

## APPENDIX 1

### Item 4a. Planning Applications Parish Council Report

- **23/03274/FULL Benenden Hospital Goddards Green Road.** Demolition of all former hospital buildings, 6 no. residential dwellings (High View, Millfield, Nos. 1 and 2 Mills Cottages, Owlscott and Mayscott) existing tennis courts, car park and vegetation; Erection of 87 no. residential dwellings (including affordable homes), relocated car park, new public open spaces, sustainable urban drainage system and landscaping including biodiversity areas and play areas. Access to be from the existing and new access locations on Goddard's Green Road, Green Lane and Mockbeggar Lane. Provision of new pumping station, roads, parking spaces and earthworks.
- Housing Mix 6 x 1 bed affordable; 13 x 2 bed affordable; 6 x 3 bed affordable; 1 x 4 bed affordable. 19 x 3 bed market; 35 x 4 bed market; 7 x 5 bed market. Total affordable – 26; Total market – 61; Total Units – 87 (81 net). NEQ Construction of 28 (22 net) (Plot nos. 60 to 87) of which 16 affordable, 12 market. SEQ Construction of 59 units (Plot nos. 1 to 59) of which 10 affordable, 49 market.
- Planning obligations set out in BNDP
- ❖ **SSP3/4 ii** Play area proposed on NEQ at southern part of LWS known as the cricket pitch alongside existing access (Wood Lane). TWBC Landscape & Biodiversity Officer has confirmed that from landscape point of view position of play area raises no concerns.
- ❖ **SSP3/4 iii** Provision of public use of Hospital café and small publicly accessible retail outlet. This has been secured with written agreement received from Benenden Healthcare Society (BHS).
- ❖ **SSP3/4 iv** Provision of a community space in a new building on site of existing cricket pavilion is required under planning obligations. Intended for use by new and existing residents. Funds to be secured either by S106 Agreement to enable demolition of existing pavilion and new building to be erected at cost around £70k to £80k, or developer to demolish, provide and erect building in agreement with BPC. Either scenario will require consent from BHS to construct on the land. BHS has at this stage provided written agreement that use of existing building can be secured by BPC at peppercorn rent on fully repairing lease for initial 10 year.
- ❖ **SSP3/4 v** Developer is required to contribute towards cost of school minibus – it is understood that Esquire has reached agreement with Benenden Primary School.
- NEQ Site
- ❖ Proposal includes only part of allocated site in BNDP leaving 12 of 18 existing houses in situ; 6 will be demolished along frontage of Goddards Green Road (GGR). Frontage of GGR including car park and tennis court will accommodate 28 new dwellings (22 net). Existing staff car park to be relocated elsewhere on Benenden Hospital site behind Quinlan Centre building.
- ❖ Frontage of GGR, with tree planting and pathways within the site will give a rural appearance and a street view of dwellings avoiding the urbanising effect of car parking spaces.
- ❖ The NEQ site complies with following Design Policies of BNDP:
  - BD1 General Design Policy
  - BD2 General Appearance
  - BD3 Layout
  - BD4 Landscaping
  - BD5 Dark Skies – exterior lighting condition to be requested.
  - BD6 Parking – See Proposed Parking Strategy Plan. Whole site: Surface parking 132, garage parking 43, car port parking 49, visitor parking 26, replacement parking 67 (to compensate for loss of car park on NEQ to be relocated on hospital site). NEQ has 8 visitor spaces on site. Tandem parking is only present where there are garages or car ports.
  - BD7 Footpaths – Movement Strategy for pedestrian, vehicle and shared routes creates a rural environment within development.
  - BD8 Renewable Energy – each house will have an air-source heat pump, EV charger, high specification double-glazed windows, increased cavity wall thickness, natural materials using local supply chains.

## ○ SEQ Site

- ❖ Proposal included land to east and south outside allocated area in BNDP. Original schemes proposed that whole of what came to be known as 'the bite' to east of site, which was deliberately excluded from the site allocation because of its status as a green field, was incorporated and houses would be constructed upon it. BPC strongly resisted this proposal stating it could only be incorporated if it used as amenity space for the development. Developer made a case for lack of viability of site because of varying ground levels without the inclusion of the 'bite'. With negotiation and revision of layout of SEQ, it was accepted that a few houses could be built only on the western side of the bite, leaving east and south as amenity space, orchard, and wildflower meadow.
- ❖ One of the key problems of previous designs was proposal to build only 4 or so detached 'executive' dwellings on site of Garland Wing. The Garland Wing is the former sanatorium building and forms a crescent shape on the ridge at southern end of site overlooking LWS and AONB/HWNL (High Weald National Landscape. A derelict building and whilst it is a non-designated heritage asset, having failed to achieve Listed Building status in 2020, there is extant permission for its demolition. Building cannot be saved, and not suitable or viable for conversion into dwellings. BPC requested that the Garland Wing be replicated in form of a crescent terrace to give recognition to the history of former sanatorium building.
- ❖ Scheme for SEQ complies with following Design Policies of BNDP:
  - BD1 General Design Policy
  - BD2 General Appearance
  - BD3 Layout
  - BD4 Landscaping
  - BD5 Dark Skies – exterior lighting condition to be requested.
  - BD6 Parking – Whole site: Surface parking 132, garage parking 43, car port parking 49, visitor parking 26, replacement parking 67 (to compensate for loss of car park on NEQ to be relocated on the hospital site). SEQ has 18 visitor spaces on site. Tandem parking is present at Plots 35, 36, 37, 52, and 53, and where there are garages or car ports. BPC notes that KCC Highways has requested a "Revised Vehicle Parking Plan to remove tandem parking arrangements". However BPC finds the overall parking arrangements to be acceptable and mostly in compliance with BNDP policy.
  - BD7 Footpaths – Movement Strategy for pedestrian, vehicle and shared routes creates rural environment within development. However, details of linking site with PROW to east require further detail and confirmation.
  - BD8 Renewable Energy – each house will have air-source heat pump, EV charger, high specification double-glazed windows, increased cavity wall thickness, natural materials using local supply chains.

## ○ Whole Scheme

- ❖ Scheme as a whole complies with Landscape and Environment Policies of BNDP as well as Design and Built Environment Polices mentioned above for each site.
- ❖ The Site Specific Policies (SSPs), SSP3 & SSP4 set out the requirements for NEQ and SEQ respectively. Scheme complies with these standards, but further discussion necessary in respect of fulfilment of planning obligations.