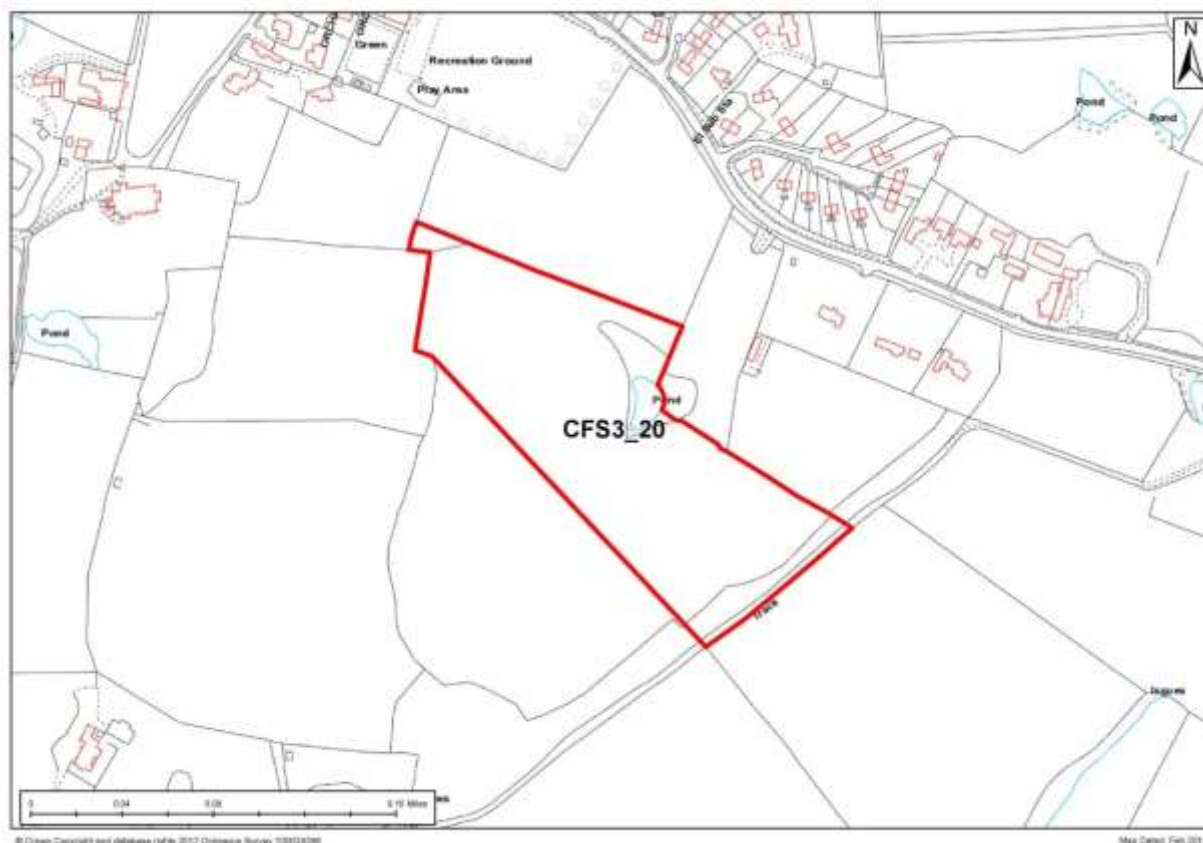
Tunbridge Wells Borough Council
Site Assessment Sheets for Benenden Parish
Date of publication – January 2021

	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.
Suitability:	Unsuitable: Development in location would have a significant impact upon the landscape character and settlement pattern, located within the AONB. It is unclear how a suitable vehicular access could be provided to serve this site.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	It is considered that development 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

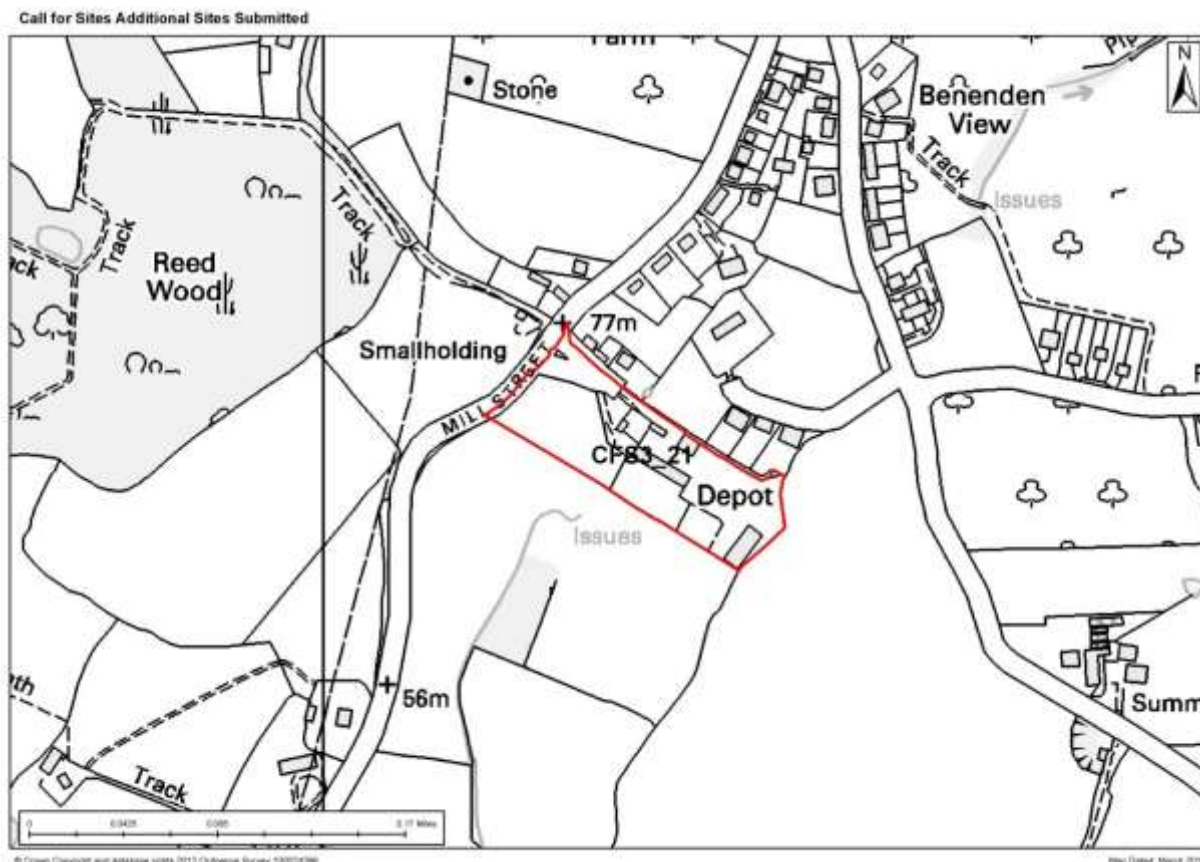


Parish:	Benenden
Settlement:	Benenden
Gross area (ha):	3.64
Developable area (ha):	3.32
Site type:	Greenfield site detached from existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	100
Issues to consider:	Ecology: TPO, Ancient Woodland, notable feature/designation; AONB Component Part: Ancient Woodland, Historic Routeways PRoW, Ponds; Transport Infrastructure: PRoW; AONB; HLC Period: Early post-medieval, Early modern; Contaminated Land (Works unspecific use – low risk); APA: Site of undated hollow way; ALC: GRADE 3; LCA: Wooded Farmland

Site Description:	<p>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.</p> <p>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.</p>
Suitability:	Unsuitable: Development in location would have a significant impact upon the landscape character and settlement pattern, located within the AONB. It is unclear how a suitable vehicular access could be provided to serve this site.
Availability:	Available Single ownership
Achievability:	N/A
Sustainability Assessment:	Site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	It is considered that development of this site would result in significant landscape impact.

Site Reference: Late site 21

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



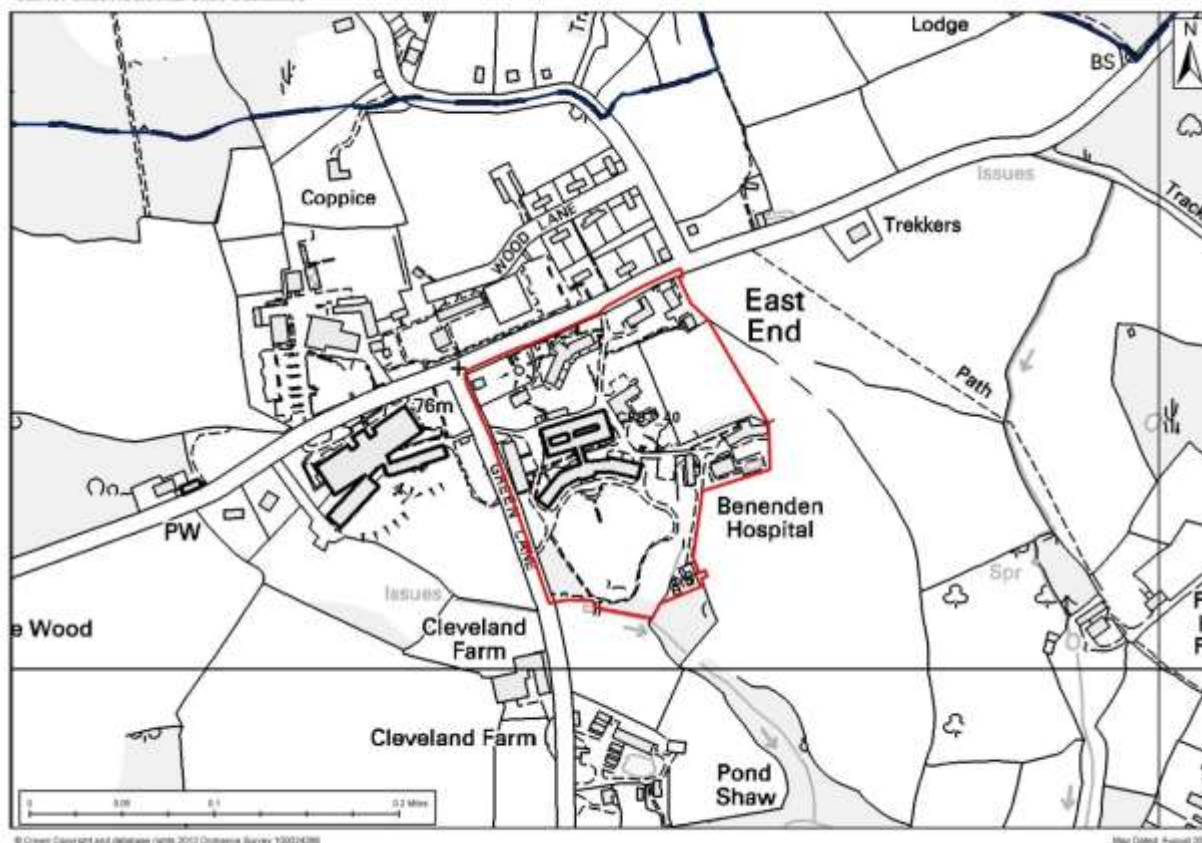
Parish:	Benenden
Settlement:	Iden Green
Gross area (ha):	1.44
Developable area (ha):	0.6
Site type:	Previously developed site part adjacent to the existing Limits to Built Development
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Less than 10
Issues to consider:	AONB Component Part: Historic Routeways PRow, Historic Settlements; Transport Infrastructure: PRow, proximity to Cycle Route 18; AONB; HLC Period: Late 20th century, Early modern; Contaminated Land (depot/dispensing of automobiles); APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland

Site Description:	<p>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.</p> <p>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.</p>
Suitability:	<p>Unsuitable: This site is remote from a settlement centre. It is a previously developed site in a rural area.</p> <p>Any likely yield on this site is likely to be of a scale that is not considered suitable for allocation.</p>
Availability:	<p>Available</p> <p>Ownership unconfirmed</p>
Achievability:	N/A
Sustainability Assessment:	<p>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.</p>
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	This site is remote from a settlement centre. 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/BE3 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



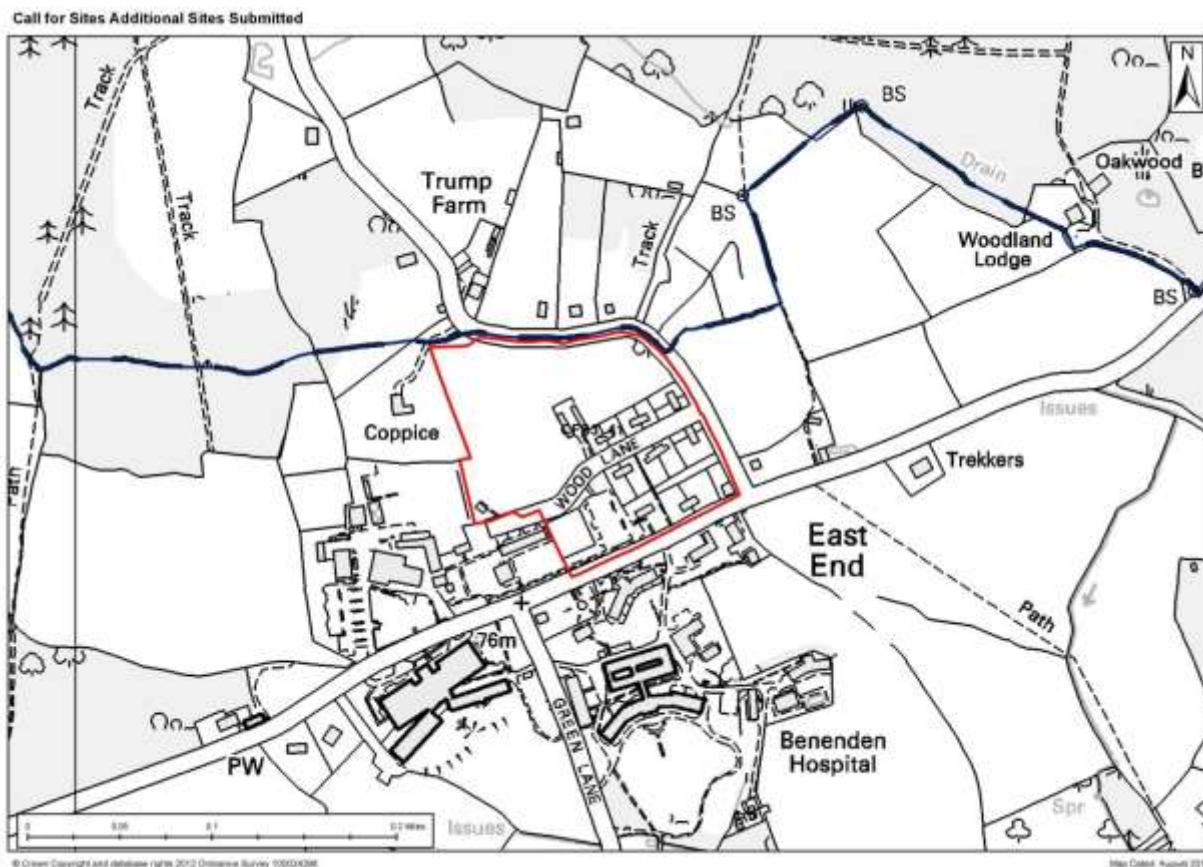
Parish:	Benenden
Settlement:	Remote from a settlement centre
Gross area (ha):	4.91
Developable area (ha):	4.91
Site type:	PDL site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Net 67-73 (23 already implemented; see below), in conjunction with late site 41 and additional land
Issues to consider:	Ecology: LWS, notable feature/designation; AONB; HLC Period: Early 20th century; Contaminated Land (hospitals); APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland, Fruit Belt; Heritage matters (site is adjacent to a listed building);

	Benenden Hospital Grounds; In proximity to national cycle route; As at 01 April 2020, site includes extant planning permission 17/00951/FULL for 24 dwellings (23 net)
Site Description:	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.
Suitability:	Suitable in part: This is mostly a PDL site that already benefits from an extant planning consent. Landscape assessments have identified that redevelopment in this location of an appropriate design has potential to improve the setting of the AONB.
Availability:	Available Single ownership
Achievability:	<p>There is an existing hybrid extant planning consent on part of the site for 24 residential units (a net increase of 23 units) as part of a redevelopment of the hospital complex, granted under planning reference 17/00951/FULL and subsequent amendments. This figure has already been included in the housing calculations for the borough.</p> <p>Two greenfield parts of the site, one along the eastern side and one within the southern area, are considered unsuitable due to landscape concerns.</p> <p>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.</p>
Sustainability Assessment:	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 neutral overall reflecting the balance of the risk to the relatively isolated Local Wildlife Site, and the benefit that would come from contributions to its long term management. Heritage score reflects risk to the non designated heritage asset.
Conclusion:	The site is suitable in part as a potential Local Plan allocation.
Reason:	This is mostly a PDL site that already benefits from an extant

	planning consent.
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Site Reference: Late site 41; Local Plan Allocation AL/BE 4

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



Parish:	Benenden
Settlement:	Remote from a settlement centre
Gross area (ha):	3.71
Developable area (ha):	3.71
Site type:	Largely PDL site in rural area
Potential site use:	Site has been assessed for development potential, notably for residential use.
Potential yield if residential:	Net 67-73 (23 already implemented; see below), in conjunction with site 424 and additional land
Issues to consider:	Ecology: LWS; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt; Benenden Hospital Grounds; Cycle Route; Near This site as part of the consideration of the wider site (ref Policies

	AL/BE 3 and AL/BE 4) has implemented planning consent for 23 (net) dwellings (12/03130/EIAMJ) as of 1st April 2019 (note: dwellings not yet delivered, approval part of a wider proposal for redevelopment of Benenden Hospital))
Site Description:	<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>
Suitability:	<p>Suitable in part: This is mostly a PDL site. Landscape assessments have identified that redevelopment in this location of an appropriate design has potential to improve the setting of the AONB.</p> <p>The undeveloped area of the site located to the north of the existing development is not considered suitable for development, forming part of a Local Wildlife Site.</p>
Availability:	Available Single ownership
Achievability:	A suitable site which is available and in single ownership. It is considered that this could come forward during the Local Plan period.
Sustainability Assessment:	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 reflects the balance of the risk to the well connected Local Wildlife Site in the south and west, and the benefit that would come from contributions to its long term management. Heritage score reflects risk to the non designated heritage asset.
Conclusion:	The site is suitable as a potential Local Plan allocation.
Reason:	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.

Site Reference: DPC4

Site Address: Hams Travel, Benenden

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



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Map Dated: February 2020

Parish:	Benenden
Settlement:	Benenden
Gross area (ha):	1.08
Developable area (ha):	1.08
Site type:	PDL site in rural area
Potential site use:	Site could be redeveloped for other employment uses if current use becomes redundant
Potential yield if residential:	30
Issues to consider:	AONB; HLC Period: Late 20th century; Contaminated Land (Unknown filled ground (medium risk); APA: General background archaeological potential; ALC: GRADE 3; LCA: Fruit Belt
Site Description:	The site consists of commercial buildings and sheds (the eastern part of the site) used for repairs and maintenance of vehicles as part of Hams Travel bus and coach company. Part of the site comprises hardstanding (the western part of the site) used for parking and storage of these vehicles. The site is adjoined to the

	<p>east by other commercial buildings and to the west by orchards. The surrounding area is rural in character with some scattered individual residential buildings and commercial uses. The site is well screened, boundaries comprising mature trees and hedges. The site slopes upwards slightly northwards from Cranbrook Road that runs along the southern boundary of the site, where there is an existing vehicular access. There are no pavements within the vicinity of the site.</p>
Suitability:	<p>Unsuitable: There is existing economic development on the site. It is considered that this site could come forward as an economic windfall site.</p> <p>The site is remote from the settlement centre and is considered an unsustainable site for residential use. It would not be possible to provide a safe and suitable pedestrian access to services provided at the nearest settlement.</p>
Availability:	Available; Single ownership
Achievability:	N/A
Sustainability Assessment:	This site is not a reasonable alternative.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	The site could come forward as an economic windfall site. The site is remote from the settlement centre and is considered an unsustainable site for residential use.

Site Reference: DPC20 (part of CfS Site 158)

Site Address: Land at Uphill, Benenden

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



Parish:	Benenden
Settlement:	Benenden
Gross area (ha):	0.72
Developable area (ha):	0.42
Site type:	Greenfield site in rural area
Potential site use:	Site has been assessed for development potential; notably for residential use
Potential yield if residential:	10 - 15
Issues to consider:	AONB Component Part: Ancient Woodland; AONB; HLC Period: Late 20th century; APA: General background archaeological potential; ALC: GRADE 3; LCA: Wooded Farmland
Site Description:	The site consists of an undeveloped green field. There are no existing buildings on the site. The site is adjoined to the south by a residential building and associated garden area; to the north (outside of the site) is woodland with a stream, and to the east undeveloped fields. To the west of the site on the other side of the

	road are open areas of land associated with residential uses and also with Benenden School that is located further to the west. The site is well screened, boundaries comprising mature trees and hedges. New Pond Road runs along the western boundary of the site, where there is an existing field gate into the site. There are no pavements in the vicinity of the site until Hortons Close to the south.
Suitability:	Unsuitable: Built development at this site would cause significant harm to the landscape character, and would have a detrimental impact upon the setting of the rural village, located within the AONB.
Availability:	Single ownership
Achievability:	N/A
Sustainability Assessment:	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.
Conclusion:	This site is considered unsuitable as a potential site allocation.
Reason:	It is considered that allocation of this site would cause significant harm to the landscape and would have a detrimental impact upon the setting of the rural village.

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

Planning Policy

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Kent TN1 1RS

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