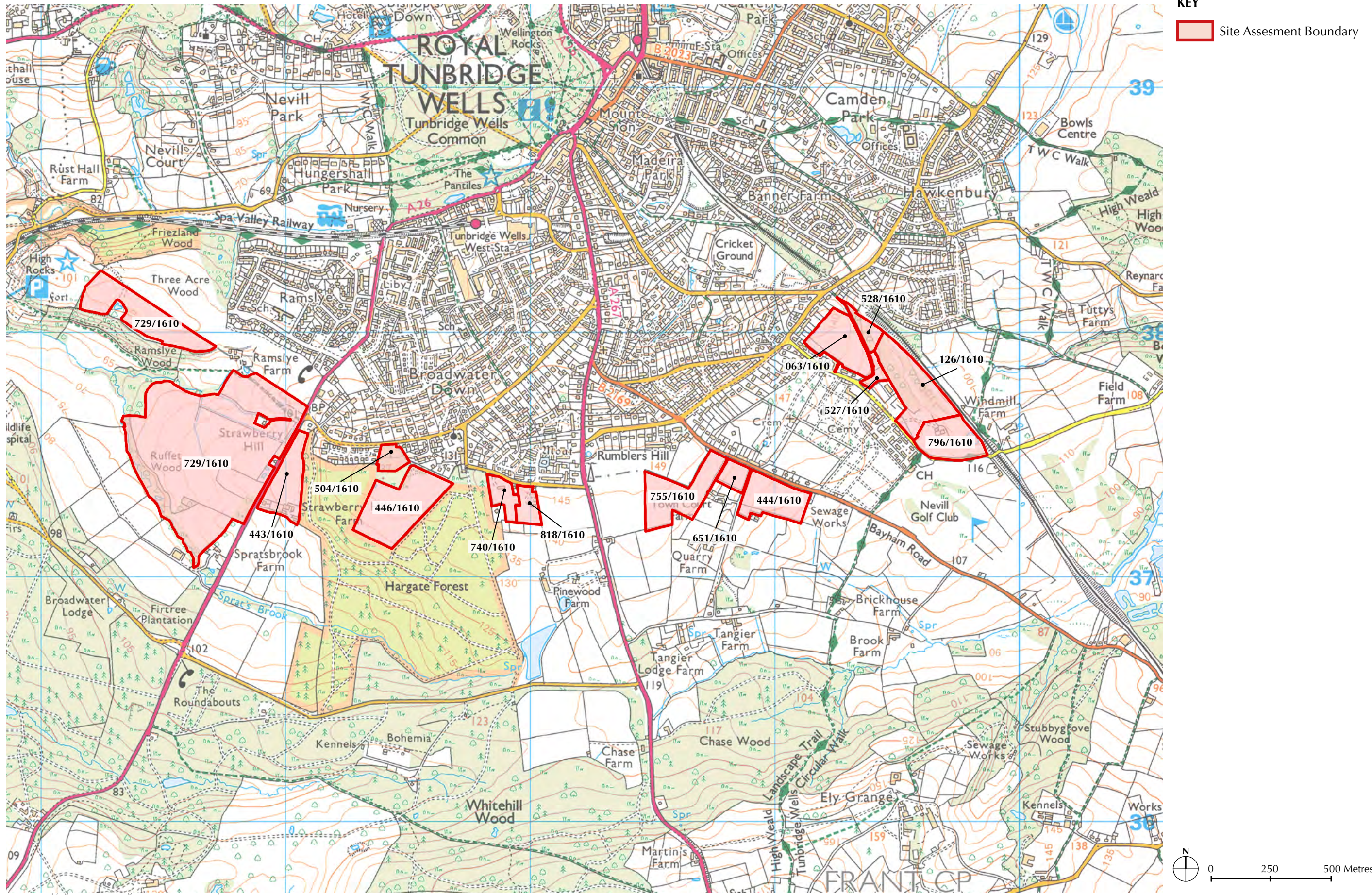


### 3.0 EDGE OF TUNBRIDGE WELLS SITES







LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Edge of Tunbridge Wells
<b>Site Reference Number:</b>	063/1610
<b>Site Address:</b>	Land at Benhall Mill Road, Frant
<b>Site Size: (ha)</b>	4.07
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Outside
<b>Location and Description</b>	
<p>As shown on <b>Figure 3.1</b>, the Site lies adjacent to existing residential development on the south-east side of Tunbridge Wells. The Site comprises a large field of grass, it is surrounded by trees and the rear gardens of properties on two sides. Situated on the corner of Forest Road and Benhall Mill Road, the main-line railway runs close to the Site, beyond trees to the north-east. A footpath runs along the Site's eastern edge, and the majority of the Site is designated a Local Wildlife Site, extending north-east beyond the Site boundary.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 3.2a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Undulating landscape.</li> <li>• Medium-scale woodlands.</li> <li>• Sunken and narrow, often tree-lined historic lanes.</li> <li>• Small/medium-scale irregular fields, bounded by thick hedges or shaws, many of which retain their historic patterns.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> <li>• Network of public footpaths linking Tunbridge Wells to the wider countryside.</li> <li>• Wooded/tree-lined settlement edge of Tunbridge Wells.</li> </ul>	
<b>Visual Context</b>	
<p>Glimpsed views towards the Site are possible from the surrounding residential properties and footpath. Key views from visual receptors are shown on <b>Figure 3.2a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of the public footpath adjacent to the Site (High Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 3.2a</b>. The Site's immediate ZVI is limited to the north-west and south-west of the Site only. Tree cover prevents significant visibility on the eastern side of the Site.</p> <p>Key views into the Site are marked on <b>Figure 3.2a</b> and typical views are illustrated by the photographs on <b>Figure 3.2c</b>.</p>	



## Site Landscape Character

The landscape features within the Site are mapped on **Figure 3.2b** and illustrated on **Figure 3.2c**. Located on the edge of Tunbridge Wells the Site has an undulating topography, sloping gently and then sharply downhill towards the east. It comprises a single medium-sized, irregular-shaped field of grass and scrub and it is surrounded on two sides by the gardens of properties. Mature trees and secondary woodland bound the Site's other side. The Site prompted a sense of natural 'wildness', and whilst some road noise could be heard, the houses around the Site can only be glimpsed adding further to this experience resulting in a moderate sense of tranquillity.

## LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

### Contextual Landscape Sensitivity and Capacity:

Not applicable to this site.

### Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Distinct
Continuity	Ancient
<b>Strength of Place</b>	<b>Strong</b>
Landform	Apparent
Tree Cover	Intermittent
<b>Visibility</b>	<b>Moderate</b>
<b>Landscape Sensitivity</b>	<b>High</b>
<b>Landscape Value</b>	<b>High</b>
<b>Landscape Capacity</b>	<b>Low</b>

The Site has a **Low Landscape Capacity** due to its high sensitivity and high landscape value. Its strong sense of remoteness/tranquillity and designation as a Local Wildlife Site gives the Site a high landscape value.

Significant variations in landscape sensitivity within the Site:

None.

## OUTLINE LANDSCAPE MITIGATION

### Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 3.2b**.

#### 1. Field boundaries and their vegetation

*Reason:* The field boundaries of this Site contribute to the unique ancient field patterns characteristic of this landscape. The trees which mark these boundaries are typically mature and contribute to green infrastructure by providing links for wildlife through the Site and beyond it to key landscape features such as the woodland along the railway, and into the settlement through gardens to the north and south. They also help to visually contain the Site and contribute to the local character of the settlement edge.

#### 2. Public footpath adjacent to site

*Reason:* Retaining this access route into the settlement and from the Site to the wider countryside as an important green infrastructure link. This path is part of one of the spurs linking the centre of town



with the long-distance Tunbridge Wells circular promoted route, which lies to the south-east. Many footpaths in the Weald are historic and their pattern also contributes to historic landscape character.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 3.2b**.

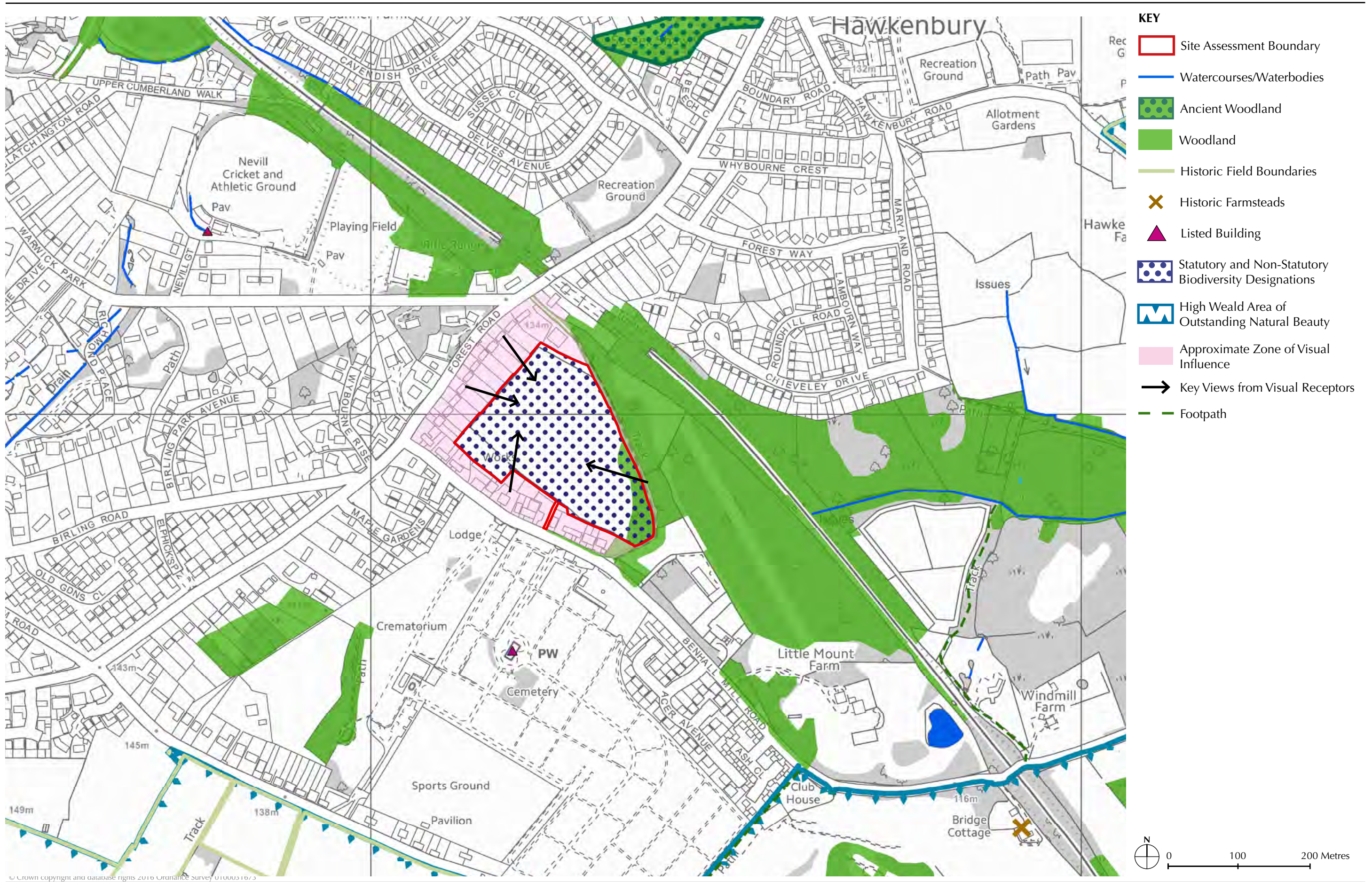
#### **3. Restore/enhance landscape features**

*Reason:* Restore field boundary vegetation around the Site, in particular where the Site backs on to existing gardens to ensure green infrastructure links for people and wildlife are maintained and enhanced. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species). This restoration of vegetation would improve connectivity for wildlife whilst helping to screen internal views.

#### **4. Positive management of key landscape features**

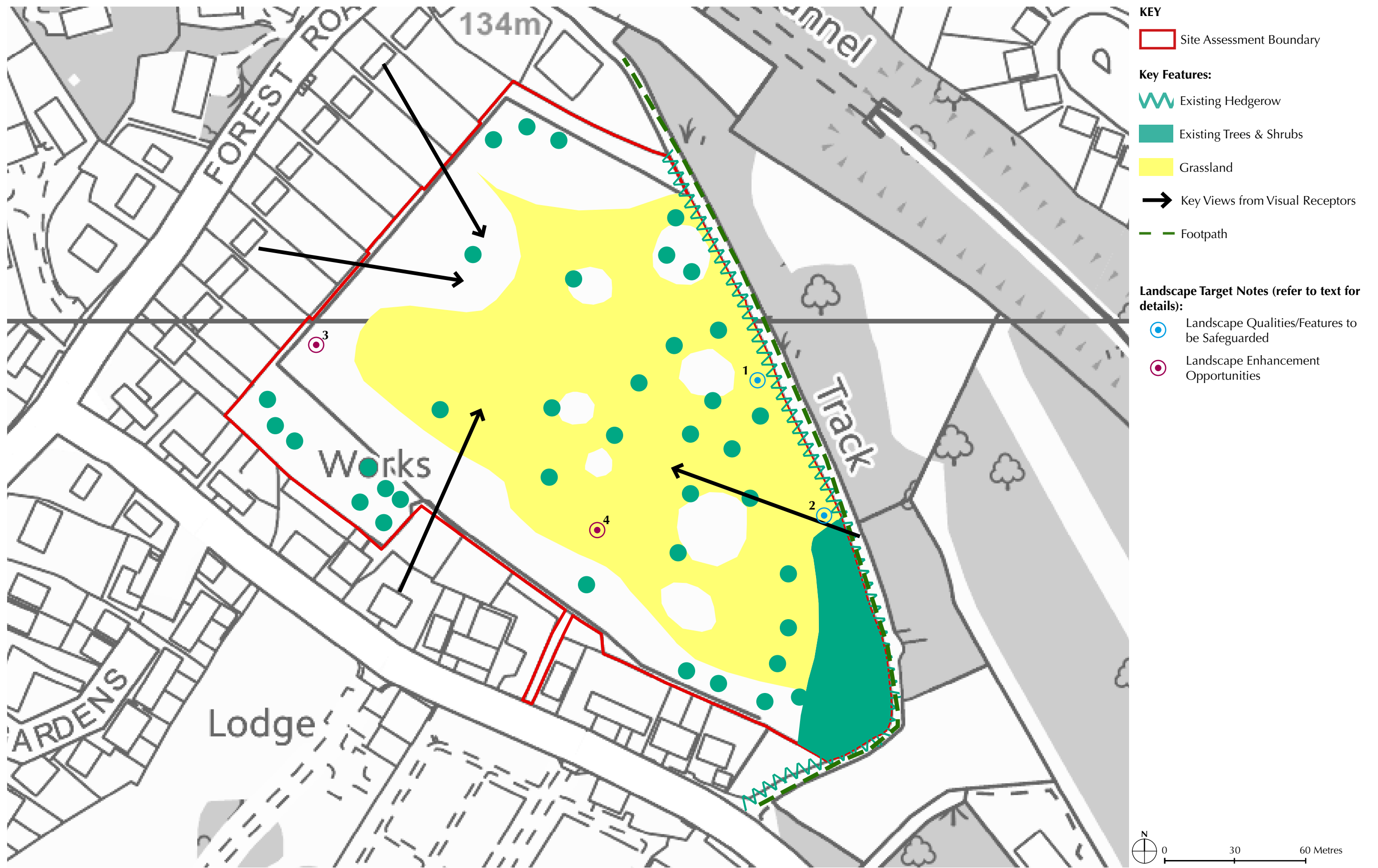
*Reason:* To positively manage key features characteristic of the landscape that are retained and/or restored on Site and around the boundary, ensuring their character, condition, value and multiple benefits for people and wildlife are retained.





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063/1610



**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**



LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Edge of Tunbridge Wells
<b>Site Reference Number:</b>	126/1610
<b>Site Address:</b>	Land at Little Mount Farm, Benhall Mill Road, Tunbridge Wells
<b>Site Size: (ha)</b>	6.11
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Outside
<b>Location and Description</b>	
<p>As shown on <b>Figure 3.1</b>, the Site lies adjacent to the mainline railway on the south-east side of Tunbridge Wells. The Site comprises a large parcel of land of mostly woodland and an access track on to Benhall Mill Road. It is adjacent to two properties and their gardens and a small light industrial unit. The majority of the Site is situated behind these properties; off Benhall Mill Road. A footpath runs along the western edge of the Site, and land adjacent to the north-west is designated a Local Wildlife Site.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 3.3a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Network of public footpaths linking Tunbridge Wells to the wider countryside.</li> <li>• Undulating landscape.</li> <li>• Small and medium-scale woodlands.</li> <li>• Sunken and narrow often tree-lined historic lanes.</li> <li>• Narrow streams, often wooded or tree-lined.</li> <li>• Small/medium-scale irregular fields, bounded by thick hedges or shaws, many of which retain their historic patterns.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> <li>• Wooded/tree-lined settlement edge of Tunbridge Wells.</li> </ul>	
<b>Visual Context</b>	
<p>Very glimpsed and short-distance views are possible from the surrounding garden to the south. Key views from visual receptors are shown on <b>Figure 3.3a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Passengers on trains (Medium Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 3.3a</b>. The Site's immediate ZVI is limited to the north and south of the Site only, therefore views east and west are not possible. This limitation results from significant tree cover within and around the Site.</p> <p>Key views into the Site are marked on <b>Figure 3.3a</b> and typical views are illustrated by the photographs on <b>Figure 3.3c</b>.</p>	

## Site Landscape Character

The landscape features within the Site are mapped on **Figure 3.3b** and illustrated on **Figure 3.3c**. Located on the south-east edge of Tunbridge Wells, the Site has a flat to undulating topography, sloping gently downhill towards the north-east. It comprises a single, irregular-shaped parcel of primarily plantation woodland and some grassland. The Site is adjacent to two properties and their gardens, and the mainline railway which is at ground level and itself is wooded on both sides. Road and rail noise are noticeable within this Site which affects its sense of tranquillity, considered to be limited-moderate. It does not have a 'wild' feel – as a result of the formal woodland plantation and central grass corridor/avenue.

## LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

### Contextual Landscape Sensitivity and Capacity:

Not applicable to this site.

### Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Distinct
Continuity	Historic
<b>Strength of Place</b>	<b>Moderate</b>
Landform	Apparent
Tree Cover	Enclosed
<b>Visibility</b>	<b>Low</b>
<b>Landscape Sensitivity</b>	<b>Low</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>Landscape Capacity</b>	<b>High</b>

The Site has a **High Landscape Capacity** due to its low sensitivity and moderate landscape value. Its location adjacent to the road gives a more limited sense of remoteness/tranquillity and reduces the Site's landscape value but balanced against this is the relatively coherent historic landscape pattern and presence of a PRow along the western edge of the Site giving it a moderate landscape value overall.

Significant variations in landscape sensitivity within the Site:

The northern part of the Site is considered to be most sensitive as it is adjacent to a designated Local Wildlife Site. This site is typical of the wider landscape – a field which has remained unploughed for a considerable period and the flora and fauna such a habitat supports contributes to local landscape character.



## OUTLINE LANDSCAPE MITIGATION

### Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 3.3b**.

#### 1. Existing trees

*Reason:* Existing and particularly mature trees within and around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it to key landscape features such as the woodland along the railway, and into the settlement through gardens to the north. They also contribute to the wooded character of the settlement edge and help to visually contain the Site, particularly from the railway.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 3.3b**.

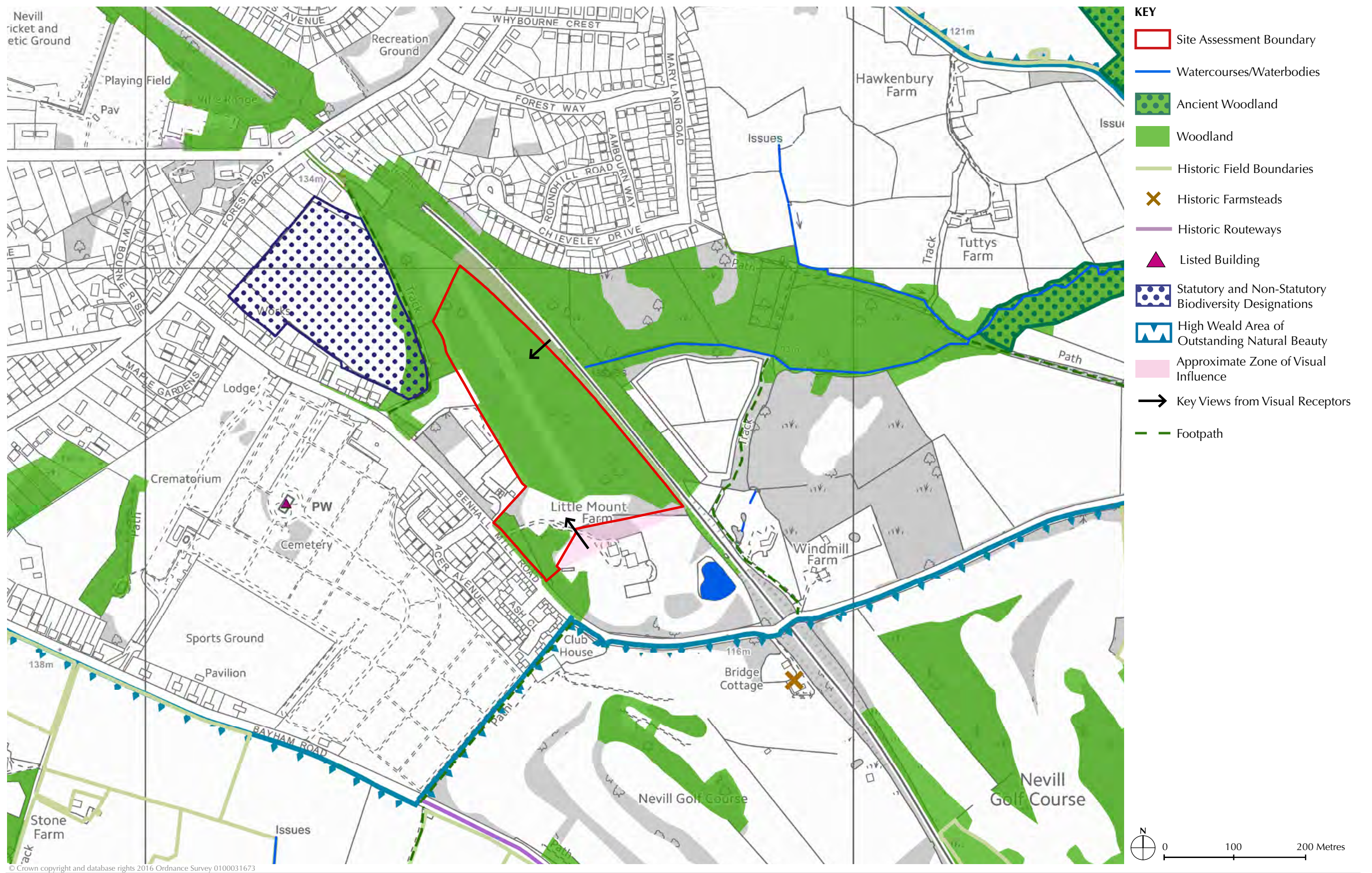
#### 2. Restore/enhance landscape features

*Reason:* To allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to improve connectivity around the Site. This would also help to screen the new development in views from existing properties.

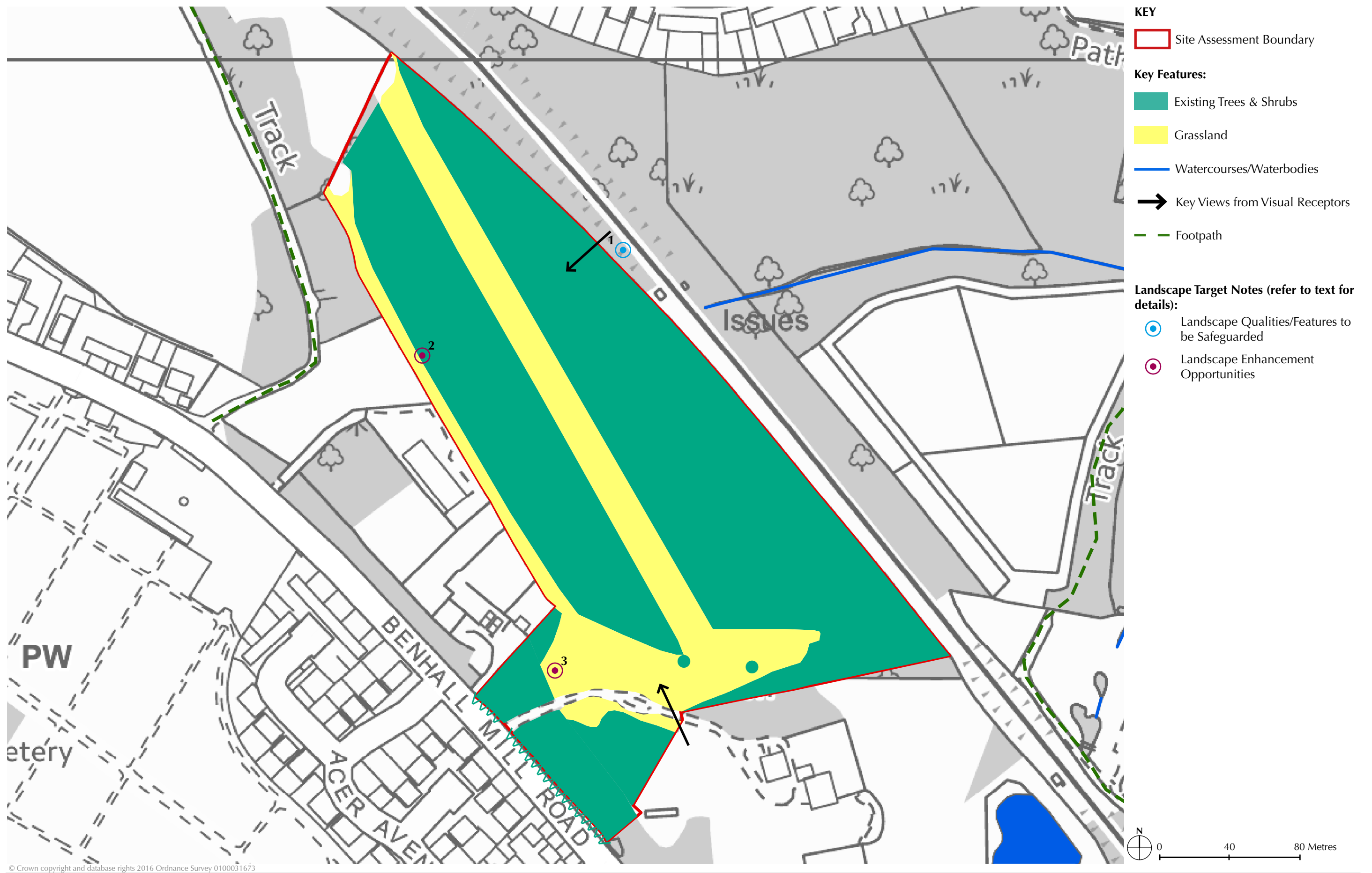
#### 3. Positive management of key landscape features

*Reason:* To positively manage key features characteristic of the landscape that are retained and/or restored on Site and around the boundary, ensuring their character, condition, value and multiple benefits for people and wildlife are retained.









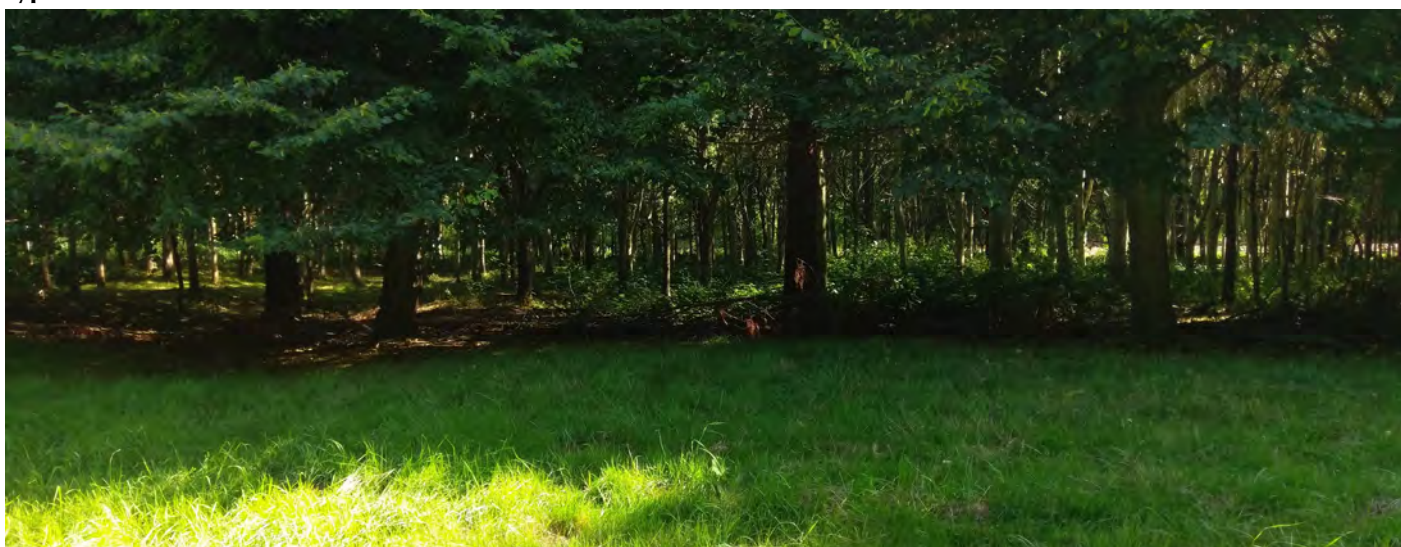




**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Edge of Tunbridge Wells
<b>Site Reference Number:</b>	443/1610
<b>Site Address:</b>	Strawberry Hill Farm, Eridge Road, Tunbridge Wells
<b>Site Size: (ha)</b>	3.82
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Within
<b>Location and Description</b>	
<p>As shown on <b>Figure 3.1</b>, the Site is located in open countryside off the A26 (Eridge Road) to the south-west of Tunbridge Wells. The Site comprises a medium-sized field of grass and associated modern farm buildings and farmhouse with a small access track. The Site lies within the High Weald Area of Outstanding Natural Beauty (AONB), adjacent to the A26 and it is enclosed by mature hedgerows and open access woodland. Broadwater Warren nature reserve is less than 1 kilometre to the south west of the Site.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 3.4a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Ridges and valleys create an undulating landscape with opportunities for extensive views.</li> <li>• Large-scale plantation and semi-natural Ancient Woodlands.</li> <li>• Heathland or wooded heaths.</li> <li>• Narrow and often deep gill streams, typically lined by Ancient Woodlands.</li> <li>• Sunken, narrow and often tree-lined historic lanes.</li> <li>• Small/medium-scale irregular fields, bounded by thick hedges or shaws, many of which retain their historic patterns.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> <li>• Wooded or tree-lined settlement edge of Tunbridge Wells.</li> </ul>	
<b>Visual Context</b>	
<p>Long views south to the wooded ridgeline are possible from within this site. Key views from visual receptors are shown on <b>Figure 3.4a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Users of the Eridge Road (A26) (Medium Sensitivity)</li> <li>• Residents in neighbouring properties (High Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 3.4a</b>. The Site's ZVI is fairly extensive, but restricted primarily to the south of the Site. Locally it is constrained by the woodland bounding the Site to the east and north.</p> <p>Key views into the Site are marked on <b>Figure 3.4a</b> and typical views are illustrated by the photographs on <b>Figure 3.4c</b>.</p>	



## Site Landscape Character

The landscape features within the Site are mapped on **Figure 3.4b** and illustrated on **Figure 3.4c**. Located to the south-west of Tunbridge Wells the Site has a sloping topography, falling downhill to the south away from the edge of the settlement. It comprises a single, irregular-shaped field of grass being used as pasture, surrounded by plantation woodland (Hargate Forest) and hedgerows. An historic field boundary crosses the Site, separating the southern part which includes farm buildings and the farmhouse and the Site's boundary here is marked by an access track. The sense of tranquillity at this Site is low as a result of the A26 being both audible and visible.

## LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

### Contextual Landscape Sensitivity and Capacity:

Not applicable to this site.

### Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Unique/rare
Continuity	Historic
<b>Strength of Place</b>	<b>Strong</b>
Landform	Apparent
Tree Cover	Intermittent
<b>Visibility</b>	<b>Moderate</b>
<b>Landscape Sensitivity</b>	<b>High</b>
<b>Landscape Value</b>	<b>High</b>
<b>Landscape Capacity</b>	<b>Low</b>

The Site has a **Low Landscape Capacity** due to its high sensitivity and high landscape value. Some degradation of condition of landscape features reduces the Site's landscape value, but balanced against this is its location within the High Weald AONB gives the Site a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

None.

## LANDSCAPE OPPORTUNITIES AND CONSTRAINTS

### Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 3.4b**.

#### 1. Field boundaries and their vegetation

*Reason:* The field boundaries are historic and contribute to the unique ancient field patterns characteristic of the High Weald landscape. The hedgerows and trees around the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it to key landscape features such as the woodland to the east, and into the settlement through gardens to the north. They also reinforce historic landscape character and help to visually contain the Site. The separation between the existing historic field and the properties in the south of the Site (outside of the original historic field parcel) should be maintained (see Target Note 4), in accordance with targets in the High Weald AONB Management Plan.

#### 2. Local vernacular building styles

*Reason:* The Site is located within the High Weald AONB where the priority is to enhance the architectural quality of the area. Use of local materials and sensitive layout of spaces and soft landscaping in the development of the Site would help enhance the distinctive local settlement character, in accordance with the Wealden Design Guide and targets within the High Weald AONB Management Plan.

#### 3. Rural character of Eridge Road (A26)

*Reason:* This is a known historic routeway which contributes to both the character of the local area and the wider High Weald AONB. The leafy, rural character of this road should be retained. Avoiding/reducing intrusive highway engineering (e.g. urbanising features such as kerbs, widening, lighting speed bumps etc.) on rural lanes and historic routeways is a target in the AONB Management Plan.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 3.4b**.

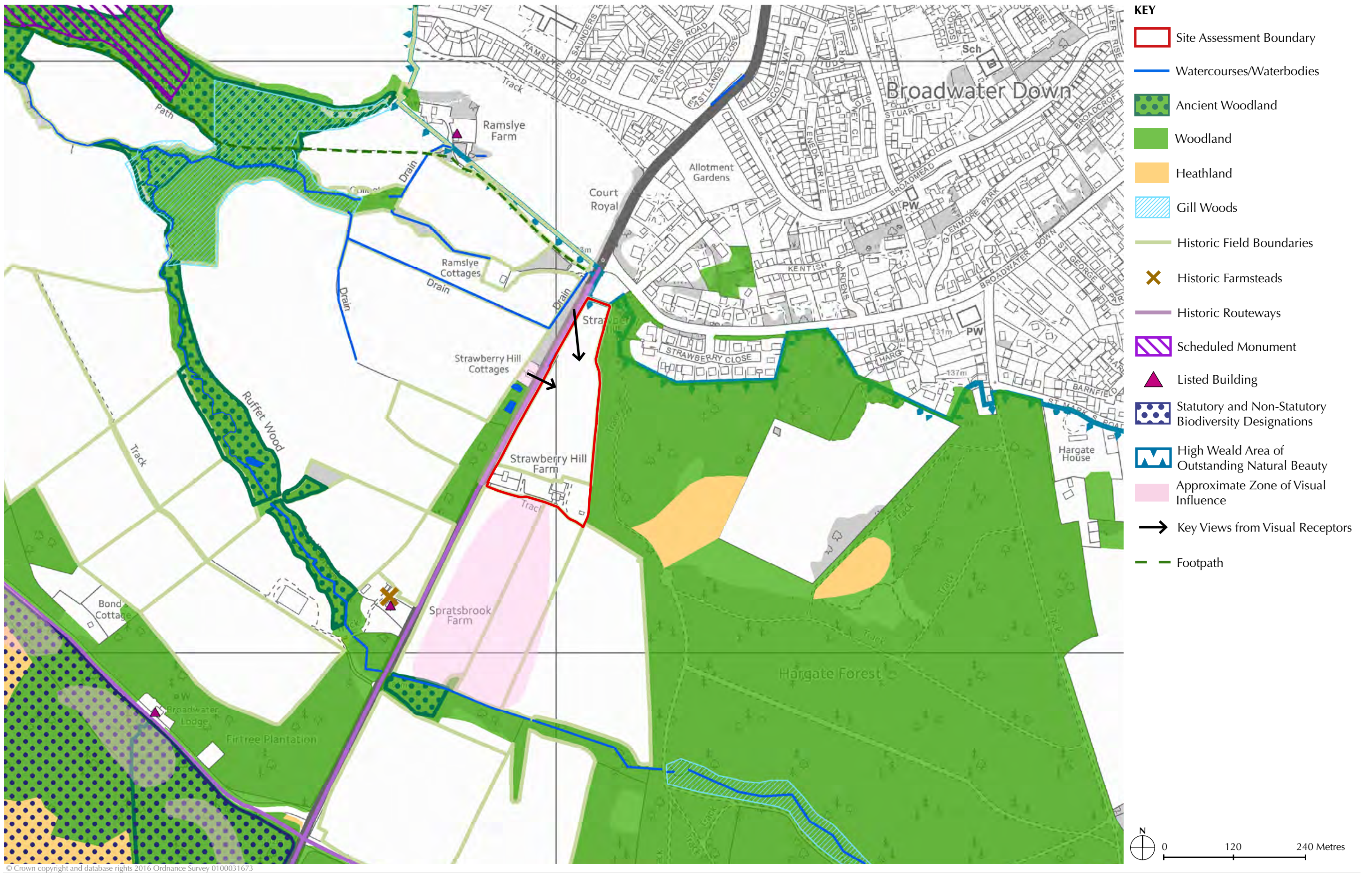
#### 4. Restore/enhance landscape features

*Reason:* To allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to restore a hedgerow along the historic field boundary providing connectivity across the Site (which is currently lacking), linking Site boundaries with the existing woodland of Hargate Forest to the east. Maintaining historic field patterns and meeting targets in the High Weald AONB Management Plan.

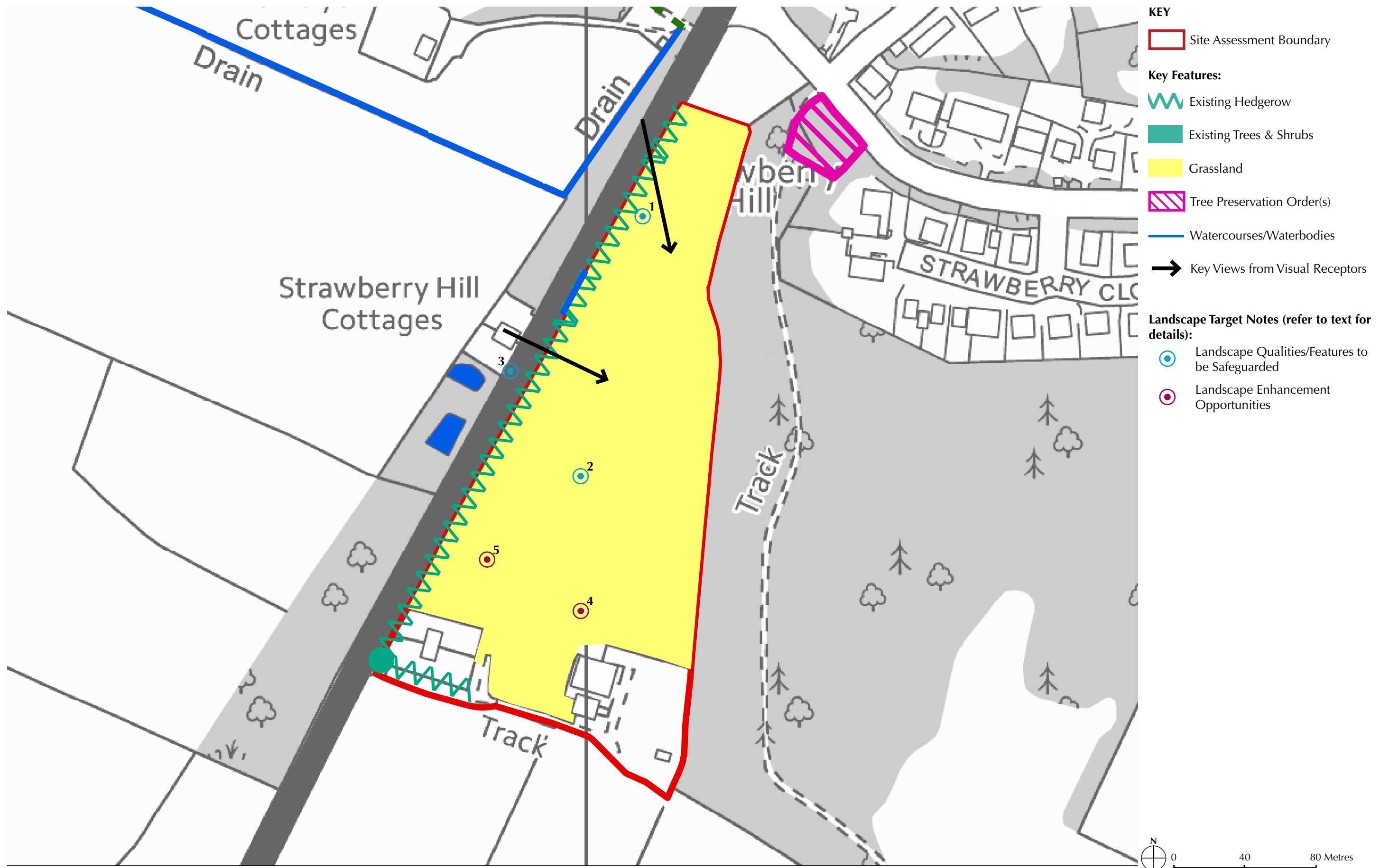
#### 5. Positive management of key landscape features

*Reason:* To positively manage key features characteristic of the High Weald AONB that are retained and/or restored on Site and around the boundary, to ensure their character, condition, value and multiple benefits for people and wildlife are retained.









- KEY**
- Site Assessment Boundary
- Key Features:**
- ~ Existing Hedgerow
  - Existing Trees & Shrubs
  - Grassland
  - Tree Preservation Order(s)
  - Watercourses/Waterbodies
  - ➔ Key Views from Visual Receptors
- Landscape Target Notes (refer to text for details):**
- Landscape Qualities/Features to be Safeguarded
  - Landscape Enhancement Opportunities

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**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Edge of Tunbridge Wells
<b>Site Reference Number:</b>	444/1610
<b>Site Address:</b>	Land to the south of Bayham Road, Tunbridge Wells
<b>Site Size: (ha)</b>	3.91
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Within
<b>Location and Description</b>	
<p>As shown on <b>Figure 3.1</b>, the Site lies in the open countryside, adjacent to Bayham Road on the south-east side of Tunbridge Wells and within the High Weald Area of Outstanding Natural Beauty (AONB). The Site comprises a small field of grassland, bounded by hedgerows on all sides and a small additional parcel of land, part of the garden of Stone Farm to the south. It is opposite a line of residential properties running along the Bayham Road.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 3.5a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Ridges and valleys create an undulating landscape with opportunities for extensive views south and south-east.</li> <li>• Medium to large-scale Ancient Woodlands.</li> <li>• Ancient Woodlands lining narrow and often deep gill streams.</li> <li>• Sunken, hedge and/or tree-lined historic lanes and tracks.</li> <li>• Small/medium-scale irregular fields, bounded by thick hedges or shaws, many of which retain their historic patterns.</li> <li>• Exposed sandstone outcrops.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> <li>• Network of rights of way cross the landscape, many retain their historic patterns.</li> </ul>	
<b>Visual Context</b>	
<p>Glimpsed views are possible from the neighbouring fields and residential properties, including those residents to the north on the Bayham Road.</p> <p>Key views from visual receptors are shown on <b>Figure 3.5a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of public footpath (The High Weald Landscape Trail and Tunbridge Wells Circular Walk promoted routes) (High Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 3.5a</b>. The Site's ZVI is fairly extensive, including much of the Site's immediate surroundings and longer distance visual connection to rising land on the opposite valley side to the south. A highly varied local topography and vegetation cover restrict some localised views, but the Site is highly exposed in longer views within the High Weald Weald AONB from the east and south.</p>	



Key views into the Site are marked on **Figure 3.5a** and typical views are illustrated by the photographs on **Figure 3.5c**.

**Site Landscape Character**

The landscape features within the Site are mapped on **Figure 3.5b** and illustrated on **Figure 3.5c**. Located on land rising up towards Tunbridge Wells, the Site gently slopes downhill to the south and east. It comprises a single small field of semi-improved grassland, which has been recently unmanaged as encroaching thistle and dock are evident. A smaller parcel of land, close to Stone Farm is currently also semi-improved grassland. The Site is surrounded by mature predominantly hawthorn hedgerows and hedgerow trees are also prominent. The Site contributes to a coherent wider landscape, characteristic and typical of the High Weald with its complex of small-scale irregular fields and numerous scattered historic farmsteads. There is a moderate sense of tranquillity on this site, affected by road noise from the Bayham Road.

**LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION**

**Contextual Landscape Sensitivity and Capacity:**  
Not applicable to this site.

**Site Sensitivity and Capacity Assessment:**

<b>CRITERIA</b>	<b>ASSESSMENT</b>
Distinctiveness	Unique/Rare
Continuity	Historic
<b>Strength of Place</b>	<b>Strong</b>
Landform	Dominant
Tree Cover	Intermittent
<b>Visibility</b>	<b>High</b>
<b>Landscape Sensitivity</b>	<b>High</b>
<b>Landscape Value</b>	<b>Very High</b>
<b>Landscape Capacity</b>	<b>Low</b>

The Site has a **Low Landscape Capacity** due to its high sensitivity and very high landscape value. Its location within the High Weald AONB and coherent historic landscape pattern and good condition gives the Site a very high landscape value.

Significant variations in landscape sensitivity within the Site:

None.

## OUTLINE LANDSCAPE MITIGATION

### Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 3.5b**.

#### 1. Field boundaries and their vegetation

*Reason:* The boundaries of the field and smaller land parcel are historic and contribute to the unique ancient field patterns characteristic of the High Weald landscape. The hedgerows and trees around the Site contribute to green infrastructure by providing existing well-connected vegetation which enables wildlife to move through and beyond the Site to surrounding key landscape features whilst reinforcing historic landscape character. These features also help to visually contain the Site.

#### 2. Existing trees

*Reason:* Existing and particularly mature trees around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly along the road. They also contribute to the wooded character of the settlement edge and help to visually contain the Site, particularly from the road and neighbouring properties. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

#### 3. Rural character of Bayham Road (B2169)

*Reason:* This is a known historic routeway which contributes to both the character of the local area and the wider High Weald AONB. Avoiding/reducing intrusive highway engineering (e.g. features such as wide visibility splays, lighting, kerbs and associated suburban features) on rural lanes and historic routeways is a target in the AONB Management Plan.

#### 4. Local vernacular building styles

*Reason:* The Site is located within the High Weald AONB where the priority is to enhance the architectural quality of the area. Use of local materials and sensitive layout of spaces and soft landscaping in the development of the Site would help enhance the distinctive local settlement character, in accordance with the Wealden Design Guide and targets within the High Weald AONB Management Plan.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 3.5b**.

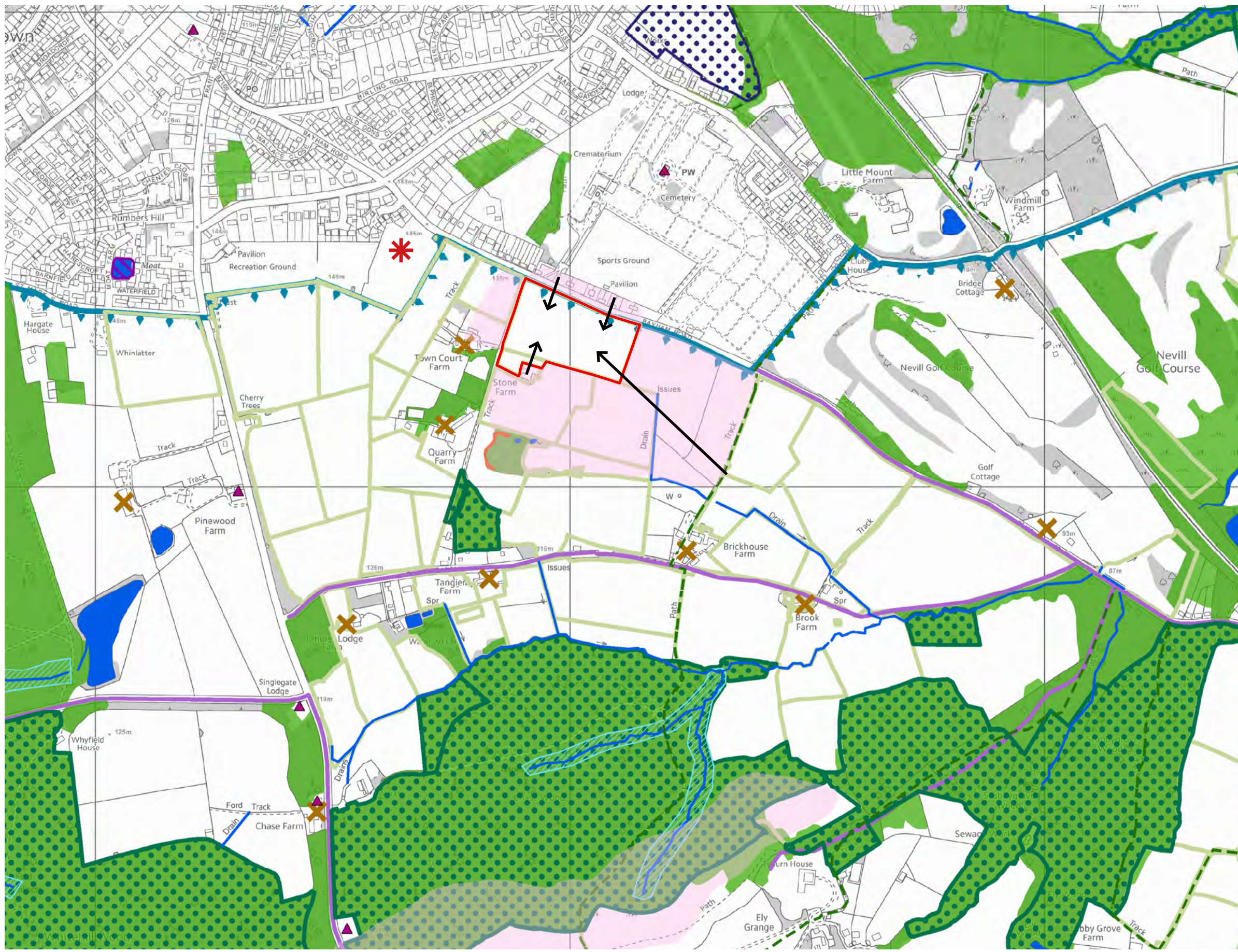
#### 5. Restore/enhance landscape features

*Reason:* Hedgerow trees and thick shaws or hedges are characteristic of this part of the High Weald AONB. Opportunities exist to introduce additional planting within the existing field boundary, to reinforce landscape character, support wildlife and help to restrict views to the Site, in particular from the south and east.

#### 6. Positive management of key landscape features

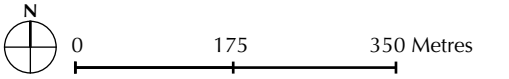
*Reason:* To positively manage key features characteristic of the High Weald AONB that are retained and/or restored on Site and around the boundary, ensuring their character, condition, value and multiple benefits for people and wildlife are retained.





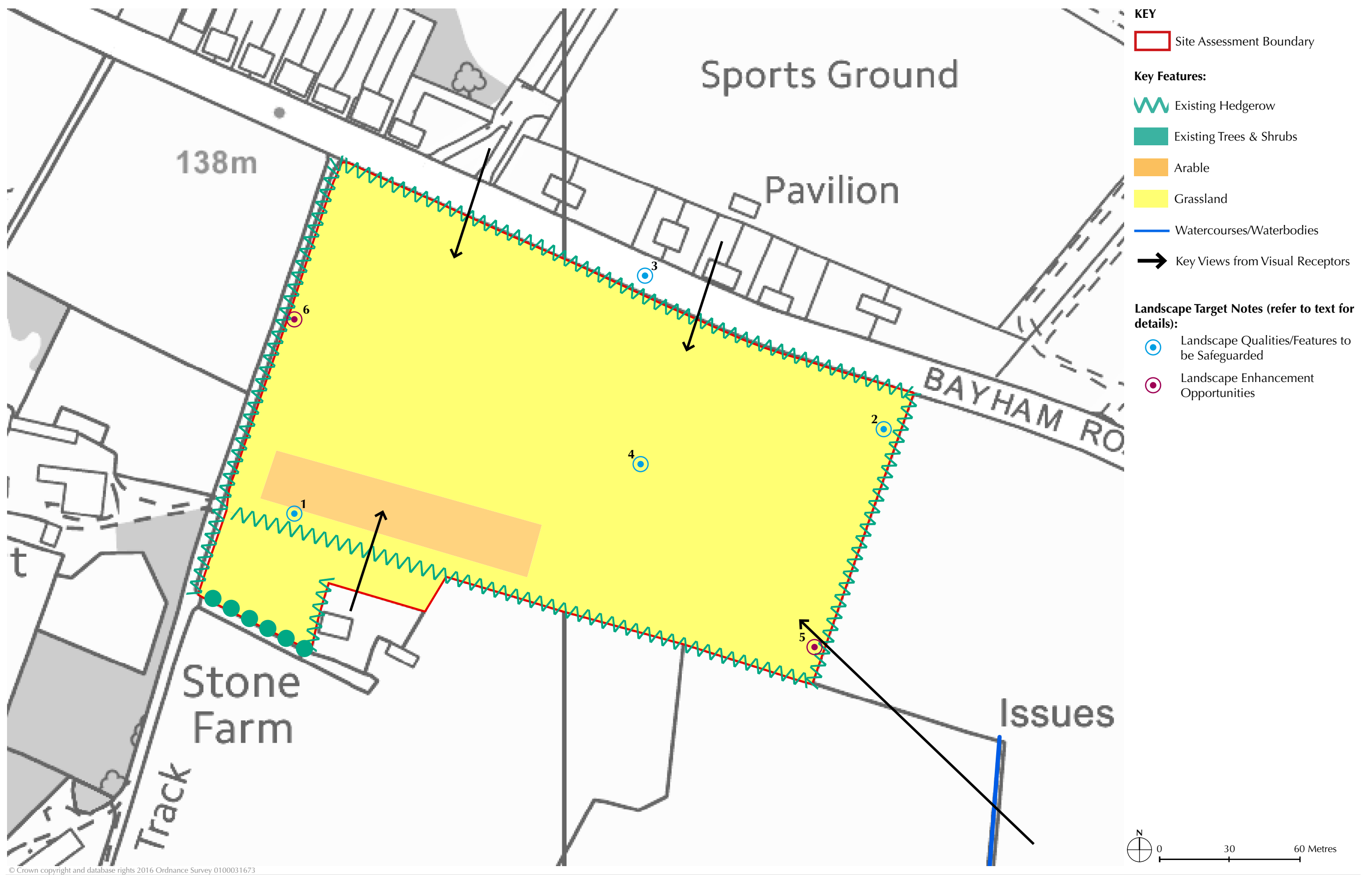
- KEY**
- Site Assessment Boundary
  - Watercourses/Waterbodies
  - Ancient Woodland
  - Woodland
  - Sandstone Outcrops
  - Gill Woods
  - Historic Field Boundaries
  - X Historic Farmsteads
  - Historic Routeways
  - Scheduled Monument
  - ▲ Listed Building
  - Statutory and Non-Statutory Biodiversity Designations
  - High Weald Area of Outstanding Natural Beauty
  - Approximate Zone of Visual Influence
  - Key Views from Visual Receptors
  - Footpath
  - ✱ Please note this is now a recent residential development

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**FIGURE 3.5a**  
 EDGE OF TUNBRIDGE WELLS: 444/1610  
 LANDSCAPE AND VISUAL CONTEXT









**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Edge of Tunbridge Wells
<b>Site Reference Number:</b>	446/1610
<b>Site Address:</b>	Montegue Meadows, South of Broadwater Down, Tunbridge Wells
<b>Site Size: (ha)</b>	6.88
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Within
<b>Location and Description</b>	
<p>As shown on <b>Figure 3.1</b>, the Site lies adjacent to residential properties near to Broadwater Down on the southern edge of Tunbridge Wells within the High Weald Area of Outstanding Natural Beauty (AONB). The Site comprises a medium-sized field of grassland, with informal public access. It is surrounded by trees and open access woodland on all sides.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 3.6a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Large-scale secondary, planted and Ancient Woodlands.</li> <li>• Wooded settlement edge of Tunbridge Wells.</li> <li>• Ridges and valleys create an undulating landscape with opportunities for extensive views towards the south.</li> <li>• Small to medium areas of heathland or wooded heaths.</li> <li>• Narrow and often deep, stream corridors (gills), typically lined by Ancient Woodlands.</li> <li>• Sunken, tree-lined historic lanes.</li> <li>• Small/medium-scale irregular fields, bounded by thick hedges or shaws, many of which retain their historic patterns.</li> <li>• Wooded or tree-lined settlement edge of Tunbridge Wells.</li> <li>• Exposed sandstone outcrops.</li> <li>• Designed parkland landscapes.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> </ul>	
<b>Visual Context</b>	
<p>Direct views to the neighbouring open access land and properties are limited to glimpses between the trees. The church spire (St. Mark's) can also be seen from within this site. Key views from visual receptors are shown on <b>Figure 3.6a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of the nearby open access land (High Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 3.6a</b>. The Site's ZVI is limited to long-distance visual links with the wooded ridge within Whitehill Wood in the south, but these views are extensive as a result of their long-distance.</p>	



Key views into the Site are marked on **Figure 3.6a** and typical views are illustrated by the photographs on **Figure 3.6c**.

### Site Landscape Character

The landscape features within the Site are mapped on **Figure 3.6b** and illustrated on **Figure 3.6c**. Located on the plateau of a ridge, the Site is generally level, with a gentle rise south followed by a drop in the same direction, creating a gentle domed profile. It comprises a small, irregular-shaped field surrounded by mature trees, woodland and heathland. The Site is dominated by rough grassland with some colonisation by oak and birch. The Site's short northern edge lies adjacent to the back gardens of existing residential properties. There is little sense of connection with Tunbridge Wells at this site, which generates a 'wild' feeling. There is a strong sense of tranquillity, affected at times by some traffic noise from the A26.

### LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

#### Contextual Landscape Sensitivity and Capacity:

Not applicable to this site.

#### Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Unique/rare
Continuity	Ancient
<b>Strength of Place</b>	<b>Very Strong</b>
Landform	Apparent
Tree Cover	Enclosed
<b>Visibility</b>	<b>Low</b>
<b>Landscape Sensitivity</b>	<b>Moderate</b>
<b>Landscape Value</b>	<b>Very High</b>
<b>Landscape Capacity</b>	<b>Low</b>

The Site has a **Low Landscape Capacity** due to its moderate sensitivity and very high landscape value. Its location within the High Weald AONB and strong sense of remoteness/tranquillity gives the Site a very high landscape value.

Significant variations in landscape sensitivity within the Site:

The southern part of the Site is considered most sensitive due to its proximity to pockets of heathland within Hargate Forest. Heathland is identified as a component of the High Weald AONBs natural beauty and it is under threat – it requires sensitive management to maintain and enhance its condition.

## OUTLINE LANDSCAPE MITIGATION

### Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 3.6b**.

#### 1. Existing trees

*Reason:* Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly along the road. They buffer to the woodland beyond (Hargate Forest), which is being managed for conservation and also contribute to the wooded character of the settlement edge and help to visually contain the Site, particularly from the road. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

#### 2. Maintain a buffer to existing woodland and heathland

*Reason:* The woodland and areas of heathland around the Site are being actively managed for the benefit of people (access) and wildlife, a buffer would help to minimise the effects of development on the woodland and help support the conservation aims its management seeks to achieve, by for example helping to minimise encroachment of non-native species. Heathland is an important characteristic of the High Weald AONB and targets for its enhancement are set out in the High Weald AONB Management Plan.

#### 3. Local vernacular building styles

*Reason:* The Site is located within the High Weald AONB where the priority is to enhance the architectural quality of the area. Use of local materials and sensitive layout of spaces and soft landscaping in the development of the Site would help enhance the distinctive local settlement character, in accordance with the Wealden Design Guide and targets within the High Weald AONB Management Plan.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 3.6b**.

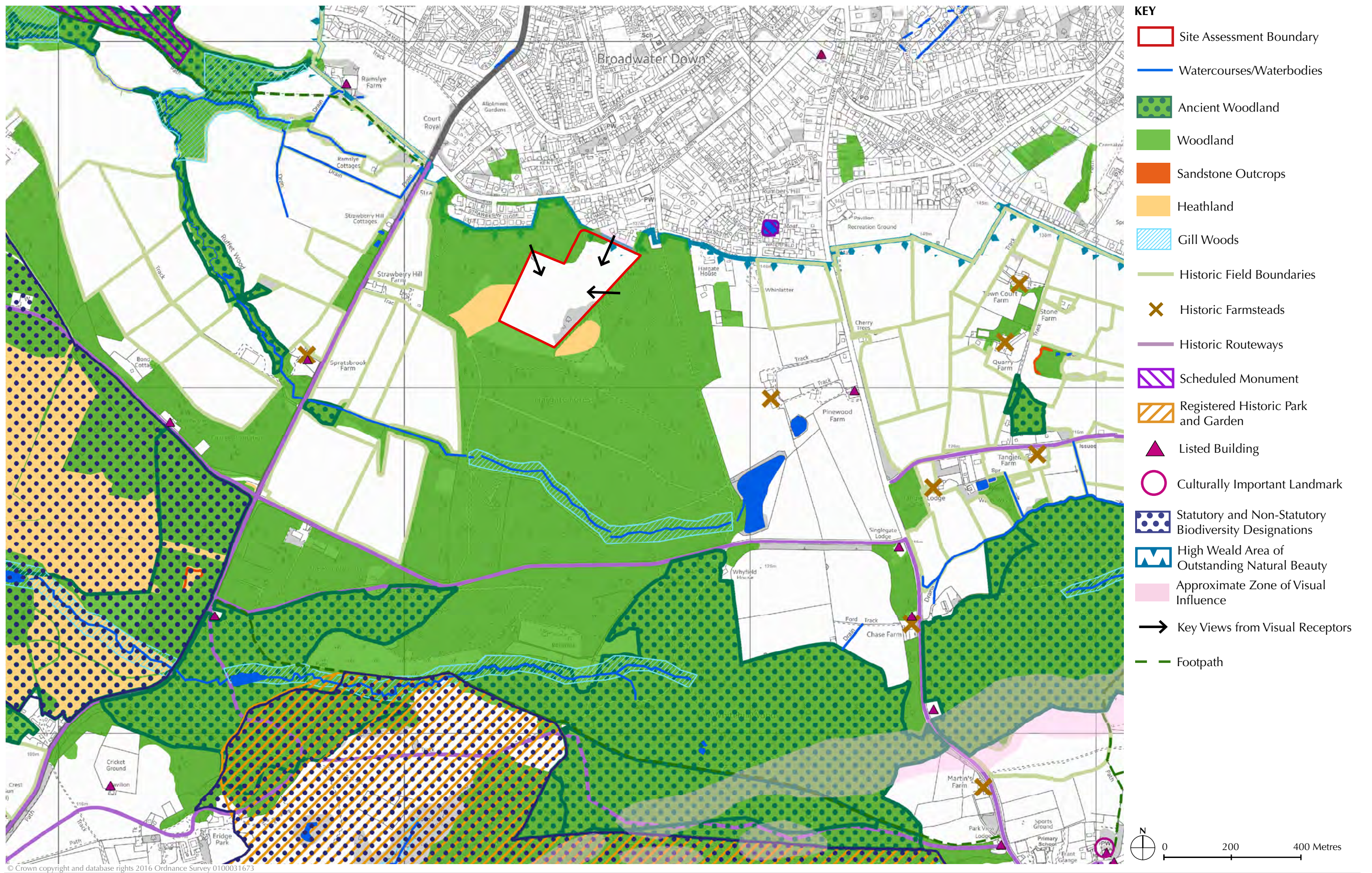
#### 4. Restore/enhance landscape features

*Reason:* To allow generous natural regeneration (or supplement with locally sourced and locally appropriate native species) to connect the existing woodland across the Site, ensuring the Site is permeable to species movements. The woodland surrounding the Site is being actively managed for the benefit of people and wildlife. Enhancing the ecological functioning of woodlands is also an objective within the High Weald AONB Management Plan.

#### 5. Positive management of key landscape features

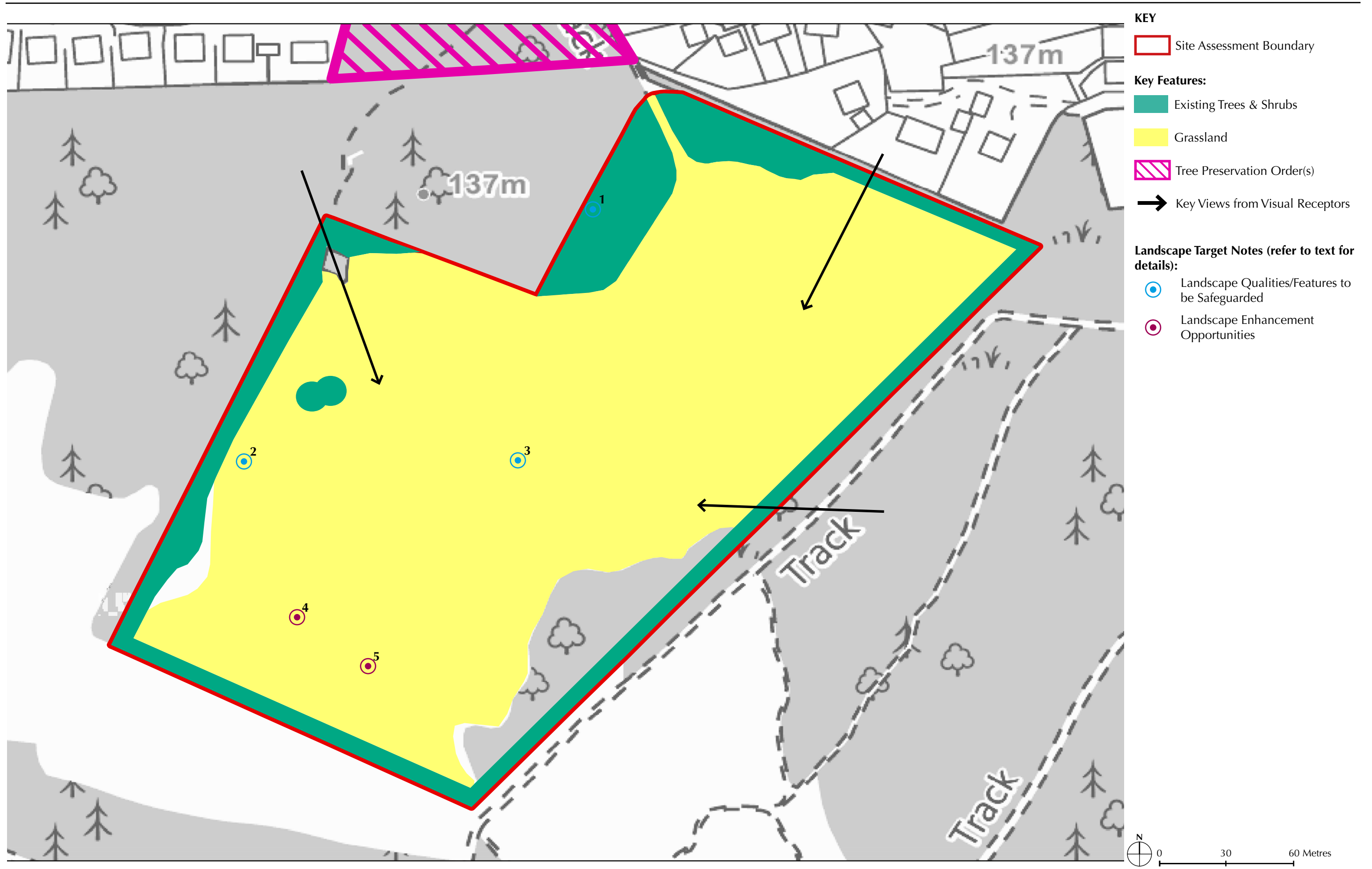
*Reason:* To positively manage key features characteristic of the High Weald AONB that are retained and/or restored on Site and around the boundary ensuring their character, condition, value and multiple benefits for people and wildlife are retained.





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**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Edge of Tunbridge Wells
<b>Site Reference Number:</b>	504/1610
<b>Site Address:</b>	Land off Broadwater, Tunbridge Wells
<b>Site Size: (ha)</b>	1.08
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Within
<b>Location and Description</b>	
<p>As shown on <b>Figure 3.1</b>, the Site lies adjacent to Broadwater Down (Road) on the southern edge of Tunbridge Wells within the High Weald Area of Outstanding Natural Beauty (AONB). Comprising wholly secondary woodland, the Site is used for informal public access. The Site is adjacent on two sides to residential properties, and is part of a larger woodland to the south which is managed for conservation and access.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 3.7a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Ridges and valleys create an undulating landscape with opportunities for extensive views towards the south.</li> <li>• Large-scale woodlands.</li> <li>• Heathland or wooded heaths.</li> <li>• Small/medium-scale irregular fields, bounded by thick hedges or shaws, many of which retain their historic patterns.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> <li>• Wooded or tree-lined settlement edge of Tunbridge Wells and leafy, tree-lined roads.</li> </ul>	
<b>Visual Context</b>	
<p>Long distance visibility is not possible from this Site as a result of the tree cover within it. Key views from visual receptors are shown on <b>Figure 3.7a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of Broadwater Down (Road) (Medium Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 3.7a</b>. The Site's ZVI is very limited to the immediate surroundings, including glimpses to neighbouring properties and the road, as a result of mature trees within the Site.</p> <p>Key views into the Site are marked on <b>Figure 3.7a</b> and typical views are illustrated by the photographs on <b>Figure 3.7c</b>.</p>	



## Site Landscape Character

The landscape features within the Site are mapped on **Figure 3.7b** and illustrated on **Figure 3.7c**. Located close to Broadwater at the settlement edge of Tunbridge Wells, the Site lies on a ridge and is generally level with a slight rise towards the south-west. It comprises a small parcel of secondary mixed woodland contiguous with Hargate Forest, considered to be part of 'Waterdown', one of the four Medieval Hunting Forests in the High Weald. The Site includes a building (possible pill box) and earthworks and it is used by the public for informal access which appears popular. A track runs along the south east boundary of the Site. There is a moderate sense of tranquillity at the Site, affected only by road noise from Broadwater Down/A26. There is a strong sense of enclosure, with filtered views of residential properties and roads.

## LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

### Contextual Landscape Sensitivity and Capacity:

Not applicable to this site.

### Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Distinct
Continuity	Historic
<b>Strength of Place</b>	<b>Moderate</b>
Landform	Insignificant
Tree Cover	Enclosed
<b>Visibility</b>	<b>Very Low</b>
<b>Landscape Sensitivity</b>	<b>Low</b>
<b>Landscape Value</b>	<b>High</b>
<b>Landscape Capacity</b>	<b>Moderate</b>

The Site has a **Moderate Landscape Capacity** due to its low sensitivity and high landscape value. Its location adjacent to existing urban edge gives a more limited sense of remoteness/tranquillity and reduces the Site's landscape value, but balanced against this is its location within the High Weald AONB giving the Site a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

None.

## OUTLINE LANDSCAPE MITIGATION

### Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 3.7b**.

#### 1. **Wooded/tree-lined character of Broadwater Down**

*Reason:* Broadwater Down has a distinctive tree-lined and leafy character. Avoiding/reducing intrusive highway engineering and retaining and maintaining its wooded 'green' boundaries will ensure this character is safeguarded.

#### 2. **Wooded character**

*Reason:* The existing and particularly mature trees within the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly along the road, into gardens and into Hargate Forest. They reinforce local landscape character whilst visually containing the Site. These trees make an important contribution to the leafy character of this part of Tunbridge Wells, recognised by their Tree Preservation Order (TPO) designation. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

#### 3. **Local vernacular building styles**

*Reason:* The Site is located within the High Weald AONB where the priority is to enhance the architectural quality of the area. Use of local materials and sensitive layout of spaces and soft landscaping in the development of the Site would help enhance the distinctive local settlement character, in accordance with the Wealden Design Guide and targets within the High Weald AONB Management Plan.

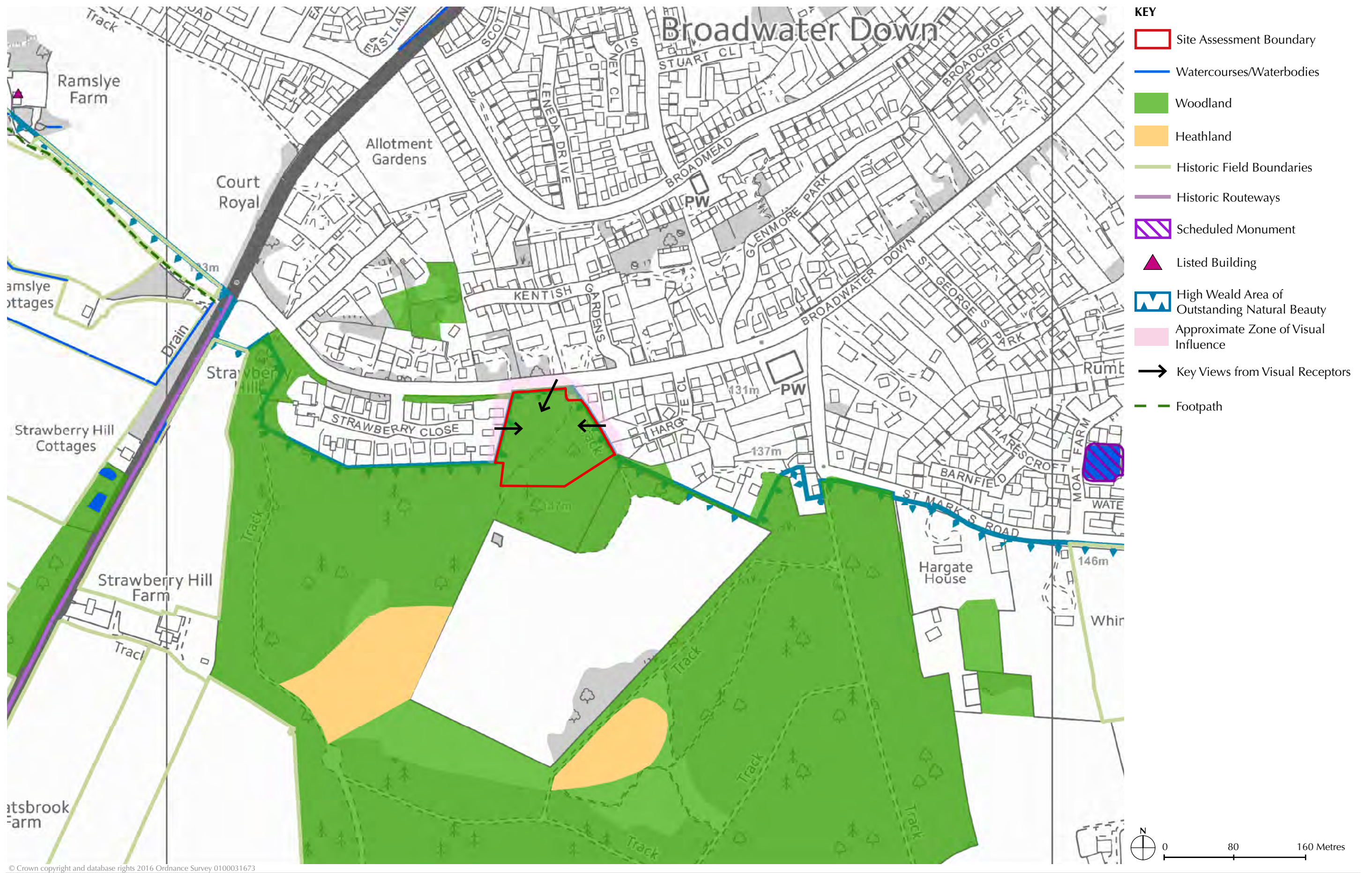
### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 3.7b**.

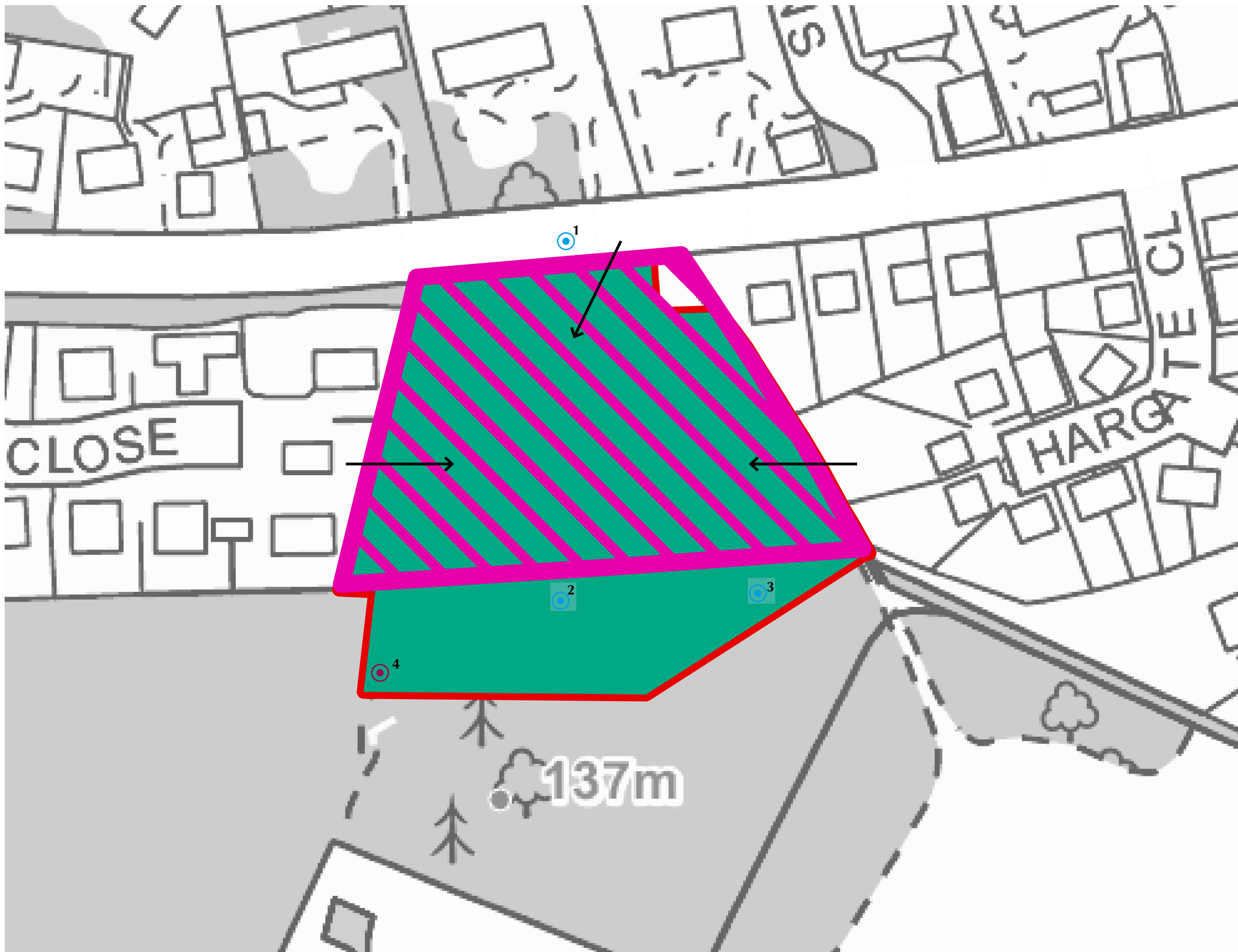
#### 4. **Positive management of key landscape features**

*Reason:* To positively manage key features characteristic of the High Weald AONB that are retained and/or restored on Site and around the boundary, ensuring their character, condition, value and multiple benefits for people and wildlife are retained.

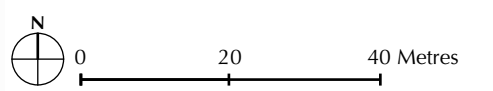








- KEY**
- Site Assessment Boundary
- Key Features:**
- Existing Trees & Shrubs
  - Tree Preservation Order(s)
  - Key Views from Visual Receptors
- Landscape Target Notes (refer to text for details):**
- Landscape Qualities/Features to be Safeguarded
  - Landscape Enhancement Opportunities



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**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**



LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Edge of Tunbridge Wells
<b>Site Reference Number:</b>	527/1610
<b>Site Address:</b>	Land to the North-East of Benhall Mill Road, Frant
<b>Site Size: (ha)</b>	0.63
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Outside
<b>Location and Description</b>	
<p>As shown on <b>Figure 3.1</b>, the Site lies adjacent to Benhall Mill Road on the south-east side of Tunbridge Wells. The Site comprises a small field of rough, unmanaged grassland bounded by mature trees and plantation woodland. The main-line railway runs close to the Site beyond trees to the north-east. A footpath following a historic track runs along the western edge of the Site, which also shares this boundary with a Local Wildlife Site, Hawkenbury Farm Meadows.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 3.8a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Medium-scale woodlands.</li> <li>• Wooded/tree-lined settlement edge of Tunbridge Wells.</li> <li>• Gently undulating landscape.</li> <li>• Sunken and narrow often tree-lined historic lanes.</li> <li>• Small/medium-scale irregular fields, bounded by thick hedges or shaws.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> <li>• Network of public footpaths linking Tunbridge Wells to the wider countryside.</li> </ul>	
<b>Visual Context</b>	
<p>Local views of the Site are possible from the right of way adjacent to the Site and the adjacent road. Key views from visual receptors are shown on <b>Figure 3.8a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Users of the public footpath close to the Site (High Sensitivity)</li> <li>• Users of Benhall Mill Road (Low Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 3.8a</b>. The Site's ZVI is very restricted, limited to the south and west of the Site only as a result of the woodland present north and east of the Site.</p> <p>Key views into the Site are marked on <b>Figure 3.8a</b> and typical views are illustrated by the photographs on <b>Figure 3.8c</b>.</p>	



## Site Landscape Character

The landscape features within the Site are mapped on **Figure 3.8b** and illustrated on **Figure 3.8c**. Located within a valley bottom, the Site is generally level with a gentle slope uphill on the western edge. It comprises a single small, irregular shaped field of rough grassland, which at the time of survey appears unmanaged. Located adjacent to a Local Wildlife Site along its western boundary the Site contains some semi-improved grassland, characteristic of the wider landscape and adjacent designation. The Site is surrounded by mature trees, scrub and woodland. The southern edge lies close to Benhall Mill Road and the Site has a moderate sense of tranquillity as a result of distant road noise, and passing trains.

## LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

### Contextual Landscape Sensitivity and Capacity:

Not applicable to this site.

### Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Distinct
Continuity	Recent
<b>Strength of Place</b>	<b>Weak</b>
Landform	Insignificant
Tree Cover	Intermittent
<b>Visibility</b>	<b>Very Low</b>
<b>Landscape Sensitivity</b>	<b>Very Low</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>Landscape Capacity</b>	<b>High</b>

The Site has a **High Landscape Capacity** due to its very low sensitivity and moderate landscape value. Its location adjacent to the road gives a more limited sense of remoteness/tranquillity and reduces the Site's landscape value but balanced against this is the presence of a PRow along the western edge of the Site giving it a moderate landscape value overall.

Significant variations in landscape sensitivity within the Site:

The western part of the Site is most sensitive as it lies adjacent to the designated Local Wildlife Site (CW52 Hawkenbury Farm Meadows). This designated site is typical of the wider landscape – a field which has remained unploughed for a considerable period and the flora and fauna such a habitat supports contributes to local landscape character.

## OUTLINE LANDSCAPE MITIGATION

### Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 3.8b**.

#### 1. Existing trees

*Reason:* Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly along the road. They also contribute to the wooded character of the settlement edge and help to visually contain the Site, particularly from the road and neighbouring properties. The trees on the north and western parts of the Site provide a buffer from the effects of potential development to the neighbouring Local Wildlife Site. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 3.8b**.

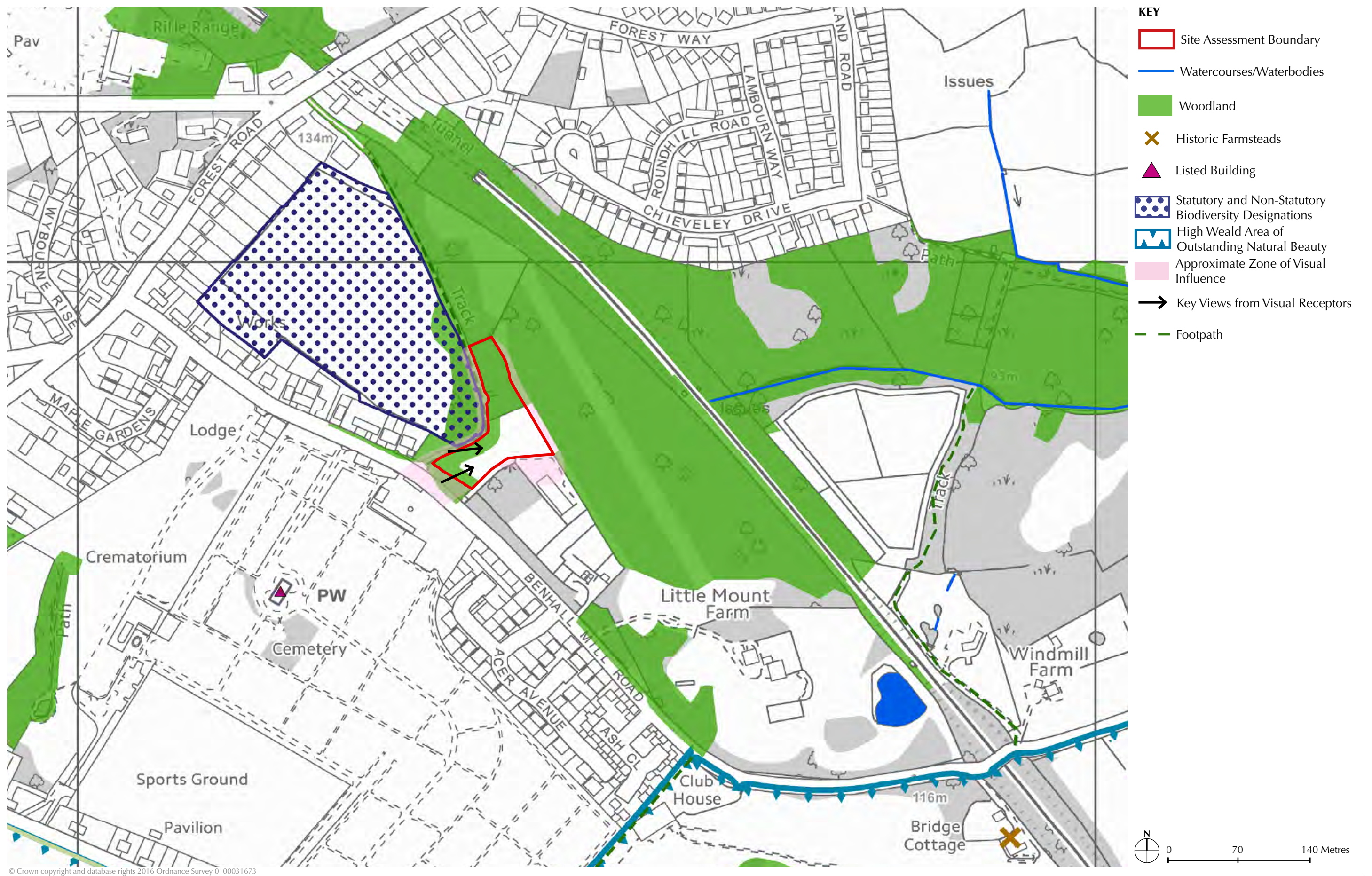
#### 2. Restore/enhance landscape features

*Reason:* To allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to create new hedgerows with trees to improve green infrastructure for wildlife through the Site.

#### 3. Positive management of key landscape features

*Reason:* To positively manage key features characteristic of this landscape that are retained and/or restored on Site and around the boundary ensuring their character, condition, value and multiple benefits for people and wildlife are retained.





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**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Edge of Tunbridge Wells
<b>Site Reference Number:</b>	528/1610
<b>Site Address:</b>	Land between Forest Road and Benhall Mill Road, Frant
<b>Site Size: (ha)</b>	1.11
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Outside
<b>Location and Description</b>	
<p>As shown on <b>Figure 3.1</b>, the Site lies adjacent to the mainline railway on the south-east side of Tunbridge Wells. The Site comprises a small parcel of secondary woodland and scrub, with some open areas. The north-western part of the Site is adjacent to existing residential properties and gardens. A footpath, following a historic track runs along the western edge of the Site. A large part of the Site is designated as a Local Wildlife Site, Hawkenbury Farm Meadows.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 3.9a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Medium-scale woodlands.</li> <li>• Sunken and narrow often tree-lined historic lanes.</li> <li>• Small/medium-scale irregular fields, bounded by thick hedges or shaws.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> <li>• Gently undulating landscape.</li> <li>• Network of public footpaths linking Tunbridge Wells to the wider countryside.</li> <li>• Wooded/tree-lined settlement edge of Tunbridge Wells.</li> </ul>	
<b>Visual Context</b>	
<p>Local views of the Site are possible from the public footpath adjacent to the Site and glimpsed views are possible from people within neighbouring properties.</p> <p>Key views from visual receptors are shown on <b>Figure 3.9a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Users of the public footpath adjacent to the Site (High Sensitivity)</li> <li>• Residents of neighbouring properties (High Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 3.9a</b>. The Site's ZVI is fairly limited to the area north-west of the Site, as a result of the woodland present to the east. Glimpsed views west from the footpath into the Local Wildlife Site are possible.</p> <p>Key views into the Site are marked on <b>Figure 3.9a</b> and typical views are illustrated by the photographs on <b>Figure 3.9c</b>.</p>	



### Site Landscape Character

The landscape features within the Site are mapped on **Figure 3.9b** and illustrated on **Figure 3.9c**. Located on a valley side, the Site is undulating and steeply sloping down towards the east in places. It comprises a small, parcel of secondary woodland, but includes some veteran trees (sycamore, ash and birch) and mature trees, notable particularly along the footpath. The Site is surrounded by mature trees, open scrub to the south-west and woodland to the north, east and south. There is a moderate to strong sense of tranquillity, which is temporarily affected by passing trains. This Site has no visual relationship to Tunbridge Wells.

### LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

#### Contextual Landscape Sensitivity and Capacity:

Not applicable to this site.

#### Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Distinct
Continuity	Recent
<b>Strength of Place</b>	<b>Weak</b>
Landform	Apparent
Tree Cover	Intermittent
<b>Visibility</b>	<b>Moderate</b>
<b>Landscape Sensitivity</b>	<b>Low</b>
<b>Landscape Value</b>	<b>Moderate</b>
<b>Landscape Capacity</b>	<b>High</b>

The Site has a **Moderate Landscape Capacity** due to its low sensitivity and moderate landscape value. Its strong sense of remoteness/tranquillity and presence of a PRow along the edge of the Site gives it a moderate landscape value.

Significant variations in landscape sensitivity within the Site:

The eastern part of the Site considered least sensitive, as it is furthest from the adjacent designated Local Wildlife Site, Hawkenbury Farm Meadows. This designated site is a key landscape feature typical of the wider landscape – a field which has remained unploughed for a considerable period and the flora and fauna such a habitat supports contributes to local landscape character.

## OUTLINE LANDSCAPE MITIGATION

### Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 3.9b**.

#### 1. Existing trees

*Reason:* Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly in to the wider landscape along the railway. They also contribute to the wooded character of the settlement edge and help to visually contain the Site, particularly from neighbouring properties. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

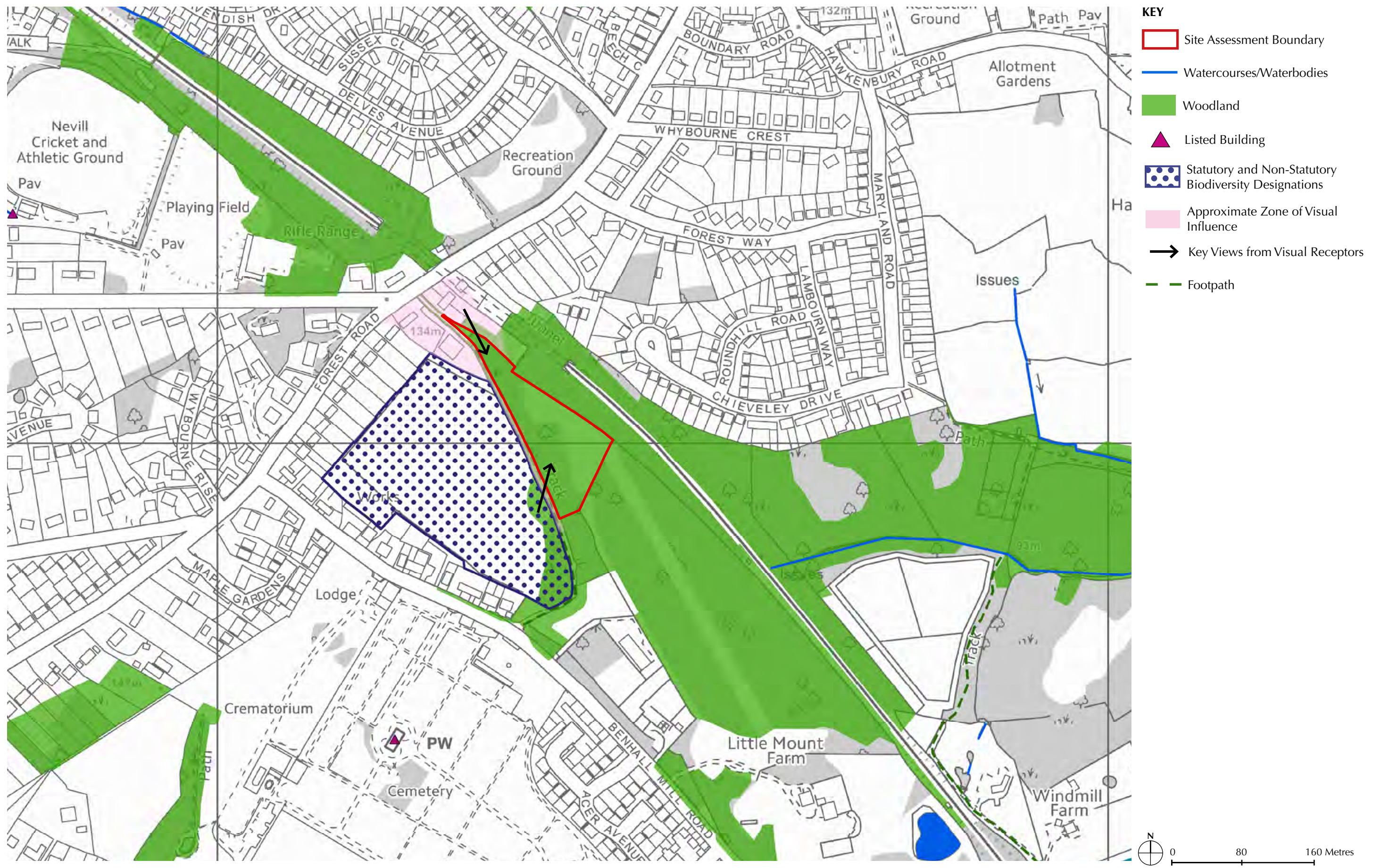
### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 3.9b**.

#### 2. Positive management of key landscape features

*Reason:* To positively manage key features characteristic of this landscape such as the designated semi-improved grasslands of the LWS (Hawkenbury Farm Meadows), that are retained and/or restored on Site and around the boundary ensuring their character, condition, value and multiple benefits for people and wildlife are retained.









- KEY**
- Site Assessment Boundary
- Key Features:**
- Existing Trees & Shrubs
  - ➔ Key Views from Visual Receptors
  - Footpath
- Landscape Target Notes (refer to text for details):**
- Landscape Qualities/Features to be Safeguarded
  - Landscape Enhancement Opportunities

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**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**



LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Edge of Tunbridge Wells
<b>Site Reference Number:</b>	651/1610
<b>Site Address:</b>	Land at Bayham Road, Tunbridge Wells
<b>Site Size: (ha)</b>	1.14
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Within
<b>Location and Description</b>	
<p>As shown on <b>Figure 3.1</b>, the Site lies in the open countryside, adjacent to Bayham Road on the south-east side of Tunbridge Wells and within the High Weald Area of Outstanding Natural Beauty (AONB). The Site comprises a small field of grassland, bounded by hedgerows on all sides.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 3.10a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Ridges and valleys create an undulating landscape with opportunities for extensive views south and south-east.</li> <li>• Medium to large-scale Ancient Woodlands.</li> <li>• Ancient Woodlands lining narrow and often deep gill streams.</li> <li>• Sunken, hedge and/or tree-lined historic lanes and tracks.</li> <li>• Small/medium-scale irregular fields, bounded by thick hedges or shaws, many of which retain their historic patterns.</li> <li>• Ponds and waterbodies typically within fields.</li> <li>• Exposed sandstone outcrops.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> <li>• Network of rights of way cross the landscape, many retain their historic patterns.</li> </ul>	
<b>Visual Context</b>	
<p>Glimpsed views are possible from the neighbouring property and those residents to the north on the Bayham Road.</p> <p>Key views from visual receptors are shown on <b>Figure 3.10a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 3.10a</b>. The Site's ZVI is limited locally, but offers extensive longer distance views. To the south-east of the Site the ZVI includes immediate surroundings as well as longer-distance views south to the rising land of the valley opposite. A highly varied local topography and vegetation restrict the more local views, but the Site is highly exposed in longer views within the High Weald AONB from the south and east.</p> <p>Key views into the Site are marked on <b>Figure 3.10a</b> and typical views are illustrated by the photographs on <b>Figure 3.10c</b>.</p>	



<b>Site Landscape Character</b>	
<p>The landscape features within the Site are mapped on <b>Figure 3.10b</b> and illustrated on <b>Figure 3.10c</b>. Located on land rising towards Tunbridge Wells, the Site gently slopes uphill to the east. It comprises a single small, field of grass, surrounded by mature, in some cases grown-out hedgerows with trees. The Site is part of a coherent landscape, characteristic and typical of the High Weald with its complex of small-scale irregular fields and numerous scattered historic farmsteads. There is a moderate sense of tranquillity on this site, resulting from road noise from the Bayham Road.</p>	
<b>LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION</b>	
<p><b>Contextual Landscape Sensitivity and Capacity:</b> Not applicable to this site.</p> <p><b>Site Sensitivity and Capacity Assessment:</b></p>	
<b>CRITERIA</b>	<b>ASSESSMENT</b>
Distinctiveness	Unique/Rare
Continuity	Historic
<b>Strength of Place</b>	<b>Strong</b>
Landform	Dominant
Tree Cover	Intermittent
<b>Visibility</b>	<b>High</b>
<b>Landscape Sensitivity</b>	<b>High</b>
<b>Landscape Value</b>	<b>Very High</b>
<b>Landscape Capacity</b>	<b>Low</b>
<p>The Site has a <b>Low Landscape Capacity</b> due to its high sensitivity and very high landscape value. Its location within the High Weald AONB and coherent historic landscape pattern gives the Site a very high landscape value.</p> <p>Significant variations in landscape sensitivity within the Site:</p> <p>None.</p>	

## OUTLINE LANDSCAPE MITIGATION

### Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 3.10b**.

#### 1. Field boundaries and their vegetation

*Reason:* The boundaries of the field are historic and contribute to the unique ancient field patterns characteristic of the High Weald. The trees/hedgerows around the Site contribute to green infrastructure by providing existing well-connected vegetation which enables species movements through and beyond the Site to key landscape features such as hedgerows and shaws. Whilst reinforcing historic landscape character they also help to visually contain the Site.

#### 2. Rural character of Bayham Road (B2169)

*Reason:* This is a known historic routeway which contributes to both the character of the local area and the wider High Weald AONB. Avoiding/reducing intrusive highway engineering (e.g. urbanising features such as kerbs, widening, wide visibility access splays, speed bumps etc.) on rural lanes and historic routeways is a target in the AONB Management Plan.

#### 3. Local vernacular building styles

*Reason:* The Site is located within the High Weald AONB where the priority is to enhance the architectural quality of the area. Use of local materials and sensitive layout of spaces and soft landscaping in the development of the Site would help enhance the distinctive local settlement character, in accordance with the Wealden Design Guide and targets within the High Weald AONB Management Plan.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 3.10b**.

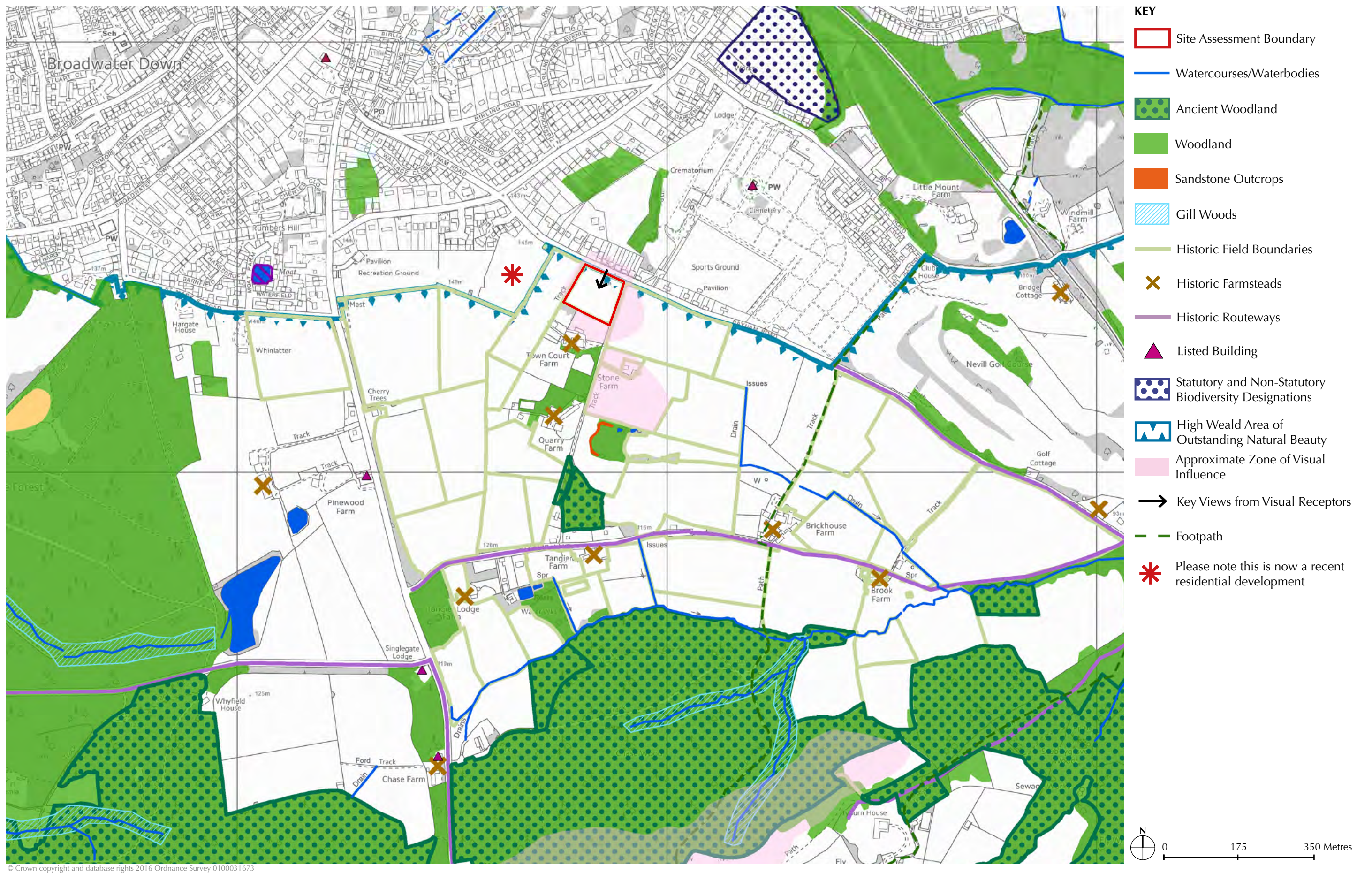
#### 4. Restore/enhance landscape features

*Reason:* Restore characteristic field boundary vegetation around the Site to ensure green infrastructure links for people and wildlife are maintained and enhanced. Allow for natural regeneration (or supplement with locally sourced and locally appropriate native species). This restoration of vegetation would improve connectivity for wildlife whilst helping to restrict views to the Site from existing properties and from the south and east.

#### 5. Positive management of key landscape features

*Reason:* To positively manage key features characteristic of the High Weald AONB that are retained and/or restored on Site and around the boundary, ensuring their character, condition, value and multiple benefits for people and wildlife are retained.



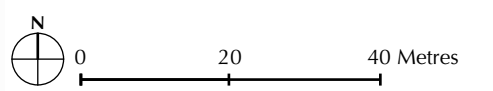


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- KEY**
- Site Assessment Boundary
- Key Features:**
- ⚡ Existing Hedgerow
  - Grassland
  - ➔ Key Views from Visual Receptors
- Landscape Target Notes (refer to text for details):**
- ⊙ Landscape Qualities/Features to be Safeguarded
  - ⊙ Landscape Enhancement Opportunities



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**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Edge of Tunbridge Wells
<b>Site Reference Number:</b>	729/1610
<b>Site Address:</b>	Land at Ramslye Farm, Eridge Road, Tunbridge Wells
<b>Site Size: (ha)</b>	39.69
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Within
<b>Location and Description</b>	
<p>As shown on <b>Figure 3.1</b>, the Site is located in open countryside off the A26 (Eridge Road) to the south-west of Tunbridge Wells and south of Ramslye. The Site lies within the High Weald Area of Outstanding Natural Beauty (AONB) and comprises parts of mostly arable fields which are surrounded by thick shaws, hedges and woodland, some of which are Ancient Woodland. The Site boundary does not follow field boundaries in the northern part of the Site; therefore the Site remains open to the remainder of the field along this northern edge. Adjacent to the A26, the Site includes an access track and a public footpath crosses the Site along part of its northern edge.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 3.11a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Small to medium-scale irregular pastoral fields, bounded by thick hedges or shaws, many of which retain their historic patterns; some larger arable fields.</li> <li>• Opportunities for significant long distance views.</li> <li>• Heathland or wooded heaths often close to ridge-tops.</li> <li>• Ridges and valleys create an undulating landscape with opportunities for extensive views in many directions.</li> <li>• Large-scale Ancient Woodlands.</li> <li>• Narrow and often steep-sided, gill streams, typically surrounded by Ancient Woodlands.</li> <li>• Sunken and narrow tree-lined historic lanes.</li> <li>• Significant blocks of exposed sandstone cliffs on ridge-tops and associated nationally rare prehistoric sites.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> <li>• Wooded or tree-lined settlement edge of Tunbridge Wells on a ridge-top.</li> </ul>	
<b>Visual Context</b>	
<p>Significant long and shorter distance views are available to the Site. In particular from neighbouring properties and rights of way/open access land users. Key views from visual receptors are shown on <b>Figure 3.11a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Users of the public footpath across the Site (High Sensitivity)</li> <li>• Users of the A26 (Medium Sensitivity)</li> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of open access land at Friezland Wood (High Sensitivity)</li> </ul>	



*Zone of Visual Influence:* The approximate Zone of Visual Influence (ZVI) is shown on **Figure 3.11a**. The Site's ZVI is extensive spreading in all directions around the Site, as a result of the Site's topography reaching a high point close to High Rocks. Close to the Site, open fields to the immediate north, north-east and south are all encompassed by the ZVI allowing for views over the River Grom valley and northwards up to the ridge beyond. The ZVI is generally more limited to the south-west, restricted by topography and the presence of woodland. However, at a distance from the Site the ZVI extends in all directions including significant parts of the higher ridge-top settlements of Tunbridge Wells and Rusthall and much further south to the wooded ridge at Broadwater Warren.

Key views into the Site are marked on **Figure 3.11a** and typical views are illustrated by the photographs on **Figure 3.11c**.

### Site Landscape Character

The landscape features within the Site are mapped on **Figure 3.11b** and illustrated on **Figure 3.11c**. Located in open countryside to the south-west of Tunbridge Wells, the Site has a varied topography, generally undulating but with a flatter high plateau to the north of Ramslye wood. Across much of the Site the land falls south-west towards the gill. The Site comprises some parts of fields – as it follows an arbitrary (not marked by features on the ground) administrative boundary along its northern edge. Two other fields are wholly within the Site. All of the fields are historic, irregular-shaped and under arable cultivation, one small field comprises semi-improved grassland, characteristic of the High Weald. To the south, the Site is contained by Ancient Woodlands winding along watercourses (tributaries of the River Grom). In the north-west the Site includes a nationally Scheduled Monument (prehistoric rock shelters and hill fort at High Rocks). Friezland Wood lies just north-west of the Site boundary and it is an Ancient Woodland with open access, managed for the benefit of people and wildlife. This Site is highly characteristic of its wider landscape and typical of the High Weald AONB. It is coherent in its character because it includes the majority of landscape features known to contribute to the natural beauty of the High Weald AONB; its complex of small-scale irregular fields, ancient gill woodlands, exposed sandstone outcrops and numerous scattered historic farmsteads. The sense of tranquillity at this Site overall is strong, it increases with distance from the A26, but the central part of the Site in particular has a strong sense of enclosure and tranquillity.

### LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

#### Contextual Landscape Sensitivity and Capacity:

Not applicable to this site.

#### Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Unique/rare
Continuity	Ancient
<b>Strength of Place</b>	<b>Very Strong</b>
Landform	Dominant
Tree Cover	Intermittent
<b>Visibility</b>	<b>High</b>
<b>Landscape Sensitivity</b>	<b>Very High</b>
<b>Landscape Value</b>	<b>Very High</b>
<b>Landscape Capacity</b>	<b>Very Low</b>

The Site has a **Very Low Landscape Capacity** due to its very high sensitivity and very high landscape value. Its location within the High Weald AONB, strong sense of remoteness/tranquillity, coherent and ancient landscape pattern and proximity to the Scheduled Monument gives the Site a very high landscape value.

Significant variations in landscape sensitivity within the Site:

Whilst the whole site is highly sensitive, the north-western part of the Site is most sensitive; it lies within and adjacent to a nationally Scheduled Monument – providing a characteristic landscape setting to a prehistoric site. It is also adjacent to Ancient Woodland; all Ancient Woodland is sensitive as a result of the species and heritage assets it supports; parts of this woodland are small and fragmented which makes it particularly vulnerable to change. The south-western and western boundaries are also most sensitive, as this part of the Site includes and are adjacent to Ancient Woodlands. The parts of the Site which experience inter-visibility with the listed building are also sensitive.

## OUTLINE LANDSCAPE MITIGATION

### Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 3.11b**.

#### 1. Existing trees

*Reason:* Existing trees, particularly those that are mature, contribute to character and provide green infrastructure by providing links for wildlife through the Site and beyond it and restrict views towards the Site. These trees act as a buffer to the isolated Ancient Woodland in some places, and some help to screen views of the Site from the Eridge Road (A26). Trees should be retained in accordance with the Wealden Design Guide and best arboriculture practice.

#### 2. Public footpath through the Site

*Reason:* Retaining these access routes into the settlement and from the Site to the wider countryside as an important green infrastructure link. Many footpaths in the High Weald are historic and their pattern contributes to historic landscape character, their retention is a target in the High Weald AONB Management Plan.

#### 3. Maintain a buffer to Ancient Woodland

*Reason:* Ancient Woodland is an important landscape feature of historic and ecological value and woodland is characteristic of the High Weald. Narrow and fragmented/isolated gill woodland which is present through the Site is highly sensitive to change and a buffer would help to mitigate the effects of any potential development of the site on this woodland. The retention and function of Ancient Woodland is a target in the High Weald AONB Management Plan.

#### 4. Ancient Woodland

*Reason:* Ancient Woodland is an important landscape feature of historic and ecological value and characteristic of the High Weald. To safeguard it on Site in accordance with national planning policy and targets in the High Weald AONB Management Plan.

#### 5. Maintain a buffer to Scheduled Monument

*Reason:* The prehistoric rock shelters (nationally rare) and hill fort at High Rocks are nationally protected heritage features, and they are highly characteristic of the High Weald, being one of the features which contribute to the area's natural beauty. The Site (or parts of it) is likely to provide the setting to these features/designations. Maintaining an appropriate buffer to this site would protect its landscape setting and character of this setting and would help to mitigate the effects of any potential development on this nationally protected Monument.

#### 6. Scheduled Monument

*Reason:* The designated Scheduled Monument and its setting include nationally rare prehistoric rock shelters, strongly associated with the sandstone outcrops characteristic of the High Weald whose management and protection is also set out in the objectives and targets of the High Weald AONB



Management Plan.

**7. Field boundaries and their vegetation**

*Reason:* The field boundaries are historic and contribute to the unique ancient field patterns characteristic of the High Weald landscape. The shaws and trees within and around the Site also contribute to green infrastructure by providing links for wildlife through the Site and beyond it to key landscape features such as woodland and through gardens to the north. These features help to visually contain the Site. The Site boundary bisects historic fields affecting their continuity and pattern; therefore introducing new boundaries here should be avoided.

**8. Local vernacular building styles**

*Reason:* The Site is rural, located within the High Weald AONB where the priority is to enhance the architectural quality of the area. Buildings are either associated with farms or small estate cottages. Use of local materials and sensitive layout of spaces and soft landscaping in the development of the Site would help enhance the distinctive local settlement character, in accordance with the Wealden Design Guide and targets within the High Weald AONB Management Plan.

**9. Landscape setting to listed buildings/historic farmsteads**

*Reason:* The need to respect the rural setting and significance of the listed 18<sup>th</sup> Century Spratsbrook farmhouse (part of the Abergavenny Estate) and the 17<sup>th</sup> Century Ramslye Old Farmhouse and their associated historic farmsteads and rural landscape setting through site layout and design. Historic farmsteads and their listed buildings have a setting and functional relationship with the landscape surrounding them, in accordance with the Wealden Design Guide and targets within the High Weald AONB Management Plan.

**10. Ponds and watercourses**

*Reason:* Ponds and watercourses (including gill streams) are important landscape and ecological features, characteristic of the High Weald and they can be sensitive to the effects of development. Retaining ponds and their associated habitats which are part of a wider network of open water can help to mitigate the effects of development by retaining characteristic landscape features and ensuring the Site remains permeable to wildlife and attenuating water at times of peak flow.

**11. Semi-improved grassland**

*Reason:* Semi-improved grassland is characteristic of the High Weald; it is becoming rarer and should be retained and sensitively managed in accordance with the High Weald AONB Management Plan.

**12. Maintain a buffer to sandstone outcrops**

*Reason:* Sandstone outcrops are characteristic of the High Weald and they are highly sensitive. The Site lies adjacent to a sandstone outcrop which should be conserved and protected from the effects of potential development in accordance with the High Weald AONB Management Plan.

**13. Rural character of Eridge Road (A26)**

*Reason:* This is a known historic routeway which contributes to both the character of the local area and the wider High Weald AONB. The leafy, rural character of this road should be retained. Avoiding/reducing intrusive highway engineering (e.g. urbanising features such as kerbs, widening, lighting, speed bumps etc.) on rural lanes and historic routeways is a target in the AONB Management Plan.

**Potential Landscape Enhancement Opportunities**

This section should be read in conjunction with the target notes shown on **Figure 3.11b**.

**14. Restore/enhance landscape features**

*Reason:* To allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to provide a generous buffer to all Ancient Woodland within or around the Site, in accordance with targets in the High Weald AONB Management Plan.

**15. Restore/enhance landscape features**

*Reason:* To allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to restore/enhance historic field boundaries in accordance with targets in the High Weald AONB Management Plan. These would provide improved connectivity across the southern part of the Site.

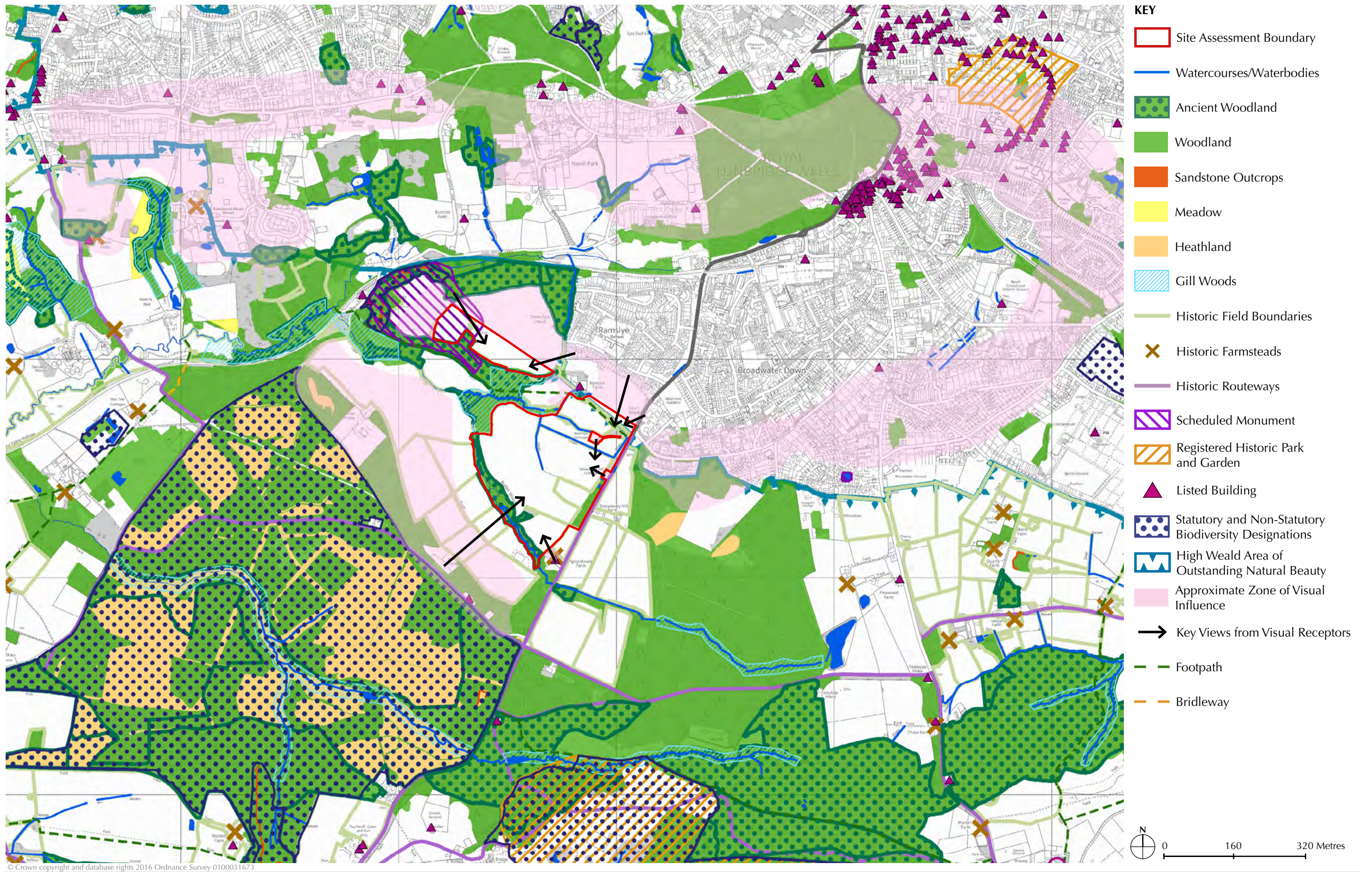
**16. Restore/enhance landscape features**

*Reason:* Opportunities exist to sensitively enhance watercourses and ditches on the Site to benefit wildlife and to ensure they are able to mitigate the effects of increasingly frequent and high peak flows, in accordance with targets in the High Weald AONB Management Plan.

**17. Positive management of key landscape features**

*Reason:* To positively manage key features characteristic of the landscape that are retained and/or restored on Site, such as semi-improved grassland and around the boundary ensuring their character, condition, value and multiple benefits for people and wildlife are retained.

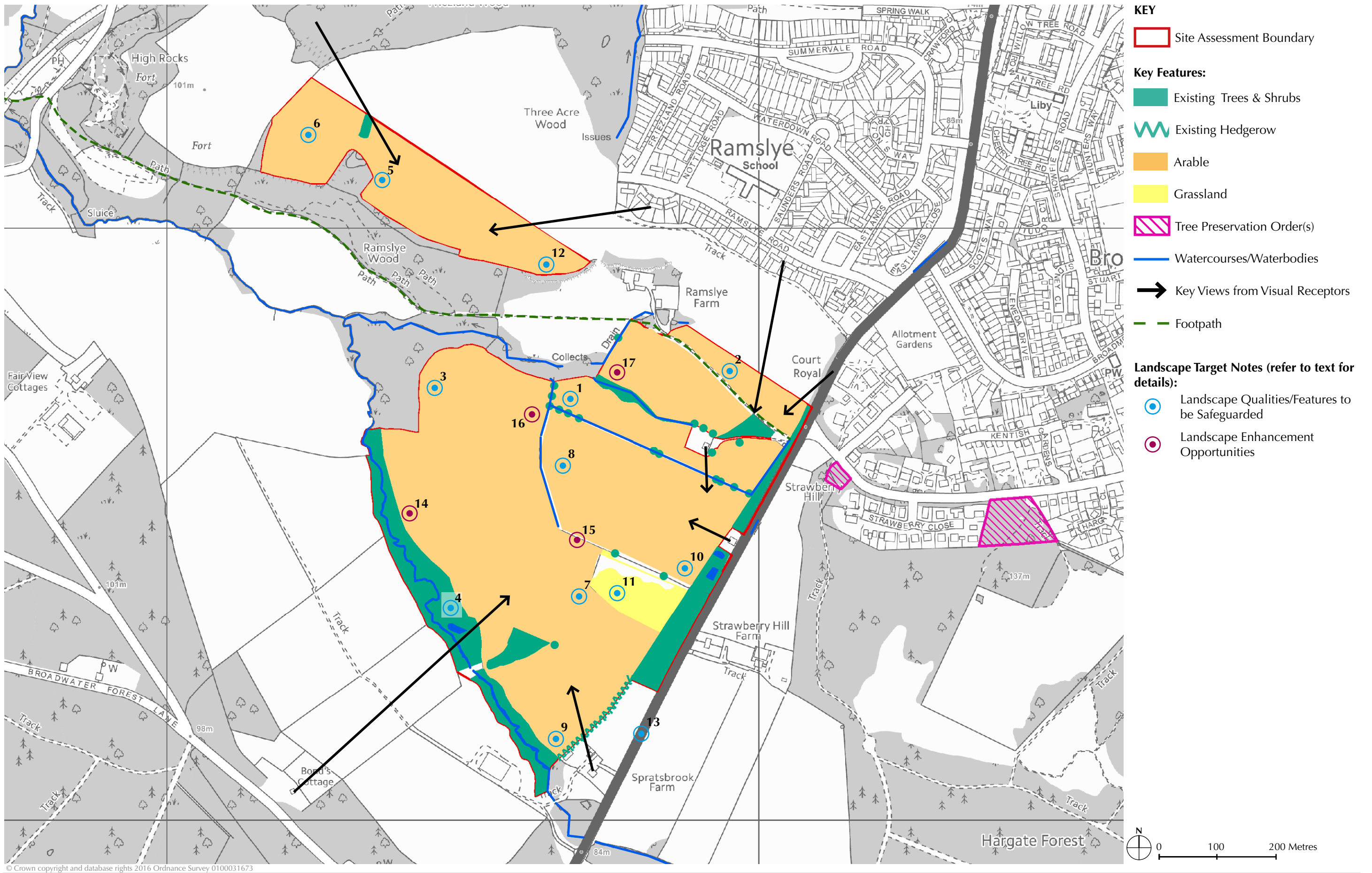




- KEY**
- Site Assessment Boundary
  - Watercourses/Waterbodies
  - Ancient Woodland
  - Woodland
  - Sandstone Outcrops
  - Meadow
  - Heathland
  - Gill Woods
  - Historic Field Boundaries
  - ✕ Historic Farmsteads
  - Historic Routeways
  - Scheduled Monument
  - Registered Historic Park and Garden
  - ▲ Listed Building
  - Statutory and Non-Statutory Biodiversity Designations
  - High Weald Area of Outstanding Natural Beauty
  - Approximate Zone of Visual Influence
  - Key Views from Visual Receptors
  - Footpath
  - Bridleway

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**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Edge of Tunbridge Wells
<b>Site Reference Number:</b>	740/1610
<b>Site Address:</b>	Land at Hargate House, St. Mark's Road, Tunbridge Wells
<b>Site Size: (ha)</b>	1.46
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Within
<b>Location and Description</b>	
<p>As shown on <b>Figure 3.1</b>, the Site lies adjacent to residential properties in Broadwater Down on the southern edge of Tunbridge Wells within the High Weald Area of Outstanding Natural Beauty (AONB). The Site comprises an extended garden plot of trees shrubs and lawns. It is surrounded by trees and woodland and neighbouring properties/gardens.</p>	
<b>LANDSCAPE AND VISUAL ASSESSMENT</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 3.12a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Scattered settlement patterns of historic farmsteads.</li> <li>• Ridges and valleys create an undulating landscape with opportunities for extensive views towards the south.</li> <li>• Large-scale woodlands.</li> <li>• Heathland or wooded heaths.</li> <li>• Small/medium-scale irregular fields, bounded by thick hedges or shaws, many of which retain their historic patterns.</li> <li>• Wooded or tree-lined settlement edge of Tunbridge Wells and leafy, tree-lined roads.</li> </ul>	
<b>Visual Context</b>	
<p>Direct views to the neighbouring open access woodland and properties are limited to glimpses between the trees.</p> <p>Key views from visual receptors are shown on <b>Figure 3.12a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 3.12a</b>. The Site's ZVI is limited to neighbouring properties to the south and east, with views north and west prevented by trees and woodland respectively.</p> <p>Key views into the Site are marked on <b>Figure 3.12a</b> and typical views are illustrated by the photographs on <b>Figure 3.12c</b>.</p>	



## Site Landscape Character

The landscape features within the Site are mapped on **Figure 3.12b** and illustrated on **Figure 3.12c**. Located on a ridge, the Site is generally level. It comprises mature gardens with specimen trees, shrubs and lawns. The southern part of the Site is less managed and includes rough grassland, a stand of beech trees and a small orchard. The Site's short northern edge lies adjacent to St. Mark's Road, and to the east and south it is adjacent to neighbouring gardens. The Site is quiet but generates little sense of being in the countryside due to its proximity to the settlement edge.

## LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

### Contextual Landscape Sensitivity and Capacity:

Not applicable to this site.

### Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Indistinct
Continuity	Historic
<b>Strength of Place</b>	<b>Weak</b>
Landform	Insignificant
Tree Cover	Intermittent
<b>Visibility</b>	<b>Low</b>
<b>Landscape Sensitivity</b>	<b>Low</b>
<b>Landscape Value</b>	<b>High</b>
<b>Landscape Capacity</b>	<b>Moderate</b>

The Site has a **Moderate Landscape Capacity** due to its low sensitivity and high landscape value. Its location adjacent to existing urban edge gives a more limited sense of remoteness/tranquillity and reduces the Site's landscape value, but balanced against this is its location within the High Weald AONB giving the Site a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

None.

## OUTLINE LANDSCAPE MITIGATION

### Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 3.12b**.

#### 1. Existing trees

*Reason:* Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly as a buffer to Hargate Forest which is being managed for conservation and along the road. They also contribute to the wooded character of the settlement edge and help to visually contain the Site, particularly from the road and neighbouring properties. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

#### 2. Maintain a buffer to existing woodland

*Reason:* The woodland on the western edge of the Site is being actively managed for the benefit of people (access) and wildlife. A buffer would help to minimise the effects of any development of the Site on the woodland and the conservation aims its management seeks to achieve.

#### 3. Wooded character of St. Mark's road

*Reason:* St. Mark's road has a distinctive tree-lined, leafy character. Avoiding/reducing intrusive highway engineering and maintaining its wooded 'green' boundaries will ensure this character is safeguarded.

#### 4. Local vernacular building styles

*Reason:* The Site is located within the High Weald AONB where the priority is to enhance the architectural quality of the area. Use of local materials and sensitive layout of spaces and soft landscaping in the development of the Site would help enhance the distinctive local settlement character, in accordance with the Wealden Design Guide and targets within the High Weald AONB Management Plan.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 3.12b**.

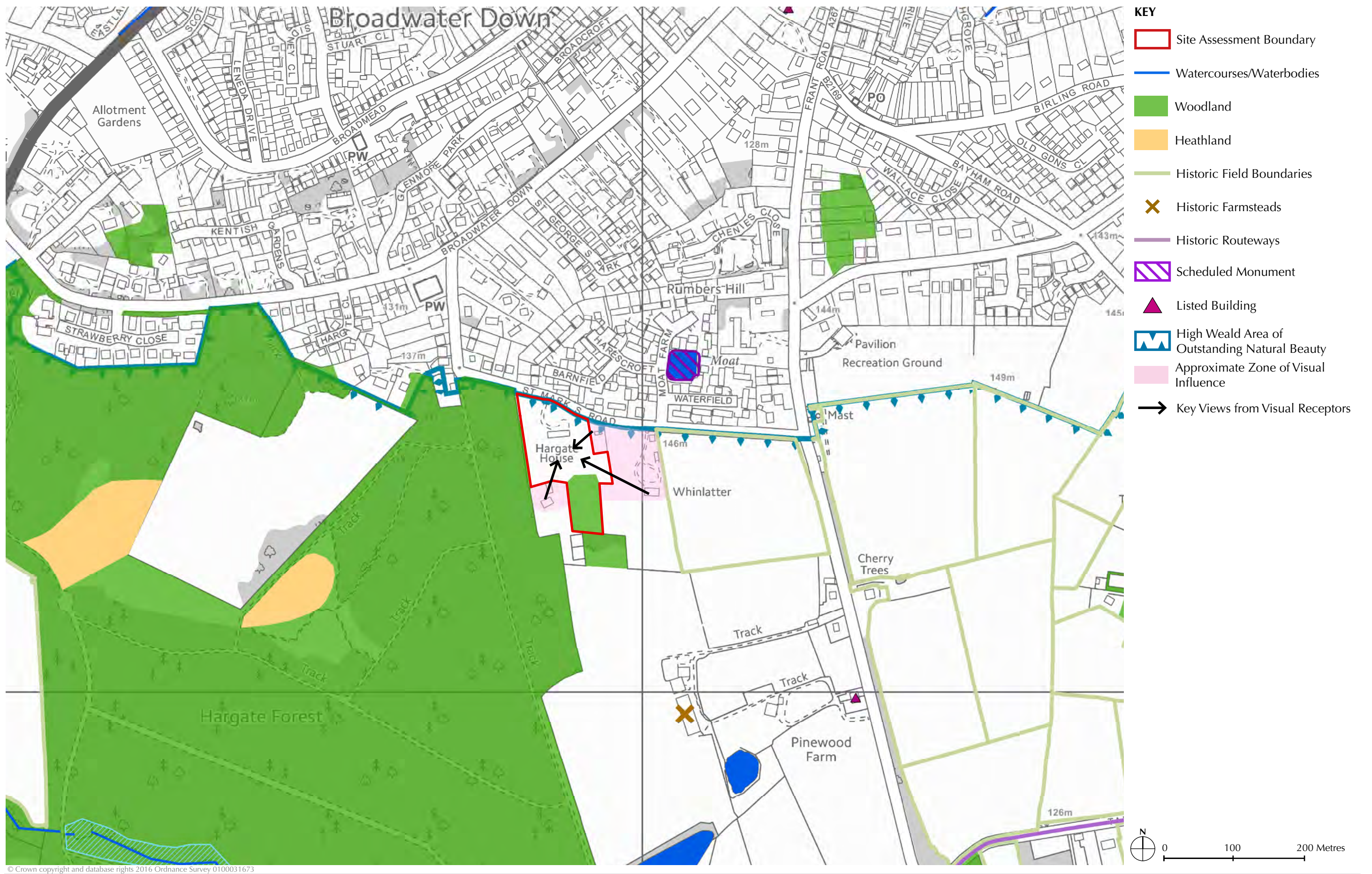
#### 5. Restore/enhance landscape features

*Reason:* To allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to restore a hedgerow or shaw. Opportunities exist to connect the existing woodland in the south and adjacent to the western boundary of the Site, to green infrastructure assets beyond - ensuring the Site is permeable to wildlife. The woodland around the Site is being actively managed for the benefit of people and wildlife. Enhancing the ecological functioning of woodlands remains an objective within the High Weald AONB Management Plan, opportunities to maintain this across the Site could be sought.

#### 6. Positive management of key landscape features

*Reason:* To positively manage key features characteristic of the High Weald AONB that are retained and/or restored on Site and around the boundary ensuring their character, condition, value and multiple benefits for people and wildlife are retained.











740/1610



**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**



LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Edge of Tunbridge Wells
<b>Site Reference Number:</b>	755/1610
<b>Site Address:</b>	Land off Bayham Road, Tunbridge Wells
<b>Site Size: (ha)</b>	5.05
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Within
<b>Location and Description</b>	
As shown on <b>Figure 3.1</b> , the Site lies in the open countryside, adjacent to Bayham Road on the south-east side of Tunbridge Wells and within the High Weald AONB. The Site comprises two small fields of grassland, bounded by hedgerows on all sides.	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
The landscape and visual context of the Site is shown on <b>Figure 3.13a</b> . The key characteristics/features which provide the context to this Site are:	
<ul style="list-style-type: none"> <li>• Ridges and valleys create an undulating landscape with opportunities for extensive views south and south-east.</li> <li>• Medium to large-scale Ancient Woodlands.</li> <li>• Ancient Woodlands lining narrow and often deep gill streams.</li> <li>• Sunken, hedge and/or tree-lined historic lanes and tracks.</li> <li>• Small/medium-scale irregular fields, bounded by thick hedges or shaws, many of which retain their historic patterns.</li> <li>• Ponds and waterbodies within fields.</li> <li>• Tree-lined or wooded settlement edge.</li> <li>• Exposed sandstone outcrops.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> <li>• Network of rights of way cross the landscape, many retain their historic patterns.</li> </ul>	
<b>Visual Context</b>	
Glimpsed views are possible from the neighbouring properties and those residents to the north on the Bayham Road and the recent development on Dukes Drive. Key views from visual receptors are shown on <b>Figure 3.13a</b> . These include:	
<ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Players at the neighbouring rugby pitch (Low Sensitivity)</li> </ul>	
<i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 3.13a</b> . The Site's ZVI is extensive, both locally and in longer distance views. It includes much of the immediate surroundings of the Site including residential properties to the north and longer visual connections to rising land on the opposite valley side to the south. As a result of this local topography the Site is highly exposed in longer views from the east and south.	



Key views into the Site are marked on **Figure 3.13a** and typical views are illustrated by the photographs on **Figure 3.13c**

**Site Landscape Character**

The landscape features within the Site are mapped on **Figure 3.13b** and illustrated on **Figure 3.13c**. Located on land rising towards Tunbridge Wells, the Site slopes downhill to the east. As it slopes away from the settlement, the site has a rural character, comprising two small fields of improved grassland, surrounded by mature, in some cases grown-out hedgerows. The Site forms part of a coherent wider landscape and it is typical in character of the High Weald, with its complex of small-scale irregular fields and numerous scattered historic farmsteads. There is some sense of tranquillity on this site; however this is affected by road noise from the Bayham Road (B2169) and the Frant Road (A267).

**LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION**

**Contextual Landscape Sensitivity and Capacity:**

Not applicable to this site.

**Site Sensitivity and Capacity Assessment:**

CRITERIA	ASSESSMENT
Distinctiveness	Unique/Rare
Continuity	Historic
<b>Strength of Place</b>	<b>Strong</b>
Landform	Dominant
Tree Cover	Intermittent
<b>Visibility</b>	<b>High</b>
<b>Landscape Sensitivity</b>	<b>High</b>
<b>Landscape Value</b>	<b>Very High</b>
<b>Landscape Capacity</b>	<b>Low</b>

The Site has a **Low Landscape Capacity** due to its high sensitivity and very high landscape value. Its location within the High Weald AONB and coherent historic landscape pattern and good condition giving the Site a very high landscape value overall.

Significant variations in landscape sensitivity within the Site:

None.

## OUTLINE LANDSCAPE MITIGATION

### Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 3.13b**.

#### 1. Field boundaries and their vegetation

*Reason:* The boundaries of the fields are historic and contribute to the unique ancient field patterns characteristic of the High Weald. They contribute to green infrastructure by providing links for wildlife through the Site and beyond it to key landscape features such as hedgerows and in to gardens in the north. They also reinforce historic landscape character and help to visually contain the Site.

#### 2. Existing trees

*Reason:* Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly along the road. They also contribute to the wooded character of the settlement edge and help to visually contain the Site, particularly from the road and neighbouring properties. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

#### 3. Rural character of Bayham Road (B2169)

*Reason:* This is a known historic routeway which contributes to both the character of the local area and the wider High Weald AONB. Avoiding/reducing intrusive highway engineering (e.g. urbanising features such as kerbs, widening, wide visibility access splays, speed bumps etc.) on rural lanes and historic routeways is a target in the AONB Management Plan.

#### 4. Local vernacular building styles

*Reason:* The Site is located within the High Weald AONB where the priority is to enhance the architectural quality of the area. Use of local materials and sensitive layout of spaces and soft landscaping in the development of the Site would help enhance the distinctive local settlement character, in accordance with the Wealden Design Guide and targets within the High Weald AONB Management Plan.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 3.13b**.

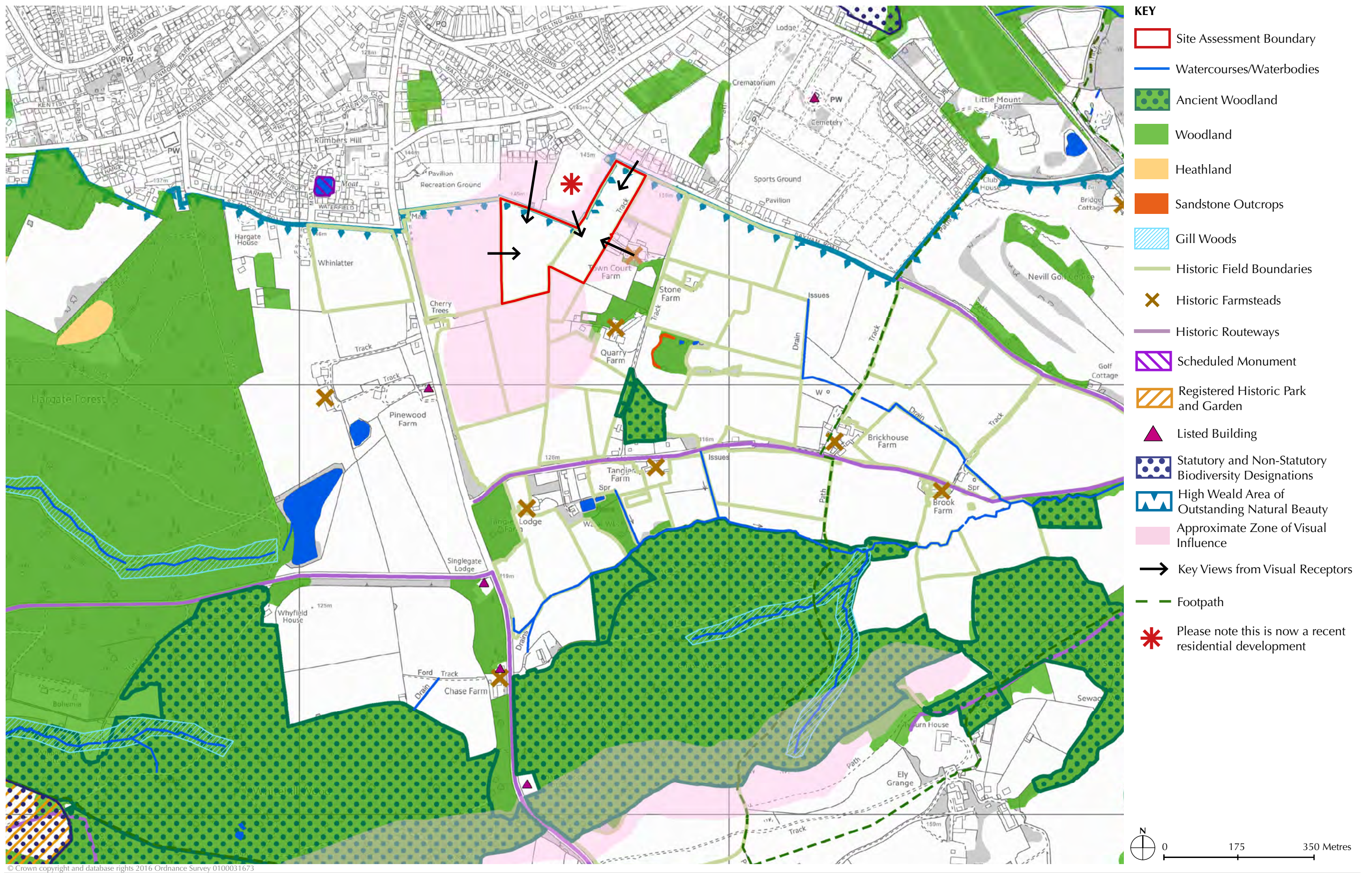
#### 5. Restore/enhance landscape features

*Reason:* To allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to reinstate hedgerow trees along the Site's eastern boundary, in order to screen the Site from neighbouring properties and provide improved green infrastructure links around the Site for wildlife.

#### 6. Positive management of key landscape features

*Reason:* To positively manage key features characteristic of the High Weald AONB that are retained and/or restored on Site and around the boundary ensuring their character, condition, value and multiple benefits for people and wildlife are retained.

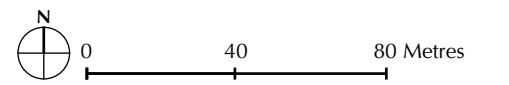








- KEY**
- Site Assessment Boundary
- Key Features:**
- ~ Existing Hedgerow
  - Existing Trees & Shrubs
  - Grassland
  - ➔ Key Views from Visual Receptors
- Landscape Target Notes (refer to text for details):**
- Landscape Qualities/Features to be Safeguarded
  - Landscape Enhancement Opportunities



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**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Edge of Tunbridge Wells
<b>Site Reference Number:</b>	796/1610
<b>Site Address:</b>	Land at Little Mount Farm, Benhall Mill Road, Tunbridge Wells
<b>Site Size: (ha)</b>	3.84
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Adjacent
<b>Location and Description</b>	
<p>As shown on <b>Figure 3.1</b>, the Site lies adjacent to Benhall Mill Road on the south-east side of Tunbridge Wells. The Site comprises mature gardens of lawns bounded by mature trees. The main-line railway runs close to the Site beyond trees to the north-east. A public footpath runs adjacent to the Site on two sides. The Site is adjacent to the High Weald Area of Outstanding Natural Beauty (AONB).</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 3.14a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• An undulating landscape.</li> <li>• Small-scale, medium scale broadleaved secondary woodlands.</li> <li>• Narrow and sometimes deep, gill streams bounded by woodland or Ancient Woodland.</li> <li>• Sunken, tree-lined historic lanes.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> <li>• Wooded/tree-lined settlement edge of Tunbridge Wells.</li> </ul>	
<b>Visual Context</b>	
<p>Local and glimpsed views of the Site are possible from the adjacent road (particularly from the bridge as the railway is sunken here) and from the public footpath to the north east, particularly during winter months.</p> <p>Key views from visual receptors are shown on <b>Figure 3.14a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Users of the public footpath (High Weald Landscape Trail and Tunbridge Wells Circular Walk promoted routes) (High Sensitivity)</li> <li>• Users (drivers) of Benhall Mill Road (Medium Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 3.14a</b>. The Site's ZVI is very limited on all sides as a result of the woodland present, particularly north and east of the Site.</p> <p>Key views into the Site are marked on <b>Figure 3.14a</b> and typical views are illustrated by the photographs on <b>Figure 3.14c</b>.</p>	



**Site Landscape Character**

The landscape features within the Site are mapped on **Figure 3.14b** and illustrated on **Figure 3.14c**. Located within a valley bottom, the Site is generally level with a gentle slope upwards on the western edge. It comprises a large extended garden with mature trees, shrubs and lawns. The Site is surrounded by mature trees, scrub and woodland. The southern edge lies adjacent to Benhall Mill Road and the Site has a moderate sense of tranquillity as a result of road noise and passing trains.

**LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION**

**Contextual Landscape Sensitivity and Capacity:**  
Not applicable to this site.

**Site Landscape Sensitivity and Capacity Assessment:**

CRITERIA	ASSESSMENT
Distinctiveness	Distinct
Continuity	Historic
<b>Strength of Place</b>	<b>Moderate</b>
Landform	Insignificant
Tree Cover	Enclosed
<b>Visibility</b>	<b>Very Low</b>
<b>Landscape Sensitivity</b>	<b>Low</b>
<b>Landscape Value</b>	<b>Moderate/High</b>
<b>Landscape Capacity</b>	<b>Moderate</b>

The Site has a **Moderate Landscape Capacity** due to its low sensitivity and moderate/high landscape value. Its location adjacent to existing urban edge gives a more limited sense of remoteness/tranquillity and reduces the Site’s landscape value, but balanced against this is its location immediately adjacent to the High Weald AONB and relatively coherent historic landscape pattern giving the Site a moderate/high landscape value overall.

Significant variations in landscape sensitivity within the Site:

None.

## OUTLINE LANDSCAPE MITIGATION

### Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 3.14b**.

#### 1. Existing trees

*Reason:* Existing and particularly mature trees within and/or around the boundary of the Site contribute to green infrastructure by providing links for wildlife through the Site and beyond it, particularly to trees and woodland along the road and railway. They also contribute to the wooded character of the settlement edge and help to visually contain the Site from the road in particular. The Wealden Design Guide and best arboriculture practice should be followed for retention of trees on development sites.

#### 2. Rural character of Benhall Mill Road

*Reason:* This is a known historic routeway which contributes to both the character of the local area and the wider High Weald AONB. Avoiding/reducing intrusive highway engineering (e.g. urbanising features such as kerbs, widening, wide visibility access splays, speed bumps etc.) on rural lanes and historic routeways is a target in the AONB Management Plan.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 3.14b**.

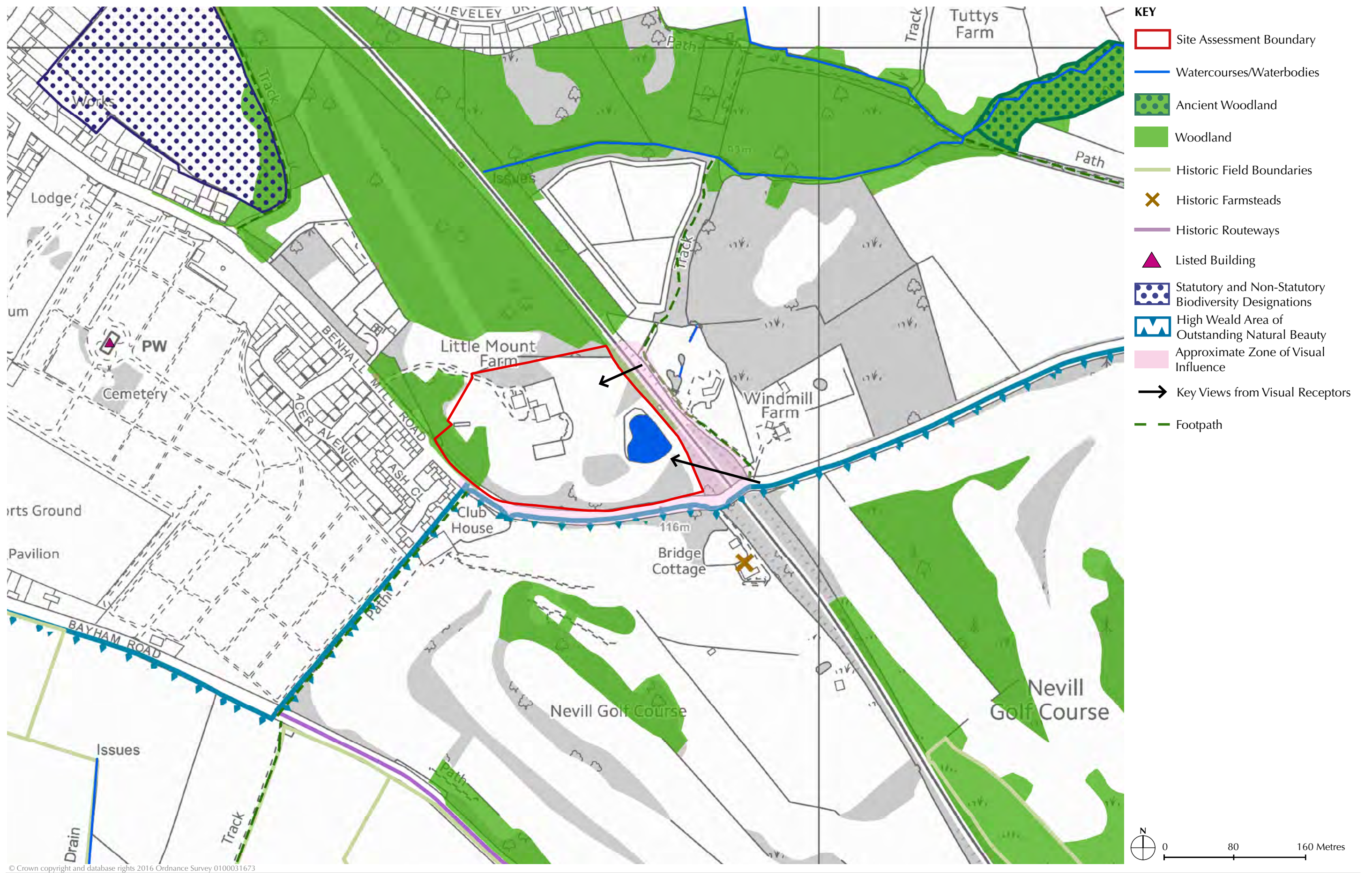
#### 3. Restore/enhance landscape features

*Reason:* To allow natural regeneration (or supplement with locally sourced and locally appropriate native species) creating characteristic features such as hedgerows/trees through the Site to improve green infrastructure. In particular along the boundary adjacent to the railway to help screen the Site from views and noise.

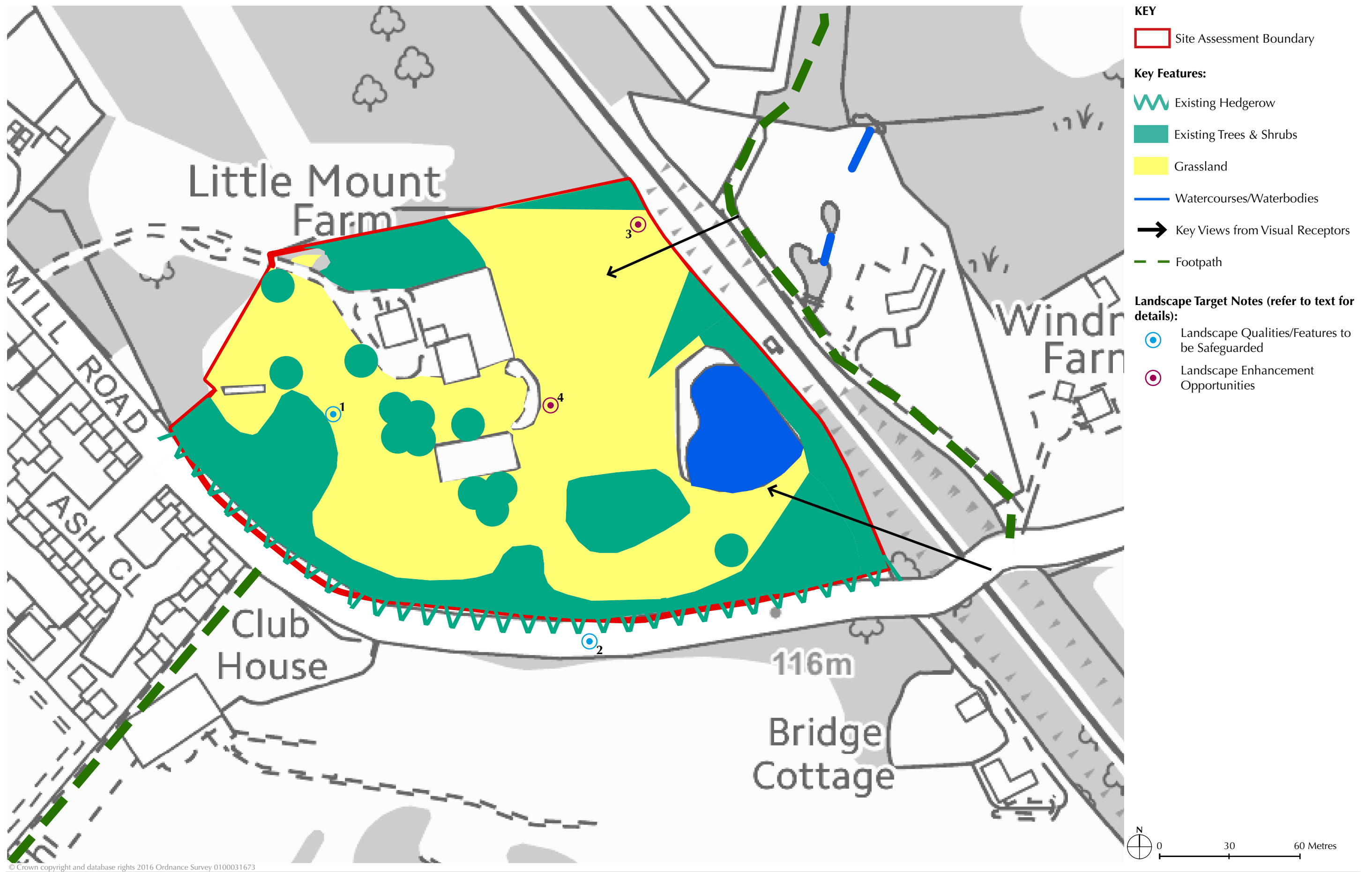
#### 4. Positive management of key features

*Reason:* To positively manage key features characteristic of this landscape that are retained and/or restored on Site and around the boundary, ensuring their character, condition, value and multiple benefits for people and wildlife are retained.













**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**

LANDSCAPE AND VISUAL ASSESSMENT	
<b>General Information</b>	
<b>Settlement/Area:</b>	Edge of Tunbridge Wells
<b>Site Reference Number:</b>	818/1610
<b>Site Address:</b>	Whinlatter, St. Mark's Road, Tunbridge Wells
<b>Site Size: (ha)</b>	1.29
<b>Landscape Assessment Type:</b>	Full
<b>Site within/adjacent/outside the High Weald AONB:</b>	Within
<b>Location and Description</b>	
<p>As shown on <b>Figure 3.1</b>, the Site lies adjacent to residential properties in Broadwater Down on the southern edge of Tunbridge Wells within the High Weald Area of Outstanding Natural Beauty (AONB). The Site comprises an extended garden plot of trees shrubs and lawns. It is surrounded by trees and woodland and neighbouring properties/gardens to the north, west and south, a field borders the site's eastern side.</p>	
<b>LANDSCAPE BASELINE</b>	
<b>Landscape Character Context</b>	
<p>The landscape and visual context of the Site is shown on <b>Figure 3.15a</b>. The key characteristics/features which provide the context to this Site are:</p> <ul style="list-style-type: none"> <li>• Ridges and valleys create an undulating landscape with opportunities for extensive views towards the south.</li> <li>• Large-scale woodlands.</li> <li>• Heathland or wooded heaths.</li> <li>• Small/medium-scale irregular fields, bounded by thick hedges or shaws, many of which retain their historic patterns.</li> <li>• Designed parkland landscapes.</li> <li>• Scattered settlement patterns of historic farmsteads.</li> <li>• Wooded or tree-lined settlement edge of Tunbridge Wells and leafy, tree-lined roads.</li> </ul>	
<b>Visual Context</b>	
<p>As a result of existing vegetation, glimpsed views of the site are possible from the Frant Road, and neighbouring properties.</p> <p>Key views from visual receptors are shown on <b>Figure 3.15a</b>. These include:</p> <ul style="list-style-type: none"> <li>• Residents of neighbouring properties (High Sensitivity)</li> <li>• Users of the Frant Road (Medium Sensitivity)</li> </ul> <p><i>Zone of Visual Influence:</i> The approximate Zone of Visual Influence (ZVI) is shown on <b>Figure 3.15a</b>. The Site's ZVI is fairly limited to neighbouring properties to the west and east. However, visual connectivity extends to a long-distance to the wooded ridge, south of the Site.</p> <p>Key views into the Site are marked on <b>Figure 3.15a</b> and examples are shown on <b>Figure 3.15c</b>.</p>	



## Site Landscape Character

The landscape features within the Site are mapped on **Figure 3.15b** and illustrated on **Figure 3.15c**. Located on a ridge, the Site is generally level. It comprises mature gardens with specimen trees, shrubs and lawns. The southern part of the Site is quite open. The Site's short northern edge lies adjacent to St. Mark's Road, and to the west it is adjacent to neighbouring gardens. East of the Site is a field of grass which retains its historic field boundaries, which include mature hedgerows and trees. The Site is quiet and has a strong sense of tranquillity and rural character in the southern part.

## LANDSCAPE SENSITIVITY AND CAPACITY EVALUATION

### Contextual Landscape Sensitivity and Capacity:

Not applicable to this site.

### Site Landscape Sensitivity and Capacity Assessment:

CRITERIA	ASSESSMENT
Distinctiveness	Indistinct
Continuity	Historic
<b>Strength of Place</b>	<b>Weak</b>
Landform	Insignificant
Tree Cover	Intermittent
<b>Visibility</b>	<b>Low</b>
<b>Landscape Sensitivity</b>	<b>Low</b>
<b>Landscape Value</b>	<b>High</b>
<b>Landscape Capacity</b>	<b>Moderate</b>

The Site has a **Moderate Landscape Capacity** due to its low sensitivity and high landscape value. Some degradation of landscape features which contribute to the coherent historic landscape pattern reduces the Site's landscape value, but balanced against this is its location within the High Weald AONB and strong sense of remoteness/tranquillity giving the Site a high landscape value overall.

Significant variations in landscape sensitivity within the Site:

The Site shares its eastern boundary with the surviving historic field to the east and this boundary is therefore more sensitive.

## OUTLINE LANDSCAPE MITIGATION

### Key Landscape Constraints (Qualities/Features to be Safeguarded)

This section should be read in conjunction with the target notes shown on **Figure 3.15b**.

#### 1. Existing trees

*Reason:* Existing and particularly mature trees contribute to green infrastructure by providing existing well-connected vegetation which enables species movements through and beyond the Site to key landscape features such as hedgerows and woodland whilst reinforcing local character. They also help to visually contain the Site and provide a buffer to the woodland beyond, which is being managed for conservation. Trees should be retained in accordance with the Wealden Design Guide and best arboriculture practice.

#### 2. Eastern boundary and vegetation

*Reason:* This is a historic field boundary and key characteristic of the High Weald AONB; it should be retained in accordance with objectives and targets within the AONB Management Plan.

#### 3. Wooded character of St. Mark's Road

*Reason:* St. Mark's road has a distinctive tree-lined, leafy character. Avoiding/reducing intrusive highway engineering and maintaining its wooded 'green' boundaries will ensure this character is safeguarded.

#### 4. Local vernacular building styles

*Reason:* The Site is located within the High Weald AONB where the priority is to enhance the architectural quality of the area. Use of local materials and sensitive layout of spaces and soft landscaping in any development of the Site would help enhance the distinctive local settlement character, in accordance with the Wealden Design Guide and targets within the High Weald AONB Management Plan.

### Potential Landscape Enhancement Opportunities

This section should be read in conjunction with the target notes shown on **Figure 3.15b**.

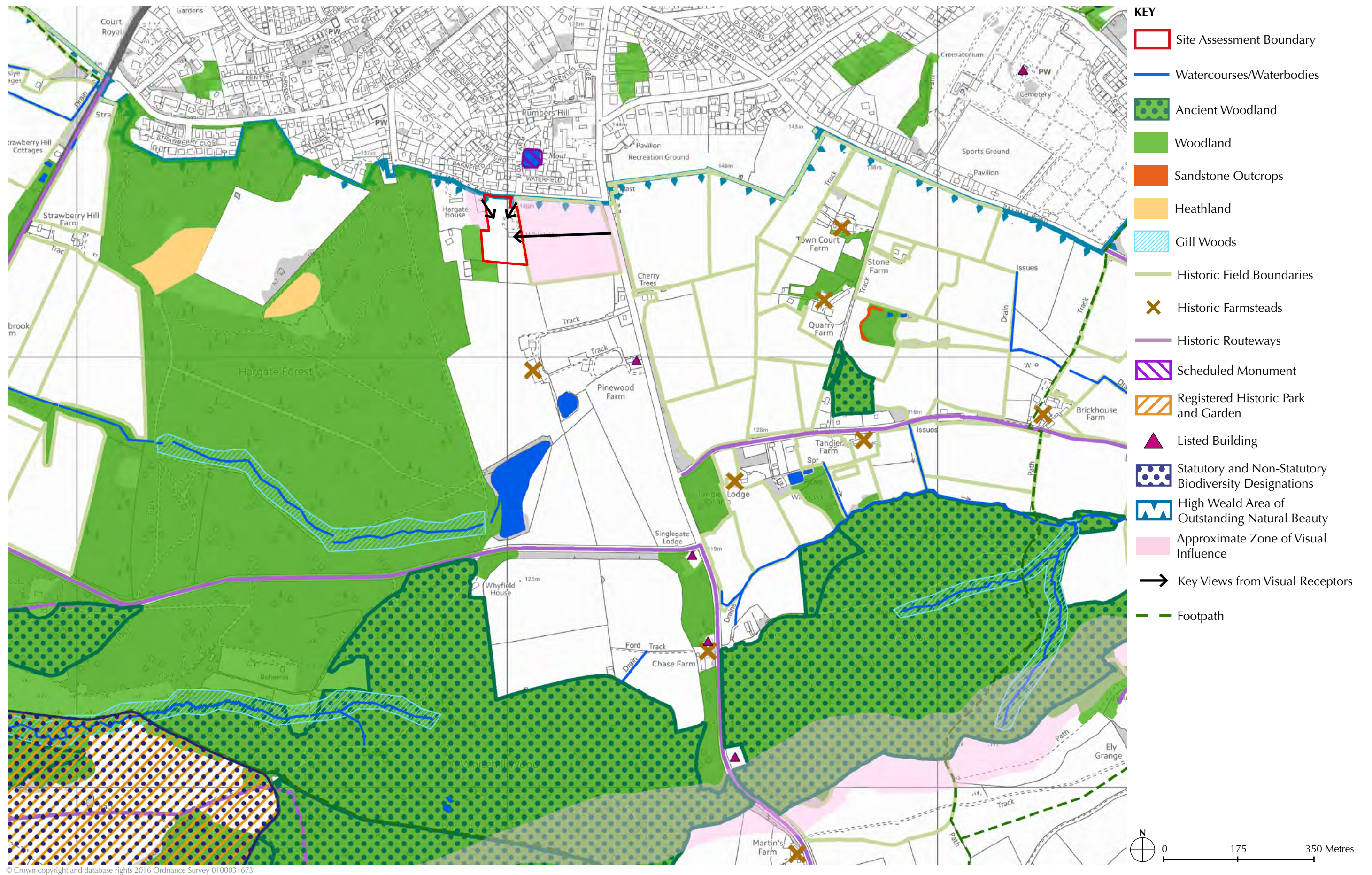
#### 5. Restore/enhance landscape features

*Reason:* To allow natural regeneration (or supplement with locally sourced and locally appropriate native species) to restore a hedgerow or shaw. Opportunities exist to connect the existing woodland (Hargate Forest) across this site, to green infrastructure assets beyond such as hedgerows - ensuring the Site is permeable to wildlife. This reinforces the wooded character of this ridgeline and the woodland close to the Site is being actively managed for the benefit of people and wildlife. Enhancing the ecological functioning of woodlands remains an objective within the High Weald AONB Management Plan.

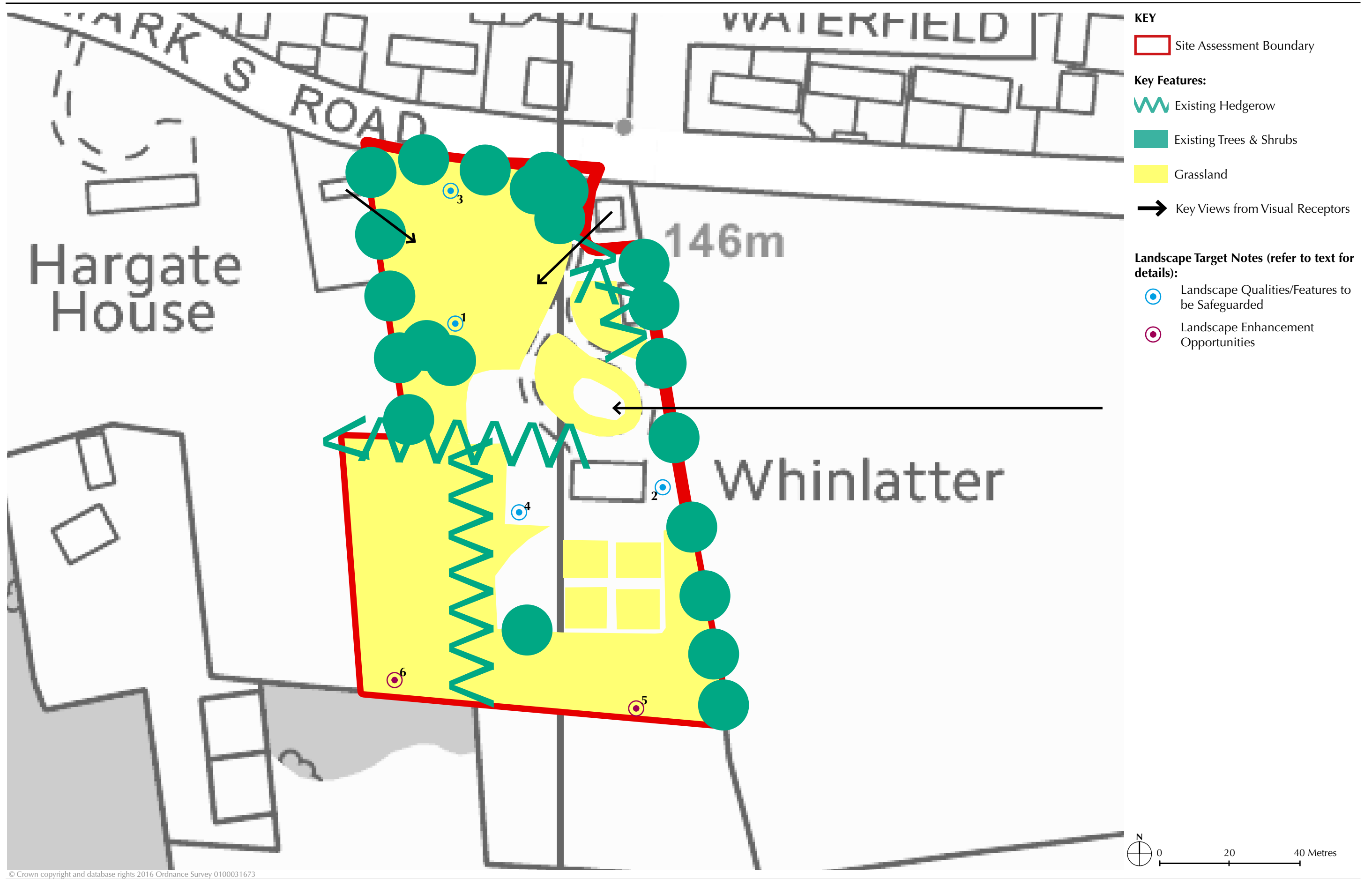
#### 6. Positive management of key landscape features

*Reason:* To positively manage key features characteristic of the High Weald AONB that are retained and/or restored on Site and around the boundary, ensuring their character, condition, value and multiple benefits for people and wildlife are retained.











818/1610



**Aerial Image of Site**



**Typical View into Site**



**Typical View out of Site**