

BNP

February 2019

Informal draft plan
(all allocations)

It is proposed that majority of the allocation should be on four main sites but that up to 20% of the total can be taken up by so-called 'windfall' sites here defined as small sites of 4 houses or fewer (see Policy HG11).

Hospital site (South)	East End	25 (+ existing pp for 24)
Hospital site (North)	East End	20 (+ existing 18)
Foeffee site	Walkhurst Road	22-25
Uphill site	New Pond Road	15-20

Distribution and density

- Given a total of 90-110 new dwellings to be built between now and 2033 BNDP has considered how they should be distributed across the Parish
- The priority given to previously developed land and to sustainability ie proximity to village amenities (NPPF + AONB Management Plan) narrowed options and the led the BNDP to support fewer sites nearer to existing centres
- BNDP has argued for development to be kept at an appropriate density, in keeping with the existing neighbouring pattern of development (see Policy HG2), while cognisant of the fact that the most efficient use must be made of valuable land. This has been accepted by TWBC
- Density will vary depending on the location of the site and its impact on the AONB
- In order to protect more of the AONB, some sites nearer to built-up areas could be developed at greater density

Why not 10 x small sites?

The initial consultation workshop showed a clear preference for small scattered development. So why not have small developments scattered around the Parish?

- Small sites far from amenities are unsustainable and therefore contrary to the NPPF
- The impact on the AONB would be much greater
- No variety of housing types - it is likely only executive homes would be built
- For small sites (10 or fewer) there is no obligation on developers to build affordable housing
- Building in a small part of a larger site would open up that site for larger schemes and more housing later
- Most small sites (10 or fewer) would make as great a financial contribution to the Parish (as larger sites will) though in the emerging Local Plan, Affordable Housing Policy, they may have to make a contribution
- 'Windfall' sites of 4 houses or fewer constitute up to 20% of our allocation so small sites will not be excluded

Choice of sites

- The Plan has endorsed the allocation of 4 main sites: Uphill, Foeffee Cottages and Benenden Hospital (sites 424 + LS41), the balance to be made up by smaller 'windfall' sites
- In order to ensure a broader range of housing types the inclusion of other sites was also considered
- If we put forward too many potential sites then we cannot 'protect' them in the Plan from being partly or fully developed either now or in the future and may