

Tunbridge Wells - Landscape and Visual Impact Assessment of Proposed Allocation Sites within the High Weald AONB



6.4: Pembury

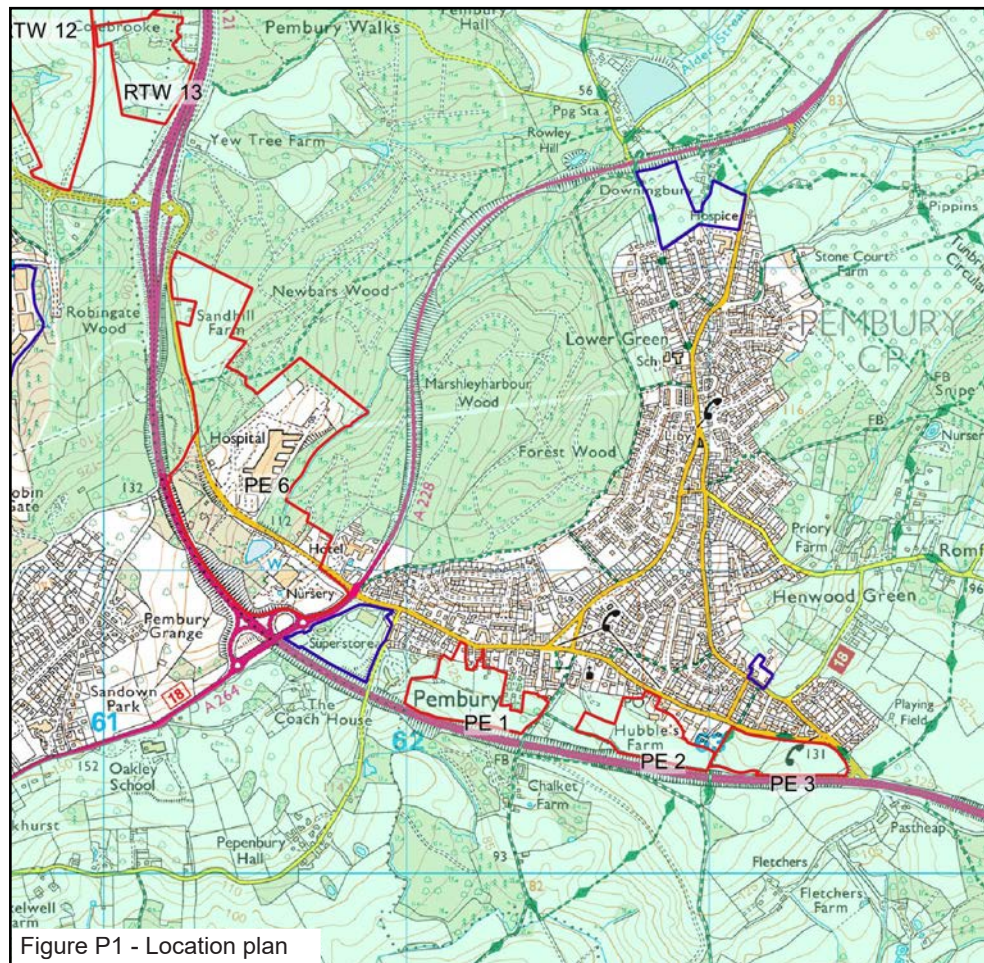
Revision B

6.4 Pembury

Pembury sites considered:

- PE 1 - Land rear of High Street and west of Chalket Lane;
- PE 2 - Land at Hubbles Farm and south of Hastings Road;
- PE 3 - Land north of the A21, south and west of Hastings Road; and
- PE 6 - Land at Tunbridge Wells Hospital, Pembury and adjacent to Tonbridge Road

See Figure P1 for site locations. The High Weald AONB is shown as a green wash.



6.4.1 Settlement Context

6.4.1.1 Pembury is a large nucleated village located approximately 500m to the north-east of Royal Tunbridge Wells. The village is contained to the south by the A21 dual carriageway, which bypasses traffic from Hastings Road, and to the west by woodland. The northern edge of the village is located approximately 250m from the A228, which was also built to bypass traffic from the village centre. To the west of the village, beyond the A228, lie Pembury Hospital, a hotel and a garden centre, which sit outside the settlement boundary, but are associated with the village. The hamlet of Romford lies to the east of Pembury.

6.4.1.2 The southern edge of the village is located on an east-west sandstone ridge, with the northern extents located on the north-facing dip slope. The land falls away sharply to the south, beyond the A21, before climbing again to the west and south-west. The Tunbridge Wells Circular Walk follows a ridgeline to the south of Pembury and north-east of Hawkenbury on the edge of Royal Tunbridge Wells. Beyond the village the landscape displays the undulating landform typical of the High Weald.

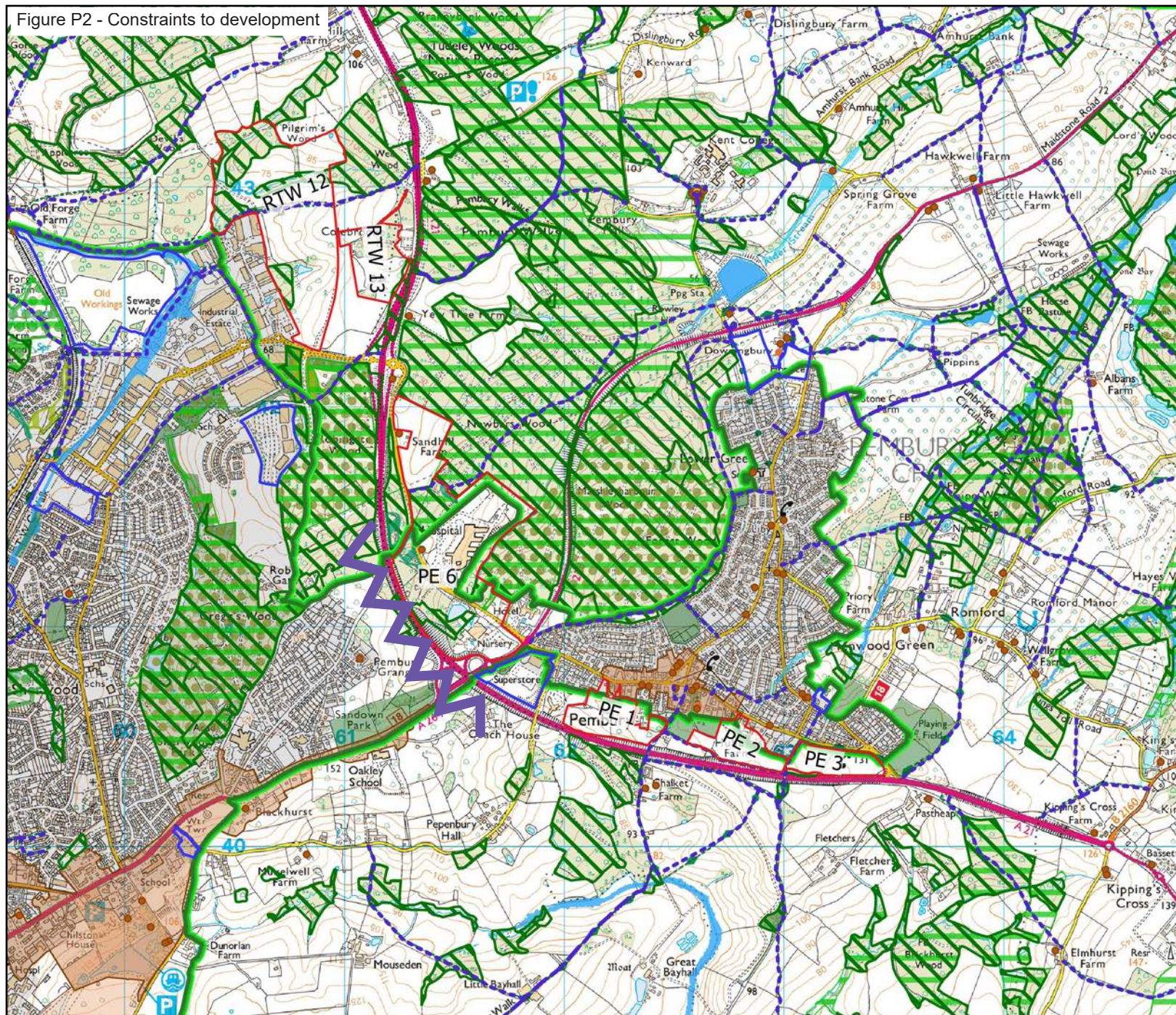
6.4.1.3 Both Royal Tunbridge Wells and Pembury have been excluded from the AONB designation, as has the hospital, hotel and garden centre to the north-west of the village. The AONB boundary hugs the village edge, as does the boundary to the Green Belt. Pembury Cutting and Pit Site of Special Scientific Interest (SSSI) is located to the north-west of the village, between the hospital and the A21. The woodland to the west of the village consists of Ancient Woodland, which is also designated as a local wildlife site. A further area of Ancient Woodland is located approximately 250m to the east of the village at Snipe Wood.

6.4.1.4 The historic core of the village is designated as a Conservation Area and is located along the High Street and Hastings Road, in what is now the southern part of the village. Outside of the Conservation Area there are scattered listed buildings, generally associated with Lower Green Road, Hastings Road and Henwood Green Road.

6.4.1.5 Other constraints to development within this area include areas of 'Local greenspace', which include the cemetery, two recreation areas, playing fields to the south-east of the village and the allotments. The village is well served with public rights of way which provide links to the rural landscapes to the north, east and south of the village.

6.4.1.6 One of the key considerations for development around Pembury is to maintain the separation between the village and Royal Tunbridge Wells. The separate identity of the village was a key value brought up within the consultation event for the Tunbridge Wells Character Assessment (Appendix 4). The A21 is a strong separating feature, however the settlements lie in close proximity, particularly to the west of Pembury.

Figure P2 - Constraints to development



KEY

- Study Sites
- Other draft allocation
- Borough boundary
- Areas of Outstanding Natural Beauty
- Ashdown Forest 7km Buffer (EN13)
- SSSI
- Ancient woodlands
- Local Wildlife Site
- Sites of Nature Conservation Value
- Local Nature Reserve
- Candidate Local Nature Reserve
- Conservation areas (EN7)
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Scheduled monuments
- Registered Historic Parks and Gardens
- Byway Open to All Traffic
- Public Bridleway
- Public Footpath
- Restricted Byway
- Country parks
- Open Access Land
- Local greenspace (EN17)
- Flood zone 3b
- Flood zone 3a
- Flood zone 2
- Safeguarded railways
- Arcadian areas (EN19)
- Existing limits to built development (STR1)
- Essential separation to settlement

Figure P3 - OS Map 1871-1878

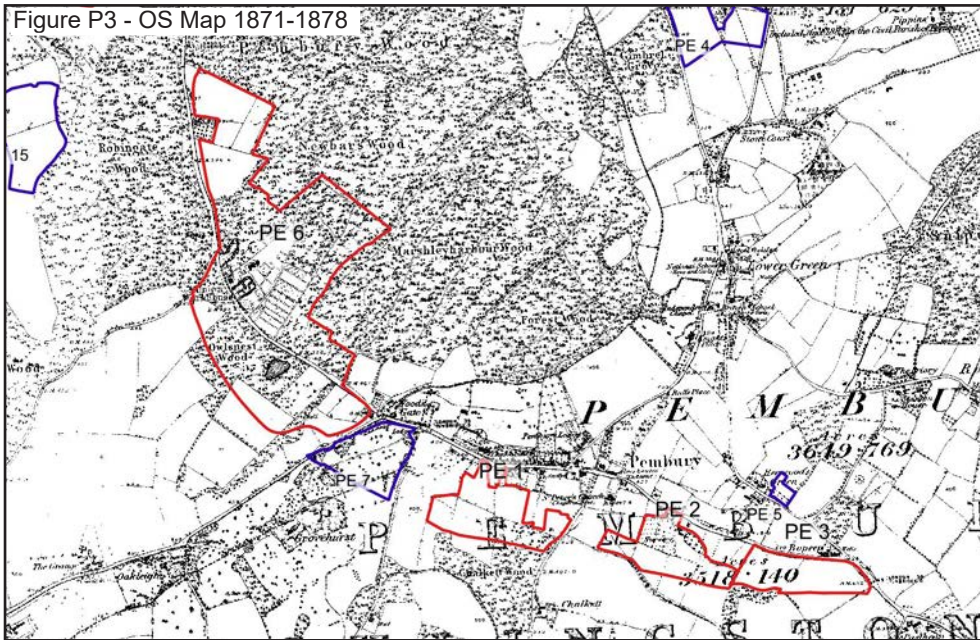
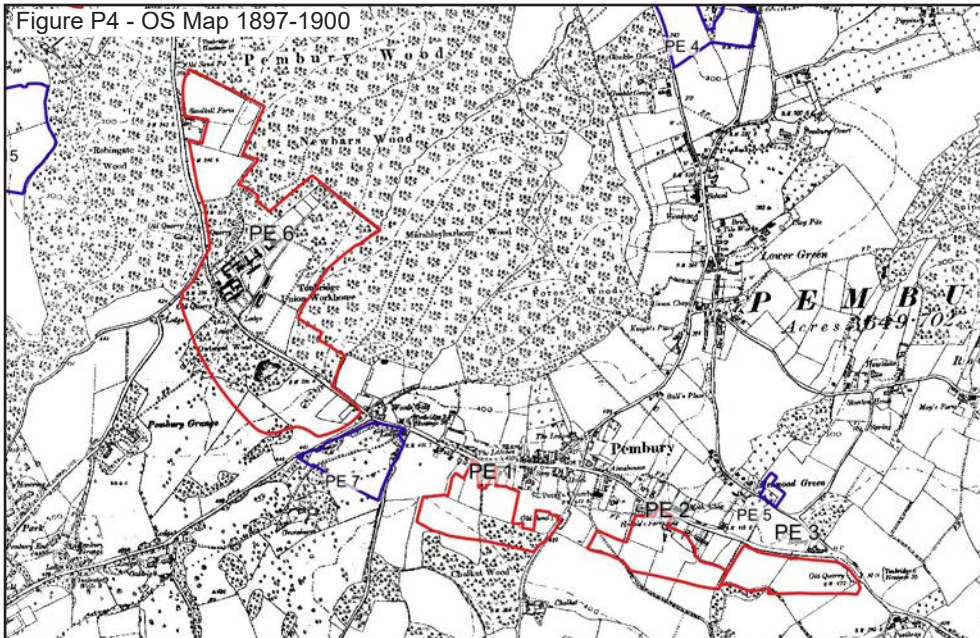


Figure P4 - OS Map 1897-1900



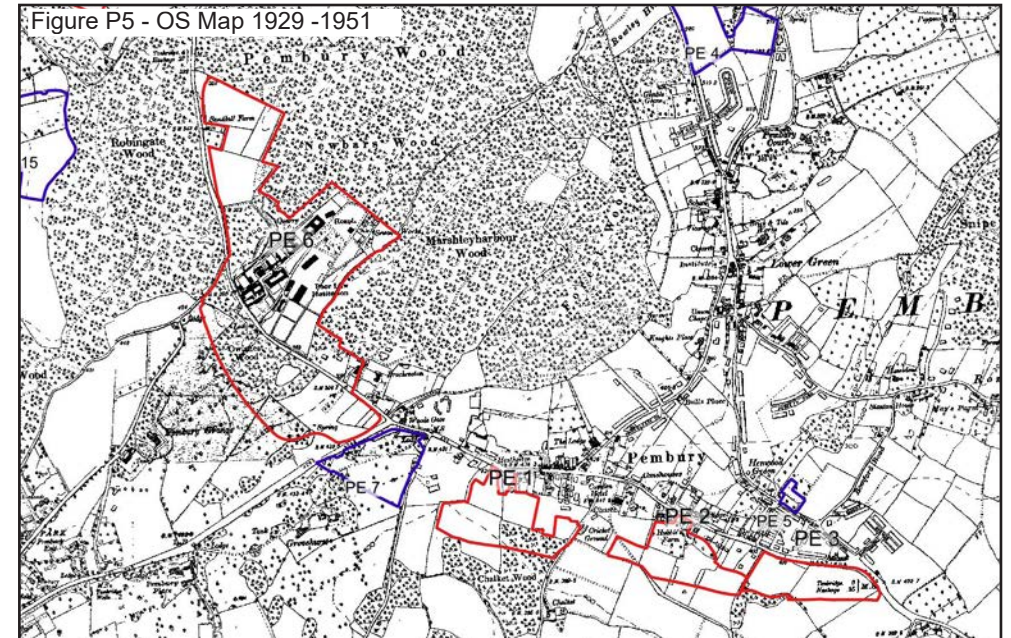
6.4.2 Settlement Evolution

6.4.2.1 Pembury village was formed from the amalgamation of the original village with 5 adjacent hamlets. Figures P3 - P5 illustrate the historic evolution of the village.

6.4.2.2 Sites PE 1 - PE 3 are located to the south of the historic core of the village. The land to the south-east of site PE 1 was once part of Chalket Wood (designated Ancient Woodland), but has since been separated from this woodland by the construction of the A21 dual carriageway. The field pattern within site PE 1 remains as shown on the historic maps. The field pattern within site PE 2 has changed, with internal boundary loss and the loss of the southern section of the fields to the A21. The field pattern within site PE 3 has changed little, however the central field boundary has been degraded to the north.

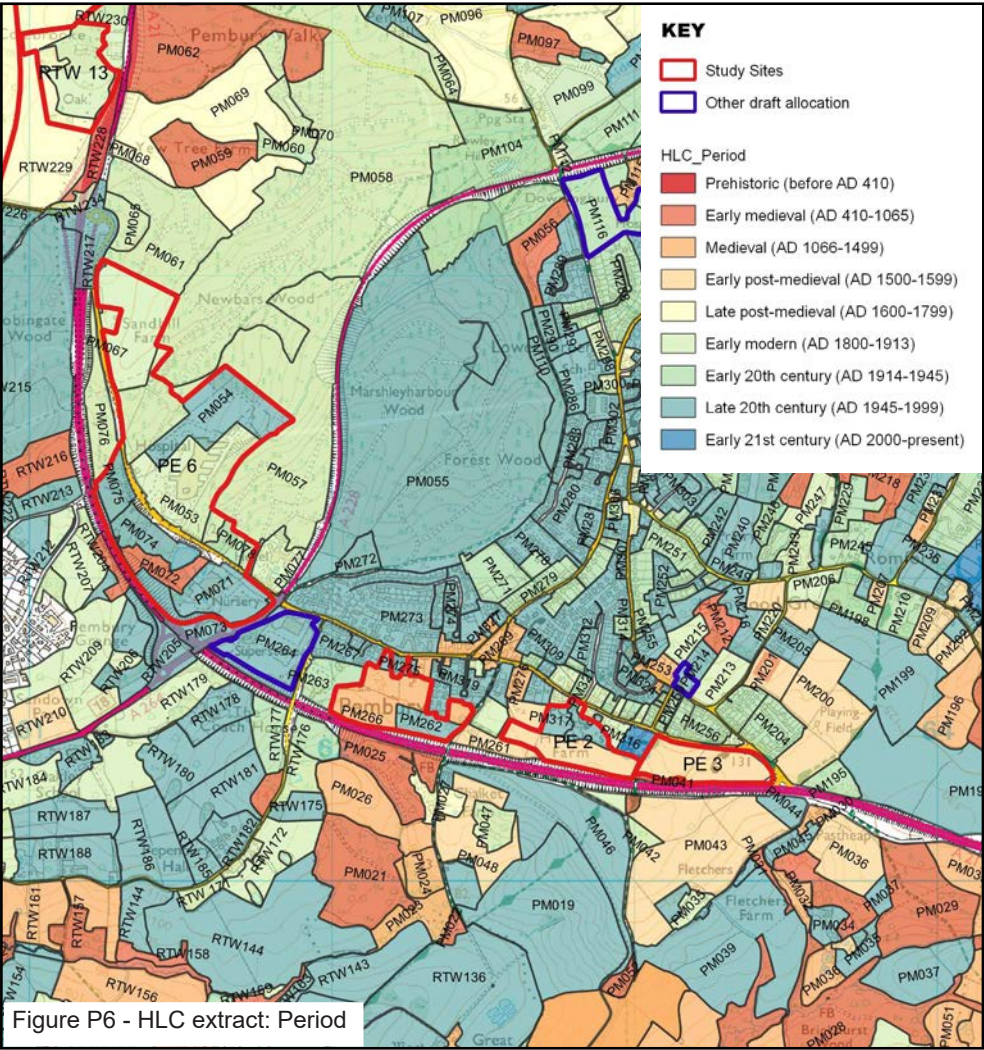
6.4.2.3 The maps identify that the existing hospital site within site PE 6 has contained built development for a considerable time period. The historic field pattern for the northern field within this site is mapped.

Figure P5 - OS Map 1929 -1951



6.4.3 Historic Landscape Character

6.4.3.1 The Kent Historic Landscape Characterisation was last updated in 2017. Extracts from the study, relevant to the Pembury sites, are shown on the table opposite. This data has been used to gauge the historic context of the village and surrounding landscape, which has then been tested through fieldwork in order to analyse which elements are reflected in the current landscape and village setting.



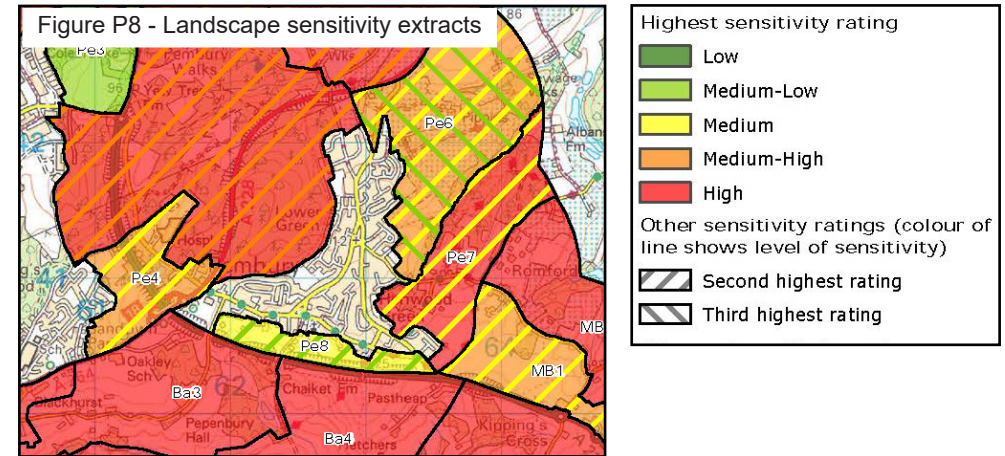
Site	HLC ID	Type	Period	Additional information
PE1	PM262	Wood pasture	Late 20th century	Small regular fields with wavy boundaries
	PM266	Cohesive assart fields	Medieval	Small regular fields with wavy boundaries
	PM275	Settlement: Infill	Late 20th century	Post-1801 settlement (general)
PE2	PM261	Formal planned fields	Early post-medieval	Small regular fields with wavy boundaries
	PM316	Ribbon settlement	Early modern	Post-1801 settlement (general)
	PM317	Paddocks	Late 20th century	Post-1801 settlement (general)
PE3	PM318	Settlement: Infill	Late 20th century	Post-1801 settlement (general)
PE6	PM261	Formal planned fields	Early post-medieval	Small regular fields with wavy boundaries
	PM053	Schools and institutions	Early modern	Post-1801 scattered settlement
	PM054	Schools and institutions	Late 20th century	Post-1801 scattered settlement
	PM057	PAWS (Ancient Woodland replaced with plantation)	Early modern	Pre-1801 coppices
	PM058	PAWS (Ancient Woodland replaced with plantation)	Early modern	Pre-1801 replanted other woodland
	PM067	Formal planned fields	Early modern	Large irregular assarts with wavy or mixed boundaries
	PM071	Commercial nurseries and glasshouses	Late 20th century	Post-1801 scattered settlement
	PM072	Assart woodland	Early medieval	Post-1801 scattered settlement
	PM073	Road	Late 20th century	Post-1801 scattered settlement
	PM074	Large landscaped gardens	Late 20th century	Post-1801 scattered settlement
	PM075	Regenerated secondary woodland	Late 20th century	Post-1801 scattered settlement
	PM078	Ribbon settlement	Early 20th century	Post-1801 scattered settlement
	PM079	Ribbon settlement	Early 20th century	Post-1801 scattered settlement

6.4.5 Landscape Sensitivity Assessment

6.4.5.1 In February 2017 the council published the Landscape Sensitivity Assessment of Countryside around Tunbridge Wells, produced by LUC. Study Sites PE 1 - PE 3 are located within the same Sensitivity Sub-Area: Pe8 (see map extract opposite). Study Site PE 6 straddles Sensitivity Sub-Areas: Pe4 and Pe1.

6.4.5.2 The table below provides extracts from the assessment, which have been collated into table format for ease of reference.

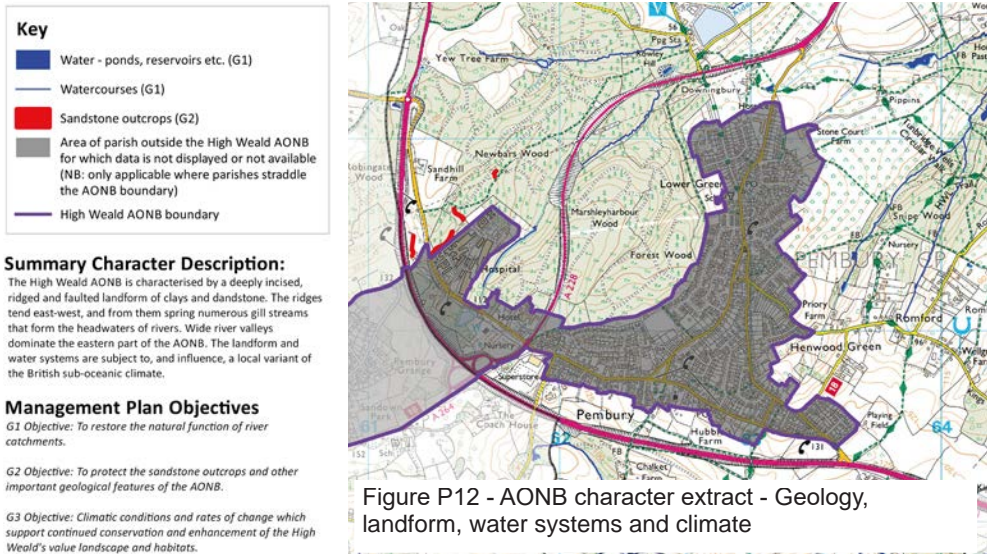
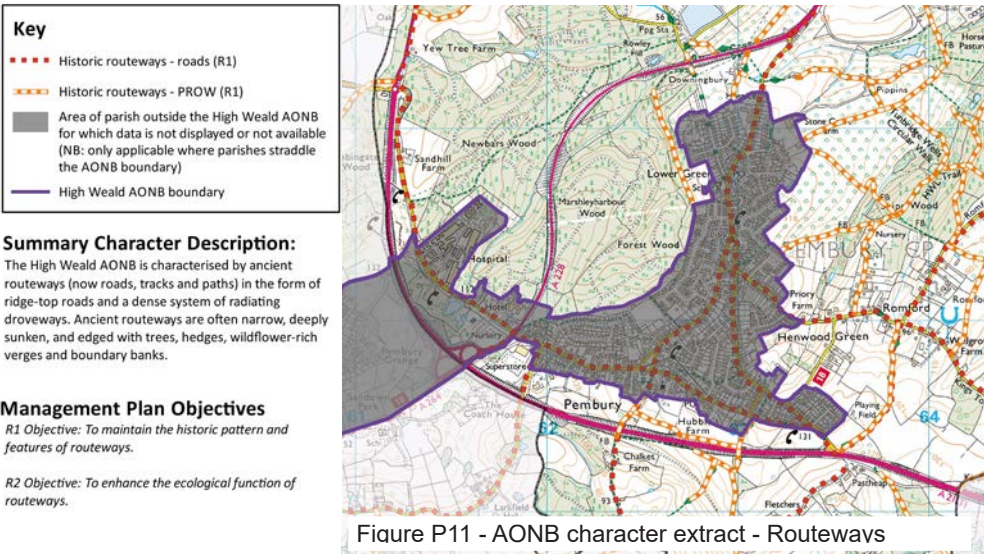
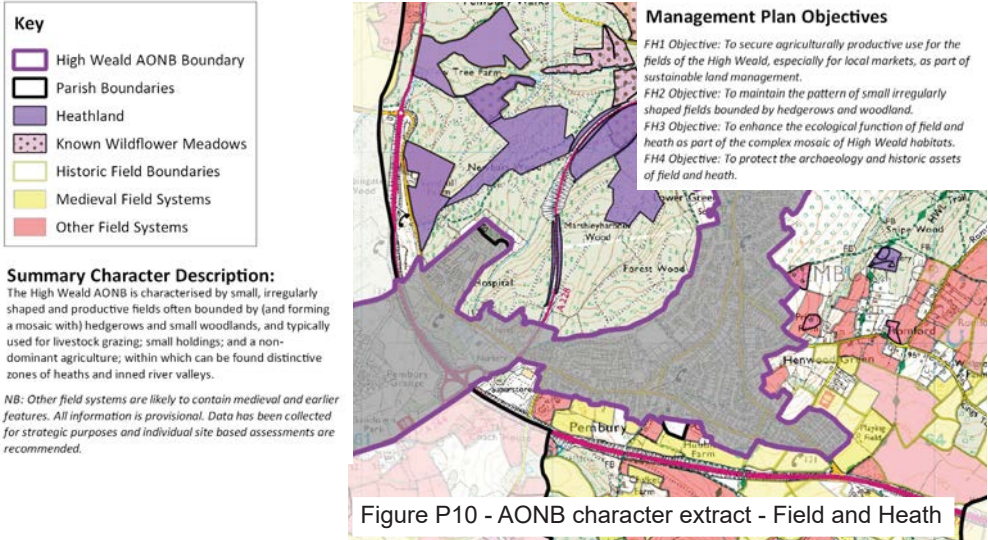
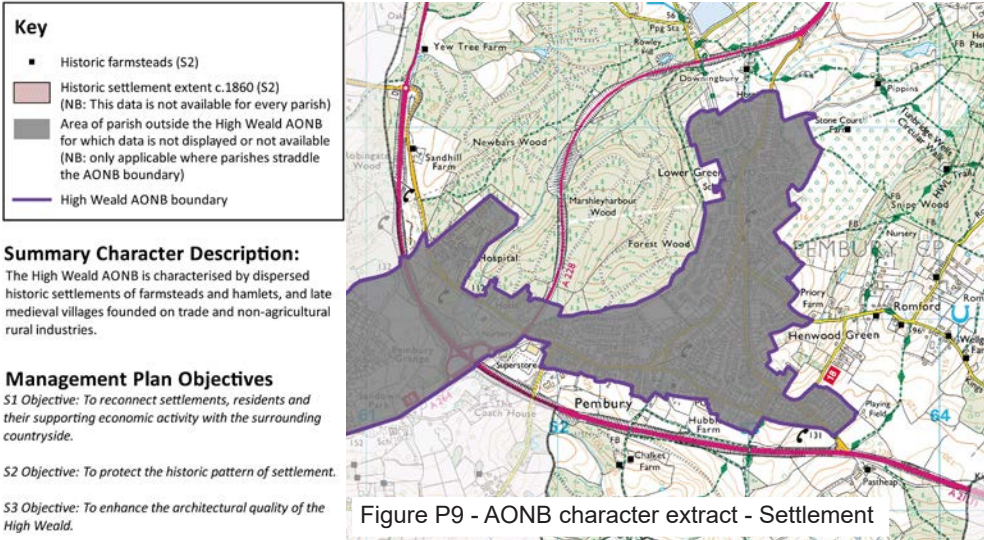
6.4.5.3 The Pembury study sites are located within areas that have been assessed as having a lower landscape sensitivity (particularly Pe8), than much of the rest of the landscape surrounding the village.



Study Site (s)	Sensitivity Sub-Area	Sensitivity rating	Sensitivity text - conclusions
PE 1 PE 2 PE 3	Pe8	Medium / Medium Low (small development)	<p>Potential impact on the largely undeveloped skyline as viewed from the south, and from the A21, is the principal consideration in this area, so sensitivity to tall buildings would be high, and the elevated location of much of the sub-area in relation to the rest of Pembury means that large buildings would also be likely to detract from the setting of the settlement, particularly in the vicinity of the conservation area. There would be lower sensitivity associated with medium-scale development that has no significant impact on views from the south, as is the case with Cornford Court.</p> <p>Assuming that tree cover along the southern edges of the sub-area is retained/enhanced, so there is no significant change in the extent of visibility of built development in views from the A21 or further south, overall sensitivity to small-scale development is medium where the landform rises above Pembury, and therefore makes a stronger contribution to settlement setting and views from further north, and medium-low at the western end of the sub-area.</p>
PE 6	Pe4 (majority of site)	High / Medium High (medium development)	<p>This is not a strongly rural setting, given its containment by urban edge development and major roads, but retention of the sub-area's wooded character is important in terms of screening the A21, maintaining settlement separation and contributing to the wooded settings of Pembury and Sandown Park, and the fields to the west of the A21 retain a landscape character that is important in the retention of an open approach to Tunbridge Wells. Any new access or visibility of urbanising built landscape elements from the A264 would be likely to increase landscape impacts through reduction of perceived separation from Pembury.</p> <p>Assuming that sufficient tree cover is retained to prevent development from significantly reducing the current extent of wooded containment, there is medium sensitivity to small-scale development, or medium-high sensitivity to medium-scale development, in the area to the east of the A21. There is medium-high sensitivity to small-scale development, and high sensitivity to medium-scale development, to the west of the A21. There is little scope for more large scale development without significant impact on this containment and wooded setting.</p>
	Pe1 (remainder of the site)	High (medium development)	<p>In terms of its physical and historic character this area is a characteristic High Weald AONB landscape. Landform and land cover increase sensitivity by creating distinct separation from the urban edge, a distinction emphasised by the large scale industrial and commercial buildings that form the settlement edge to the west of the A21, The area's woodlands and topography are important to the landscape setting of Tunbridge Wells, Southborough, Pembury and Tonbridge, and they are visually important as part of an AONB landscape. At a localised scale, landscape containment offers scope to limit the impact of built development, but it also helps to preserve strong perceptual qualities over large parts of the sub-area, limiting the visual impact of built development and major transport routes. Sub-area PE1 is therefore considered to have a generally high sensitivity to any scale of development; however there may be pockets of land associated with the A21 or existing development where sensitivity to limited small-scale development which could be relatively contained in the wider landscape would be medium-high.</p>

6.4.6 AONB Landscape Character Analysis

6.4.6.1 The High Weald AONB Unit has published a set of Landscape Character Plans for Pembury Parish, which relate back to the objectives of the High Weald AONB Management Plan. Extracts of the maps and associated key information are shown below. The Ancient woodland map is not shown below as this information is included within Figure P2.



Site : PE 1 - Land rear of High Street and west of Chalket Lane;

Site : PE 1 - Land rear of High Street and west of Chalket Lane;



Site location and context:

The site is located to the south-west of Pembury and is bound to the north by the existing settlement edge. Cornford House Nursing Home is located to the west of the site and Chalket Lane lies beyond the eastern site boundary. The southern boundary is formed by the tree belts lining the A21 dual carriageway.

The site consists of four small fields in pasture, to the north and west, with a remnant parkland / emerging woodland landscape to the south-east. The fields are subdivided with treed hedgerows or Leylandii hedges, with a very strong vegetated boundary to the A21 Hastings Road, particularly to the south-east. The northern fields relate well to the existing settlement, with existing development containing these fields on 3 sides and new development (Chestnut Walk) extending down into the allocation.

Designations and development considerations:

The site lies within the AONB and Green Belt. The northern part of the site lies adjacent to and partly within Pembury Conservation Area. The nearest Listed Buildings lie to the north-east, beyond existing dwellings. A public right of way runs along Chalket Lane, to the east of the site, however there is no public access within the site.

Development of the site would not affect the valued elements recorded within Appendix 4 of the Tunbridge Wells Landscape Character Assessment.



Photograph 1: View across the remnant parkland to the south-east of the site.



Photograph 2: Looking east across the site from the north-western boundary.

Landscape baseline and key features	Visual baseline and key viewpoints	Perceptual and experiential qualities	Representativeness of AONB Qualities (with reference to the relevant character components and objectives of the High Weald AONB Management Plan)
<p>The northern fields within the site have a strong relationship with the existing settlement and are separated from the wider AONB by strong hedgerow boundaries. The south-eastern field has intrinsic landscape value and contributes to the character and scenic beauty AONB in it's own right and therefore is highly sensitive to change. The south-western field is partly separated from development and is outward facing. This is the only part of the site that has a relationship with the wider rural landscape.</p> <p>The whole site is affected by the presence of the A21 dual carriageway, which effectively separates the site from the rural landscape to the south and the associated noise is a detractor, which affects the perception of rurality within the site.</p> <p>There is no public access or recreational provision within the site.</p> <p>The AONB landscape has a high landscape value, however susceptibility to the type of change proposed varies across the site, with the northern fields having a lower susceptibility to change than the southern fields.</p> <p>Key landscape features within the site (ordered from higher to lower sensitivity) include:</p> <ul style="list-style-type: none"> • Remnant parkland / emerging woodland in south-eastern field; • Tree belts lining the A21 on the southern boundary of the site; • Intact native hedgerows; • Group of Hornbeam trees to the east of the site; • Small fields in pasture; and • Leylandii hedges. 	<p>The site is generally well contained by mature trees and understorey vegetation.</p> <p>There are winter glimpses into the eastern part of the site from the footpath associated with Chalket Lane, which lies adjacent to the eastern site boundary. Views are only possible from the stretch of the lane adjacent to the site boundary, including the gated access points into the site. Views into the site from the lane, on the bridge crossing the A21 to the south of the site, are screened by the mature boundary trees.</p> <p>There are transient glimpses into the south-western field of the site from the A21 dual carriageway. The rising ground of the field in pasture can be glimpsed through and over the southern boundary vegetation.</p> <p>There are open, partial and glimpsed views into the northern fields of the site from the properties at the site boundaries (private views) and from the care facility to the west of the site.</p> <p>There are no views of the site from Hastings Road, to the north or from the footpaths to the south of the A21. This includes the Tunbridge Wells Circular Walk, which is located on the high ground to the south of the site at Little Bayhall.</p> <p>Visual receptors (public views) to be considered (ordered from higher to lower sensitivity) include:</p> <ul style="list-style-type: none"> • Walkers on public footpaths, particularly Chalket Lane and the Tunbridge Wells Circular Walk; • Motorists on local roads including Cornford Lane, Hastings Road and the A21. 	<p>The northern fields are small-scale, enclosed and are influenced by adjacent settlement. Field pattern is regular and does not reflect the wavy boundaries attributed to the site within the Historic Landscape Characterisation.</p> <p>The landscape condition of features within these fields is moderate to poor. Hedgerows appear unmanaged and non-native Leylandii hedges have been introduced, which form incongruous elements.</p> <p>The fields have an unremarkable and slightly unkempt appearance and while they are currently undeveloped, they do not feel rural in character or remote. Human influence is apparent.</p> <p>The south-western field has a more sloping topography, which faces south away from the village and has intermittent views out to the wider landscape (which also contain views of the A21). The field is semi-enclosed and visually is rural and pleasant in character, however the noise from the adjacent dual carriageway is a detractor.</p> <p>The south-eastern field is a mosaic of mature trees, rough grassland, ruderal vegetation and young saplings. It is an attractive and naturalistic landscape with a relatively high aesthetic quality and enclosure. The parkland is textured and colourful. The noise from the A21 remains a detracting feature.</p> <p>There are no known associations with people, places, events, art or literature.</p>	<p>Geology, landform, water systems and climate: The site is located on a sandstone ridge, however no rock was visible at the time of the field survey. There are no water features associated with the site.</p> <p>Settlement: The site has a strong relationship to Pembury and development of the site would be consistent with the existing settlement pattern. The historic core of Pembury is allocated as a Conservation Area, which abuts the northern site boundary. The site contributes little to Pembury's connection to the wider countryside.</p> <p>Routeways: Hastings Road, Chalket Lane and Comfort Lane are all mapped as historic routeways within the AONB database. Of these, the only routeway with the potential to be influenced by development within the site is Chalket Lane.</p> <p>Woodland: The site does not contain Ancient Woodland, but does contain mature trees, tree belts and emerging woodland. The edges of the site contribute to woodland connectivity. The site does not currently contribute to woodland accessibility.</p> <p>Field and Heath: The land within the site is limited in its current use. There is little evidence of current farming practice. The fields are part of a medieval field system, however there are no known archaeological or historic assets associated with the fields themselves. The desk top analysis has not found any priority habitats mapped for the site.</p> <p>Other qualities: The noise of the A21 adversely affects tranquility and the associated lighting affects the darkness of the landscape. In terms of locally distinctive features, there may be veteran trees associated with the remnant parkland to the south-west and there are historic buildings beyond the site in the Conservation Area to the north.</p> <p>Summary: The northern fields display few of the AONB qualities. The southern fields have some of the qualities of the AONB, but are separated from the wider rural landscape by the A21 dual carriageway.</p>

Figure P14: Allocation proposal (From policy)

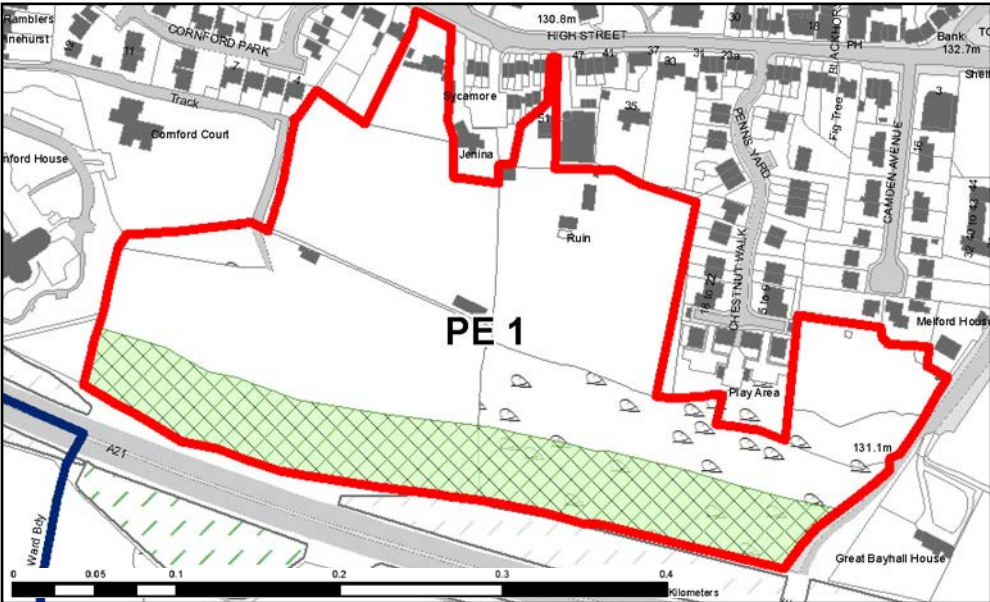


Figure P15: Strategic Green Infrastructure



Description of proposed development:

A Mixed use scheme for 70-80 dwellings, a community facility and extended village hall public parking, along with associated infrastructure and public open space.

Proposed mitigation measures:

Mitigation relating to reg 18 Allocation policy AL/PE 1 and associated proposal plan	Additional mitigation measures proposed within this study
Retention and enhancement of the tree belts lining the A21 on the southern boundary of the site, through the creation of a 40m open space buffer to the south of the site (Allocation Plan).	Retention and improved management of the remnant parkland / emerging woodland in south-eastern field;
Provision of links to the wider public right of way network (Policy).	Retain the group of Hornbeam trees to the east of the site;
Retain / improve existing hedges within the site (Policy).	Retain the eastern paddock (adjacent to Chalket Lane) as public open space.
Provision of attenuation ponds (Policy).	Existing Leylandii hedges - remove as required. Seek a phased replacement with more characteristic planting where possible.
Provision of on-site amenity / natural green space and children's play space (Policy).	Provide new native hedgerows at the perimeter of the development where possible.
Requirement for an LVIA to inform the height of proposed buildings and protect long range views of the site from the south (Policy).	Provide new structural planting within the open space to the south of the site, to enclose the proposed development.

Landscape and recreational opportunities:

Creation of a new 40m open space buffer to the south of the site, which would provide the opportunity for additional screening of the development, improved woodland connectivity across the southern edge of the site and could provide biodiversity enhancements. The surface water drainage solutions required for the development, offer an opportunity to create new complementary spaces and habitats.

The routeway at Chalket Lane could be enhanced in terms of outlook and biodiversity, through improved maintenance within the proposed open space to the east of the site. There is the opportunity to provide pedestrian and cycle connections through the site to the public rights of way located to the east and south of the site. There are also opportunities to improve recreation and community involvement within the AONB.

Potential Landscape effects (Assuming no mitigation)	Potential effects on Visibility (Assuming no mitigation)	Assessment of effects against the landscape character components of the High Weald AONB Management Plan (assuming no mitigation)	Potential to avoid or reduce adverse effects (draft policy AL/PE 1, the proposed GI plan for the site and the text on mitigation measures opposite, set out the proposed mitigation for the site)
<p>Development within the proposed allocation would have limited effects on the 'Pembury / Capel Forested Plateau' or 'Bayhall Open Farmland' Character Areas, due to the physical and visual separation between the site and the wider rural AONB landscape. If no mitigation planting is assumed, development within the south-western parcel of the site is the only area of the site that would influence adjacent landscape character. The influence of any proposed development would be limited to a small area (up to 500m) of the landscape to the south-west of the site.</p> <p>Within the site the change in character would be more pronounced; with pasture and parkland being replaced by development and open space. Without mitigation, these effects are likely to be significant.</p> <p>Predicted effects on landscape features:</p> <ul style="list-style-type: none"> • Remnant parkland / emerging woodland in south-eastern field - approximately 50% loss; • Tree belts lining the A21 on the southern boundary of the site - retained; • Intact native hedgerows - potential for feature loss, subject to detailed design; • Group of Hornbeam trees to the east of the site potential for feature loss, subject to detailed design; • Small fields in pasture - lost to development; and • Leylandii hedges - potential for feature loss, subject to detailed design. <p>The effects on recreation within the site would be positive as there are currently no recreational opportunities within the site.</p>	<p>The existing containment of the site would restrict the visibility of the proposed development, particularly if the existing boundary vegetation can be retained.</p> <p>There would be open and partial views of the proposed development from Chalket Lane, which could be a substantial change to the existing rural outlook from this right of way. Any access into the site from Chalket Lane would be out of character with the existing views from the lane.</p> <p>Assuming that the existing trees to the south of the site would be retained (they lie outside the proposed development area), the visibility of the site from the bridge over the A21 and viewpoints to the south of the A21 would not change at construction or completion, provided that the heights of the proposals are consistent with existing development within Pembury.</p> <p>There would be transient glimpsed and partial views of the proposed development within the south-western field from the A21 dual carriageway. This is a low-sensitivity receptor group, however the proposals would introduce development in to a view that is currently rural in character and would change the perception of Pembury, which is currently screened from views to the south.</p> <p>There would be open, partial and glimpsed views of the allocation development from the properties at the site boundaries (private views) and from the care facility to the west of the site.</p> <p>Provided that the proposed development is taken forward in accordance with relevant design guidance, it is anticipated that views of the proposals from Hastings Road would be consistent with the existing street scene.</p>	<p>Geology, landform, water systems and climate: No water features, or sandstone outcrops would be affected by the proposed development. The effects on climate conditions fall outside the scope of this assessment.</p> <p>Settlement: The site is well contained and development within the site would only affect the connection to the countryside for a limited number of residents within Pembury. This connection is only to the existing landscape within the site and does not extend to the wider rural AONB landscape. The proposals are in keeping with the existing settlement pattern.</p> <p>Routeways: Development adjacent to Chalket Lane or any vehicular access from the lane is likely to introduce urbanising features to the routeway. Hastings Road and Comford Lane are unlikely to be adversely affected by the proposed development.</p> <p>Woodland: The proposed allocation would not result in the loss of Ancient Woodland or mapped woodland, however the mature trees to the south-east of the site would be affected. There is the potential for access to woodland to be improved.</p> <p>Field and Heath: The proposals involve the loss of agricultural land. Without mitigation the pattern of small medieval fields may be lost.</p> <p>Other qualities: The proposed development has the potential to open up access to new areas of the High Weald. There are opportunities to improve recreation and community involvement within the AONB. The site is already affected by light pollution and noise, which are local detractors.</p>	<p>Retention of the existing remnant parkland would maintain an attractive and characteristic part of the site and, in combination with the remaining proposed open space to the east of the site, would protect the well treed landscape setting to the footpath and historic routeway associated with Chalket Lane.</p> <p>The remnant parkland could be managed as parkland or allowed to transition to woodland, both of which would enhance the existing character of this area. There is the opportunity to allow public access as part of public open space provision.</p> <p>The retention of the existing hedgerows would conserve the historic field pattern, maintain habitat connectivity and would break up the visual massing of the proposed development.</p> <p>The retained tree belts to the south of the site would continue to screen views into the site, which could be enhanced through additional planting. This would reduce the potential predicted effects of development within the south-western part of the site on adjacent landscape character and views from the A21.</p> <p>Retention of the remaining boundary trees and vegetation, in combination with additional tree or hedgerow planting, would maintain the enclosure of the site.</p> <p>These measures would reduce feature loss within the site and protect areas which contribute to the character and appearance of the AONB, which would in turn reduce the adverse effects of the proposed development on the character of the site and create beneficial new landscape features.</p>

Conclusions:

The site is divorced from the wider rural landscape by existing settlement and the A21, both of which affect the rurality of the site and prevent any sense of tranquility or wildness. Parts of the site are representative of the AONB, including the remnant parkland, medieval field pattern and association with the routeway: Chalket Lane. Other areas of the site have a limited contribution, particularly the northern fields, which are in declining condition and have strong associations with settlement. The sensitivity to change within these areas of the site is lower than elsewhere within the wider AONB landscape, which is reflected in the judgements of the sensitivity study carried out by LUC.

There is the potential for sensitive development within the site, following the principles set out within the allocation policy and relevant design guides, which could complement the built element of the AONB. The new development could be assimilated into the landscape through the mitigation outlined within Figure P12, which seeks to retain, protect and enhance the areas of the site which have the highest contribution to the character and appearance of the AONB. The key components of character outlined for the High Weald would be protected, where present. There is scope within the proposals for new recreational opportunities, enhancement to the adjacent routeway and to the woodland and tree resource within the site, which are locally distinctive features.

The development of the site in conjunction with the with the proposed mitigation could be achieved without residual significant landscape or visual effects (from publicly accessible viewpoints). There is also the potential for the proposals within the allocated site to enhance the landscape of the AONB within the areas of the site allocated for open space land uses.

Policy recommendations for the Regulation 19 version of the Draft Local Plan include:

- Include wording to protect trees within the site as well as hedgerows.
- Locate the proposed play space near to the village Hall or community facilities

Site : PE 2 - Land at Hubbles Farm and south of Hastings Road;

Site : PE 2 - Land at Hubbles Farm and south of Hastings Road;



Site location and context:

The site is located to the south of Pembury and is bound to the north and north-east by the existing settlement edge. Beyond the site to the west lie a cemetery and playing fields, with a small field in pasture to the south-west. The boundary of site PE 3 lies to the south-east. The site is bound to the south by a footpath and by the tree belts lining the A21 dual carriageway.

The site consists of three small paddocks, with the western field separated from the remainder of the site by a tree line and hedgerow. The eastern fields are separated only by stock fencing. A menage (for horseriding) lies within the centre of the site and the northern part of the site contains the farm and outbuildings. The site sits on a north-facing slope, with long views out from the high ground across Pembury to the north.

Designations and development considerations:

The majority of the site lies within the AONB and Green Belt, however the north-eastern corner of the site (containing the farm buildings) lies outside the AONB boundary. A small area of Ancient Woodland lies adjacent to the south-eastern corner of the site and the cemetery (located to the north-west of the site) is designated as Local Green Space. The Pembury Conservation Area is located to the north-west of the site and a public footpath runs east-west adjacent to the southern site boundary.

Development of within the site has the potential to affect the following valued elements: existing woodland, views out to the north, footpath network and walks.



Photograph 1: View north across the site from the high ground on the southern edge of the site



Photograph 2: Looking east along the footpath located between the southern boundary fence and vegetation lining the A21.

Landscape baseline and key features	Visual baseline and key viewpoints	Perceptual and experiential qualities	Representativeness of AONB Qualities (with reference to the relevant character components and objectives of the High Weald AONB Management Plan)
<p>The southern part of the site is part of a post medieval field system, whereas the northern part has been disrupted by modern development and construction of the menage. There are tree belts to the eastern and western site boundaries, however there are few internal landscape features. A high weldmesh fence is located at the southern boundary and is an incongruous feature in the rural landscape.</p> <p>There is no public access or recreational provision within the site, however a footpath is located just beyond the southern site boundary. The cemetery and playing fields to the west of the site are accessible to the public. The western field is associated with these spaces and has a strong connection to the landscape to the west. The remainder of the site has a physical and visual connection to settlement. The attractive views available from the high ground to the south of the site, add to the value of the landscape within the site.</p> <p>The whole site is affected by the presence of the A21 dual carriageway, which separates the site from the rural landscape to the south and the associated noise is a detractor.</p> <p>Key landscape features (ordered from higher to lower sensitivity) include:</p> <ul style="list-style-type: none"> • Small copse of Ancient Woodland to the south-east of the site (indirect effects possible). • Hedgerow and tree belt at the north-western site boundary, to the east of the western field; • Tree belt at the eastern site boundary; • Intact native hedgerows; • Small Holly copse to the south-west of the site; and • Small paddocks. 	<p>There open and partial views into the site from the footpath that runs adjacent to the southern site boundary. These views are screened by the hedgerow boundary to the western field, and are disrupted by the high weldmesh fencing to the south of the southern field (photograph 2). Views consist of the pony paddocks of the site, with Pembury in the mid-ground and distant wooded hills beyond (photograph 1).</p> <p>The western field is visible from the cemetery and recreation ground to the west, however the hedgerow and tree belt screens the remainder of the site from these locations.</p> <p>There are occasional glimpsed and partial views of the high ground within the site from Hastings Road, particularly at the junction with Battlefield Road. There are no views of the site from the A21, however there are glimpsed views of the southern edge of the site from the bridge crossing the A21 to the south-east of the site. There are no existing views of the site from the footpaths to the south of the A21, including the Tunbridge Wells Circular Walk, which is located on the high ground to the south of the site at Little Bayhall.</p> <p>There are open, partial and glimpsed views into the site from the residential properties adjacent to the northern site boundary.</p> <p>There are distant glimpses of the site from the high ground to the north, however the site is seen in the context of the existing settlement of Pembury, framed by the tree belt lining the A21.</p> <p>Visual receptors (public views) to be considered (ordered from higher to lower sensitivity) include:</p> <ul style="list-style-type: none"> • Walkers on the footpath to the south of the site; • Walkers on the public rights of way to the south of the A21; and • Walkers and Motorists using Hastings Road. 	<p>The majority of the site is unremarkable, apart from the long views north available from the high ground to the south, which are panoramic, attractive and provide visual interest.</p> <p>The centre of the site is steeply sloping and the change in topography appears to separate the northern and southern parts of the site, despite the lack of physical features.</p> <p>The western field is small scale, intimate and semi-enclosed in character. It has associations with other rural and urban edge land-uses and contains more characteristic boundary features.</p> <p>The remaining paddocks are dominated by horsiculture and are subdivided by a range of fence types. The menage is an anomaly in the landscape. This landscape feels slightly unkempt and unremarkable. It has limited internal landscape features and an association with existing settlement.</p> <p>The noise from the A21 to the south is a detracting feature which prevents any sense of tranquility or remoteness within the site.</p>	<p>Geology, landform, water systems and climate: The site is located on a sandstone ridge, however no rock was visible at the time of the field survey. There are no water features associated with the site.</p> <p>Settlement: The site has a strong relationship to Pembury and development of the site would be consistent with the existing settlement pattern. Pembury Conservation Area abuts the north-western site boundary. The site has some contribution to Pembury's connection to the wider countryside, particularly the high ground to the south.</p> <p>Routeways: Hastings Road and the footpath to the south of the site are both mapped as historic routeways within the AONB database and have the potential to be influenced by development within the allocation. The mast and noise from the A21 are detracting features experienced on the southern footpath, which in combination with the uncharacteristic boundary fencing, provide an urban edge character to the routeway.</p> <p>Woodland: There is no woodland within the site, however there is a small copse of Ancient Woodland located to the south-east of the site.</p> <p>Field and Heath: The land within the site is used as pony paddocks for recreation and is not currently used for agriculture. The fields are part of a post-medieval field system, however there are no known archaeological or historic assets associated with the fields. The desk top analysis has not found any priority habitats mapped for the site.</p> <p>Other qualities: The noise of the A21 adversely affects tranquility and the associated lighting affects the darkness of the landscape. In terms of locally distinctive features, there are historic buildings beyond the site in the Conservation Area to the north. The attractive views across the site from the south are notable.</p> <p>Summary: The topography of the site and the long views available from the high ground to the south of the site are positive elements, which contribute to the character of the AONB, however the remainder of the site has few characteristics of the High Weald. The western field has a more enclosed and rural character than the rest of the site.</p>

Proposals:

Site : PE 2

Figure P17: Allocation proposal (From policy)

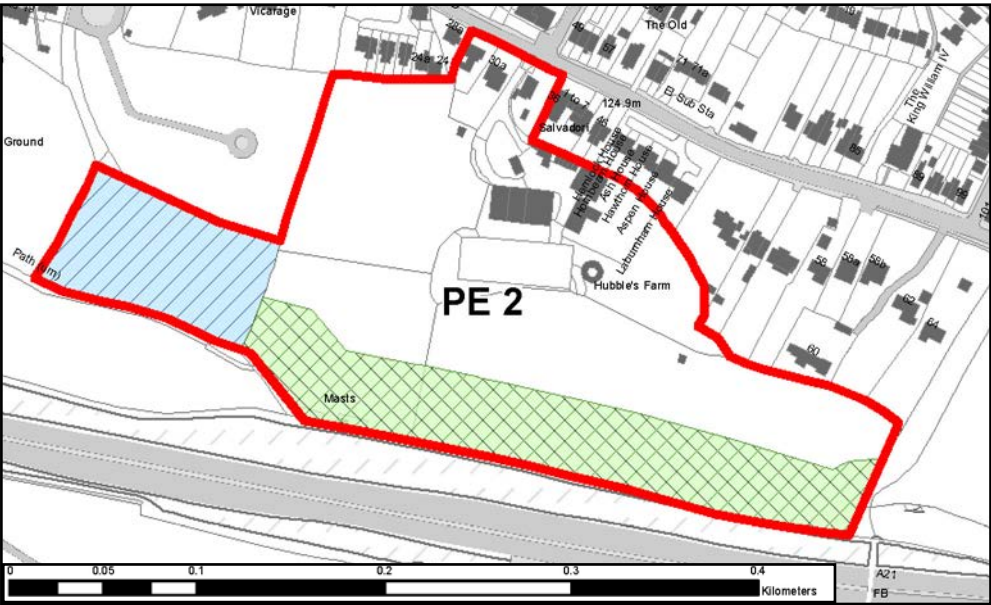
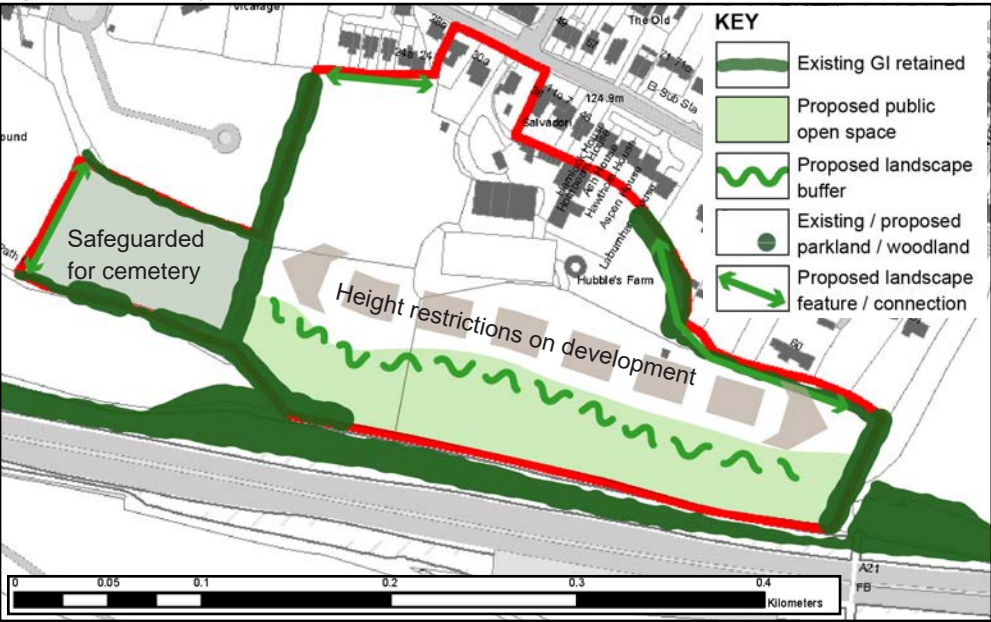


Figure P18: Strategic Green Infrastructure



Description of proposed development:

A residential development of 90 units, with the western field providing safeguarded land for a cemetery extension.

Proposed mitigation measures:

Mitigation relating to reg 18 Allocation policy AL/PE 2 and associated proposal plan	Additional mitigation measures proposed within this study
Retention of the high ground to the south of the site (40m depth) as public open space, which would provide the opportunity to retain existing views to the north and protect the setting to the routeway to the south. The open space would also provide a minimum of a 15m buffer to the Ancient Woodland (Allocation Plan).	Place constraints upon development to limit building heights and visual prominence from the footpath network to the south of the site. To be modelled and tested prior to any planning approval.
Retain the western field as safeguarded land for a cemetery extension (Allocation Plan).	Provide new structural planting within strategic locations within the open space to the south of the site, to enclose the proposed development, whilst retaining some of the long views to the north.
Retain / improve existing hedges within the site (Policy).	
Scope to enhance tree coverage along the southern edge of the site (Policy).	
Provision of new pedestrian / cycle links, connecting to existing rights of way (Policy).	Retain the Holly copse to the south-west of the site
Provision of on-site amenity / natural green space and children's play space (Policy).	Retain and enhance existing tree belts.
Requirement for an LVIA to inform the height of proposed buildings and protect long range views of the site from the south (Policy).	Provide new native hedgerows at the perimeter of the development where possible.

Landscape and recreational opportunities:

Creation of a new 40m open space buffer to the south of the site, which would provide the opportunity for enhancements to the setting of the routeway to the south of the site. New tree planting could be implemented within the open space, which would provide additional screening of the development, improved woodland connectivity across the southern edge of the site and biodiversity enhancements. The tree planting could be strategically placed in order to maintain vistas to the north, retaining some of the attractive existing views. The surface water drainage solutions required for the development, offer an opportunity to create new complementary spaces and habitats.

There is the opportunity to provide pedestrian and cycle connections through the site, from Hastings Road to the public rights of way located to the south and east of the site. There are also opportunities to improve recreation and community involvement within the AONB.

Potential Landscape effects (Assuming no mitigation)	Potential effects on Visibility (Assuming no mitigation)	Assessment of effects against the landscape character components of the High Weald AONB Management Plan (assuming no mitigation)	Potential to avoid or reduce adverse effects (draft policy AL/PE 2, the proposed GI plan for the site and the text on mitigation measures opposite, set out the proposed mitigation for the site)
<p>Development within the proposed allocation would have limited effects on the 'Pembury / Capel Forested Plateau' or 'Bayhall Open Farmland' Character Areas, due to the physical and visual separation between the site and the wider rural AONB landscape.</p> <p>If no mitigation planting is assumed, development on the high ground of the southern edge of the site is most likely to influence adjacent landscape character. The influence of any proposed development would be dependent on the heights of the potential buildings - and whether these would skyline over the existing tree line to the south. If the development height within the proposed allocation is unrestricted, these effects have the potential to be significant.</p> <p>Within the site the change in character would be more pronounced; with existing paddocks being replaced by development and open space.</p> <p>Predicted effects on landscape features:</p> <ul style="list-style-type: none"> • Small copse of Ancient Woodland to the south-east of the site - adjacent to open space. Potential for no adverse effects. • Hedgerow and tree belt at the north-western site boundary and separating the western field from the remainder of the site - retained; • Tree belt at the eastern site boundary - retained; • Intact native hedgerows - retained; • Small Holly copse to the south-west of the site - retained; and • Small paddocks - lost to the development. <p>The effects on recreation within the site are likely to be positive.</p>	<p>The visibility of any development within the proposed allocation site would vary with design and is difficult to predict without more detailed proposals, due to the sloping nature of the site.</p> <p>In a worst-case scenario, the proposed development would be highly visible from the footpath to the south and could adversely affect the views from the routeway. Longer distance views to the south could also be affected, should the proposed development skyline above the existing tree belt lining the A21, to the south. This would introduce development into views that are wholly rural and would change the perception of Pembury, which is currently screened from views to the south.</p> <p>There would be glimpses of the proposed development from the cemetery and playing fields to the west of the site. There may also be winter glimpses of development from the footpath to the south-east of the site, through gaps in the existing tree belt.</p> <p>There would be glimpsed and partial views of the proposed development from Hastings Road to the south, however these views would be seen in the context of existing housing and are unlikely to be significant. Provided that the proposed development is taken forward in accordance with relevant design guidance, it is anticipated that views of the proposals from Hastings Road would be consistent with the existing street scene.</p> <p>There would be open, partial and glimpsed views of the allocation development from the properties at the northern and north-eastern site boundaries (private views).</p>	<p>Geology, landform, water systems and climate: No water features, or sandstone outcrops would be affected by the proposed development. The effects on climate conditions fall outside the scope of this assessment.</p> <p>Settlement: The proposals are in keeping with the existing settlement pattern and sensitive development on the lower slopes would only affect the connection to the countryside for a limited number of residents within Pembury. Development on the higher ground, with no controls on building heights, could have more widespread adverse effects.</p> <p>Routeways: The proposed allocation sets development back from the routeway located to the south of the site, which could maintain the rural outlook and views experienced from the path. Insensitive development could adversely affect the wider visual setting of the routeway.</p> <p>Woodland: The proposed allocation would not result in the loss of Ancient Woodland or mapped woodland, however there is the potential for tree loss within the site.</p> <p>Field and Heath: The proposals involve the loss of pony paddocks. The integrity of the western field could be retained through it's safeguarded use as a cemetery. The remaining two paddocks have degraded internal boundaries and changes in use which have already departed from the historic field system.</p> <p>Other qualities: The proposed development has the potential to provide access to new areas of the High Weald. There are opportunities to improve recreation and community involvement within the AONB. The site is already affected by light pollution and noise, which are local detractors.</p>	<p>Inclusion of the high ground of the site within a 40m wide open space would protect the existing green setting to the routeway (footpath) located to the south of the site. Within this open space there are opportunities for enhancing the setting to the routeway (by removal of the existing weldmesh fencing) and by reintroducing a characteristic treed backdrop to the route. This would have to be carefully designed in order to maintain some of the attractive north-facing views currently experienced from the south of the site.</p> <p>Policy controls on building height and design would be critical in protecting the visual amenity of existing views, preventing harm to the character of the rural landscape to the south of the A21, and in creating a new development that sits comfortably next to Pembury Conservation Area.</p> <p>Safeguarding the western field for expansion of the cemetery is consistent with existing land-use and would protect the most rural part of the site from built development. The existing features surrounding the field would be retained and protected.</p> <p>The retention of the existing hedgerows and tree belts would conserve the historic field pattern, maintain habitat connectivity and would break up the visual massing of the proposed development.</p> <p>The proposed allocation provides opportunities to create new recreational routes and facilities.</p> <p>These measures would reduce predicted effects on the amenity of the existing routeway, valued local views and the character of the site and wider landscape.</p>

Conclusions:

The site is divorced from the wider rural landscape by existing settlement and the A21, both of which affect the rurality of the site and prevent any sense of tranquility or wildness. Parts of the site contribute to the experience of the AONB, particularly the views experienced from the public right of way (recognised by the AONB Board as a historic routeway) located adjacent to the southern site boundary. It should be noted that there are existing detractors along this route, including the weldmesh fence of the site boundary, mast and noise from the A21, which are atypical of the AONB.

The western field of the site is small scale, bound by hedgerows and trees and has associations with the urban edge and rural land uses to the south and west of the site. The character of this part of the site would be maintained through its allocation as safeguarded land for the cemetery.

The northern part of the site has strong associations with settlement and a limited contribution to the character components of the AONB. Part of this area lies outside the AONB boundary and other parts of the area contain built form and incongruous features including the horse menage. The sensitivity to change within the northern part of the site is lower than to the south. The site as a whole has been considered to have a medium sensitivity to small development within the sensitivity study carried out by LUC.

The scale and nature of the proposed design will be critical for the acceptability of development within the proposed allocation site. The proposed mitigation measures set out, provide sufficient control that development could be located within the northern area of the site, without significant harm to the landscape within the site or to the character and appearance of the wider AONB. Furthermore there are opportunities to enhance a degraded section of a historic routeway, located to the south of the site and to provide improved recreational opportunities within the site.

Key landscape features within the site could be retained and there is sufficient space within the proposed open space to the south of the site, to introduce characteristic new features, whilst still maintaining vista's that would maintain the availability of long views over Pembury to the north. The proposed housing within the allocation could be in keeping with existing views over the settlement, providing that it is not so high that it blocks views altogether.

Policy recommendations for the Regulation 19 version of the Draft Local Plan include:

- Include a requirement for heights parameters as part of any planning application.
- Wireframe visualisations to be provided from a selected number of key viewpoints as part of the prescribed LVIA.
- Include wording to protect trees within the site as well as hedgerows.
- Location of the site access should be informed by detailed topographical and tree survey information.

Site : PE 3 - Land north of the A21, south and west of Hastings Road;

Site : PE 3 - Land north of the A21, south and west of Hastings Road;



Site location and context:

The site is located to the south of Hastings Road, to the south-east of Pembury. It is bound to the north and north-east by the existing settlement edge and to the south by the A21 dual carriageway. Both Hastings Road and the A21 are set at a lower level than the site. Beyond the site to the east lies an area of Local Green space, accessed by a public right of way. The boundary of site PE 2 lies to the south-west.

The site consists of two fields in pasture, bound by hedgerows and tree belts. There are strong tree belt boundaries to the north, west and south-west. A mature tree belt separates the two fields within the site.

Designations and development considerations:

The site lies within the AONB and Green Belt, with Ancient Woodland located adjacent to the south-western corner. Local Green Space is located to the east, beyond Hastings Road. A footpath is located within the site, following the western site boundary. There are no heritage assets that have intervisibility with the site.

Development within the site has the potential to affect the following valued elements: existing woodland, views out to the north, footpath network and walks.



Landscape baseline and key features	Visual baseline and key viewpoints	Perceptual and experiential qualities	Representativeness of AONB Qualities (with reference to the relevant character components and objectives of the High Weald AONB Management Plan)
<p>The site is part of a formal planned, post medieval field system, located on north-facing slopes of the sandstone ridge. The highest point is located at the centre of the southern boundary. The site has a visual connection with the existing edge of the village, however this is softened by the tree belt and outgrown hedgerow located on the northern site boundary. The A21 is an apparent feature that is audible from much of the site and separates the site from the rural landscape to the south.</p> <p>The lower lying land relates more strongly to the settlement, whereas the higher ground to the south has a stronger visual relationship with the wider landscape to the north (seen in the context of the existing settlement of Pembury).</p> <p>There is a public right of way along the western site boundary and evidence was found of the perimeter of the site being used as an informal walking route during the field survey.</p> <p>Landscape features are associated with field boundaries and are generally intact. Some features, including the northern boundary hedgerow would benefit from improved management and infilling of gaps in the understorey.</p> <p>Key landscape features (ordered from higher to lower sensitivity) include:</p> <ul style="list-style-type: none"> • Small copse of Ancient Woodland to the south-east of the site (indirect effects possible) and adjacent tree belt within the site. • Hedgerow and tree belt at the northern site boundary; • Internal tree belt and hedgerow separating the two fields; • Intact native hedgerows; and • Fields in pasture. 	<p>The site is generally contained with views limited to receptors within or adjacent to the site boundary, with the exception of some long distance views from the north.</p> <p>There open views across the site from the footpath on the western edge of the site. From the high ground, these views include the undulating landscape of the site and the settlement edge of Pembury, with a wooded backdrop to the view (photograph 1). Views from the lower section of the footpath are more contained.</p> <p>There are intermittent winter views of the site from Hastings Road, through the northern boundary trees and hedgerow (photograph 2). These views will reduce in summer when vegetation is in leaf. There are partial views of the site from a short stretch of the road adjacent to the field gate access into the site.</p> <p>There are no views of the site from the A21 or from the footpaths to the south, including the Tunbridge Wells Circular Walk. There are no views of the site from the High Weald Landscape Trail to the north-east of the site.</p> <p>There are open, partial and glimpsed views into the site from the residential properties adjacent to the northern site boundary. These views are screened in summer by the northern boundary vegetation.</p> <p>There are distant glimpses of the site from the high ground to the north, however the site is seen in the context of the existing settlement of Pembury, framed by the tree belt lining the A21.</p> <p>Visual receptors (public views) to be considered (ordered from higher to lower sensitivity) include:</p> <ul style="list-style-type: none"> • Walkers on the footpath on the western edge of the site; • Walkers and Motorists using Hastings Road; and • Walkers using the High Weald Landscape Trail to the north-east of the site. 	<p>The site is pleasant and relatively rural in character, in spite of it's relationship with the housing to the north and it's separation from the wider rural landscape by the A21 and Pembury. Picturesque framed views are available from the high ground to the south of the site.</p> <p>The historic field pattern remains visible within the landscape.</p> <p>The site is relatively small scale and is semi-enclosed, with the sense of enclosure increasing on the lower ground to the north of the site. The site does not feel isolated.</p> <p>It is a simple landscape that does not share some of the breathtaking scenery available in other areas of the AONB. The undulating topography adds visual interest.</p> <p>The noise from the A21 to the south is a detracting feature which prevents any sense of tranquility or remoteness within the site. There are no other detracting features associated with the site.</p>	<p>Geology, landform, water systems and climate: The site is located on a shallow sandstone ridge and has an undulating topography. No exposed rock was visible at the time of the field survey. There are no water features associated with the site.</p> <p>Settlement: The site is contained by existing settlement and the A21 dual carriageway. Development within the site would be consistent with the existing settlement pattern. The site has some contribution to Pembury's connection to the wider countryside, however this is limited by the enclosure of the site by the northern tree belt and hedgerow.</p> <p>Routeways: Hastings Road and the footpath within the site at the western boundary are both mapped as historic routeways within the AONB database and have the potential to be influenced by development within the allocation. This stretch of Hastings Road is suburban in character (photograph 2), however the northern boundary vegetation of the site contributes to the character of the route.</p> <p>Woodland: There is a tree belt at the south-eastern site boundary, which is associated with a small copse of Ancient Woodland located outside the site. The site does not currently contribute to woodland accessibility.</p> <p>Field and Heath: The site is formed of two small irregular fields in pasture, but were ungrazed at the time of the field survey.</p> <p>Other qualities: The noise of the A21 adversely affects tranquility and the associated lighting affects the darkness of the landscape. There are few locally distinctive features associated with the site.</p> <p>Summary: The site itself has some attractive qualities which contribute to the character and appearance of the AONB, however it is divorced from the wider AONB landscape and has little influence on adjacent landscape character.</p>

Proposals:

Site : PE 3

Figure P20: Allocation proposal (From policy)

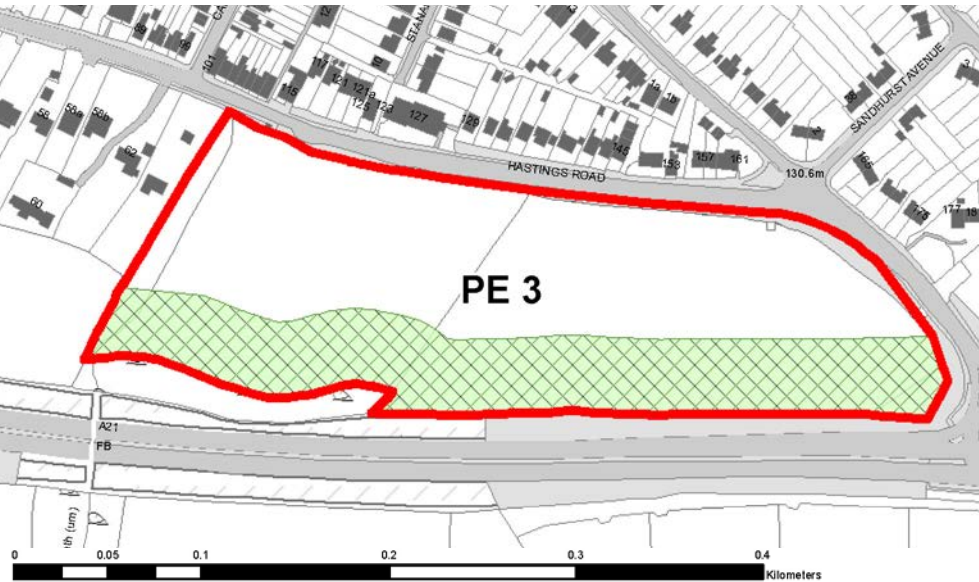
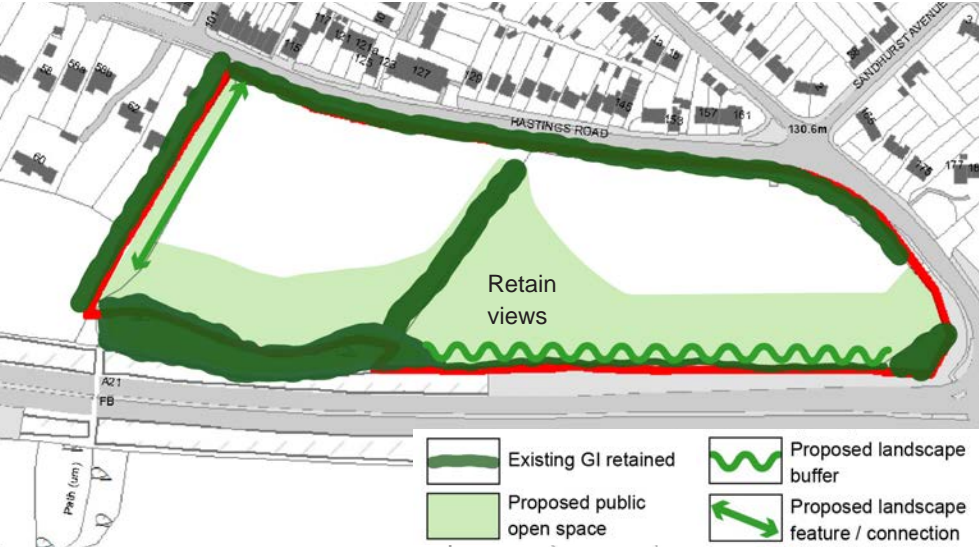


Figure P21: Strategic Green Infrastructure



Description of proposed development:

A residential development of 90 units.

Proposed mitigation measures:

Mitigation relating to reg 18 Allocation policy AL/PE 3 and associated proposal plan	Additional mitigation measures proposed within this study
Retention of the high ground to the south of the site (40m depth) as public open space, which would provide a minimum of a 15m buffer to the Ancient Woodland (Allocation Plan).	Retain the western footpath (routeway) within a green corridor. Create an enclosed route through new planting, characteristic of routeways.
Requirement for an LVIA to inform the height of proposed buildings and protect long range views of the site from the south (Policy).	Retain the central area of the site as open space which would protect existing features and retain views out to the north.
Historic field boundaries to be maintained Retain / improve existing hedges within the site (Policy).	Retain and enhance existing tree belts.
Opportunity to enhance tree coverage along the southern edge of the site (Policy).	Proposed vehicular access to be informed by detailed topography and tree survey information and located to minimise tree and hedgerow loss on the northern site boundary. Any loss to be mitigated with new planting that is consistent with the existing boundary vegetation. Size of new plants to be commensurate with existing tree belt and hedgerow.
Provision of new links, connecting to existing rights of way (Policy).	
Provision of on-site amenity / natural green space and children's play space, including informal open space within the eastern part of the site (Policy).	
Regard to be given to existing hedgerows.	

Landscape and recreational opportunities:

Creation of a large area of open space, which would maintain and improve accessibility and recreational opportunities across the site. New tree planting could be implemented on the southern site boundary, which would provide improved woodland connectivity across the site and with associated biodiversity enhancements and would provide additional screening of the development from the south. The remainder of the open space could provide complementary habitats and features.

The central open space includes the high point of the site and provides the opportunity to maintain attractive views out to the north. There is the opportunity to provide pedestrian and cycle connections through the site, from Hastings Road to the public rights of way located to the south and west of the site.

Potential Landscape effects (Assuming no mitigation)	Potential effects on Visibility (Assuming no mitigation)	Assessment of effects against the landscape character components of the High Weald AONB Management Plan (assuming no mitigation)	Potential to avoid or reduce adverse effects (draft policy AL/PE 3, the proposed GI plan for the site and the text on mitigation measures opposite, set out the proposed mitigation for the site)
<p>The site is well contained and any development within the proposed allocation would have limited effects on the 'Pembury / Capel Forested Plateau' or 'Bayhall Open Farmland' Character Areas, due to the physical and visual separation between the site and the wider rural AONB landscape.</p> <p>The higher ground to the south of the site lies outside of the proposed development area, which limits the potential for new dwellings to skyline over the existing tree line to the south.</p> <p>Within the site the change in character would be more pronounced; with existing fields in pasture being replaced by development and open space. The effects on the landscape character within the site have the potential to be significant without further mitigation.</p> <p>Predicted effects on landscape features:</p> <ul style="list-style-type: none"> • Small copse of Ancient Woodland to the south-west of the site - adjacent to open space. Potential for no adverse effects. • Hedgerow and tree belt at the northern site boundary - loss associated with creation of vehicular access; • Tree belt at the western site boundary - retained; • Central tree belt - up to 75% lost; and • Fields in pasture - lost to the development. <p>The effects on recreation within the site are likely to be positive, with the protection and formalisation of existing informal walking routes and new recreational opportunities.</p>	<p>There would be open views of the proposed development from the footpath at the western site boundary, which would fundamentally change the experience of the path.</p> <p>In a worst-case scenario, the access to the proposed development would require significant feature loss along the northern boundary, which would open up views into the site from Hastings Road. While the views are likely to be consistent with existing housing to the north of the road, the green and enclosed character of the road would be lost, with open views of the proposed development.</p> <p>If no controls are set on building heights, there is the potential for long distance glimpsed views of the proposals, the High Weald Landscape Trail, from both the north-east and the south-west of the site over existing boundary vegetation. Views would consist of rooftops skylining over the existing boundary vegetation.</p> <p>There would be open, partial and glimpsed views of the allocation development from the properties at the northern and north-western site boundaries (private views).</p>	<p>Geology, landform, water systems and climate: No water features, or sandstone outcrops would be affected by the proposed development. The effects on climate conditions fall outside the scope of this assessment.</p> <p>Settlement: The proposals are in keeping with the existing settlement pattern and sensitive development on the lower slopes would only affect the connection to the countryside for a limited number of residents within Pembury.</p> <p>Routeways: The routeway associated with the footpath to the west of the site has the potential to be adversely affected by the proposals with the setting changing from a field to housing. The rural edge character of Hastings Road (a routeway to the north of the site) could also be adversely affected by the proposals, particularly a new vehicular access.</p> <p>Woodland: The proposed allocation would not result in the loss of Ancient Woodland or mapped woodland, however there is the potential for tree loss within the site.</p> <p>Field and Heath: The site forms part of a historic field system, which would be affected by development within the allocation. The fields in pasture would be lost to the development.</p> <p>Other qualities: The proposed development has the potential to improve public access to the High Weald. There are opportunities to improve recreation and community involvement within the AONB.</p> <p>The site is already affected by light pollution and noise, which are local detractors affecting tranquility and the perception of rurality within the site.</p>	<p>Inclusion of the high ground of the site within a 40m wide open space would protect existing woodland and would provide opportunities to extend the wooded edge along the southern edge of Pembury. The placement of the open space to the south of the site, limits the potential for new development to affect the character of the rural landscape to the south of the A21.</p> <p>The extension of the open space at the centre of the site, enables the retention of the existing central tree belt and would maintain a vista within which the attractive views to the north could be appreciated. This structure of open space would conserve the historic field pattern, maintain habitat connectivity and would break up the visual massing of the proposed development. There are opportunities for enhancements within the substantial open space allowed for the site, including opportunities to create new recreational routes and facilities.</p> <p>Retention of the western footpath (routeway) within a green corridor would reduce the potential effects of the development on the character of the routeway. The inclusion of new native planting to create a new enclosed route would still change the character of the path, but would create a new character that mimics other routeways within the High Weald.</p> <p>Careful location of any vehicular access on the northern boundary, combined with the replacement planting of any lost trees or hedgerow, would maintain the rural edge and screening from Hastings Road.</p> <p>These measures would reduce predicted effects on the amenity of the existing routeways, valued local views and would protect key features that contribute to the positive character of the site.</p>

Conclusions:

The site is divorced from the wider rural landscape by existing settlement and the A21, both of which affect the rurality of the site and prevent any sense of tranquility or wildness. With the exception of the detractors noted above, the site is relatively rural in character and has some contribution to the experience of the AONB. The experience of walkers using the footpath to the east of the site (recognised by the AONB Board as a historic routeway), will be particularly sensitive to changes within the view. The existing field pattern, which provides a strong landscape structure and containment of the site are key contributors to the character of the site.

The sensitivity to change within the northern part of the site is lower than to the south. The site as a whole has been considered to have a medium sensitivity to small development within the sensitivity study carried out by LUC.

Providing that existing structural landscape features within the site and at the site boundaries can be retained, it is likely that any development within the site would be well contained. Key landscape features within the site could be retained and there is sufficient space within the proposed open space to the south of the site, to introduce characteristic new features, whilst still maintaining vistas that would maintain the availability of attractive views over Pembury to the north. The proposed housing within the allocation could remain in keeping with existing views over the settlement, providing that it is not so high that it blocks views altogether.

The retention of the existing footpath (routeway) within public open space and the introduction of a new green corridor to the east of the path, would assist in mitigating against the potential effects on the views and character of the path as a result of the proposed development. New recreational links could be provided to the south of the site, that would connect this path to the footpath network to the north-east of the site.

By following the proposed GI strategy and policy measures outlined above, it would be possible to mitigate for development within the site and provide some on-site enhancements that would contribute positively to the character and appreciation of the AONB.

Policy recommendations for the Regulation 19 version of the Draft Local Plan include:

- Include a requirement for heights parameters as part of any planning application.
- Wireframe visualisations to be provided from a selected number of key viewpoints as part of the prescribed LVIA.
- Include wording to protect trees within the site as well as hedgerows.
- Location of the site access should be informed by detailed topographical and tree survey information. Any tree or hedgerow loss on the northern boundary should be replaced with new planting that is consistent with the existing boundary vegetation.

Site : PE 6 - Land at Tunbridge Wells Hospital, Pembury and adjacent to Tonbridge Road;

Site : PE 6 - Land at Tunbridge Wells Hospital, Pembury and adjacent to Tonbridge Road;

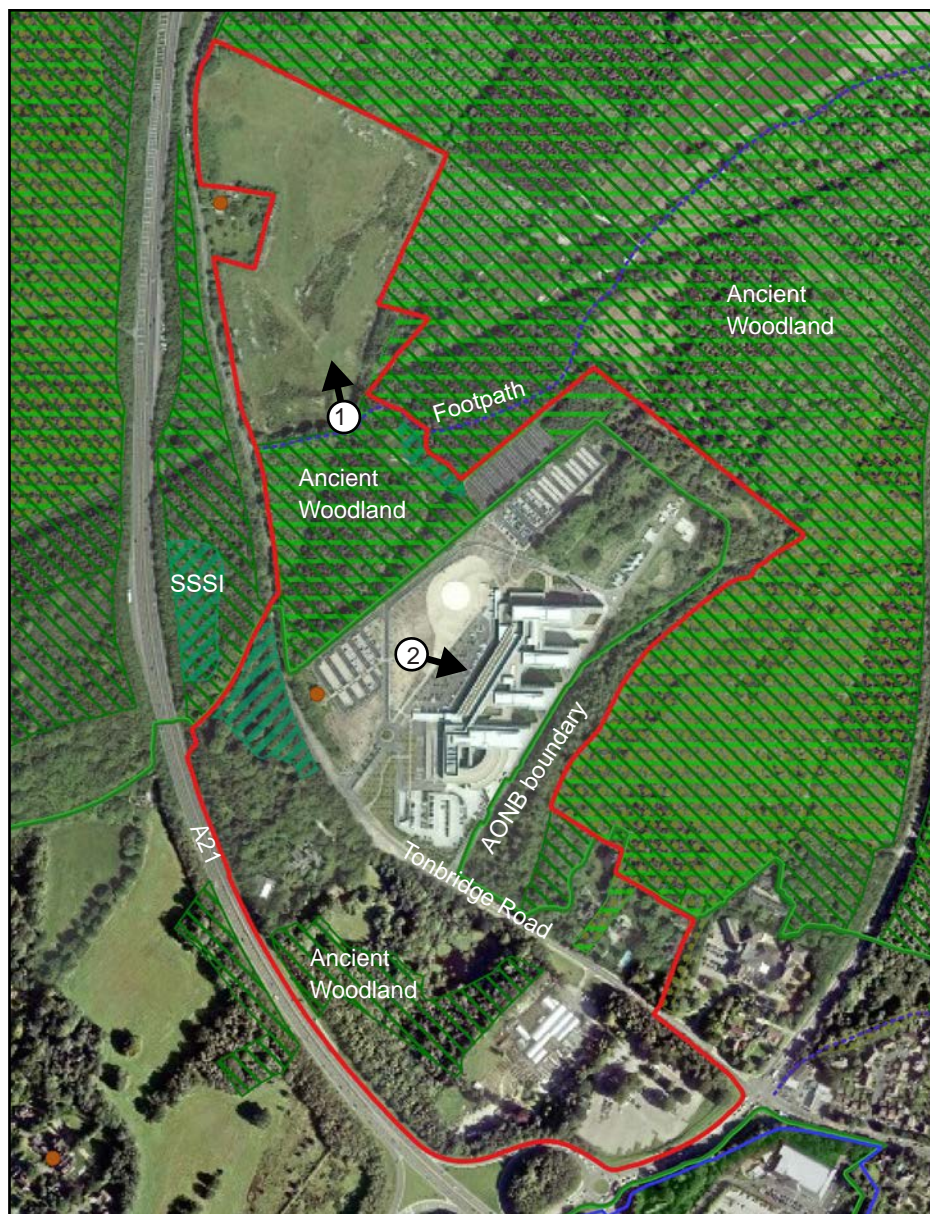


Figure P22 - Site context

Site location and context:

The hospital site is located to the west of Pembury, to the west of the A228, north and east of the A21 and contains areas of woodland, garden and meadows. The existing settlement edge of Royal Tunbridge Wells lies approximately 225m to the south-west at its nearest point.

The site consists of a hospital, garden centre, hotel, isolated dwellings, woodland and a field in pasture. The field shows evidence of small areas of habitat creation within wider areas of pasture.

Designations and development considerations:

The site is washed over by Green Belt and parts of the site lie within the AONB. The hospital building and car park, along with the land to the south of Tonbridge Road fall outside of the AONB boundary. A geological SSSI is located within the site, to the south of Tonbridge Road, opposite the existing hospital. The site is contained to the north and east by Ancient Woodland, some of which is also designated as a Local Wildlife Site. The Ancient Woodland and Local Wildlife Site extend into the site. A listed building lies within the site, to the north of Tonbridge Road and south of the hospital car park. A further listed building lies adjacent to the northern part of the site on the Tonbridge Road. A footpath crosses the northern part of the site.

Development within the site has the potential to affect the following valued elements: separation between Pembury and Royal Tunbridge Wells, existing woodland, footpath network and walks.



Photograph 1: Looking north across the northern field within the Site.



Photograph 2: View of the existing hospital.

Landscape baseline and key features	Visual baseline and key viewpoints	Perceptual and experiential qualities	Representativeness of AONB Qualities (with reference to the relevant character components and objectives of the High Weald AONB Management Plan)
<p>The site is a mosaic of different land uses, intensity, scale and appearance. The site contains areas that are in good condition and are highly characteristic of local landscape character. Other areas within the site are already developed and have an urban character that is at odds with the wider landscape character area. This discord within the site is reflected in the distribution of the site that is excluded from the AONB. Both the hospital and garden centre have extensive areas of car parking associated with the built form. Tonbridge Road and the A21 are both busy roads.</p> <p>The Woodland within and surrounding the site is a highly characteristic and sensitive feature. It provides a high level of containment within parts of the site and to the developed areas of the site. A public right of way runs through the woodland within the northern section of the site.</p> <p>The northern field is unusual in that it contains patches of created scrub / heath habitats within areas of pasture. The land cover is characteristic however the pattern of the landscape is atypical. The field has limited time-depth.</p> <p>Key landscape features (ordered from higher to lower sensitivity) include:</p> <ul style="list-style-type: none"> • Extensive areas of woodland covered by various designations including: Ancient Woodland, a small SSSI and a Local Wildlife Site; • Undesignated woodland to the south of the site; • Watercourses and features; • The northern field containing pasture and heathland; and • Individual features associated with existing development. 	<p>The site is very well contained from external viewpoint locations, with very few views of the site from locations outside of the site boundary.</p> <p>There open and partial views of the woodland within the site from the footpath that runs to the north of the site. This includes glimpsed views of the northern field, with partial views at the access gate (photograph 1). Once beyond the site, the views into the site from this footpath diminish.</p> <p>There are transient glimpses and partial views of areas of the site from the section of Tonbridge Road that runs through the site. Aside from the boundary trees, there are no views of the site from the A21.</p> <p>There are open views of parts of the site from the car parks and public spaces associated with the hospital (photograph 2) and garden centre. These views are contained by the internal landscape structure of trees and woodland.</p> <p>Views from private dwellings are limited to their immediate curtilage and surroundings.</p> <p>Visual receptors (public views) to be considered (ordered from higher to lower sensitivity) include:</p> <ul style="list-style-type: none"> • Walkers on the footpath within the northern part of the site; • Motorists on Tonbridge Road and walkers using the pavements; • Visitors to the hospital and garden centre; and • Motorists using the A21. 	<p>The perceptual and experiential qualities vary across the site.</p> <p>The wooded areas are enclosed and intimate, with a natural and rural feel, particularly to the north of Tonbridge Road, where the noise from the A21 is reduced.</p> <p>The northern field is attractive, with an undulating landform and views framed by woodland, however the landscape appears contrived rather than naturalistic, with sinuous patches of establishing heathland set within a larger pasture field.</p> <p>Both the woodland and northern field feel separated from development, with only the noise from adjacent roads to indicate that this is not wholly the case.</p> <p>The developed areas of the site have a markedly different character. The built form is well designed and sits well within the landscape, however both the hospital and garden centre are busy and active, with built form and car parking forming urbanising features. The landscape within these areas is designed and manicured rather than naturalistic, but remains well kept and in good condition. The large area of hardstanding that forms the car park for the garden centre is very large and seems out of proportion with the scale of use.</p> <p>The hotel and isolated dwellings located within the site are set within well treed and extensive areas of private space, which assimilate them into the surrounding woodland.</p>	<p>Geology, landform, water systems and climate: The site is located on a sandstone ridge, and sandstone outcrops have been recorded within the woodland to the north of the hospital. A watercourse is located at the site boundary to the east of the hospital with a pond located to the west of the plant nursery, south of Tonbridge Road.</p> <p>Settlement: The site has links to the settlement edge of Pembury, however additional development would only partly fit in with the existing settlement pattern. The siting and architectural quality of the hospital and garden centre are positive. Built form is set within the landscape and is well designed but not dominant.</p> <p>Routeways: Tonbridge Road is mapped as a historic routeway within the AONB database. The route is already influenced by the hospital (including road widening at the access), other development and noise from the A21. Development within the site may further affect the character of the road.</p> <p>Woodland: Woodland is a widespread and highly characteristic feature both within and adjacent to the site. Much of this is designated Ancient Woodland.</p> <p>Field and Heath: The field to the north of the site is mapped as heathland and while there is some created heathland habitat emerging within the field, this appears to be in 'beds' which are not reflective of the characteristic pattern of pasture, heath and assarts. The field pattern is sinuous but large scale.</p> <p>Other qualities: The site has few of the locally distinctive features set out within the other qualities section of the Statement of Significance.</p> <p>Summary: The wooded areas of the site are highly representative of the High Weald landscape. The northern field has elements of distinctive character, however this could be improved upon by reintroducing a smaller field pattern in order to break up areas of pasture, heathland and woodland. There are areas of the site which are more urban in character, lie outside of the AONB and display few qualities of the AONB landscape.</p>

Figure P23: Allocation proposal (From policy)

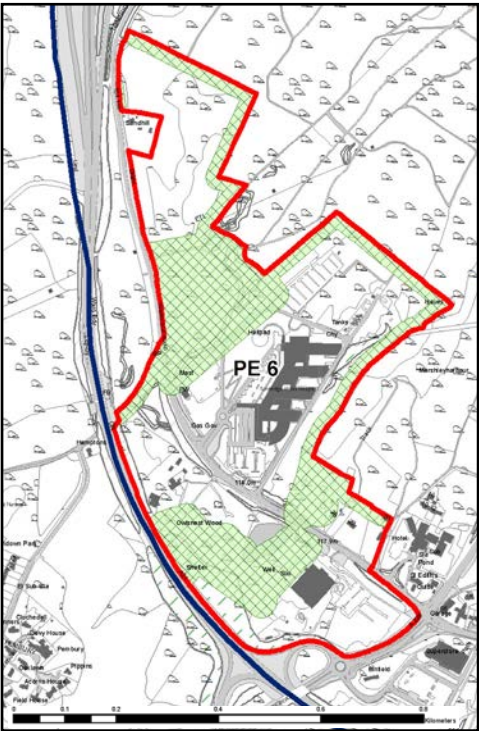
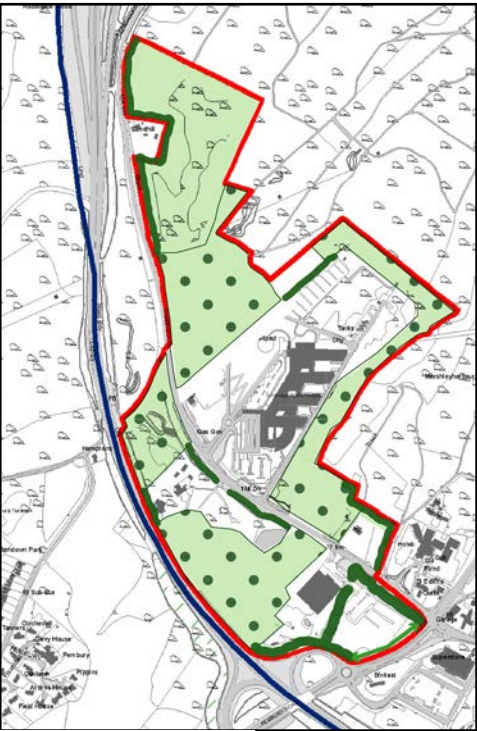


Figure P24: Strategic Green Infrastructure



Description of proposed development:

For use as a key medical facility – to include hospital expansion, key worker housing, clinical / research facilities and potential for additional parking / transport infrastructure.

Proposed mitigation measures:

Mitigation relating to reg 18 Allocation policy AL/PE 6 and associated proposal plan	Additional mitigation measures proposed within this study
Retain and protect Ancient Woodland (Allocation Plan).	Focus new development on areas outside the AONB, which are already affected by development. Opportunities for intensification within garden centre car park and hospital site.
Consider and respond appropriately to SSSI within the site (Policy).	
Proposals to minimise harm to existing watercourses (Policy).	
Consider and minimise the impact on listed buildings (Policy).	Include the northern field within open space if possible
Provision of new pedestrian / cycle links, connecting to existing rights of way (Policy).	Maintain the perceived separation between Pembury and Royal Tunbridge Wells.
Protection of trees and hedgerows with highest amenity value (Policy).	
Requirement for an LVIA (Policy).	

Landscape and recreational opportunities:

There are opportunities to enhance the landscape character of the northern field by reinstating the historic field pattern and providing a more characteristic mosaic of field and heath. There are opportunities to introduce new recreational routes within this field, which would allow residents and visitors to experience new areas of the AONB. Links to the existing northern footpath from the hospital and a safe crossing point across Tonbridge Road to the northern footpath would also provide recreational improvements.

Within proposed development areas, the opportunity should be taken to maximise tree cover and maintain a green and screened edge to any development.

Potential Landscape effects (Assuming no mitigation)	Potential effects on Visibility (Assuming no mitigation)	Assessment of effects against the landscape character components of the High Weald AONB Management Plan (assuming no mitigation)	Potential to avoid or reduce adverse effects (draft policy AL/PE 6, the proposed GI plan for the site and the text on mitigation measures opposite, set out the proposed mitigation for the site)
<p>The high levels of visual and physical enclosure of the site would restrict perceived landscape and visual effects to the 'Pembury / Capel Forested Plateau'.</p> <p>The policy proposal within the allocation is currently high level. It is difficult to predict what the potential effects of development are likely to be without further detail. The majority of the Ancient Woodland is safeguarded as open space with an appropriate buffer. This would protect the highest sensitivity features within the site.</p> <p>Development within undesignated wooded areas or within the northern field within the AONB has the potential to have significant adverse effects on landscape character and features.</p> <p>Intensification of development in areas outside the AONB, which are already subject to some form of development, are much less likely to give rise to significant effects on character, however the potential for feature loss remains a key issue.</p> <p>Predicted effects on landscape features:</p> <ul style="list-style-type: none"> • Extensive areas of woodland covered by various designations including: Ancient Woodland, a small SSSI and a Local Wildlife Site - majority retained within open space; • Undesignated woodland to the south of the site - potential for loss; • Watercourses and features - retained; • The northern field containing pasture and heathland - potential for loss; and • Individual features associated with existing development potential for loss. <p>The effects on recreation within the site are likely to be positive.</p>	<p>The visibility of any development within the proposed allocation site would vary with design and location and is difficult to predict without more detailed proposals.</p> <p>The retained woodland within and around the site would continue to contain views to locations within the site or at the site boundaries.</p> <p>Any additional development at the hospital or garden centre sites are unlikely to cause significant visual effects, providing that they are constrained in terms of building height. Development in these locations is well contained and would be seen in the context of existing built form and car parking.</p> <p>Development within the hotel site or on the land located between Tonbridge Road and the A21, is likely to only be visible from Tonbridge Road. The extent and content of these views requires more detailed design for proper assessment.</p> <p>Development within the northern field is likely to be visible from the footpath to the north and from Tonbridge Road. Development in this location could adversely affect existing views. Any development adjacent to the listed buildings associated with the site would need to respect the setting of the listed buildings, which would include a consideration of visibility of the proposals from the heritage assets.</p>	<p>Geology, landform, water systems and climate: The sandstone outcrops and water features are located within areas of the site that are proposed as open space. Surface water runoff should be carefully designed in order to prevent harm to existing waterways and provide opportunities for local enhancements.</p> <p>Settlement: The allocation is located in areas already affected by development, but that are only partly in keeping with the existing settlement pattern. The proposed uses within the allocation are consistent with existing development within the site.</p> <p>Routeways: The proposals set out within the allocation have the potential to adversely affect the routeway associated with Tonbridge Road.</p> <p>Woodland: The proposed allocation would not result in the loss of Ancient Woodland, however there is the potential for woodland and tree loss within the site, the extent of which would depend on the development proposals.</p> <p>Field and Heath: The development of the northern field could adversely affect the emerging heathland within the northern field, however there is also the potential to enhance the character of this field and restore the historic field pattern.</p> <p>Other qualities: The proposed development has the potential to improve access to the High Weald. The site is already affected by light pollution and noise, which are local detractors.</p>	<p>The protection of Ancient and protected woodland within the site is a crucial part of mitigating against the effects of development, as is the protection of undesignated woodland and tree belts, which contribute to existing site character.</p> <p>The retention of the northern field as open space provides opportunities for enhancement within the AONB, in order to mitigate for development within less sensitive areas of the site. There may be potential to accommodate some small scale development within this area, provided that it is undertaken in a sensitive manner and provides enhancements within the remainder of the area.</p> <p>There is the potential to focus development on undesignated areas of the site, which have a much lower sensitivity to the types of development proposed. These areas could accommodate an intensification of development without significant adverse effects.</p> <p>New or replacement tree planting within any proposed development would maintain the wooded and contained character of the site.</p>

Conclusions:

Site : PE 1

The site is heavily constrained in many areas, reflected by the multiple designations that cover it. Areas of the site contribute to the High Weald AONB, current provision of habitats for wildlife and separation between settlement.

In contrast there are other areas of the site which sit outside designated areas (with the exception of Green Belt) and are already significantly affected by built development. This is reflected in the judgements of the Sensitivity Study produced by LUC on the council's behalf.

Within these areas, there is the opportunity to intensify development in a sensitive manner, without significant adverse effects on landscape, visibility or the character of the High Weald AONB. Examples where this could be the case include the car parking areas at the hospital and garden centre and the hotel site.

Development of the greenfield areas of the site within the AONB would require an extremely robust need case and the effects could be difficult to mitigate. Off-site mitigation may help to outweigh the harm to the AONB in these cases.

There are opportunities for enhancement in the long term management of the woodland and through improvement of the northern field in terms of its field pattern and representativeness of the AONB landscape.

Policy recommendations for the Regulation 19 version of the Draft Local Plan include:

- As part of the Green Belt consideration for development, development should ensure that the separation between Pembury and Royal Tunbridge Wells is maintained.
- Consideration of heritage assets should extend to those adjacent to the site e.g. Sandhill Farm (adjacent to the northern field), in addition to those within the site.
- The policy relating to the enhancement of biodiversity could cover land both within and outside the site, but within the Biodiversity opportunity area.
- Consider stipulating a comprehensive masterplan for the whole site informed by detailed assessment work, to coordinate development and ensure that proposed enhancements are brought forward in a timely manner.

This page has been left intentionally blank

6.4.7 Cumulative effects of development proposed at Pembury

- 6.4.7.1 The proposed allocations within Pembury are generally well contained and there are a limited number of receptors that have the potential to experience cumulative visual effects as a result of development within multiple sites. The receptors that may be affected by development within allocation PE 6 are unlikely to experience a change to the view, should development at sites PE 1- PE 3 come forward.
- 6.4.7.2 Development within allocation sites PE 1- PE 3 would only give rise to cumulative visual effects if the heights of proposed buildings skyline over the tree belts lining the A21. In this scenario there would be adverse cumulative visual effects on people using the public rights of way to the south of the A21, in particular the Tunbridge Wells Circular Walk.
- 6.4.7.3 Cumulative effects on the landscape and character of the High Weald AONB, are more likely to be a key consideration. Development within allocation sites PE 1- PE 3 may have cumulative effects on the historic field pattern of small fields in pasture to the south of Pembury. This may be reduced by careful placement of open space in order to retain the landscape features (hedgerows and tree belts) that create and retain the field pattern. Effects on landscape character may also be cumulative, however, with respect to sites PE 1- PE 3, the influence of adjacent settlement and the A21 already has an adverse effect on the rurality of the sites and enhancements within the sites may be possible to moderate the perceived harm. There would be no cumulative effects on the settlement pattern or loss of separate identity between Pembury and Royal Tunbridge Wells at a result of development within these sites.
- 6.4.7.4 Development within allocation site PE 6 has the potential to cause significant adverse effects in isolation. Development of the whole site could extend the settlement edge of Pembury, reducing the sense of separate identity between the village and Royal Tunbridge Wells. This is particularly relevant for the south-western area of the site and northern field. Development of the northern field has the potential for cumulative landscape effects with allocation sites RTW 12 and RTW 13, associated with Royal Tunbridge Wells. Retaining existing woodland cover and leaving the northern part of the site undeveloped would reduce the extent of these expected effects.
- 6.4.7.5 Providing that the mitigation proposals outlined within each site analysis page are adhered to, it is unlikely that development within the sites would lead to cumulative effects on the 'Pembury / Capel Forested Plateau' or 'Bayhall Open Farmland' character areas.

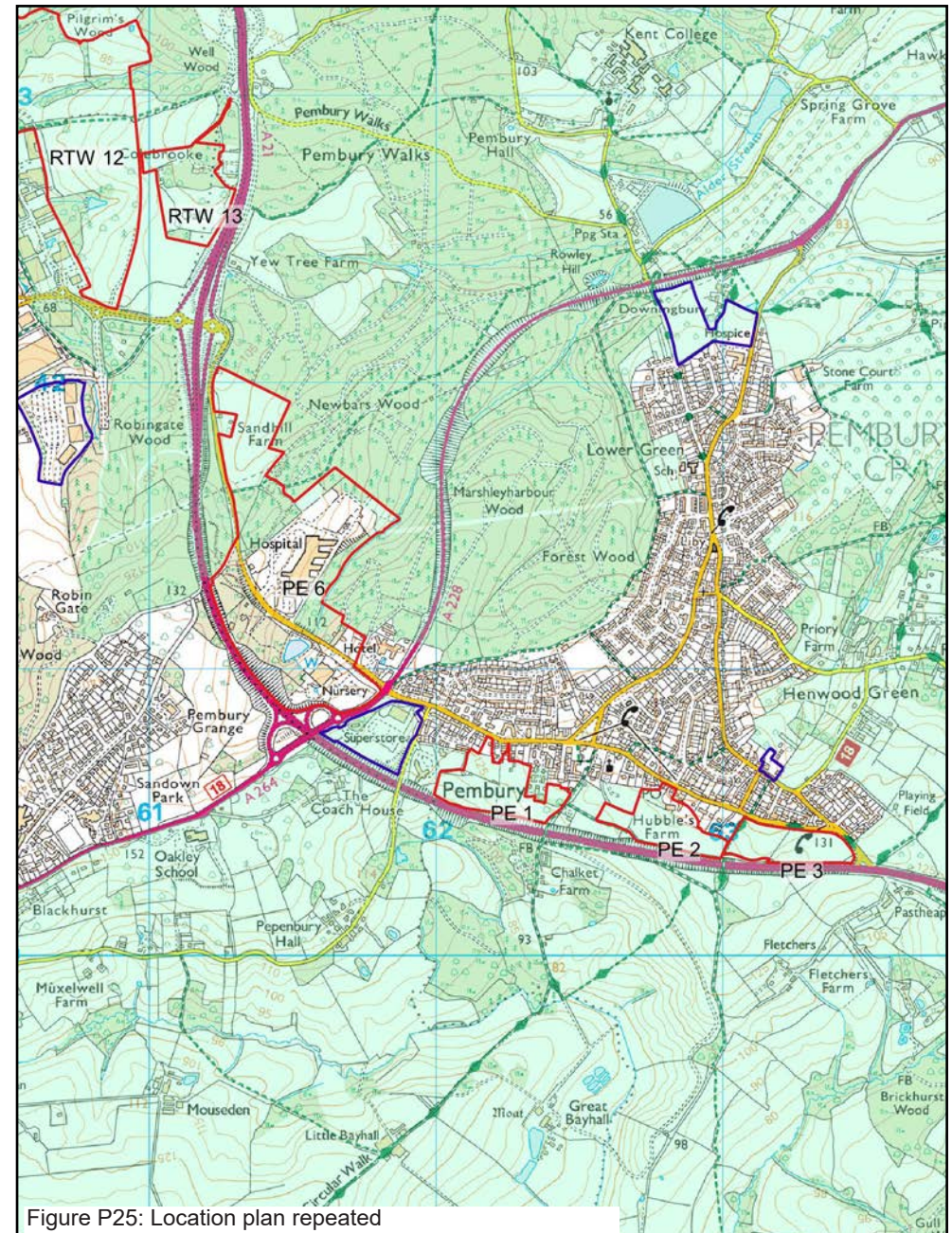


Figure P25: Location plan repeated

6.4.8 Summary and conclusions

- 6.4.8.1 Three of the Pembury sites PE 1 - PE 3 are located on the southern edge of the village, between existing settlement and the A21. This is a strong containing feature which, in combination with the existing tree belts lining the road, effectively separates these site from the wider AONB landscape to the south. The sites conform to the existing settlement pattern and have the potential for development without significant harm to the High Weald AONB. The measures stipulated within this report, including control of building heights, protection of characteristic landscape features and enhancement of the landscape within areas proposed as open space, would be sufficient to moderate the potential effects of development (in accordance with para 172 of the NPPF, section c). The proposed change in character within the sites would be consistent with existing settlement character and has the potential to enhance the character of the village and consolidate the green edge to the village, which would maintain it's enclosure from the wider landscape. There are opportunities within all three sites for the protection of existing rights of way and improvements to the recreational resource.
- 6.4.8.2 The development potential of allocation site PE 6 is dependent on the proposal put forward, both in terms of design and location. There are areas within this site suitable for sensitive development and other areas which could give rise to harmful landscape and visual effects if careful mitigation is not provided. The designated wooded areas of the site should not be developed. The development potential of the northern field is limited as it is unclear how the harm caused by development in this area could be mitigated.