



Green Belt Study Stage Three

Addendum

Assessment of Reasonable Alternative Sites

Tunbridge Wells Borough Council

Final Report

Prepared by LUC

May 2023

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Chapter 1

Introduction

Scope of assessment

1.1 LUC was commissioned by Tunbridge Wells Borough Council (TWBC) in 2016 to undertake a Stage 1 and then a Stage 2 Green Belt Study.

1.2 The Tunbridge Wells Green Belt Strategic Study (2016) [[CD 3.93a](#)] referred to as the Stage 1 study, identified areas that clearly make a strong contribution to one or more Green Belt purpose – termed ‘Broad Areas’. It then subdivided those areas potentially not making a strong Green Belt contribution into smaller assessment ‘Parcels’. It also provided an indication of considerations for a Stage 2 Study.

1.3 The Stage 2 Tunbridge Wells Green Belt Study (2017) [[CD 3.93b\(i\)](#)] comprised a more detailed and focussed review of 37 assessment parcels and 10 broad areas identified around settlements in the Strategic Study. Using a consistent approach of rating their contribution to each of the five Green Belt purposes, as set out in the National Planning Policy Framework (NPPF) and listed below), it provided an overall rating of potential harm (to the Green Belt) that could result from release of the area or parcel.

The purposes of Green Belt

- 1) To check the unrestricted sprawl of large built-up areas.
- 2) To prevent neighbouring towns merging into one another.
- 3) To assist in safeguarding the countryside from encroachment.
- 4) To preserve the setting and special character of historic towns.

5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

1.4 The findings of these reports were used to assist TWBC in coming to a view on potential allocations within the Green Belt. Those considered suitable for allocation in all respects, after taking all planning matters into consideration, were included within a Stage 3 Green Belt Study (2020) [[CD 3.93c](#)]. The purpose of the Stage 3 study was to consider in more detail the potential harm to the Green Belt purposes of the release of these sites, and how Green Belt harm could be further minimised to inform planning policy and further masterplanning work.

1.5 The Hearing sessions for the Local Plan concluded in July 2022 and the Inspectors initial findings were issued in November 2022 ([ID-012](#)) in which the Inspector accepted that, in order to deliver the development set out in the Plan, it was *“likely to require the use of some Green Belt land”* and that the Council’s strategy was in principle *“reasonable and appropriate”* (ID-012 – paragraph 4).

1.6 The Inspector noted that Green Belt Boundaries should only be amended in ‘exceptional circumstances’ and in reaching a conclusion on that *“should be based on a thorough assessment process which includes an understanding of the likely impacts when compared with other site options, especially where the magnitude of harm from the two largest allocations is ‘high’”* (ID-012 – paragraph 7). He found that the Council’s Stage 3 study was *“a logical and sound way of considering where growth should take place”* (ID-012 – paragraph 5) but posed the question:

“If it is accepted that Green Belt land will be required, then why did the Council not carry out a comparative assessment of reasonable alternatives at Stage 3 in order to avoid, or at least minimise, harmful impacts where possible?” (ID-012 – paragraph 6).

1.7 The Inspector then concluded *that “further work is therefore necessary before a conclusion can be reached that exceptional circumstances exist to*

release the relevant site allocations from the Green Belt” (ID-012 – paragraph 8).

1.8 In its response to the Inspector (Examination Document TWLP-106), the Council highlighted that the Local Plan development strategy and its component allocations all drew on the Stage 2 Green Belt Study, taken alongside other evidence studies. It was also explained that, in assessing the suitability of sites for development, regard was given to their particular situation within the Green Belt when considering harm to Green Belt purposes, as well as having regard to the exceptional circumstances test.

1.9 At the same time, it acknowledged that the Stage 2 Study does not provide a directly comparable harm assessment to that for the proposed allocations included in the Stage 3 Green Belt Study. The assessment of sites covered by the Stage 3 work benefited from an overall assessment of Green Belt harm, which the Stage 2 assessment did not explicitly provide. In addition, the assessment of proposed allocations within the Stage 3 Study is clearly site specific, which is not so evident in respect of the reasonable alternatives that lay within larger parcels assessed at Stage 2.

1.10 Therefore, this “Stage Three Addendum” report is based on TWBC’s understanding of the Inspector’s letter that the further work expected is to provide a comparative assessment of the proposed allocation sites against all reasonable alternatives in terms of *the “likely impacts when compared with other site options”* on the Green Belt (ID-012 – paragraph 7). TWBC have commissioned LUC to undertake this work, in a transparent and consistent way applying the same methodology as it did to the original Stage 3 work so that comparisons can be made (in Green Belt terms) between the proposed allocations and all reasonable alternatives. The identification of reasonable alternatives is explained in Chapter 2 of this addendum.

1.11 The results of this work may or may not have implications for the proposed allocations, but TWBC has commissioned LUC to undertake this work without any predetermination of the outcome.

1.12 As with the original Stage 3 assessment of allocations, the purpose of the addendum is not to identify land that is suitable for development, or to set out the exceptional circumstances for releasing land from the Green Belt. These are matters for TWBC to consider.

Addendum structure

1.13 This addendum presents the findings of the additional analysis requested by the Inspector, set out as follows:

- Chapter 2 summarises the 'reasonable alternative' site options and the methodology for assessing the harm to the Green Belt purposes that would result from their release and development. It also sets out potential mitigation and variations in harm and sets out how this should be compared between the original Stage 3 study and this addendum.
- Chapter 3 summarises the findings of the assessment, using maps and tables to illustrate harm ratings for both the Local Plan site allocations and the reasonable alternative site options.
- Chapter 4 discusses the potential cumulative harm of Green Belt releases.
- Appendix A presents the detailed assessments of Green Belt harm for the reasonable alternative site options.

Chapter 2

Alternative Sites and Assessment Methodology

2.1 This chapter summarises the reasonable alternative site options and then the methodology for assessing the harm to the Green Belt purposes that would result from their release and development, and for identifying any significant variations in harm within each site option and any potential mitigation measures. It also sets out how this should be compared with the original Stage 2 Study.

Alternative site options

2.2 The Council has carefully considered what constitutes a ‘reasonable alternative’ for the purposes of this Green Belt study. Particular consideration has been given to the Council’s Sustainability Appraisal [[CD PS-013](#)] and site assessment work (through the Strategic Housing and Economic Land Availability Assessment (SHELAA) [[CD 3.77](#)]). Together, the Sustainability Appraisal and the SHELAA have enabled the Council to decide which sites are reasonable alternatives to be assessed. This includes sites that lie wholly within the Green Belt or partly in Green Belt.

2.3 For the purposes of this Study, ‘reasonable alternatives’ are taken to be all sites that were considered reasonable alternatives through the Sustainability Appraisal and SHELAA processes.

2.4 This has enabled TWBC to identify the reasonable alternative site options listed in Table 2.1 below and illustrated on Figure 2.1, to be assessed by this Stage 3 Study.

2.5 For clarification, it is noted that while Paddock Wood Reasonable Alternative Option 4 is not specifically included in this Stage 3 Study the area/extent of this spatial option that lies partially within the Green Belt is the same extent of Green Belt land included in the Paddock Wood Reasonable Alternative Option 2. The Paddock Wood Reasonable Alternative Option 2 is proposed strategic site allocation STR/SS1 Paddock Wood and East Capel in the Submission Local Plan, which has previously been assessed by the Stage 3 Study.

2.6 In addition, it should be noted that the Development Strategy Topic Paper October 2021 ([CD 3.126](#)) makes it clear that the Council, in agreement with Natural England, are of the view that strategic development in the AONB is not considered to be a reasonable alternative and so strategic site options that are in the Green Belt and AONB have not been included in this study.

Table 2.1 - Reasonable alternative site options

SHELAA ref	Site name	Area (ha)
10	The Piggery, Powder Mill Lane, Southborough	2.35
11	Land at and to the rear of 50 Whetsted Road, Five Oak Green, TN12 6RT	1.62
22	Dingley Dell, Langton Road, Tunbridge Wells TN4 8XG	0.78
27 (1)	Land adjacent to the rear of Asher Reeds, Langton Green	1.11
27 (2)	Land adjacent to Cherry Trees, Farnham Lane, Langton Green	1.11
28	Land on the eastern side of Woodside Road, Pembury, TN2 4BG	0.89
30	Land at Caenwood Farm and Whitegates Farm, Reynolds Lane, Royal Tunbridge Wells	61.37
39	Land adjoining Dunorlan Park, Pembury Road, Tunbridge Wells TN2 3QN	2.51

SHELAA ref	Site name	Area (ha)
42	Land at High View, Langton Road, Langton Green	0.78
45	Land adjoining Birchwood Avenue/Dower House Crescent, Southborough	7.43
48	Bramley House, Five Oak Green Road, Five Oak Green, Capel, TN12 6TJ	0.75
53 (a)	Plot A: Land to the north of Hawkenbury Recreation Ground	12.61
53 (b)	Plot B: Land to the east and north of Hawkenbury allotments, Tunbridge Wells	7.07
60	The Paddocks, Home Farm, 92 Lower Green Road, Rusthall, TN4 8TT	1.29
64	Land at Woodside House, Woodside Road, Pembury TN2 4BG	1.61
73	Land at Pembury Road (South) Tunbridge Wells	7.12
94	Land at Milford House, Penshurst Road, Speldhurst	1.46
99	Land at Pembury Road, Tunbridge Wells	6.57
101	Colebrooke House, Pembury Road, Capel, TN11 0QD	9.40
114	Land at Sandown Park, west of A21 Royal Tunbridge Wells TN2 4RT	5.05
116	Land south of Pembury Road, Tunbridge Wells	7.19
136	Land at Notcutts Garden Centre, Tonbridge Road, Pembury, TN2 4QN	0.72
143	Land at Tolhurst Road, Five Oak Green	0.70
146	Tunbridge Wells Golf Club, Langton Road, Tunbridge Wells TN4 8XH	14.13
165	Pantiles Car Park, Major Yorks Road, Tunbridge Wells, TN2 5TP	0.77
190	Land south east of Sandhurst Avenue, Pembury	3.52

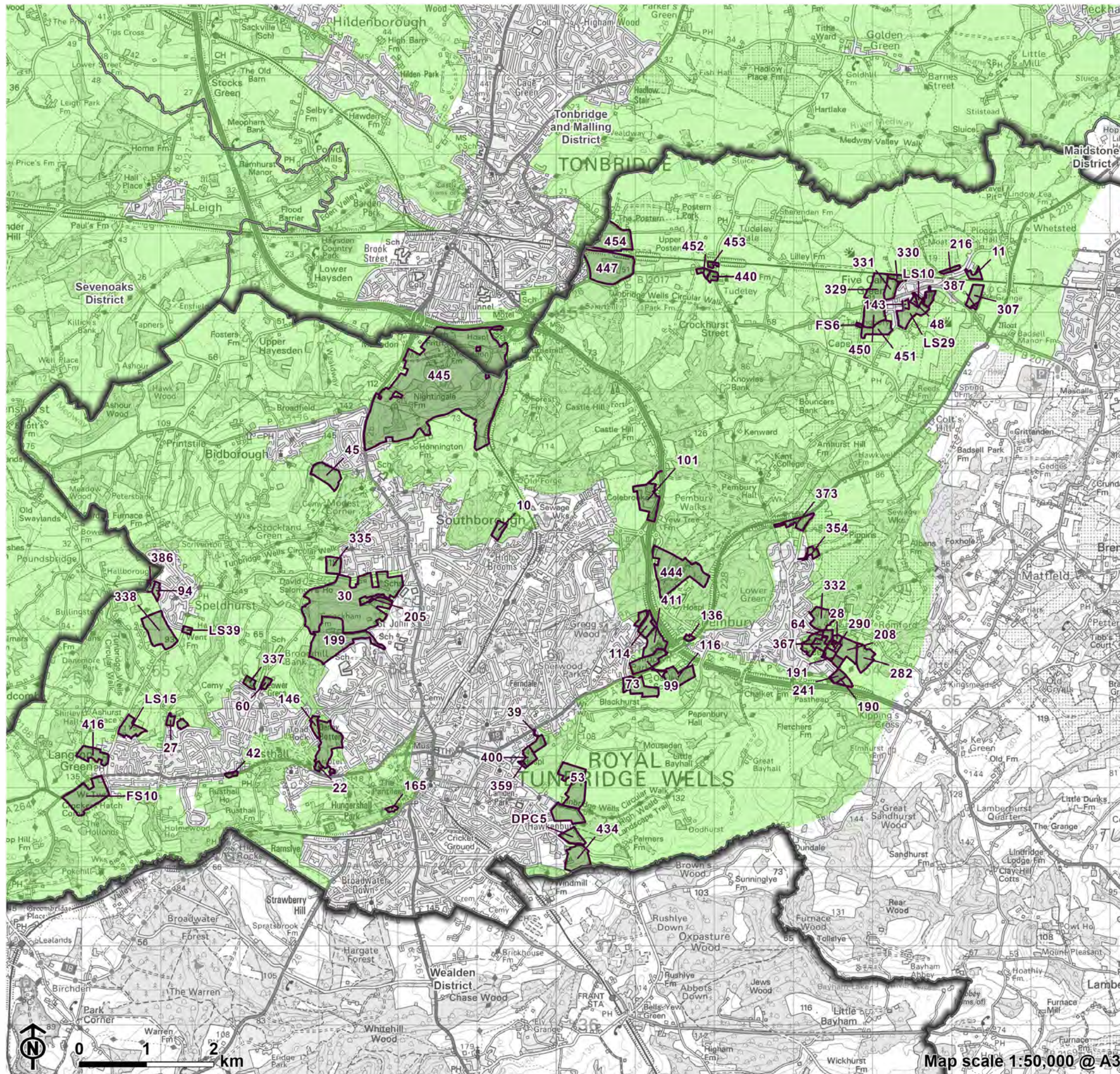
SHELAA ref	Site name	Area (ha)
191	Land north of Henwoods Mount, Pembury	3.19
199	Land and buildings at Smockham Farm, Reynolds Lane, Tunbridge Wells, TN4 9XL	23.06
205	Little Knoll, Reynolds Lane, Tunbridge Wells, TN4 9XL	1.93
208	Romford House Farm, Kings Toll Road, Pembury, TN2 4BE	5.68
216	Land at Moat Farm, Whetstead Road, Five Oak Green	1.06
241	Land south east of Sandhurst Avenue, Pembury	3.58
282	Romford House Kings Toll Road, Pembury, Kent	5.46
290	Abbots, Woodside Close, Pembury, Kent	0.91
307	Land to the north of Badsell Road, Five Oak Green, Kent	3.79
329	School field, Finches Farm, Five Oak Green, Tonbridge, Kent	7.33
330	Finches Farm, Five Oak Green, Tonbridge, Kent	1.38
331	Forstal Field, Finches Farm, Five Oak Green, Tonbridge, Kent	3.39
332	Priory Farm, Romford Road, Pembury, Kent	6.12
335	Land to the north of Speldhurst Road & to the west of Bright Ridge, Southborough, Kent	3.67
337	Allotment land north east of the end of Southwood Road, Rusthall and adjacent to Peacock Farm	1.54
338	Land between Ferbies and Ewehurst lane, Langton Road, Speldhurst	12.14
354	Stone Court Farm, Stone Court Lane, Pembury	1.62
359	Land to the east of Halliwell Nursing Home, Kingswood Road, Tunbridge Wells, Kent	0.40

SHELAA ref	Site name	Area (ha)
367	Land to the southwest of Woodside House, Woodside Road, Pembury	2.23
373	Land at Downingbury Farm, Pembury	3.74
379	Land at Henwood Green Road, Pembury	3.61
386	Ashwood Lodge Farm, Penshurst Road, Speldhurst	1.13
387	Capel Grange Lodge, Badsell Road, Five Oak Green, Kent	0.37
400	Land to the east of Halliwell Nursing Home, Kingswood Road, Tunbridge Wells, Kent	2.97
411	Land at Sandown Park between Pembury Grange and A21, Royal Tunbridge Wells, Kent	6.69
416	Land North of Langton House, Langton Green	5.40
434	Tutty's Farm, Hawkenbury, Royal Tunbridge Wells, Kent	7.67
440	The Old Vicarage, Five Oak Green Road, Tudeley, Tonbridge, Kent	1.42
444	Land to the north of Tunbridge Wells Hospital, Tonbridge Road, Pembury	22.47
445	Mabledon and Nightingale east of A26 and south of the A21, Southborough, Kent	171.88
447	Land at the east of A26, Alders Wood, Tudeley, Tonbridge, Kent	20.47
450	Parcel 1 Land west of Five Oak Green and south of Five Oak Green Road, Capel, Tonbridge, Kent	6.67
451	Parcel 2 Land west of Five Oak Green and south of Five Oak Green Road, Capel, Tonbridge, Kent	5.09
452	Land South of Tudeley Road, Tudeley, Tonbridge, Kent	1.28

SHELAA ref	Site name	Area (ha)
453	Land off Hartlake Road, Tudeley, Tonbridge, Kent	0.70
454	Land at the east of A26, Postern, Tudeley, Tonbridge, Kent	11.85
DPC5	Land north of Hawkenbury Road	3.89
FS10	Land at Hollonds Farm, Langton Road	14.44
FS6	Orchard Cottage, Church Lane	0.30
FS9	Land south of B2017 including Nutley Orchard	2.02
LS10	Orchard Brook, Five Oak Green Road, Five Oak Green	0.77
LS12	Land on the south side of Five Oak Green Road, Five Oak Green, Tonbridge	2.10
LS15	Hérons Oast Farm, Speldhurst Road, Langton Green	5.04
LS29	Land at Sychem Lane, Five Oak Green	6.23
LS39	Dragonfly Farm, Langton Road, Speldhurst	0.88



Figure 2.1: Reasonable alternative Green Belt sites



- Tunbridge Wells district
- Local Authority boundary
- Green Belt
- SHELAA site

Assessment methodology

2.7 As noted in paragraph 1.3 above, the Inspector stated that the Stage 3 Green Belt Study was a “logical and sound way of considering where growth should take place”. Consequently, the Green Belt Stage 3 methodology was used to undertake the assessment of additional sites. That methodology is not replicated here – see [Chapter 3 of the Stage 3 Study for details](#). The only differences between these studies relate to the fact the sites assessed in this addendum are not proposed allocations; the implications of this are discussed in the paragraphs below.

2.8 High-level guidance on potential mitigation measures to reduce Green Belt harm was provided as part of the Stage 3 analysis in 2020. As proposed allocations the sites assessed in 2020 had accompanying policies with details of proposed mitigation measures. In two cases, for the Paddock Wood and Tudeley Village allocations (STR/SS3 and STR/SS1), draft masterplan documents were also reviewed. This was to provide commentary on potential mitigation, as these two sites were significantly larger than other draft Local Plan allocations and as the masterplans were an integral part of the Council’s approach to these sites.

2.9 The alternative site options considered in this study do not have draft policies setting out any mitigation measures, but potential mitigation measures were still, as is normal practice, identified as part of the assessment process. Where mitigation measures have been suggested they are not based on any analysis of developer proposals, because such proposals vary from site to site in terms of level of detail and degree of evolution, but they do relate to potential development sites, or identified sub-areas within them, rather than to the parcels identified at Stage 2. In adopting this approach, the study ensures a level of consistency across both allocation sites and the reasonable alternatives.

2.10 It is important to note that mitigation measures considered in the 2020 study for the proposed allocations, and those considered in this assessment for the reasonable alternatives, have no bearing on the harm ratings assigned. So there is no inconsistency between the original study and this addendum in terms of harm ratings. As noted in paragraph 3.56 of the Stage 3 report, the mitigation suggestions “*do not alter harm ratings, as their potential impact will depend on the way in which mitigation is applied, and the timescale over which it becomes effective*”. Whilst there is potential for mitigation to reduce harm – for example through woodland planting to strengthen a boundary – this can take a significant time to have an effect and so LUC’s methodology does not make assumptions regarding its impact. This approach has been used in other LUC Green Belt assessments and has been found sound at examination.

2.11 In keeping with the approach used for the Stage 3 assessment of site allocations, the assessment of additional sites identifies any variations in harm that apply to smaller parts of a site (down to a minimum of 1 hectare), rather than only considering sites as a whole. This recognises the fact that not all land in each reasonable alternative site is necessarily proposed for development, and that were a release of Green Belt land to be considered it may not need to encompass a whole SHELAA site.

2.12 In terms of the presentation of outputs, some sites are closely related to others – either lying alongside each other adjacent to an urban edge or, in some cases, one site lying between the urban edge and the other site. In such cases the analysis has been presented for groups of sites, rather than individual sites, reflecting the fact that any consideration by TWBC of potential Green Belt release as part of an allocation may encompass more than one site (or parts of more than one site). For each assessment encompassing multiple sites a summary table clearly indicates the harm rating(s) applicable to each individual site.

2.13 Recognising that in some cases a number of sites may be considered within a group, each mapped variation in harm is assigned a parcel reference and supported by separate ratings and analysis for Green Belt contribution, impact of release on adjacent Green Belt and overall harm. This means that there is no need to present any analysis under the subheading ‘variations in

harm' (the approach used when presenting outputs for areas of proposed release in the Stage 3 assessment of allocations).

2.14 The boundaries for assessed sites or groups of sites in some cases include additional land outside of any site. This is in cases where the release of the site(s) without also releasing the additional land would leave an orphaned area of Green Belt, or an otherwise illogical Green Belt boundary. In one case a whole parcel, RA/FG 2 – A, lies outside of any SHELAA site. This is because its release would be necessary to create a contiguous settlement extension, but the harm of releasing it would be less than the harm of releasing the SHELAA site. In other instances, such additional land outside of SHELAA sites is included within parcels that also include SHELAA sites.

2.15 For each site or related group of sites the assessment outputs include:

- A reference code in the format RA/xxx n, where RA = reasonable alternative, xxx = settlement abbreviation and n = a unique number. So, for example, assessment areas around Tunbridge Wells are labelled RA/RTW 1, RA/RTW 2, and so on.
- An OS map showing the location of the site(s), with SHELAA reference(s), any identified absolute constraints and/or any additional potential constraints, any nearby Local Plan site allocations.
- A second map shaded to show the assessed level(s) of harm within the site(s), and any nearby Local Plan site allocations, with a parcel reference assigned to each variation.
- Site Summary: a brief description of the site(s) and any identified constraints, including reference to any parcels defined to reflect variations in harm. A table is included to summarise any harm variations by SHELAA site reference.

2.16 For each defined parcel there is the following:

- An analysis of distinction from the urban area, under the heading 'Relationship with settlement'.

- A summary of the contribution to each Green Belt purpose, with reference to the relevance of the purpose, openness, and the degree of distinction from the urban area.
- Impact on adjacent Green Belt land: analysis of effect of release on distinction and on relevance of purposes.
- A summary of harm to the Green Belt purposes, stating loss of contribution to the Green Belt purposes, impact on adjacent Green Belt and overall harm rating, quoting relevant SHELAA site reference(s).
- A high-level description of potential mitigation measures. As noted, these mitigation suggestions do not alter harm ratings, as their potential impact will depend on the way in which mitigation is applied, and the timescale over which it becomes effective.

Comparison with Stage 2 analysis

2.17 Paragraph 1.7 of the original Stage 3 Study noted that it provided a more refined assessment of harm than that provided in the Stage 2 Green Belt Study. It is important, if comparing the results of this Stage 3 addendum (or of the original Stage 3 Study) with the Stage 2 findings, to note the following:

- Although the Stage 2 Study gave ratings for ‘harm’ to the Green Belt, these bore a direct correlation with ratings given for ‘contribution’ to the Green Belt purposes, as set out in Table 5.2 in that study. So, the harm rating was always ‘Very High’ if there was a Strong contribution to one or more Green Belt purpose, ‘High’ if there was a Relatively Strong contribution to one or more Green Belt purpose, and so on.
- Although focused on ‘contribution’ to the Green Belt purposes, the Stage 2 analysis of contribution included consideration of the impact of release on adjacent Green Belt land as part of that assessment of contribution. The definitions of ratings for each purpose [on pages 22 & 24] reflect this: Purpose 1 and Purpose 3 definitions referred to the extent to which the parcel relates to the settlement or to the wider countryside, and Purpose 2

rating definitions were couched in terms of impact of development on settlement separation.

- A key difference in the Stage 3 work is that it separates out those elements relating to impact of release on the remaining Green Belt into a separate analysis of 'Impact on adjacent Green Belt', with the two factors combined to give overall ratings for harm. This separation means that contribution ratings at Stage 2 and contribution ratings at Stage 3 are not directly comparable.
- Some of the draft allocations assessed in the Stage 3 Study, and some of the sites assessed in this addendum, lie wholly or partly in areas that were not assessed as parcels at Stage 2 but instead as part of larger 'Broad Areas' of Green Belt. Broad Areas were defined where land lacked a significant relationship with any urban area, and so were assigned the highest contribution and harm rating. Stage 2 ratings for Broad Areas reflect highest levels of potential harm, rather than the harm of releasing a specific, smaller site. For example, where a broad area lies between two towns it was assessed as making a Strong contribution to Purpose 2, which equated to a Very High harm rating, but in practice the release of only a small part of that gap would cause less harm to Purpose 2. This is recognised in the Stage 3 analysis of sites.
- The Stage 3 analysis is more granular than the Stage 2 Study, with variations identified to a minimum size of 1 hectare for the former but parcels defined to a minimum of 5 hectares for the latter. So more localised variations are sometimes identified in the Stage 3 Study and addendum.
- Different harm rating scales are used in each study, with a 5-point scale at Stage 2 and a 7-point scale at Stage 3.

2.18 These variations in harm between the Stage 2 Green Belt Study and the proposed allocated sites assessed in the original Stage 3 Green Belt Study were also apparent for the same reasons as given above and this was noted and discussed during the Local Plan examination hearings.

Chapter 3

Summary of Findings

3.1 This chapter summarises the findings of the assessment. Figure 3.1 illustrates the harm ratings for the reasonable alternative site options in this study and for the Local Plan site allocations that were assessed in the original Stage 3 Study. The latter are shown in italics.

3.2 Table 3.1 lists harm ratings by settlement and assessment parcel, also indicating the SHELAA site reference and the hectareage for which that rating is applicable (noting that some SHELAA sites might be split into separate parcels to reflect variations in harm rating).

3.3 The individual parcel assessments for each site or group of sites are presented in Appendix A.

3.4 Notes regarding Table 3.1 and Appendix A:

- As at Stage 3, areas subject designations which constitute an 'absolute constraint' to development have not been rated for Green Belt harm. The hectareage calculations for reasonable alternative sites provided in Table 3.1 exclude constrained land.
- In cases where a whole site is subject to absolute constraint, there is no assessment in Appendix A but it is still listed in Table 3.1 for completeness.
- Absolute constraints include Natural constraints, including SAC, SPA, SSSI, Nature Reserves, Local Wildlife Sites, Ancient Woodland (while there is no statutory protection for ancient woodlands they are afforded a high level of protection in the NPPF), functional floodplain (that is, flood zone 3b), Registered Parks and Gardens, and Scheduled Monuments.
- As the hectareage figures are for allocated or reasonable alternative sites only, they do not include additional land that in some cases has been

included in an assessment area, in order to create a logical boundary for any potential Green Belt release (see paragraph 2.14).

- The hectare calculations for the site allocations assessed in the Stage 3 Study are the actual areas proposed for Green Belt release in the Submission Local Plan, excluding any areas subject to absolute constraints.
- Also excluded from Appendix A are reasonable alternative sites which have already been assessed at Stage 3. These are listed in Table 3.1 with a reference to the relevant Stage 3 site assessment.
- It should be noted that in some instances the allocation references used in the Stage 3 Study, taken from the preceding Regulation 18 Consultation Draft Local Plan, were subsequently amended. Figure 3.1 and Table 3.1 use the allocation references that appeared in the subsequent Submission Local Plan but also note the previous references.

Table 3.1 - Harm rating summary for allocated and reasonable alternative sites

Settlement	Parcel/Allocation ref	SHELAA ref	Harm rating	Area (ha)
Capel	STR/SS 3 (AL/CA 1)	448	High	97.27
Capel	STR/SS 3 (AL/CA 1)	448	Moderate-High	81.90
Capel	RA/CA 1 - A	447	High	6.62
Capel	RA/CA 1 - B	447	Very High	9.98
Capel	RA/CA 1 - B	454	Very High	11.84
Capel	RA/CA 2 - A	440	Moderate-High	1.42
Capel	RA/CA 2 - A	452	Moderate-High	1.27
Capel	RA/CA 2 - A	453	Moderate-High	0.69
Five Oak Green	RA/FG 1 - A	216	Low-Moderate	1.06
Five Oak Green	RA/FG 2 - B	11	Low-Moderate	1.53
Five Oak Green	RA/FG 2 - C	307	Moderate	3.58
Five Oak Green	RA/FG 2 - C	387	Moderate	0.10
Five Oak Green	RA/FG 3 - A	143	Low	0.70
Five Oak Green	RA/FG 3 - B	FS9	Low-Moderate	0.54

Chapter 3 Summary of Findings

Settlement	Parcel/Allocation ref	SHELAA ref	Harm rating	Area (ha)
Five Oak Green	RA/FG 3 - B	LS12	Low-Moderate	0.54
Five Oak Green	RA/FG 3 - C	48	Moderate	0.43
Five Oak Green	RA/FG 3 - C	LS10	Moderate	0.22
Five Oak Green	RA/FG 3 - C	LS29	Moderate	5.32
Five Oak Green	RA/FG 4	330	Whole site constrained (Flood zone 3b)	1.38
Five Oak Green	RA/FG 4 - A	331	Low	0.55
Five Oak Green	RA/FG 4 - B	329	Moderate-High	6.13
Five Oak Green	RA/FG 4 - B	331	Moderate-High	0.22
Five Oak Green	RA/FG 4 - C	450	Moderate	6.66
Five Oak Green	RA/FG 4 - D	451	High	5.03
Five Oak Green	RA/FG 4 - D	FS6	High	0.29
Langton Green	RA/LG 1 - A	27 (1)	Moderate	1.11
Langton Green	RA/LG 1 - A	27 (2)	Moderate	1.11
Langton Green	RA/LG 2 - A	42	Low-Moderate	0.80
Langton Green	RA/LG 3 - A	FS10	Moderate-High	5.97
Langton Green	RA/LG 3 - B	FS10	High	8.45

Chapter 3 Summary of Findings

Settlement	Parcel/Allocation ref	SHELAA ref	Harm rating	Area (ha)
Langton Green	RA/LG 4 - A	416	Moderate	0.83
Langton Green	RA/LG 5 - A	LS15	Moderate-High	4.99
<i>Paddock Wood</i>	<i>STR/SS 1 (AL/PW 1)</i>	<i>Miscellaneous</i>	<i>High</i>	<i>57.47</i>
<i>Paddock Wood</i>	<i>STR/SS 1 (AL/PW 1)</i>	<i>Miscellaneous</i>	<i>Moderate</i>	<i>73.12</i>
<i>Pembury</i>	<i>AL/PE 1 and AL/PE 7</i>	<i>5, 44, 67, 369</i>	<i>Low</i>	<i>7.60</i>
<i>Pembury</i>	<i>AL/PE 2</i>	<i>50, 390</i>	<i>Low</i>	<i>4.65</i>
<i>Pembury</i>	<i>AL/PE 3</i>	<i>189</i>	<i>Low</i>	<i>5.46</i>
<i>Pembury</i>	<i>AL/PE 4</i>	<i>375</i>	<i>Low-Moderate</i>	<i>4.68</i>
<i>Pembury</i>	<i>AL/PE 5</i>	<i>458</i>	<i>Low</i>	<i>0.05</i>
Pembury	RA/PE 1 - A	373	Moderate	3.35
Pembury	RA/PE 2 - A	354	Moderate	1.43
Pembury	RA/PE 3 - A	332	Moderate-High	6.12
Pembury	RA/PE 3 - B	379	Moderate	2.02
Pembury	RA/PE 3 - C	64	Moderate-High	1.55
Pembury	RA/PE 3 - C	367	Moderate-High	1.22
Pembury	RA/PE 3 - C	379	Moderate-High	0.87

Chapter 3 Summary of Findings

Settlement	Parcel/Allocation ref	SHELAA ref	Harm rating	Area (ha)
Pembury	RA/PE 4 - A	191	Moderate	3.15
Pembury	RA/PE 4 - A	241	Moderate	1.52
Pembury	RA/PE 4 - A	290	Moderate	0.90
Pembury	RA/PE 4 - B	208	Moderate-High	1.88
Pembury	RA/PE 4 - C	28	High	0.88
Pembury	RA/PE 4 - C	208	High	3.72
Pembury	RA/PE 4 - D	282	Very High	5.39
Pembury	RA/PE 5 - A	190	Moderate	2.05
Pembury	RA/PE 5 - A	241	Moderate	1.99
Pembury	RA/PE 5 - B	190	High	1.42
Pembury	RA/PE 6 - A	136	Moderate	0.72
Pembury	RA/PE 7 - A	444	High	6.70
<i>Tunbridge Wells</i>	<i>AL/RTW 5</i>	<i>30 (part), 100</i>	<i>Low-Moderate</i>	<i>5.61</i>
<i>Tunbridge Wells</i>	<i>AL/RTW 14 (16)</i>	<i>24</i>	<i>Low-Moderate</i>	<i>5.52</i>
<i>Tunbridge Wells</i>	<i>AL/RTW 16 (18)</i>	<i>137 (part)</i>	<i>Moderate</i>	<i>6.33</i>
<i>Tunbridge Wells</i>	<i>AL/RTW 17 (12)</i>	<i>43, 57</i>	<i>Moderate</i>	<i>20.24</i>

Chapter 3 Summary of Findings

Settlement	Parcel/Allocation ref	SHELAA ref	Harm rating	Area (ha)
Tunbridge Wells	AL/RTW 19 (23)	53 (a)	Moderate	7.07
Tunbridge Wells	RTW Safeguarded Land (AL/RTW 13)	101	Moderate	9.29
Tunbridge Wells	RA/RTW 1 - A	101	Assessed at Stage 3 (RTW Safeguarded Land) for negligibly different site area	9.40
Tunbridge Wells	RA/RTW 2 - A	99	Moderate-High	2.80
Tunbridge Wells	RA/RTW 2 - B	99	Moderate-High	0.58
Tunbridge Wells	RA/RTW 2 - B	411	Moderate-High	3.76
Tunbridge Wells	RA/RTW 2 - C	114	Moderate-High	5.07
Tunbridge Wells	RA/RTW 2 - D	99	High	3.12
Tunbridge Wells	RA/RTW 2 - D	411	High	2.31
Tunbridge Wells	RA/RTW 3 - A	73	High	2.63
Tunbridge Wells	RA/RTW 3 - B	73	Very High	4.43
Tunbridge Wells	RA/RTW 3 - C	116	Very High	7.17
Tunbridge Wells	RA/RTW 4 - A	39	Moderate-High	2.37
Tunbridge Wells	RA/RTW 4 - A	359	Moderate-High	0.27
Tunbridge Wells	RA/RTW 4 - A	400	Moderate-High	2.88

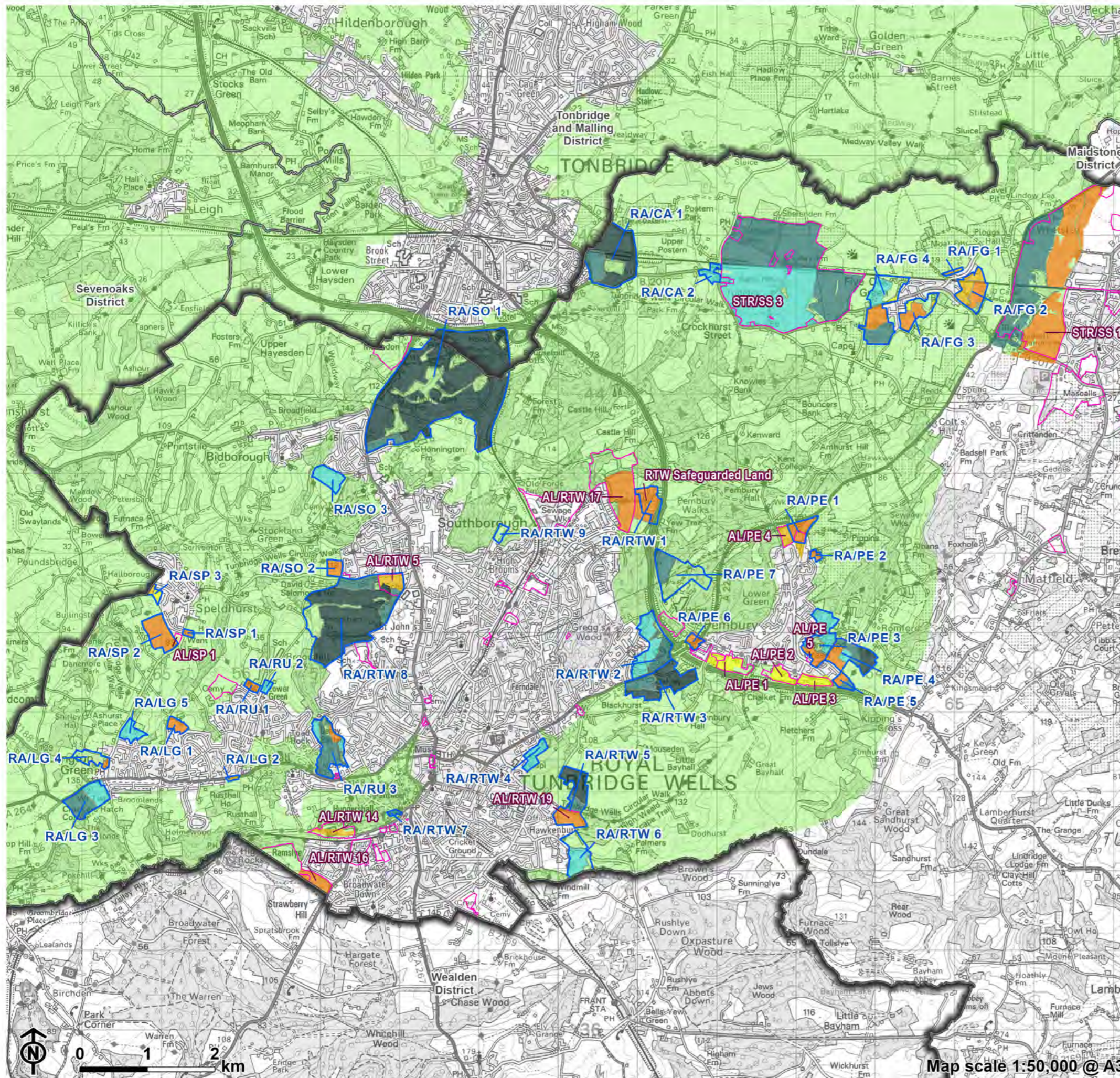
Chapter 3 Summary of Findings

Settlement	Parcel/Allocation ref	SHELAA ref	Harm rating	Area (ha)
Tunbridge Wells	RA/RTW 5	53 (a)	Assessed at Stage 3 (AL/RTW 19)	7.07
Tunbridge Wells	RA/RTW 5 - A	53 (b)	High	3.21
Tunbridge Wells	RA/RTW 5 - B	53 (b)	Very High	9.34
Tunbridge Wells	RA/RTW 6	DPC5	Whole site constrained (Local Nature Reserve)	3.89
Tunbridge Wells	RA/RTW 6 - A	434	Moderate-High	6.52
Tunbridge Wells	RA/RTW 7 - A	165	High	0.76
Tunbridge Wells	RA/RTW 8 - A	30	High	4.75
Tunbridge Wells	RA/RTW 8 - B	30	High	3.56
Tunbridge Wells	RA/RTW 8 - C	30	Very High	40.38
Tunbridge Wells	RA/RTW 8 - C	199	Very High	20.44
Tunbridge Wells	RA/RTW 8 - C	205	Very High	1.26
Tunbridge Wells	RA/RTW 9	10	Whole site constrained (Local Nature Reserve)	2.35
Rusthall	RA/RU 1 - A	337	Moderate	1.47
Rusthall	RA/RU 2 - A	60	Moderate-High	1.28
Rusthall	RA/RU 3 - A	146	Moderate-High	2.04
Rusthall	RA/RU 3 - B	146	Moderate	1.73

Chapter 3 Summary of Findings

Settlement	Parcel/Allocation ref	SHELAA ref	Harm rating	Area (ha)
Rusthall	RA/RU 3 - C	146	Moderate-High	1.01
Rusthall	RA/RU 3 - D	22	High	0.78
Rusthall	RA/RU 3 - D	146	High	8.42
Southborough	RA/SO 1 - A	445	High	4.72
Southborough	RA/SO 1 - B	445	Very High	142.60
Southborough	RA/SO 2 - A	335	Moderate	3.65
Southborough	RA/SO 3 - A	45	Moderate-High	7.42
<i>Speldhurst</i>	<i>AL/SP 1</i>	231	<i>Very Low</i>	<i>0.96</i>
Speldhurst	RA/SP 1 - A	LS39	Moderate	0.88
Speldhurst	RA/SP 2 - A	338	Moderate	12.10
Speldhurst	RA/SP 3 - A	94	Low	1.11
Speldhurst	RA/SP 3 - B	386	Low-Moderate	1.12

Figure 3.1: Harm ratings for reasonable alternative sites



- Tunbridge Wells District
 - Neighbouring Local Authority boundary
 - Green Belt
 - Submission Local Plan site allocations
 - Reasonable alternative site(s)
- Harm rating**
- Very High
 - High
 - Moderate-High
 - Moderate
 - Low-Moderate
 - Low
 - No/Very Low

Chapter 4

Potential Strategic Harm

4.1 This chapter discusses the potential cumulative harm of Green Belt releases to the strategic functioning of the Green Belt in Tunbridge Wells Borough.

4.2 At this stage, no assumptions can be made regarding which of the proposed Local Plan site allocations might go ahead, and which if any of the reasonable alternative sites might also be considered for allocation. This means that no firm conclusions can be drawn regarding cumulative harm but based on the locations of sites it is possible to identify locations where there is potential for significant cumulative impacts to occur in relation to particular Green Belt purposes.

4.3 Potential strategic harm to the strength of the Green Belt is considered purpose by purpose in the paragraphs below.

Purpose 1 - To check the unrestricted sprawl of large built-up areas

4.4 This considers the extent to which a revised Green Belt would still be able to check the unrestricted sprawl of large built-up areas. A release of land may in turn weaken adjacent Green Belt land to some extent, but if there is Green Belt land beyond that which still retains very strong distinction from any urban area then sprawl is still being effectively restricted.

4.5 This purpose would be most affected by urban expansion that significantly weakened separation between two large built-up areas, or between a large built-up area and the outer edge of the Green Belt. A release of land which significantly weakened separation between a large built-up area and a smaller settlement would also harm this purpose.

4.6 Tunbridge Wells is a large built-up area, and Southborough, Bidborough, Rusthall, Langton Green and Pembury are all considered close enough to form part of that large built-up area, even though they are still considered separate settlements within it. Tonbridge is also considered to be a large built-up area.

4.7 In most cases, proposed allocations and reasonable alternatives would not expand either large built-up area to the extent that remaining Green Belt would be significantly weakened. However:

- Pembury is considered part of the large built-up area of Tunbridge Wells. Any significant expansion of Pembury in an easterly direction (out to site 282 in assessment area RA/PE 4) would leave a weakened band of remaining Green Belt. It is noted that the Green Belt outer edge at Kipping's Cross does not follow any defined physical features, so any development outside the Green Belt in this area would be likely to lack strong distinction from an expanded Pembury.
- In combination, allocated and reasonable alternative sites span most of the area between Tonbridge and the outer edge of the Green Belt at Paddock Wood. A substantial release, in particular combining RA/CA 1 with STR/SS 3, would leave relatively narrow gaps to prevent the eastward sprawl of Tonbridge.
- Site 445 (assessment area RA/SO 1) encompasses all the gap between Bidborough (part of the large built-up area of Tunbridge Wells) and Tonbridge, so a substantial release of land here, bringing the two towns closer together, would be significant sprawl of one or the other of these large built-up areas.

Purpose 2 - To prevent neighbouring towns merging into one another

4.8 This considers the extent to which a revised Green Belt would maintain separation between towns. The following potential concerns are identified:

- In combination, allocated and reasonable alternative sites span most of the area between Tonbridge and the outer edge of the Green Belt at Paddock Wood. The release of STR/SS 3 (Tudeley Village) would allow the creation of a settlement of a similar size to Pembury, which although part of the large built-up area of Tunbridge Wells was considered in the Stage 1-3 Green Belt studies to be a separate 'town'. Treating Tudeley in the same way would in effect introduce a new 'town' between Tonbridge and Paddock Wood in respect to Purpose 2. This means that a substantial release, in particular combining STR/SS 1 with STR/SS 3 and/or with sites that would expand Five Oak Green, would leave relatively fragile gaps between towns.
- A substantial release of sites in the remaining gap between Tunbridge Wells and Pembury would weaken their separation. It is recognised that the A21 is a key separating feature, but development in particular that extended Tunbridge Wells eastwards along the A264, to the north or especially to the south, would have a significant impact on perceived separation.
- Site 445 (assessment area RA/SO 1) encompasses all the gap between Bidborough and Tonbridge, so a substantial release of land here would endanger the separate identity of the Tunbridge Wells large built-up area (of which Bidborough is part) and Tonbridge.
- Extensive development in assessment area RA/RTW 8 (sites 30 and 199) would increase the coalescence of Tunbridge Wells and Southborough, but the extent to which the two towns are already connected limits the harm to the strategic functioning of the Green Belt that this would cause.

Purpose 3 - To assist in safeguarding the countryside from encroachment

4.9 To have a significant effect on Purpose 3, safeguarding the countryside from encroachment, there would need to be a degree of containment of land by urbanising influences. No locations are identified in which site allocations or reasonable alternatives could in combination leave substantial areas contained

from the wider countryside, such that they would be perceived as detached from the wider countryside. However, there are locations where narrow gaps could be left between settlements, such that countryside character could be weakened:

- A substantial release of land in RA/RTW 8 ((site 30 and 199) could leave a narrowed gap between Tunbridge Wells and Southborough in which remaining open land lacks strong distinction from an urban area.
- A substantial release of land in RA/SO 1 (site 445) could leave a narrowed gap between Tunbridge Wells and Southborough in which remaining open land lacks strong distinction from an urban area.
- A substantial release of land to the east of Five Oak Green in RA/FG 2 (sites 11, 307 and 387) in combination with site allocation STR/SS 1 west of Paddock Wood could significantly reduce the amount of Green Belt land between the two settlements that retains strong distinction from both.
- A substantial release of land to the west of Five Oak Green in RA/FG 4 (sites 329, 450, 451 and FS6) in combination with site allocation STR/SS 3 at Tudeley could leave a narrow gap between settlements in which remaining open land lacks strong distinction from an urban area.

Purpose 4 - To preserve the setting and special character of historic towns

4.10 Few sites have been assessed as making a significant contribution to Purpose 4, preserving the setting and special character of a historic town. Those that do make a relatively strong contribution are in locations where development would be extending the Tunbridge Wells down from the higher ground on which it has evolved, into surrounding valleys and woodlands. The cumulative harm to this purpose associated with releases of allocations and reasonable alternative sites would not be significantly greater than the harm associated with the release of any individual site.

Appendix A

Reasonable Alternative Site Assessments

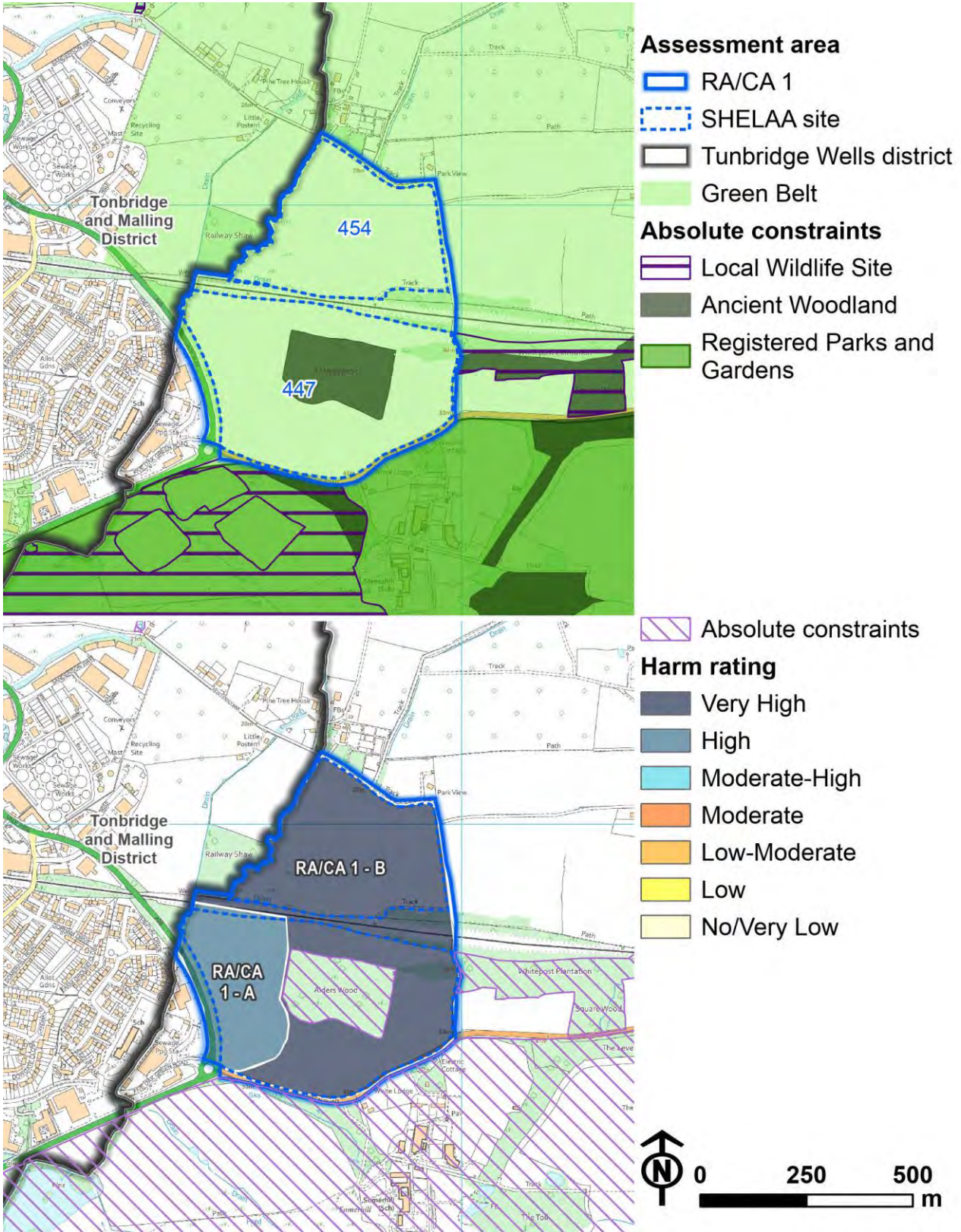
A.1 Assessments are grouped by settlement in the following order:

- Capel
 - RA/CA 1 Page A-3
 - RA/CA 2 Page A-11
- Five Oak Green
 - RA/FG 1 Page A-16
 - RA/FG 2 Page A-21
 - RA/FG 3 Page A-32
 - RA/FG 4 Page A-43
- Langton Green
 - RA/LG 1 Page A-58
 - RA/LG 2 Page A-63
 - RA/LG 3 Page A-68
 - RA/LG 4 Page A-76
 - RA/LG 5 Page A-80
- Pembury
 - RA/PE 1 Page A-85
 - RA/PE 2 Page A-90
 - RA/PE 3 Page A-95
 - RA/PE 4 Page A-106

Appendix A Reasonable Alternative Site Assessments

■ RA/PE 5	Page A-120
■ RA/PE 6	Page A-128
■ Royal Tunbridge Wells	
■ RA/RTW 2	Page A-138
■ RA/RTW 3	Page A-152
■ RA/RTW 4	Page A-163
■ RA/RTW 5	Page A-167
■ RA/RTW 6	Page A-175
■ RA/RTW 7	Page A-180
■ RA/RTW 8	Page A-184
■ RA/RTW 9	Page A-196
■ Rusthall	
■ RA/RU 1	Page A-201
■ RA/RU 2	Page A-206
■ RA-RU 3	Page A-211
■ Southborough	
■ RA/SO 1	Page A-225
■ RA/SO 2	Page A-233
■ RA/SO 3	Page A-238
■ Speldhurst	
■ RA/SP 1	Page A-243
■ RA/SP 2	Page A-248
■ RA/SP 3	Page A-253

RA/CA 1



Site Summary

The assessment area includes SHELAA Site 447 (Land at the east of A26, Alders Wood, Tudeley, Tonbridge, Kent) and 454 (Land at the east of A26, Postern, Tudeley, Tonbridge, Kent).

The assessment area comprises open arable farmland and woodland located to the east of Tonbridge. It is defined to the south-west by Woodgate Way (A26), which also marks the inset area of Tonbridge; to the north-west by a wooded valley of an unnamed stream, which marks the boundary with Tonbridge and Malling District; to the north and east by Postern Way and associated hedgerows; and to the south by Tudeley Road (B2017) and associated hedgerows. The area is traversed east-west by the Tonbridge to Paddock Wood railway line, which divides it into two distinct parcels of land. Land to the south of the railway line features Alders Wood, which is designated as Ancient Woodland, and land to the north-west and west lies within Flood Zone 3b level 1. Whilst the area contains no historic designations, land south of the B2017 falls within the Grade II Somerhill Registered Park and Garden. Tudeley Woods LWS lies to the immediate south-east of the site, beyond Postern Way.

The assessment area is subdivided into two parcels to reflect assessed variations in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
447	RA/CA 1 - A	High	6.62
447	RA/CA 1 - B	Very High	9.98
454	RA/CA 1 - B	Very High	11.84

RA/CA 1 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land extends some distance from the inset edge and the A26 and associated tree belts form a strong boundary feature. The landform comprises the lower parts of a valley associated with an unnamed stream, rising away from the inset area on the opposite side of the stream, which creates some sense of landform distinction. Whilst the land is not contained by urban development, the sloping landform mean that the inset area has some urbanising visual influence of the parcel.

Purpose 1: checking sprawl of the large built-up area

Whilst it is open and has a relationship with the large built-up area of Tonbridge due to its close proximity, land also has relatively strong distinction from the inset area, with characteristics which make it distinct from Tonbridge. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the allocation area makes a Relatively Strong contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The land is open and lies in a wide gap between Tonbridge and Paddock Wood, although urbanising development at Five Oak Green and connecting features, including the railway and the B2017, reduce the perceived separation. It has a relatively strong distinction from existing inset settlement, meaning that development will be more intrusive on the settlement gap than would be the case if the land related more strongly to an existing inset settlement. However, the size of the gap means that it makes a Relatively Weak contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land comprises open countryside and has a relatively strong distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Relatively Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel forms a small part of the wider wooded backdrop to Tonbridge. However it does not have a close relationship with key historic areas of the town. The parcel therefore makes a Relatively Weak contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would replace an existing strong boundary (the A26 and associated tree belts) with an overall weaker boundary feature (whilst strongly defined by Alders Wood to the east, it would be defined weakly by open arable land to the north-east and south-east). Therefore there would be some increased urbanising visual influence on the adjacent Green Belt land in these directions. There would also be some increased containment of adjacent Green Belt land to the north, albeit the influence of this would be reduced by the presence of the railway and its associated wooded embankments and the wooded stream valley. Containment provided by Alders Wood and the B2017 and associated hedgerow would also limit any impact on adjacent Green Belt land to the east

and south respectively.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Relatively Strong contribution to checking the sprawl of the large built-up area and to safeguarding the countryside from encroachment, and a Relatively Weak contribution to preserving the setting and special character of historic towns. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be High.

The western-most part of SHELAA Site 447 falls within this parcel.

High

Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic woodland belts along the south-eastern and north-eastern boundaries of the parcel, to help reduce the visual impact of development on adjacent Green Belt land.

These measures would also help to integrate development into the landscape and reduce any potential impingement on rural character, in accordance with the landscape strategy for LCA 14 Pembury/Capel (Forested Plateau) of the TWB LCA (2017).

RA/CA 1 - B

Contribution to Green Belt Purposes

Relationship with settlement

Land extends a considerable distance from the inset edge and the well-treed A26 and wooded valley (associated with an unnamed stream) form a strong boundary feature. The landform comprises the slopes of the stream valley, rising away from the inset area on the opposite side of the stream, which creates a strong sense of landform distinction. The presence of Alders Wood also results in some land cover distinction. Whilst the land is not contained by urban development, the sloping landform mean that the inset area has some urbanising visual influence of the parcel.

Purpose 1: checking sprawl of the large built-up area

Whilst it is open and has a relationship with the large built-up area of Tonbridge due to its close proximity, land also has strong distinction from the inset area, with characteristics which make it distinct from Tonbridge. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the allocation area makes a Strong contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The land is open and lies in a wide gap between Tonbridge and Paddock Wood, although urbanising development at Five Oak Green and connecting features, including the railway and the B2017, reduce the perceived separation. It has a strong distinction from existing inset settlement, meaning that development will be more intrusive on the settlement gap than would be the case if the land related more strongly to an existing inset settlement. However, the size of the gap means that it makes a Relatively Weak contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land comprises open countryside and has a strong distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The broad area forms a minor part of the wider river valley setting of Tonbridge. However it does not have a close relationship with key historic areas of the town. The parcel therefore makes a Relatively Weak contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would replace an existing strong boundary (the A26 and wooded stream valley) with a weaker boundary feature to the north-east, east and south in the forms of the hedged Postern Lane and B2017. This would extend the inset edge further east, bringing it closer to adjacent Green Belt land to the south, south-east and north-east, resulting in weaker boundary distinction and increased urbanising visual influence; this would also slightly increase the containment of land to the south-west (land within Somerhill Registered Park and Garden). Release would also increase the containment of adjacent Green Belt land to the north-west, although as this isn't stronger performing Green Belt no additional harm would occur.

Release of the parcel would slightly reduce the gap between Tonbridge and Paddock Wood, from approximately 4.8km (taking into account the presence of intervening urban development at Five Oak Green) to approximately 4.2km. However, the gap would remain wide with most of the Green Belt land in between retaining strong distinction from both settlements.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Strong contribution to checking the sprawl of the large built-up area and safeguarding the countryside from encroachment, and a Relatively Weak contribution to preventing neighbouring towns merging and to preserving the setting and special character of historic towns. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be Very High. All of SHELAA Site 454 and the majority of SHELAA Site 447 fall within this parcel.

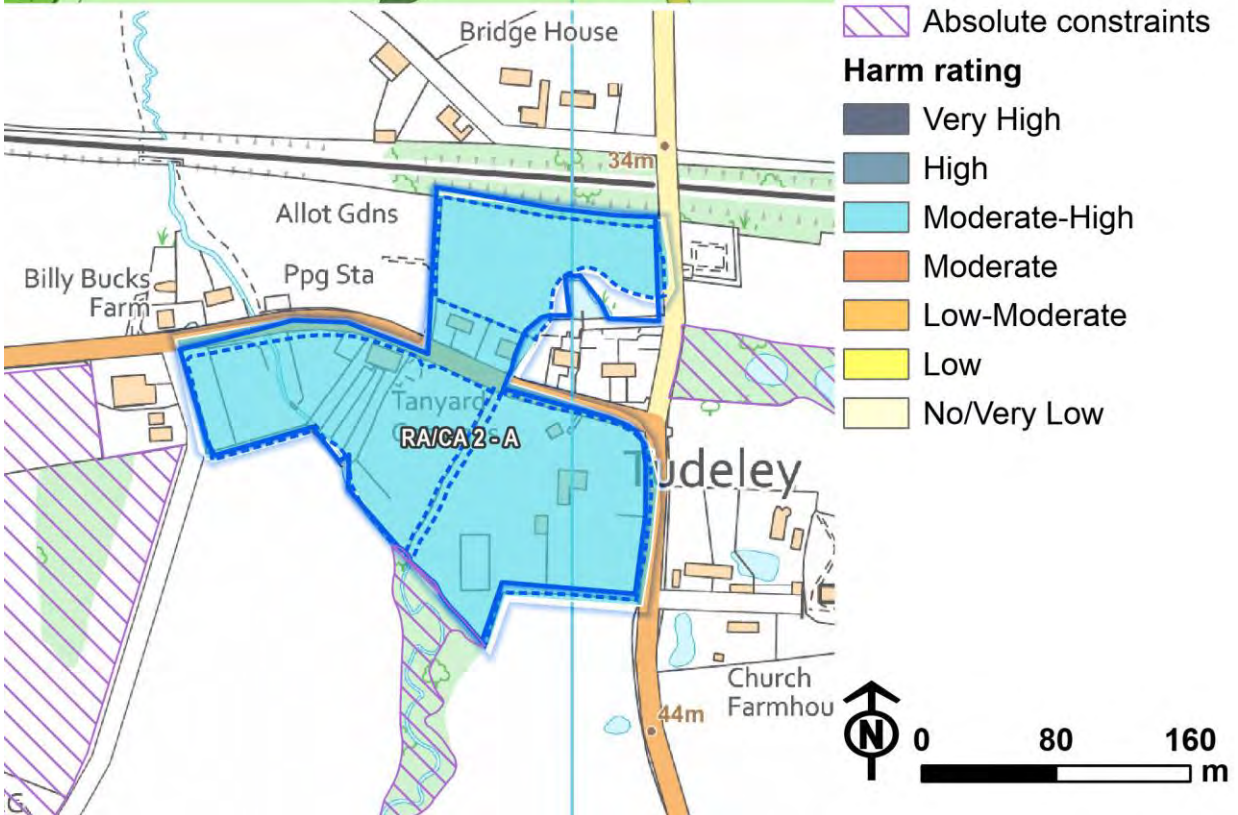
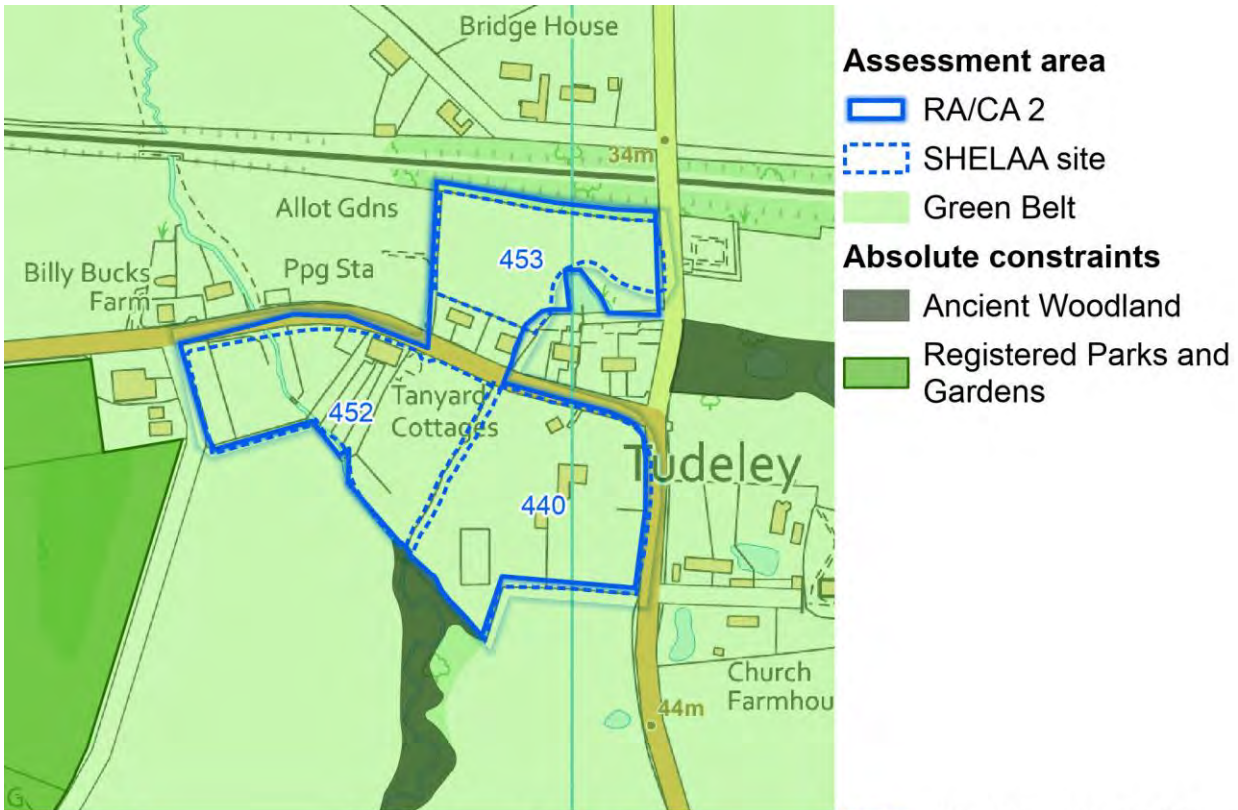
Very High

Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic woodland belts within the parcel, particularly to the north-east, south-east and south, to help reduce the visual impact of development on adjacent Green Belt land.

These measures would also help to integrate development into the landscape and reduce any potential impingement on rural and countryside character, in accordance with the landscape strategy for LCA 14 'Pembury/Capel (Forested Plateau)' and LCA 13 'Paddock Wood/Five Oak Green Low Weald Farmland' of the TWB LCA (2017).

RA/CA 2



Site Summary

The assessment area includes SHELAA Site 440 (The Old Vicarage, Five Oak Green Road, Tudeley, Tonbridge, Kent), 452 (Land South of Tudeley Road, Tudeley, Tonbridge, Kent) and 453 (Land off Hartlake Road, Tudeley, Tonbridge, Kent).

The assessment area covers the hamlet of Tudeley focused at the junction of Tudeley Road (B2017), Hartlake Road and Five Oak Green Road (B2017). It comprises several scattered buildings and the immediate surrounding areas of pasture farmland defined by hedgerows and tree belts. It is defined by Hartlake Road/Five Oak Green Road the east, to the south and west by mature hedgerows and tree belts, and to the north by the Tonbridge to Paddock Wood railway. The village is entirely washed-over by the Green Belt designation and contains several listed buildings, including the Grade I All Saints Church to the south-east

The area is assessed as a single parcel reflecting a limited variation in harm of Green Belt release .It is assessed here a new inset settlement, rather than an expansion of an existing inset settlement.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
440	RA/CA 2 - A	Moderate-High	1.42
452	RA/CA 2 - A	Moderate-High	1.27
453	RA/CA 2 - A	Moderate-High	0.69

RA/CA 2 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land is located a significant distance from an inset edge, with Tonbridge lying over 1.4km to the west and Five Oak Green over 1.8km to the east. Numerous intervening woodlands and hedgerows cumulatively create strong boundary features, meaning that views are dominated by open countryside. Whilst the parcel contains existing built development, this has little to no urbanising influence as it is predominantly of a rural character and form.

Purpose 1: checking sprawl of the large built-up area

The land is not close enough to the large built-up area of Tonbridge for land to be associated with it. It therefore makes a Weak contribution to checking the sprawl of the large built up area.

Purpose 2: preventing neighbouring towns merging

The land is predominantly open and lies in a wide gap between Paddock Wood and Tonbridge, but urbanising development at Five Oak Green and connecting features, including the railway and the B2017, reduce the perceived separation. It has a strong distinction from existing inset settlements, meaning that development will be more intrusive on the settlement gap than would be the case if the allocation area related more strongly to an existing inset settlement, but the size of the gap means that it makes a Relatively Weak contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land comprises countryside, is predominantly open and has a strong distinction from existing inset settlements, with no characteristics to relate it to any urban areas. The

stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel does not form part of the setting of an historic town. It therefore makes No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would bring an inset edge closer to the surrounding adjacent Green Belt land. However, the mature vegetation surrounding the majority of the parcel (including that along the railway line to the north, that along Hartlake Road/Five Oak Green Road to the east and that along an unnamed stream/drain to the east and south-west) would help maintain some boundary distinction and limit any potential urbanising visual influence.

The release of the parcel would have very limited impact on the perceived separation between Tonbridge and Paddock Wood when travelling along the B2017 and the railway. Development within the parcel would not extend any further east or west than the existing scattered properties.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor.

Harm summary

The parcel makes a Strong contribution to safeguarding the countryside from

encroachment. The impact of its release on the adjacent Green Belt will be Minor. Harm resulting from the release of the parcel will be Moderate-High.

SHELAA Sites 440, 452 and 453 fall entirely within this parcel.

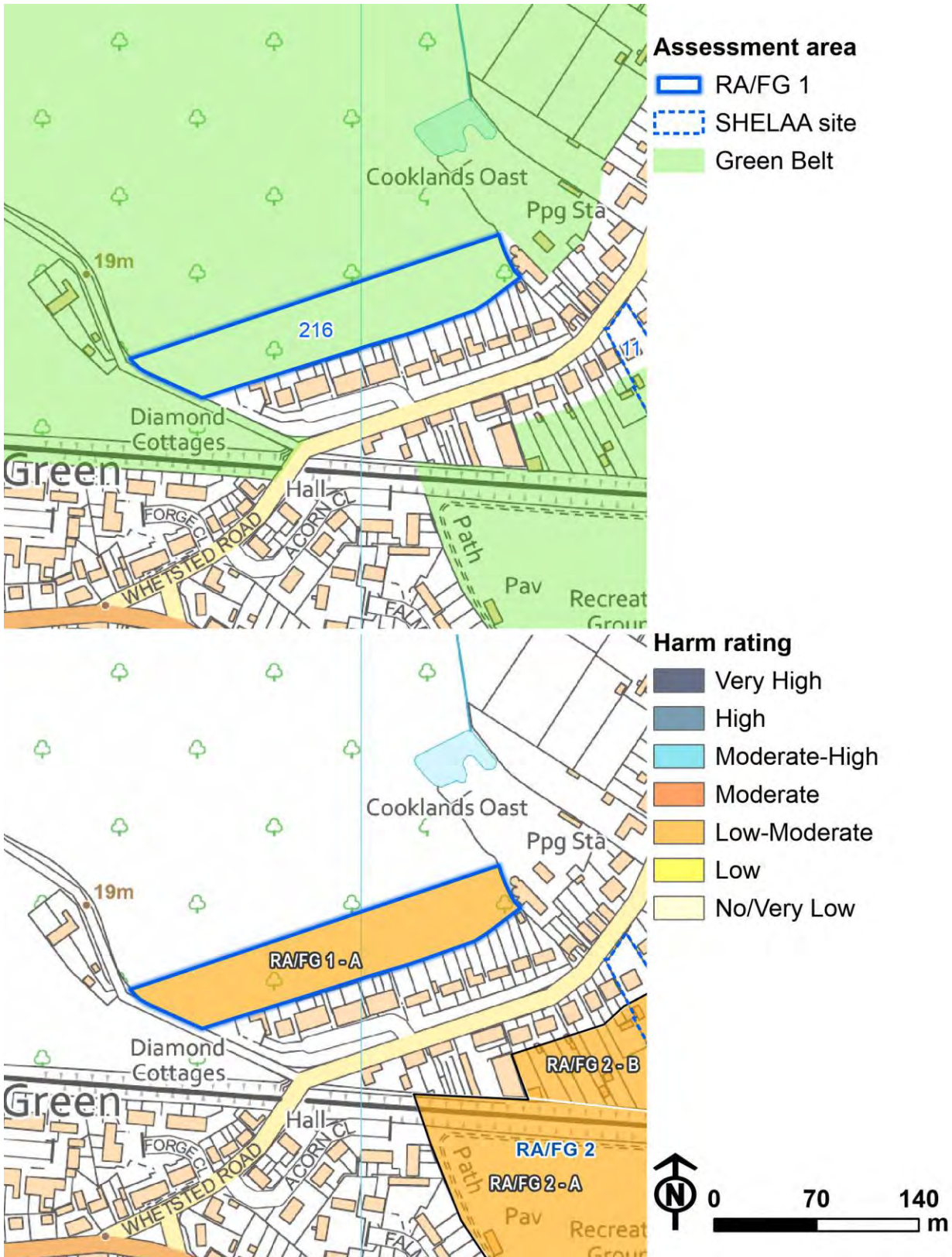
Moderate - High

Potential mitigation measures

Potential mitigation measures could include the retention and enhancement of existing mature trees within the parcel, to help soften the perceived mass of development and further reduce its visual influence on adjacent Green Belt land. No other potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained.

These measures would also help to integrate development into the landscape and reduce any potential impingement on rural character, in accordance with the landscape strategy for LCA 14 'Pembury/Capel (Forested Plateau)' of the TWB LCA (2017).

RA/FG 1



Site Summary

The assessment area includes SHELAA Site 216 (Land at Moat Farm, Whetstead Road, Five Oak Green).

The assessment area comprises an area of orchard farming on the northern edge of Five Oak Green. It is defined to the south and east by the LBD, to the west by an access track leading to Moat Farm, and to the north by a walkway/spacing separating the site from further areas of orchards.

The area is assessed as a single parcel reflecting a limited variation in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
216	RA/FG 1 - A	Low-Moderate	1.06

RA/FG 1 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land is located close to the inset edge, has a similar terrain to that of the inset area and domestic gardens form a weak boundary along the inset edge resulting in some urbanising visual influence. However, land is not contained by the inset area and orchards provide some land cover distinction and result in a relationship with the wider countryside.

Purpose 1: checking sprawl of the large built-up area

The land is not close enough to the large built-up area of Tonbridge or Tunbridge Wells for land to be associated with them, and more strongly relates to Five Oak Green. It therefore makes a Weak/No contribution to checking the sprawl of the large built up area.

Purpose 2: preventing neighbouring towns merging

Whilst Five Oak Green lies in a wide gap between Tonbridge and Paddock Wood, the parcel is located to the north of the village and extends no further east or west than the existing inset area. It therefore makes a Weak/No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land comprises open countryside but has a relatively weak distinction from the inset settlement. The weaker the distinction from the urban area, the lesser the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Relatively Weak contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel does not form part of the setting of an historic town. It therefore makes a Weak/No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would replace an existing weak boundary (domestic gardens) with an equally weak feature to the north (walkway/spacing within orchards), but a slightly stronger feature to the west (hedged farm access track). Release would extend the inset edge slightly further to the north, which would weaken boundary distinction and increase urbanising visual influence. Owing to its partial containment to the east, release of the parcel would have a limited impact on adjacent land to the north-east.

Harm summary

The parcel makes a Relatively Weak contribution to safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be Low-Moderate.

SHELAA Site 216 falls entirely within this parcel.

Low - Moderate

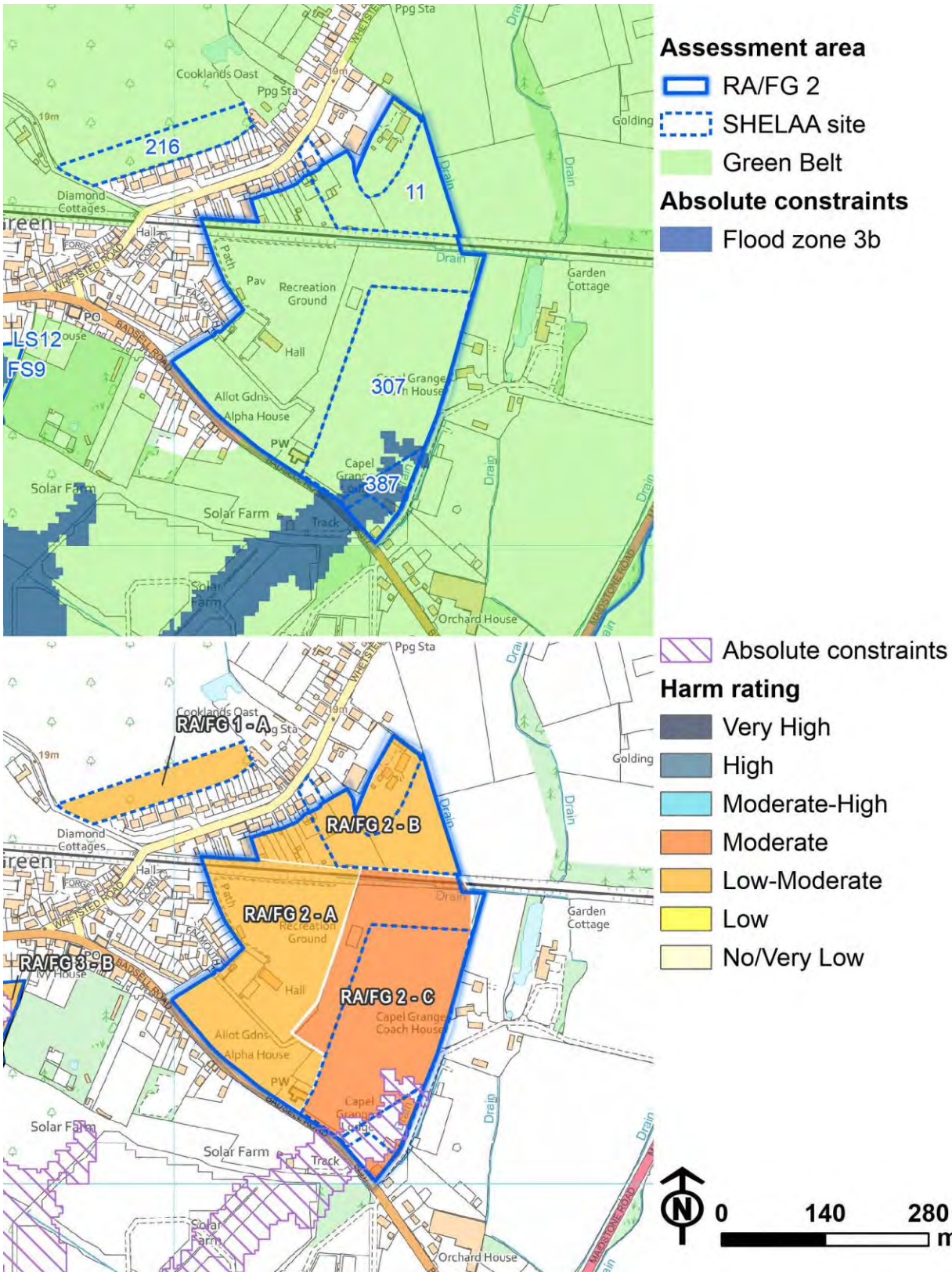
Potential mitigation measures

Potential mitigation measures could include the introduction of a locally characteristic woodland belt or copses to the north of the parcel, to form a stronger boundary and help further reduce the visual influence of development on adjacent Green Belt land.

These measures would also help to reduce any potential visual impact and integrate

development into the landscape, in accordance with the landscape strategy LCA 13 'Paddock Wood/Five Oak Green' (Low Weald Farmland) of the TWB LCA (2017).

RA/FG 2



Site Summary

The assessment area includes SHELAA Sites 11 (Land at and to the rear of 50 Whetsted Road, Five Oak Green, TN12 6RT), 307 (Land to the north of Badsell Road, Five Oak Green, Kent) and 387 (Capel Grange Lodge, Badsell Road, Five Oak Green, Kent).

The assessment area predominantly comprises open arable and pasture farmland, with an area of allotments and sports pitches to the south-west and west. It is predominantly open although contains Capel Village Hall to the south-west and two isolated residential properties along Badsell Road (B2017) to the south-east. The area is defined by the LBD of Five Oak Green to the north-west, east and south east; by the B2107 to the south; and by a hedgerow to the east. It is traversed east-west by the Tonbridge to Paddock Wood railway line which separates the area into two distinct parcels. A small area of Flood Zone 3b lies within the assesment area to the south-east.

The assesment area is subdivided into 3 parcels to reflect assessed variations in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
11	RA/FG 2 - B	Low-Moderate	1.53
307	RA/FG 2 - C	Moderate	3.58
387	RA/FG 2 - C	Moderate	0.10

RA/FG 2 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land is located relatively close to the inset edge, has a similar terrain to that of the inset area and allotments and sports fields provide little land cover distinction. Land is also partially contained by the inset area, and domestic gardens and Falmouth Place form a weak boundary along the inset edge to the west, with some resulting urbanising visual influence. However, the hedged B2017 provides some distinction from the inset edge to the south-west.

Purpose 1: checking sprawl of the large built-up area

The land is not close enough to the large built-up area of Tonbridge or Tunbridge Wells for land to be associated with them and more strongly relates to Five Oak Green. It therefore makes a Weak/No contribution to checking the sprawl of the large built up area.

Purpose 2: preventing neighbouring towns merging

The land is open and lies in a wide gap between Tonbridge and Paddock Wood, although existing urbanising development at Five Oak Green and connecting features, including the railway and the B2017, reduce the perceived separation. However, land has a weak distinction from existing inset settlement, meaning that development will be less intrusive on the settlement gap than would be the case if the land related less strongly to an existing inset settlement. The size of the gap means that it makes a Weak contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land comprises allotments and sports pitches which associates it with the inset settlement and diminishes the extent to which it is considered countryside. Whilst land is

open it has a weak distinction from the inset settlement. The weaker the distinction from the urban area, the lesser the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Weak contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel does not form part of the setting of an historic town. It therefore makes a Weak/No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would replace an existing weak boundary (domestic gardens and Falmouth Place) with a slightly stronger boundary feature (well-established hedgerow). However, release would extend the inset edge further to the east, which would have some uubansing visual influence on adjacent Green Belt land to the east. Containment provided by vegetation along the Tonbridge to Paddock Wood railway would limit any potential impact on land to the north.

Owing to the parcels partial containment, its release would have very limited impact on the gap between Tonbridge and Paddock Wood; development within the parcel would extend no further in east than the existing inset edge to the north (along Whetsted Road). The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Weak contribution to preventing neighbouring towns merging and to

safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be Low-Moderate.

No SHELAA Sites fall within this parcel.

Low - Moderate

Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic woodland belts and copses along the eastern boundary of the parcel, to form a stronger boundary and help further reduce the visual influence of development on adjacent Green Belt land.

These measures would also help to reduce any potential visual impact and integrate development into the landscape, in accordance with the landscape strategy LCA 13 'Paddock Wood/Five Oak Green' (Low Weald Farmland) of the TWB LCA (2017).

RA/FG 2 - B

Contribution to Green Belt Purposes

Relationship with settlement

Land is located relatively close to the inset edge, has a similar terrain to that of the inset area and pasture farmland provides little land cover distinction. The wider area is also partially contained by the inset area, and the parcel itself occupies a relatively narrow area between the inset edge and the Tonbridge to Paddock Wood railway line which increases the sense of containment. Domestic gardens form a weak boundary along the inset edge to the west, with some resulting urbanising visual influence.

Purpose 1: checking sprawl of the large built-up area

The land is not close enough to the large built-up area of Tonbridge or Tunbridge Wells for land to be associated with them, and more strongly relates to Five Oak Green. It therefore makes a Weak/No contribution to checking the sprawl of the large built up area.

Purpose 2: preventing neighbouring towns merging

The land is open and lies in a wide gap between Tonbridge and Paddock Wood, although existing urbanising development at Five Oak Green and connecting features, including the railway and the B2017, reduce the perceived separation. However, land has a weak distinction from existing inset settlement, meaning that development will be less intrusive on the settlement gap than would be the case if the land related less strongly to an existing inset settlement. The size of the gap means that it makes a Weak contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside and is open. However, it has a weak distinction from the inset settlement. The weaker the distinction from the urban area, the lesser the extent to which

development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Relatively Weak contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel does not form part of the setting of an historic town. It therefore makes a Weak/No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would replace an existing weak boundary (domestic gardens of properties on Whetsted Road) with a stronger boundary feature to the south (the Tonbridge to Paddock Wood railway) but an equally weak boundary to the east (agricultural fencing). Release would weaken the distinction of adjacent Green Belt land to the east by bringing the inset edge closer and a resulting increase in urbanising visual influence. However, containment provided by vegetation along the railway would limit any potential impact on land to the south.

Owing to the parcels partial containment, its release would have very limited impact on the gap between Tonbridge and Paddock Wood; development within the parcel would extend only very slightly further east than the existing inset edge to the north (along Whetsted Road).

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Relatively Weak contribution to safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be Low-Moderate. SHELAA Site 11 falls entirely within this parcel.

Low - Moderate

Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic woodland belts and copses along the eastern boundary of the parcel, to form a stronger boundary and help further reduce the visual influence of development on adjacent Green Belt land.

These measures would also help to reduce any potential visual impact and integrate development into the landscape, in accordance with the landscape strategy LCA 13 'Paddock Wood/Five Oak Green' (Low Weald Farmland) of the TWB LCA (2017).

RA/FG 2 - C

Contribution to Green Belt Purposes

Relationship with settlement

Land is located some distance from the inset edge, but has a similar terrain to that of the inset area and arable farmland provides little land cover distinction. Land is not contained by urban development intervening open land and hedgerows provide some sense of distinction from the inset edge, with limited resulting urbanising visual influence. The south-eastern corner of the parcel lies within Flood Zone 3b and has a mature tree line which increases the sense of separation from Five Oak Green, although existing built development limit its relationship with the wider countryside.

Purpose 1: checking sprawl of the large built-up area

The land is not close enough to the large built-up area of Tonbridge or Tunbridge Wells for land to be associated with them, and more strongly relates to Five Oak Green. It therefore makes a Weak/No contribution to checking the sprawl of the large built up area.

Purpose 2: preventing neighbouring towns merging

The land is open and lies in a wide gap between Tonbridge and Paddock Wood, although existing urbanising development at Five Oak Green and connecting features, including the railway and the B2017, reduce the perceived separation. Land also has a moderate distinction from existing inset settlement, meaning that development will be more intrusive on the settlement gap than would be the case if the land related more strongly to an existing inset settlement. However, the size of the gap means that it makes a Relatively Weak contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land comprises open countryside and has a moderate distinction from the inset

settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Moderate contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel does not form part of the setting of an historic town. It therefore makes a Weak/No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would weaken the distinction of adjacent Green Belt land to the east by bringing the inset edge closer and a resulting increase in urbanising visual influence. However, the presence of the B2017 and a private access track (and associated mature tree cover) would limit the impact on land to the south and south-east. The release of the parcel would have very limited impact on the gap between Tonbridge and Paddock Wood. Whilst the parcel is located adjacent to a direct road connection (the B2017), development within it would extend only very slightly further east than the existing inset edge to the north (along Whetsted Road).

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Moderate contribution to safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Minor-

Moderate. Harm resulting from the release of the parcel will be Moderate.

SHELAA Sites 307 and 387 fall entirely within this parcel.

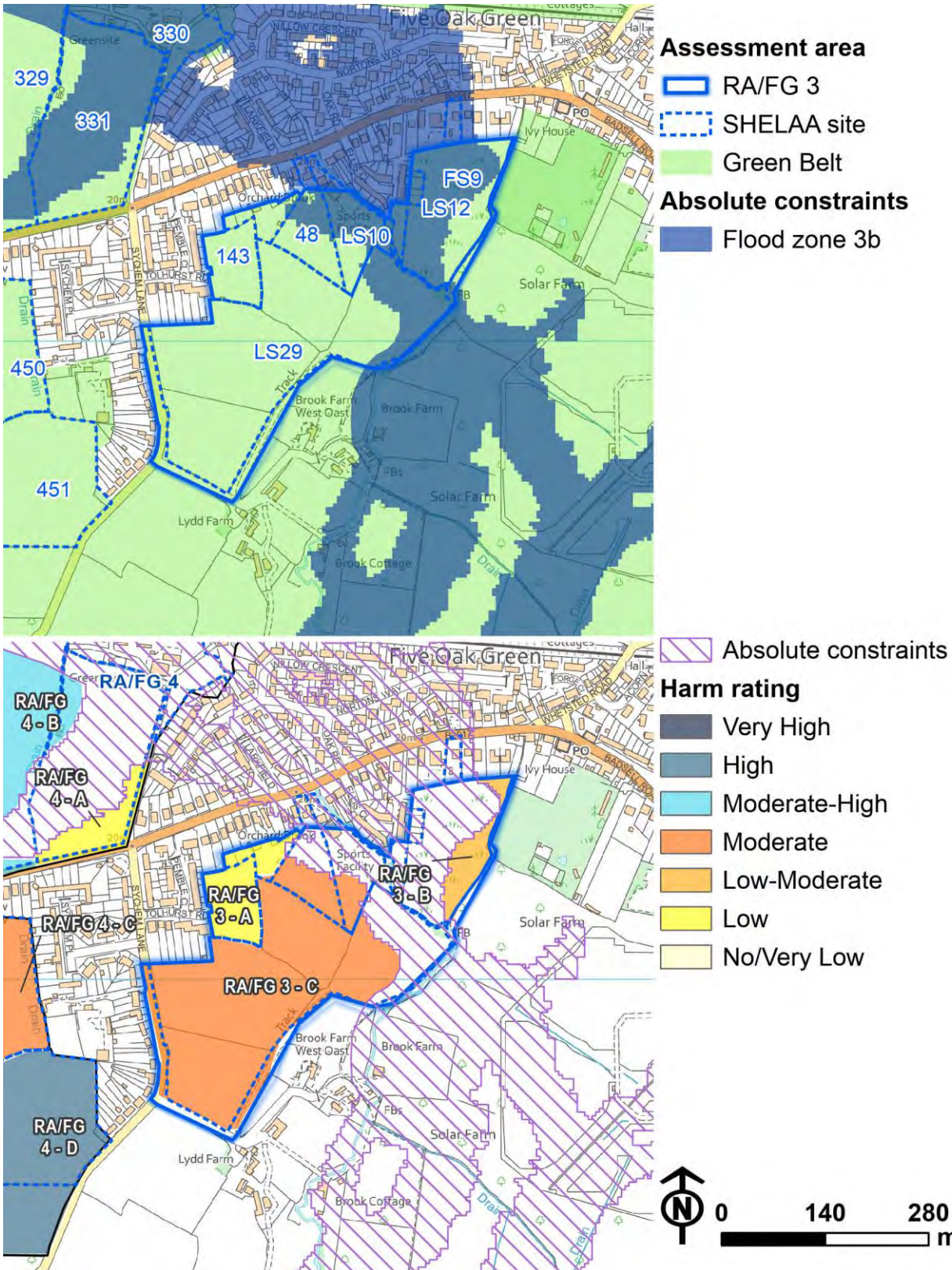
Moderate

Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic woodland belts and copses along the eastern boundary of the parcel, to form a stronger boundary and help further reduce the visual influence of development on adjacent Green Belt land.

These measures would also help to reduce any potential visual impact and integrate development into the landscape, in accordance with the landscape strategy LCA 13 'Paddock Wood/Five Oak Green' (Low Weald Farmland) of the TWB LCA (2017).

RA/FG 3



Site Summary

The assessment area includes SHELAA Sites 48 (Bramley House, Five Oak Green Road, Five Oak Green, Capel, TN12 6TJ), 143 (Land at Tolhurst Road, Five Oak Green), FS9 (Land south of B2017 including Nutley Orchard), LS10 (Orchard Brook, Five Oak Green Road, Five Oak Green), LS12 (Land on the south side of Five Oak Green Road, Five Oak Green, Tonbridge) and LS29 (Land at Sychem Lane, Five Oak Green).

The assessment area comprises a series of open agricultural fields, defined by hedgerows and tree belts. It is defined by the LBD of Five Oak Green to the west and north, by a tree belt to the east and by mature tree cover in the vicinity of Brook Farm to the south-east, and by a hedged access track to the south. Much of the land within the north-east of the area falls within Flood Zone 3b (absolute constraint). There are no heritage designations within the area itself, although there are several Grade II listed buildings at and around Brook Farm nearby to the south.

The area is subdivided into 3 parcels to reflect assessed variations in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
143	RA/FG 3 - A	Low	0.70
FS9	RA/FG 3 - B	Low-Moderate	0.54
LS12	RA/FG 3 - B	Low-Moderate	0.54
48	RA/FG 3 - C	Moderate	0.43
LS10	RA/FG 3 - C	Moderate	0.22
LS29	RA/FG 3 - C	Moderate	5.32

RA/FG 3 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land is located relatively close to the inset edge and has a similar terrain to that of the inset area. Pasture fields provide little land cover distinction. Land is partially contained by the inset area to the north and east. Domestic gardens form weak boundary features with a resulting urbanising visual influence.

Purpose 1: checking sprawl of the large built-up area

The land is not close enough to the large built-up areas of Tonbridge or Tunbridge Wells for land to be associated with them, and more strongly relates to Five Oak Green. It therefore makes a Weak/No contribution to checking the sprawl of the large built up area.

Purpose 2: preventing neighbouring towns merging

Whilst Five Oak Green lies in a wide gap between Tonbridge and Paddock Wood, the parcel is located to the south of the village and extends no further east or west than the existing inset area. It therefore makes a Weak/No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land comprises open countryside but has a weak distinction from the inset settlement. The weaker the distinction from the urban area, the lesser the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Relatively Weak contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel does not form part of the setting of an historic town. It therefore makes a Weak/No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would replace an existing weak boundary (domestic gardens) with a stronger boundary feature (mature hedgerows). Owing to the parcels partial containment, its release would have limited impact on adjacent Green Belt land to the south-west. Release would bring the inset edge closer to adjacent Green Belt land to the south and south-east, although the presence of mature hedgerows bounding the parcel would limit the urbanising visual influence. Release would also increase the physical containment of adjacent Green Belt land to the east, although as this is not stronger performing Green Belt no additional harm would occur. The presence of Flood Zone 3b to the north-east of the parcel would mean that the adjacent Green Belt land to the east would only abut the extended urban area on its south-western edge, with the constrained land remaining open.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor.

Harm summary

The parcel makes a Relatively Weak contribution to safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Minor. Harm resulting from the release of the parcel will be Low.

SHELAA Site 143 falls entirely within this parcel.

Low

Potential mitigation measures

No potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained. The retention of vegetation surrounding the parcel would help to reduce any potential visual impact and integrate development into the landscape, in accordance with the landscape strategy for LCA 13 'Paddock Wood/Five Oak Green' (Low Weald Farmland) of the TWB LCA (2017).

RA/FG 3 - B

Contribution to Green Belt Purposes

Relationship with settlement

Land extends some distance from the inset edge and is largely separated from it by Flood Zone 3b, albeit a small area to the north adjoins the inset edge. Whilst it has a similar terrain to that of the inset area, scrub and tree cover provide some landcover distinction. Tree cover also reduces the urbanising visual influence of the inset area.

Purpose 1: checking sprawl of the large built-up area

The land is not close enough to the large built-up areas of Tonbridge or Tunbridge Wells for land to be associated with them, and more strongly relates to Five Oak Green. It therefore makes a Weak/No contribution to checking the sprawl of the large built up area.

Purpose 2: preventing neighbouring towns merging

Whilst Five Oak Green lies in a wide gap between Tonbridge and Paddock Wood, the parcel is located to the south of the village and extends no further east or west than the existing inset area. It therefore makes a Weak/No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land comprises open countryside and has a moderate distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Moderate contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel does not form part of the setting of an historic town. It therefore makes a Weak/No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would replace an existing weak boundary (domestic gardens) with a stronger boundary feature (mature hedgerows/tree belts). Release would bring the inset edge closer to adjacent Green Belt land to the south and south-east, although the presence of mature hedgerows/tree belts bounding the parcel would limit the urbanising visual influence and any containing influence. Release would also increase the physical containment of adjacent Green Belt land to the east, although as this is Flood Zone 3b (absolute constraint) no harm would occur.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor.

Harm summary

The parcel makes a Moderate contribution to safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Minor. Harm resulting from the release of the parcel will be Low-Moderate.

SHELAA Site LS12 falls partly within this parcel; land to the west is constrained by Flood Zoon 3b.

Low - Moderate

Potential mitigation measures

Potential mitigation measures could include the retention and enhancement of existing mature trees within the parcel, to help soften the perceived mass of development and

further reduce its visual influence on adjacent Green Belt land. No other potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained.

These measures would also help to reduce any potential visual impact and integrate development into the landscape, in accordance with the landscape strategy LCA 13 'Paddock Wood/Five Oak Green' (Low Weald Farmland) of the TWB LCA (2017).

RA/FG 3 - C

Contribution to Green Belt Purposes

Relationship with settlement

Land is predominantly located some distance from the inset edge. Whilst it has a similar terrain to that of the inset area, scattered tree cover in places creates some landcover distinction. Sychem Lane to the west and Intervening hedgerow and scattered vegetation elsewhere form moderate boundary features between the parcel and the inset area, with a resulting limited urbanising visual influence. Whilst the parcel adjoins a small part of the LBD to the north-west and west, the inset edge here is relatively well-integrate with mature vegetation including that along Sychem Lane

Purpose 1: checking sprawl of the large built-up area

The land is not close enough to the large built-up area of Tonbridge or Tunbridge Wells for land to be associated with them, and more strongly relates to Five Oak Green. It therefore makes a Weak/No contribution to checking the sprawl of the large built up area.

Purpose 2: preventing neighbouring towns merging

Whilst Five Oak Green lies in a wide gap between Tonbridge and Paddock Wood, the parcel is located to the south of the village and extends no further east or west than the existing inset area. It therefore makes a Weak/No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land comprises open countryside and has a moderate distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Moderate contribution to safeguarding the countryside from

encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel does not form part of the setting of an historic town. It therefore makes a Weak/No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would increase the physical containment of adjacent Green Belt land to the south, although the presence of mature hedgerows along either side of the farm access track would help reduce the influence of this. Release of the parcel would also slightly weaken the distinction of adjacent Green Belt land to the south-east, by bringing the inset edge closer. However, the presence of mature tree cover around Brook Farm would help limit the urbanising visual influence to some extent. The presence of mature tree belts and an area of Flood Zone 3b (absolute constraint) would also limit impact on adjacent Green Belt land to the east.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Moderate contribution to safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be Moderate.

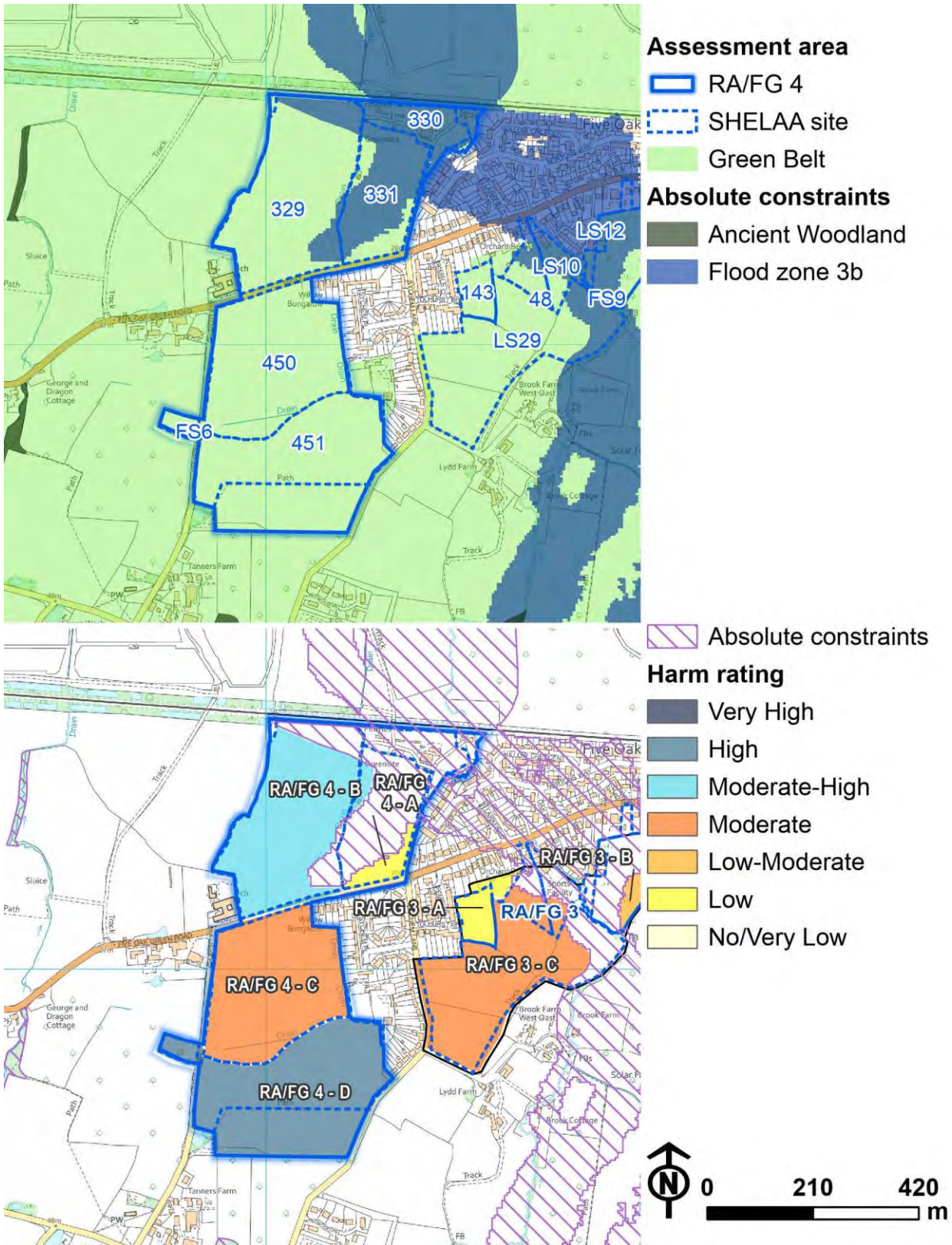
SHELAA Site LS29 falls entirely within this parcel, as does the southern part of SHELAA Site 48 and LS10.

Moderate

Potential mitigation measures

Potential mitigation measures could include the retention and enhancement of existing mature trees within the parcel, to help soften the perceived mass of development and further reduce its urbanising visual influence on adjacent Green Belt land; and the introduction of locally characteristic woodland belts and copses along the south-eastern boundary of the parcel, to form a stronger boundary and help further reduce the visual influence of development on adjacent Green Belt land.

RA/FG 4



Site Summary

The assessment area includes SHELAA Sites 329 (School field, Finches Farm, Five Oak Green, Tonbridge, Kent), 330 (Finches Farm, Five Oak Green, Tonbridge, Kent), 331 (Forstal Field, Finches Farm, Five Oak Green, Tonbridge, Kent), 450 (Parcel 1 Land west of Five Oak Green and south of Five Oak Green Road, Capel, Tonbridge, Kent), 451 (Parcel 2 Land west of Five Oak Green and south of Five Oak Green Road, Capel, Tonbridge, Kent) and FS6 (Orchard Cottage, Church Lane).

The assessment area comprises a series of open arable fields, divided by hedgerows. It also contains agricultural buildings associated with Finches Farm to the north-east and a single residential property off Church Lane to the south-west. Capel Primary School is associated with the small developed area at Tatlingbury, is located immediately to the west. The area is defined by the LBD of Five Oak Green to the east (including the recent development off Sychem Lane still covered by the Green Belt), by the Tonbridge to Paddock Wood railway line to the north, by a hedgerows to the north-west, by Church Lane to the south-west (includes a single property to the west of the road), by a hedgerow to the south, and by Sychem Lane to the south-east. It is traversed by Five Oak Green Road which divides into two distinct parcels of land. Much of the land to the north of the road falls within Flood Zone 3b and is therefore an absolute constraint to development. There are no heritage designations within the assessment area itself, although there is a cluster of listed buildings immediately to the west (including the Grade II* Tatlingbury Farmhouse and Grade II Capel County Primary School) and the Grade II listed Finches Farmhouse immediately to the north-east. Whilst very close to the settlement edge, Finches Farm does not compromise openness because of the agricultural nature of the development. However, due to its proximity to the settlement edge the development in Tatlingbury does have some urbanising influence on the parcel, despite the partly rural character of the developments.

The area is subdivided into 4 parcels to reflect assessed variations in harm of Green Belt

release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
331	RA/FG 4 - A	Low	0.55
329	RA/FG 4 - B	Moderate-High	6.13
331	RA/FG 4 - B	Moderate-High	0.22
450	RA/FG 4 - C	Moderate	6.66
451	RA/FG 4 - D	High	5.03
FS6	RA/FG 4 - D	High	0.29

RA/FG 4 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land is located relatively close to the inset edge, has a similar terrain to that of the inset area and arable farmland provides little land cover distinction. Land is also partially contained by the inset area to the east and south, and domestic gardens and an access track (leading to Finches Farm) form a weak boundary along the inset edge to the east, although the hedged Five Oak Green Road provides some distinction from the inset edge to the south.

Purpose 1: checking sprawl of the large built-up area

The land is not close enough to the large built-up areas of Tonbridge or Tunbridge Wells for land to be associated with them, and more strongly relates to Five Oak Green. It therefore makes a Weak/No contribution to checking the sprawl of the large built up area.

Purpose 2: preventing neighbouring towns merging

The land is open and lies in a wide gap between Tonbridge and Paddock Wood, although existing urbanising development at Five Oak Green and connecting features, including the railway and the B2017, reduce the perceived separation. However, land has a relatively weak distinction from existing inset settlement, meaning that development will be less intrusive on the settlement gap than would be the case if the land related less strongly to an existing inset settlement. However, the size of the gap means that it makes a Weak contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land comprises open countryside but has a relatively weak distinction from the inset settlement. The weaker the distinction from the urban area, the lesser the extent to which

development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Relatively Weak contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel does not form part of the setting of an historic town. It therefore makes a Weak/No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would replace an existing weak boundary (domestic gardens and a farm access track) to the east with a slightly stronger boundary feature (the edge of Flood Zone 3b). Due to the presence of this area of absolute constraint the release of the parcel would have a very limited impact on adjacent Green Belt land to the west.

Owing to the parcels partial containment, its release would have no impact on the gap between Tonbridge and Paddock Wood; development within the parcel would extend no further in west than the existing inset edge.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Negligible.

Harm summary

The parcel makes a Relatively Weak contribution to safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Negligible.

Harm resulting from the release of the parcel will be Very Low.

The south-eastern corner of SHELAA Site 331 falls within this parcel.

Very Low

Potential mitigation measures

No potential mitigation measures are identified for this parcel.

RA/FG 4 - B

Contribution to Green Belt Purposes

Relationship with settlement

The terrain is similar to that of the inset area and arable farmland provides little land cover distinction. However the intervening Flood Zone 3b, hedgerows and Five Oak Green Road provide boundary distinction. The land also extends some distance from the inset edge and is not contained by urban development. However, the relatively flat topography means the inset edge has some urbanising visual influence.

Purpose 1: checking sprawl of the large built-up area

The land is not close enough to the large built-up areas of Tonbridge and Tunbridge Wells for land to be associated with them, and more strongly relates to Five Oak Green. It therefore makes a Weak/No contribution to checking the sprawl of the large built up area.

Purpose 2: preventing neighbouring towns merging

The land is open and lies in a wide gap between Tonbridge and Paddock Wood, although existing urbanising development at Five Oak Green and connecting features, including the railway and the B2017, reduce the perceived separation. Land also has a relatively strong distinction from existing inset settlement, meaning that development will be more intrusive on the settlement gap than would be the case if the land related more strongly to an existing inset settlement. However, the size of the gap means that it makes a Weak contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land comprises open countryside and has a relatively strong distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the

allocation area makes a Relatively Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel does not form part of the setting of an historic town. It therefore makes a Weak/No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would extend the inset edge further to the west, breaching the strong boundary formed by Flood Zone 3b. This would weaken the distinction of adjacent Green Belt land to the west by bringing the inset edge closer, weakening boundary distinction and increasing urbanising visual influence. However, containment by mature tree cover along the Tonbridge to Paddock Wood railway would help limit any potential impact on adjacent Green Belt land to the north.

Release of the parcel would also slightly reduce the gap between Tonbridge and Paddock Wood, from approximately 4.8km (taking into account the presence of existing intervening urban development at Five Oak Green) to approximately 4.6km. However, the gap would remain wide with most of the Green Belt land in between retaining strong distinction from both settlements.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Relatively Strong contribution to safeguarding the countryside from

encroachment. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be Moderate-High. SHELAA Sites 329 and 331 fall partly within this parcel.

Moderate - High

Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic woodland belts and copses along the western boundary of the parcel, to form a stronger boundary and help further reduce the visual influence of development on adjacent Green Belt land.

These measures would also help to reduce any potential visual impact and integrate development into the landscape, in accordance with the landscape strategy LCA 13 'Paddock Wood/Five Oak Green' (Low Weald Farmland) of the TWB LCA (2017).

RA/FG 4 - C

Contribution to Green Belt Purposes

Relationship with settlement

The terrain is similar to that of the inset area and arable farmland provides little land cover distinction. Domestic gardens also form a weak boundary along the inset edge and, along with the relatively flat terrain, this results in some urbanising visual influence. However, the land extends some distance from the inset edge and is not contained by urban development.

Purpose 1: checking sprawl of the large built-up area

The land is not close enough to the large built-up areas of Tonbridge and Tunbridge Wells for land to be associated with them, and more strongly relates to Five Oak Green. It therefore makes a Weak/No contribution to checking the sprawl of the large built up area.

Purpose 2: preventing neighbouring towns merging

The land is open and lies in a wide gap between Tonbridge and Paddock Wood, although existing urbanising development at Five Oak Green and connecting features, including the railway and the B2017, reduce the perceived separation. Land also has a moderate distinction from existing inset settlement, meaning that development will be more intrusive on the settlement gap than would be the case if the land related more strongly to an existing inset settlement. However, the size of the gap means that it makes a Weak contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land comprises open countryside and has a moderate distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the

allocation area makes a Moderate contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel does not form part of the setting of an historic town. It therefore makes a Weak/No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would extend the inset edge further to the west. This would weaken the distinction of adjacent Green Belt land to the south, west and north by bringing the inset edge closer, weakening boundary distinction and increasing urbanising visual influence.

Release of the parcel would also slightly reduce the gap between Tonbridge and Paddock Wood, from approximately 4.8km (taking into account the presence of existing intervening urban development at Five Oak Green) to approximately 4.6km. However, the gap would remain wide with most of the Green Belt land in between retaining strong distinction from both settlements.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Moderate contribution to safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be Moderate.

SHELAA Site 450 falls entirely within this parcel.

Moderate

Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic woodland belts and copses along the southern, western and northern boundaries of the parcel, to form a stronger boundary and help further reduce the visual influence of development on adjacent Green Belt land.

These measures would also help to reduce any potential visual impact and integrate development into the landscape, in accordance with the landscape strategy LCA 13 'Paddock Wood/Five Oak Green' (Low Weald Farmland) of the TWB LCA (2017).

RA/FG 4- D

Contribution to Green Belt Purposes

Relationship with settlement

Arable farmland provides little land cover distinction and domestic gardens form a weak boundary along the inset edge to the north-east, albeit for a short distance only. However, the terrain begins to rise to the south-west and therefore differs from that of the inset area. Land also extends a considerable distance from the inset edge and is not contained by urban development. The inset edge therefore has little urbanising visual influence. A small area of land associated with single property lies to the west of Church Lane and as such has a stronger distinction, although this is too small to define a strategic parcel.

Purpose 1: checking sprawl of the large built-up area

The land is not close enough to the large built-up areas of Tonbridge and Tunbridge Wells for land to be associated with them, and more strongly relates to Five Oak Green. It therefore makes a Weak/No contribution to checking the sprawl of the large built up area.

Purpose 2: preventing neighbouring towns merging

The land is open and lies in a wide gap between Tonbridge and Paddock Wood, although existing urbanising development at Five Oak Green and connecting features, including the railway and the B2017, reduce the perceived separation. Land has a strong distinction from existing inset settlement, meaning that development will be more intrusive on the settlement gap than would be the case if the land related more strongly to an existing inset settlement. However, the size of the gap means that it makes a Weak contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land comprises open countryside and has a strong distinction from the inset

settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel does not form part of the setting of an historic town. It therefore makes a Weak/No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would replace an existing weak boundary (domestic gardens) to the north-east with a stronger boundary feature (Church Lane). However, release would extend the inset edge a considerable distance to the west and south-west. This would weaken the distinction of adjacent Green Belt land to the south and west by bringing the inset edge closer, weakening boundary distinction and increasing urbanising visual influence. Release would also increase the containment of adjacent land to the north although as this is not stronger performing Green Belt no additional harm would occur.

Release of the parcel would also slightly reduce the gap between Tonbridge and Paddock Wood, from approximately 4.8km (taking into account the presence of existing intervening urban development at Five Oak Green) to approximately 4.6km. However, the gap would remain wide with most of the Green Belt land in between retaining strong distinction from both settlements.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Significant contribution to safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be High.

SHELAA Sites 451 and FS6 fall entirely within this parcel.

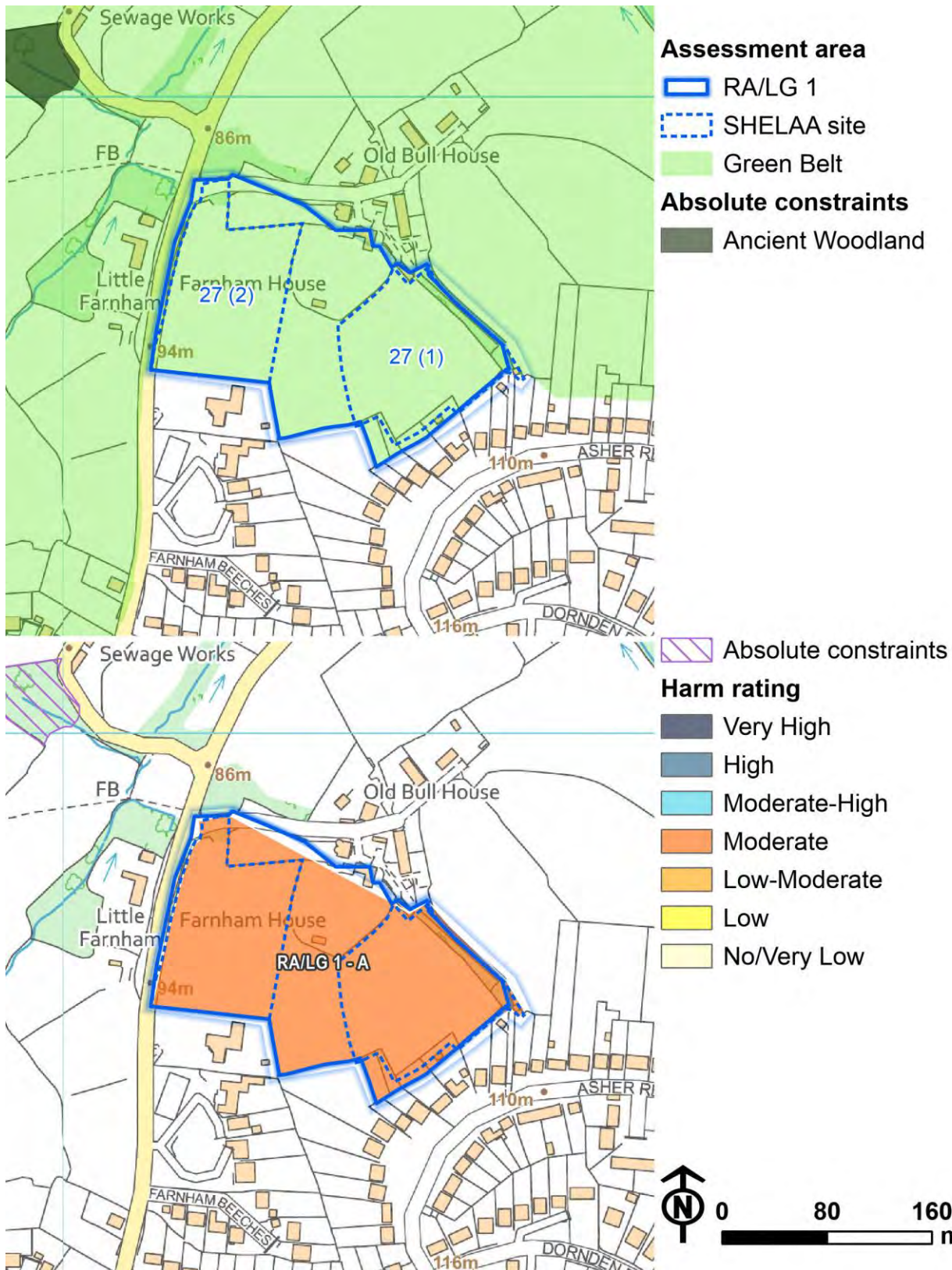
High

Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic woodland belts and copses along the southern and western boundaries of the parcel, to form a stronger boundary and help further reduce the visual influence of development on adjacent Green Belt land.

These measures would also help to reduce any potential visual impact of development on the sloping land and would help integrate development into the landscape, in accordance with the landscape strategy LCA 13 'Paddock Wood/Five Oak Green' (Low Weald Farmland) of the TWB LCA (2017).

RA/LG 1



Site Summary

The assessment area includes SHELAA Site 27, which includes two distinct areas (Land adjacent to the rear of Asher Reeds to the east; and Land adjacent to Cherry Trees, Farnham Lane, Langton Green to the west).

The assessment area comprises gently sloping open pasture fields delineated by hedgerows and featuring scattered tree cover. It is defined by the LBD of Langton Green to the south, by Farnham Lane to the west, by mature tree cover around Farnham House (Grade II listed building) to the north, and by a mature hedgerow/tree belt to the east. The area is assessed as a single parcel reflecting a limited variation in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
27 (1)	RA/LG 1 - A	Moderate	1.11
27 (2)	RA/LG 1 - A	Moderate	1.11

RA/LG 1 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land extends some distance from the inset edge and is not contained by urban development. However, domestic gardens of properties on Asher Reeds form a weak boundary with some resulting urbanising visual influence, although further west mature tree cover to the north of properties east of Farnham Lane provide a more moderate boundary which limits urbanising visual influence. The terrain is also similar to that of the inset area, although slopes away to the west and north-west and scattered tree cover does provide some land cover distinction.

Purpose 1: checking sprawl of the large built-up area

The land lies on the edge of Langton Green, which forms part of the large built-up area of Tunbridge Wells. Land is open and has a moderate distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the parcel makes a Moderate contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

Land does not lie between neighbouring towns. Whilst it lies in a wide gap between Langton Green and Speldhurst to the north, neither settlements are considered as towns in the context of Purpose 2. It therefore makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open and has a moderate distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which

development would be perceived as encroachment on the countryside. Overall, the parcel makes a Moderate contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel is too remote from Tunbridge Wells to form part of its historic setting. It therefore makes a No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would replace an existing weak boundary feature to the south (domestic gardens) with a stronger boundary feature (woodland cover around Farnham House) to the north and east. The containment by mature tree cover and mature hedgerows/tree belts would limit any impact on adjacent Green Belt land. However, there would be some increased containment of adjacent Green Belt land to the west.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor.

Harm summary

The parcel makes a Moderate contribution to checking the sprawl of the large built-up area and to safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Minor. Harm resulting from the release of the parcel will be Moderate.

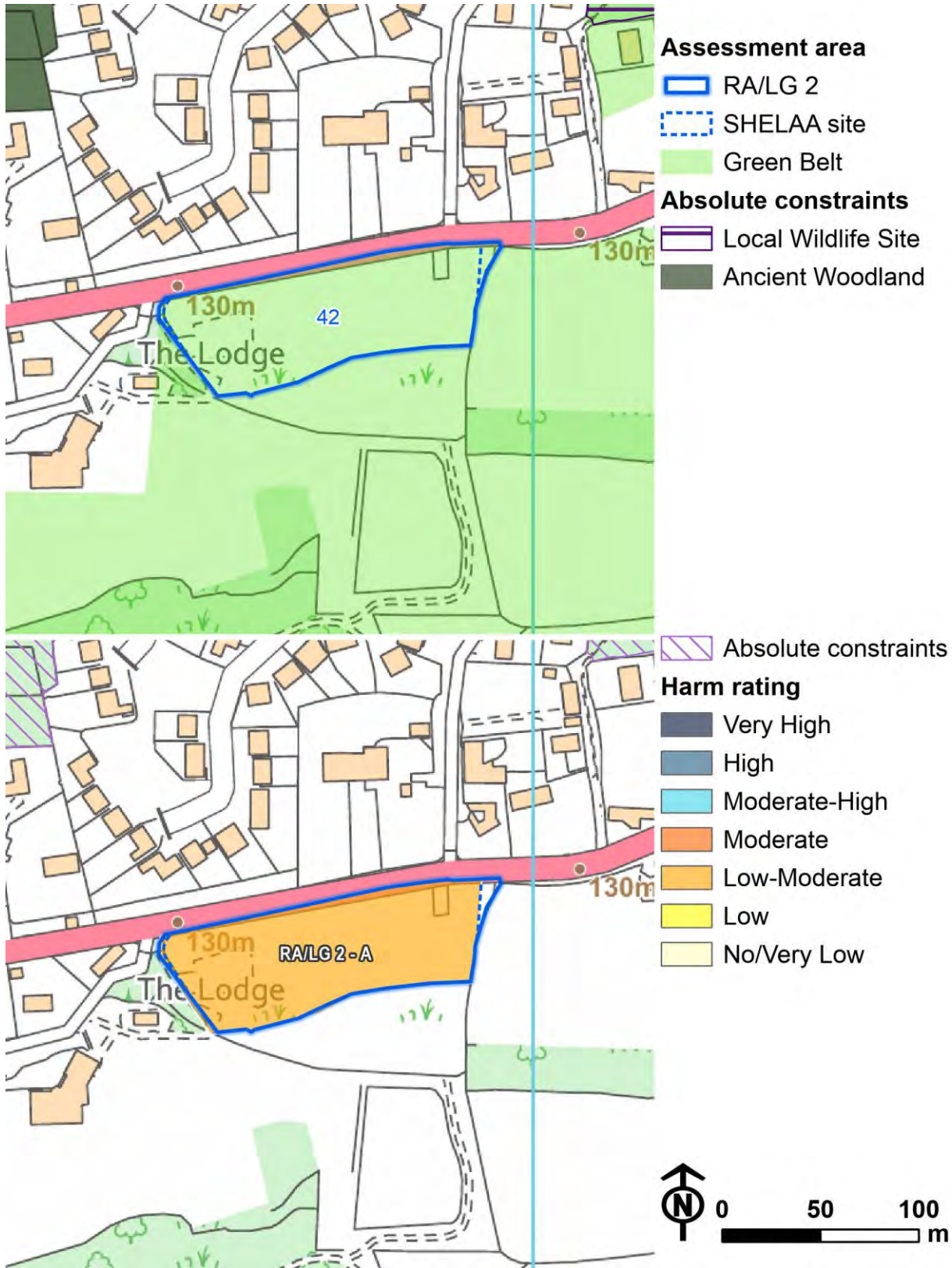
The eastern and western areas of SHELAA Site 27 fall entirely within this parcel.

Moderate

Potential mitigation measures

No potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained.

RA/LG 2



Site Summary

The assessment area includes SHELAA Site 42 (Land at High View, Langton Road, Langton Green).

The assessment area comprises an open pasture field located on the south-eastern edge of Langton Green, to the south of Langton Road. It is defined by Langton Road and associated hedgerow to the north, by an hedgerow separating it from Rusthall House to the west, by mature tree cover separating it from Rust Hall to the east, and by a mature tree belt on sloping ground to the south.

The area is assessed as a single parcel reflecting a limited variation in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
42	RA/LG 2 - A	Low-Moderate	0.80

RA/LG 2- A

Contribution to Green Belt Purposes

Relationship with settlement

Land is located in proximity to the inset edge and is partially contained by the inset area to the north and west. Whilst there is development washed over by the Green Belt to the east (Rust Hall), this is set within expansive grounds and therefore retains some sense of openness. Langton Road and associated hedgerow forms a moderate boundary with the inset edge, albeit this has already been breached by development to the west. However, mature tree cover to the north and west tends to reduce the urbanising visual influence of the inset area. The terrain is predominantly similar to that of the inset area.

Purpose 1: checking sprawl of the large built-up area

The land lies on the edge of Langton Green, which forms part of the large built-up area of Tunbridge Wells. Land is open but has a moderate distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the parcel makes a Moderate contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

Land does not lie between neighbouring towns. Whilst it lies in a gap between Langton Green and Tunbridge Wells (Nevill Park) to the south-east, Langton Green is not considered as a town in the context of Purpose 2. It therefore makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open and has a moderate distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which

development would be perceived as encroachment on the countryside. Overall, the parcel makes a Moderate contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The hills and wooded valleys around Tunbridge Wells contribute to its character. However, this parcel has a stronger association with development at Langton Green, with some detachment from the edges of the historic core of Tunbridge Wells. Overall, the parcel makes a Relatively Weak contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Whilst the release of the parcel would breach the Green Belt boundary formed by Langton Road, it would be replaced by a stronger boundary in the form of a mature tree belt. Whilst this would bring the inset edge further to the south-east the containment by mature tree cover would limit any impact on adjacent Green Belt land.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Negligible.

Harm summary

The parcel makes a Moderate contribution to checking the sprawl of the large built-up area and to safeguarding the countryside from encroachment, and a Relatively Weak contribution to preserving the setting and special character of historic towns. The impact of its release on the adjacent Green Belt will be Negligible. Harm resulting from the release of the parcel will be Low-Moderate.

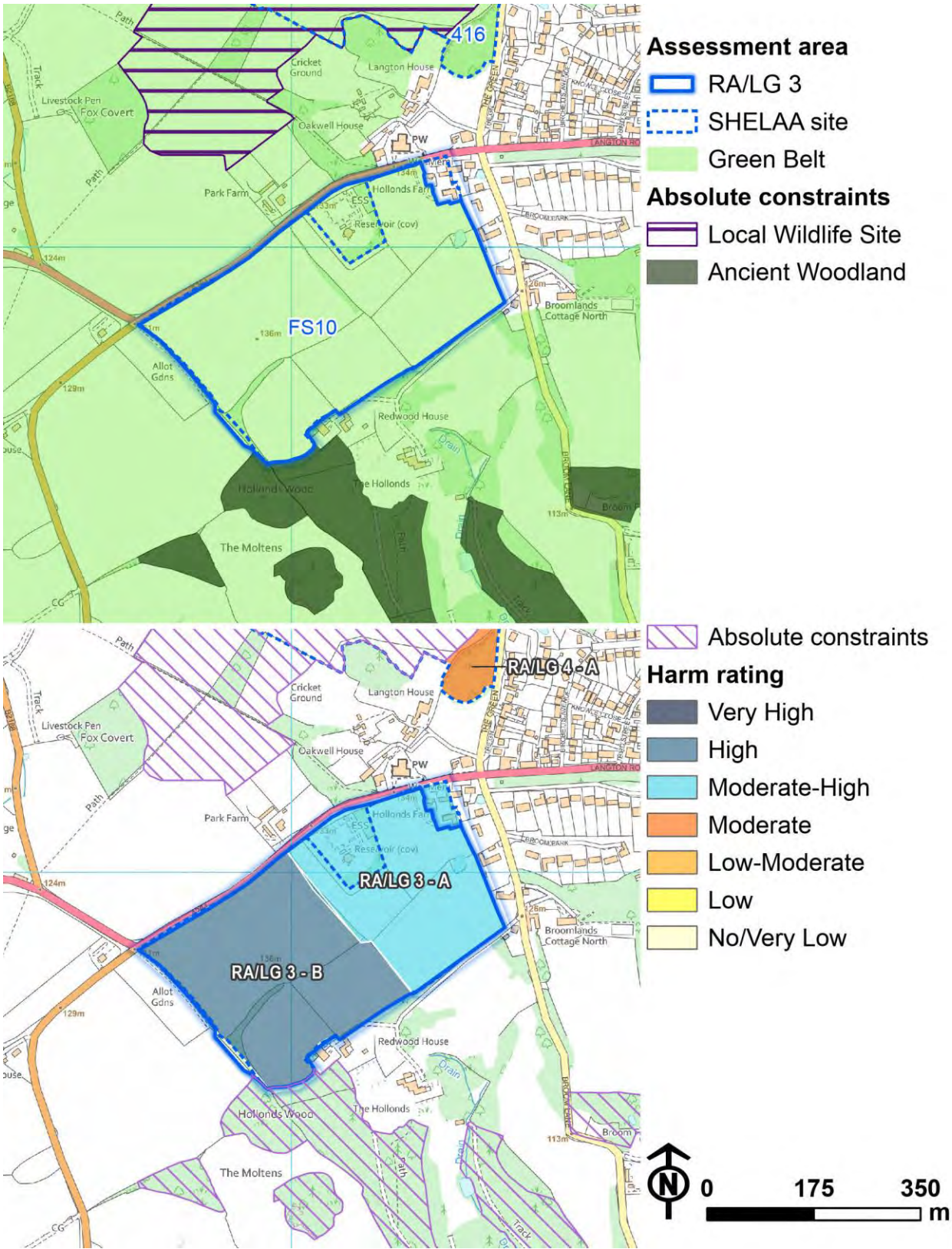
SHELAA Site 42 falls entirely within this parcel.

Low - Moderate

Potential mitigation measures

No potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained.

RA/LG 3



Site Summary

The assessment area includes SHELAA Site FS10 (Land at Hollonds Farm, Langton Road).

The assessment area comprises an a series of open pasture fields located on the south-western edge of Langton Green, to the south of Langton Road (A264). It is defined by the LBD of Langton Green to the east and north-east, Langton Road and associated hedgerow to the north, by hedgerows to the west and south-west, and by an area of Ancient Woodland to the south-west. The area also contains some development washed over by the Green Belt - two Grade II listed buildings to the north-east (Hollonds Farmhouse and associated stables) and a covered reservoir and water tower to the north. The area is subdivided into 2 parcels to reflect assessed variations in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
FS10	RA/LG 3 - A	Moderate-High	5.97
FS10	RA/LG 3 - B	High	8.45

RA/LG 3 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land extends some distance from the inset edge . Domestic gardens form a weak boundary to the east, although the inset edge is generally well-integrated by vegetation which limits urbanising visual influence. The terrain is similar to that of the inset area.

Purpose 1: checking sprawl of the large built-up area

The land lies on the edge of Langton Green, which forms part of the large built-up area of Tunbridge Wells. Land is open but has a moderate distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the parcel makes a Moderate contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

Land does not lie between neighbouring towns. It therefore makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is predominantly countryside, is also open and has a moderate distinction from the inset area, with characteristics that relate it to both the urban area and to countryside. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the parcel makes a Moderate contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel is too remote from Tunbridge Wells to form part of its historic setting. It therefore makes a No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would replace an existing weak boundary feature (domestic gardens) with a slightly stronger boundary feature to the west (well-established hedgerow), although the boundary to the south-west would be equally as weak (gappy hedgerow). Release would weaken the distinction of adjacent Green Belt land to the north-west, south and west by bringing the inset edge closer and causing some increased urbansing visual influence.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Moderate contribution to checking the sprawl of the large built-up area and to safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be Moderate-High.

The eastern half of SHELAA Site FS10 falls within this parcel.

Moderate - High

Potential mitigation measures

Potential mitigation measures could include the retention and enhancement of existing mature trees surrounding the covered reservoir, to help soften the perceived mass of

development and further reduce its urbanising visual influence on adjacent Green Belt land; and the introduction of locally characteristic woodland belts along the north-western, southern and western boundaries of the parcel, to help further reduce the visual impact of development on adjacent Green Belt land.

These measures would also help to reduce any potential visual impact and would help to integrate development into the landscape, in accordance with the landscape strategy for LCA 9 Ashurst of the TWB LCA (2017).

RA/LG 3 - B

Contribution to Green Belt Purposes

Relationship with settlement

Land extends a considerable distance from the inset edge and is not contained by urbanising development. Intervening hedgerows cumulatively form a moderate boundary with the inset edge to the east, with a resulting limited urbanising visual influence. The terrain is similar to that of the inset area, although begins to slope away to the south.

Purpose 1: checking sprawl of the large built-up area

The land lies on the edge of Langton Green, which forms part of the large built-up area. Land is open and has a relatively strong distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the parcel makes a Relatively Strong contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

Land does not lie between neighbouring towns. It therefore makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is predominantly countryside, is also open and has a relatively strong distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the parcel makes a Relatively Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel is too remote from Tunbridge Wells to form part of its historic setting. It therefore makes a No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would extend the inset edge further to the south-west and would cause some increased urbanising visual influence on adjacent Green Belt land to the west and north. However, containment by Ancient Woodland would limit the potential impact on adjacent Green Belt land to the south.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Relatively Strong contribution to checking the sprawl of the large built-up area and to safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be High.

The western half of SHELAA Site FS10 falls within this parcel.

High

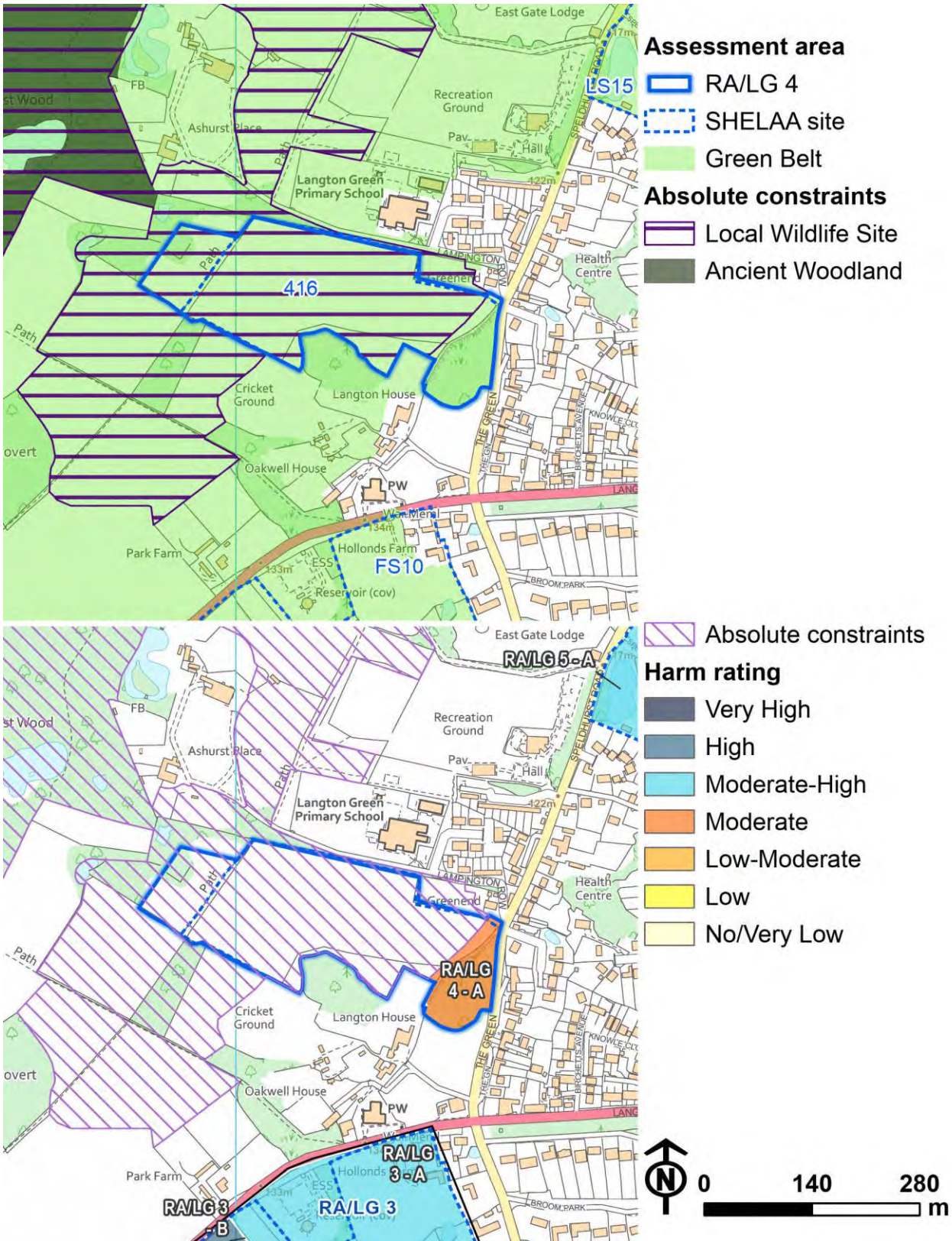
Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic woodland belts along the northern and western boundaries of the parcel, to help further reduce the visual impact of development on adjacent Green Belt land.

These measures would also help to reduce any potential visual impact and would help to

integrate development into the landscape, in accordance with the landscape strategy for LCA 9 Ashurst of the TWB LCA (2017).

RA/LG 4



Site Summary

The assessment area includes SHELAA Site 416 (Land North of Langton House, Langton Green).

The assessment area comprises open pasture and woodland located on the western edge of Langton Green, to the north of Langton House (Grade II listed building). It is defined by the LBD of Langton Green to the north-east, east and south-east, and by hedgerows and woodland belts to the south-west, west and north-west.

The area is assessed as a single parcel reflecting a limited variation in harm of Green Belt release. The majority of SHELAA Site 416 lies within 'Priest Wood, Langton Green LWS' (absolute constraint) and is therefore omitted from the assessment.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
416	RA/LG 4 - A	Moderate	0.83

RA/LG 4 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land is located close to the inset edge and is partially contained by the inset area to the north, east and south, and the terrain is also similar to that of the inset area. However, the parcel comprises mature woodland cover which provides land cover distinction and forms a strong boundary feature with the inset edge along The Green.

Purpose 1: checking sprawl of the large built-up area

The land lies on the edge of Langton Green, which forms part of the large built-up area of Tunbridge Wells. Land is open but has a relatively strong distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the parcel makes a Relatively Strong contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

Land does not lie between neighbouring towns. It therefore makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open and has a relatively strong distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the parcel makes a Relatively Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel is too remote from Tunbridge Wells to form part of its historic setting. It therefore makes a No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would have a limited impact on adjacent Green Belt land owing to its partial containment and the presence of mature tree cover. In addition the land to the west is predominantly designated as a LWS (absolute constraint), so no harm would occur.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Negligible.

Harm summary

The parcel makes a Relatively Strong contribution to checking the sprawl of the large built-up area and to safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Negligible. Harm resulting from the release of the parcel will be Moderate.

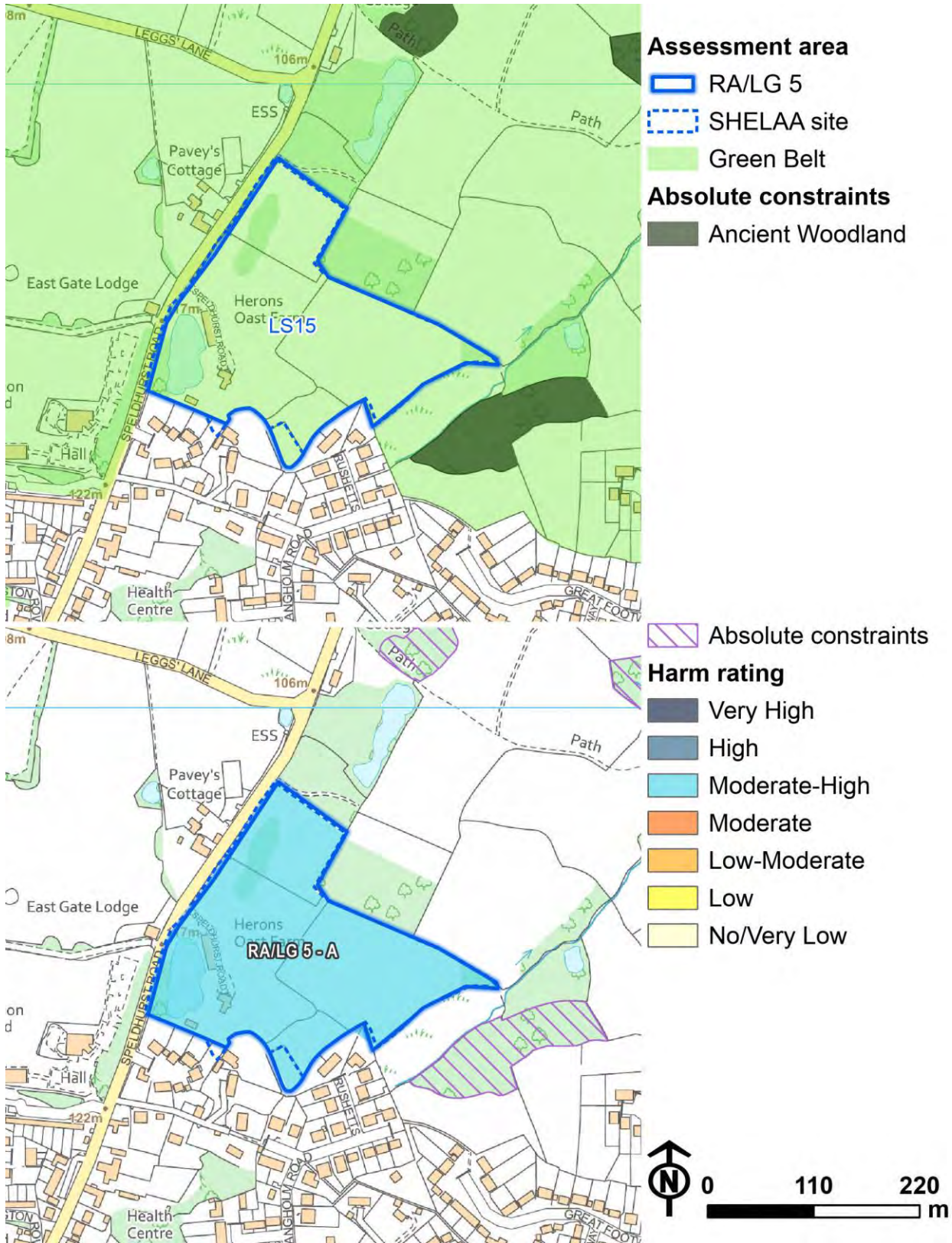
SHELAA Site 416 falls entirely within this parcel.

Moderate

Potential mitigation measures

No potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained.

RA/LG 5



Site Summary

The assessment area includes SHELAA Site LS15 (Herons Oast Farm, Speldhurst Road, Langton Green).

The assessment area comprises gently sloping open pasture fields delineated by hedgerows. It contains the buildings and pond associated with Heron's Oast Farm to the south-west. It is defined by the LBD of Langton Green to the south and south-east, by Speldhurst Road to the west, by woodland to the north and east (with that to the east including Ancient Woodland), and by a hedgerow to the north-east.

The area is assessed as a single parcel reflecting a limited variation in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
LS15	RA/LG 5 - A	Moderate-High	4.99

RA/LG 5 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land extends some distance from the inset edge and is not contained by urbanising development, . A field pond to the west provides some landcover distinction. Domestic gardens on Rushetts form a weak boundary to the south-east, although a mature hedgerow north of properties on Courtenwell provides a more moderate boundary to the south. This mature vegetation also limits urbanising visual influence of the inset area (the buildings at Heron's Oust farm lie in the west of the parcel, although these are of a rural character and therefore have no urbanising influence.

Purpose 1: checking sprawl of the large built-up area

The land lies on the edge of Langton Green, which forms part of the large built-up area of Tunbridge Wells. Land is open and has a relatively strong distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the parcel makes a Relatively Strong contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

Land does not lie between neighbouring towns. Whilst it lies in a wide gap between Langton Green and Speldhurst to the north, neither settlements are considered as towns in the context of Purpose 2. It therefore makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open and has a relatively strong distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which

development would be perceived as encroachment on the countryside. Overall, the parcel makes a Relatively Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel is too remote from Tunbridge Wells to form part of its historic setting. It therefore makes a No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would extend the inset edge further to the north. This would cause some increased urban containment of adjacent Green Belt land to the south-east, although the presence of mature woodland (including Ancient Woodland) would reduce the impact of this. Mature woodland would also limit potential impact on adjacent Green Belt land to the north. Whilst there is a weaker boundary feature to the north-east (field hedgerow), the landform here slopes away into a valley so the adjacent Green Belt land would retain some distinction. Release would also weaken the boundary distinction and increase the urbanising visual influence on adjacent Green Belt land to the north-west and west, although Speldhurst Road and associated hedgerow would reduce the impact of this.

The southern part of the parcel has weaker distinction, and therefore lower contribution to Green Belt Purpose 1 and 3. However, the release of this area in isolation would weaken the distinction of adjacent Green Belt land remaining within the parcel to the north and therefore overall harm would be the same.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor.

Harm summary

The parcel makes a Relatively Strong contribution to checking the sprawl of the large built-up area and to safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Minor. Harm resulting from the release of the parcel will be Moderate-High.

SHELAA Site LS15 falls entirely within this parcel.

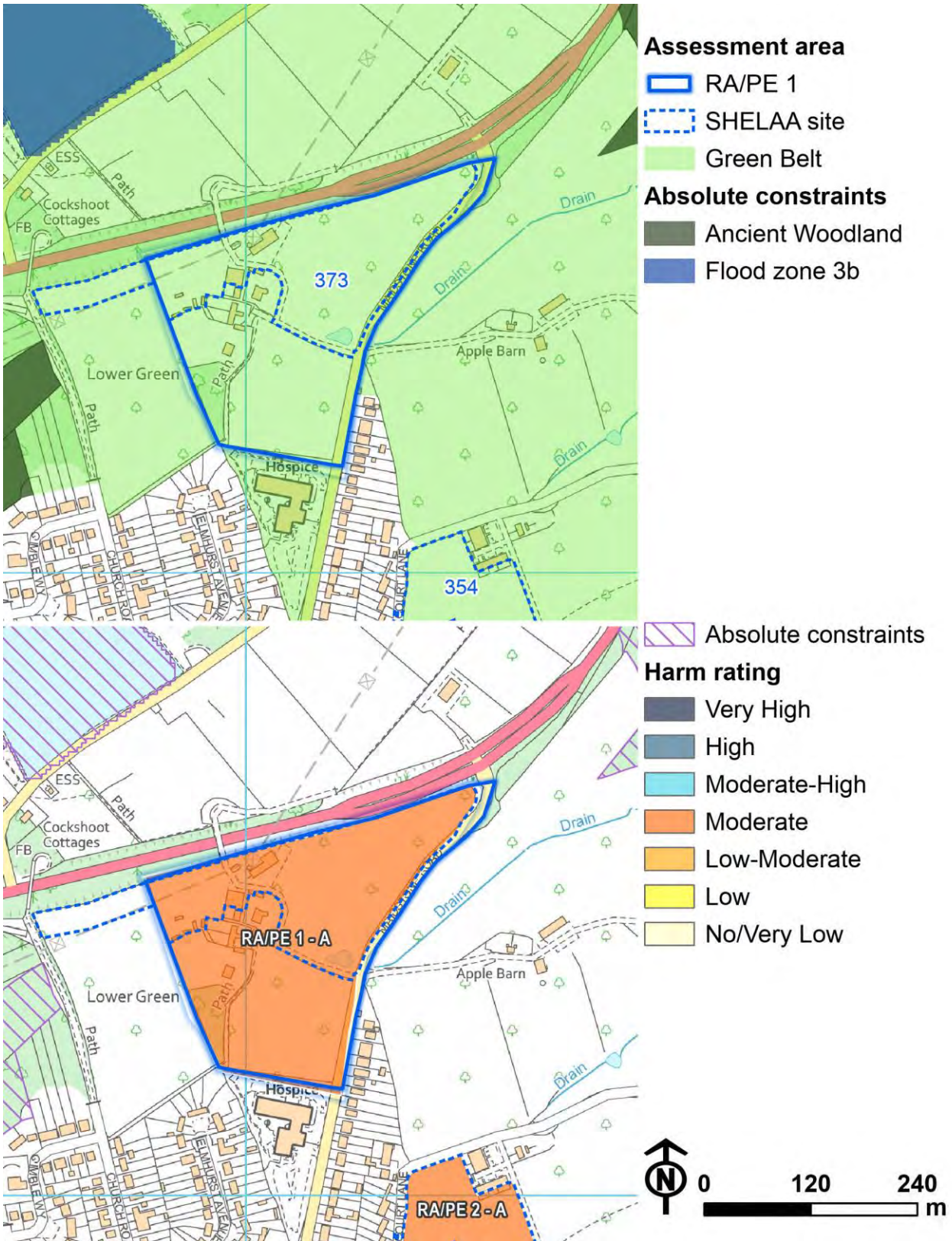
Moderate - High

Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic woodland belts along the north-eastern boundary of the parcel, to help further reduce the visual impact of development on adjacent Green Belt land..

These measures would also help to reduce any potential visual impact and would help to integrate development into the landscape, in accordance with the landscape strategy for LCA 5 Speldhurst of the TWB LCA (2017).

RA/PE 1



Site Summary

The assessment area includes SHELAA Site 373 (Land at Downingbury Farm, Pembury). The western and south-eastern parts of Site 373 were considered as part of allocation site AL/PE4; land to the west was assessed as being released and land to the south-east was assessed as being retained as Green Belt land.

The release of this area would be contingent on the release of intervening land at 'Hospice in the Weald' which was also assessed as allocation site AL/PE4.

The area is located on the northern edge of Pembury (Lower Green) and extends as far north as a tree belt lining the Pembury Northern Bypass (A228). The land comprises orchards surrounding Downingbury Farm. It is an irregular shaped area of land defined by a hedgerow to the west (that defining the eastern edge of AL/PE4), by a hedgerow to the south (that defining the northern boundary of Hospice in the Weald), by the vegetated embankment of the A228 to the north, and by Maidstone Road to the east. The area contains three Grade II listed buildings and an associated access track at Downingbury Farm to the north-west and lies entirely within the AONB.

The area is assessed as a single parcel reflecting a limited variation in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
373	RA/PE 1 - A	Moderate	3.35

RA/PE 1 - A

Contribution to Green Belt Purposes

Relationship with settlement

The parcel is not contained by urban development but is close to the inset settlement edge. Tree cover provides some distinction from the inset edge at the Hospice in the Weald, but there is some urbanising influence.

Purpose 1: checking sprawl of the large built-up area

The land is open and lies adjacent to the Tunbridge Wells large built-up area, of which Pembury is part. It has a moderate distinction from the inset settlement with characteristics that relate it to both the urban area and to countryside. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the allocation area makes a Moderate contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The land does not lie between neighbouring towns. It therefore makes a Weak contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open and has a moderate distinction from the inset area, with some characteristics that relate it to the urban area and some that separate it. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Moderate contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The land does not form part of the setting of an historic town and therefore makes a Weak contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

The release of the parcel will cause no weakening of the distinction between settlement and adjacent Green Belt land to the north due to the presence of the A228 and its vegetated embankment. Whilst the new inset edge will extend further north than the existing LBD, this will replace an existing weak boundary (currently defined by garden boundaries and hedgerow adjacent to the Hospice in the Weald) with a strong boundary (vegetated embankment of the A228). There will, however, be some impact on Green Belt land beyond Maidstone Road to the east, with an increase in the urbanising visual impact of development due to an expansion of the urban edge frontage onto this area. The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor.

The field to the south of the parcel has a weaker distinction from the inset area, owing to its partial containment, and therefore a slightly lower contribution to Green Belt Purpose 1 and 3. However, the release of this in isolation would have an impact on the adjacent land within the parcel to the north, resulting in a similar level of harm to the release of the parcel as a whole.

Harm summary

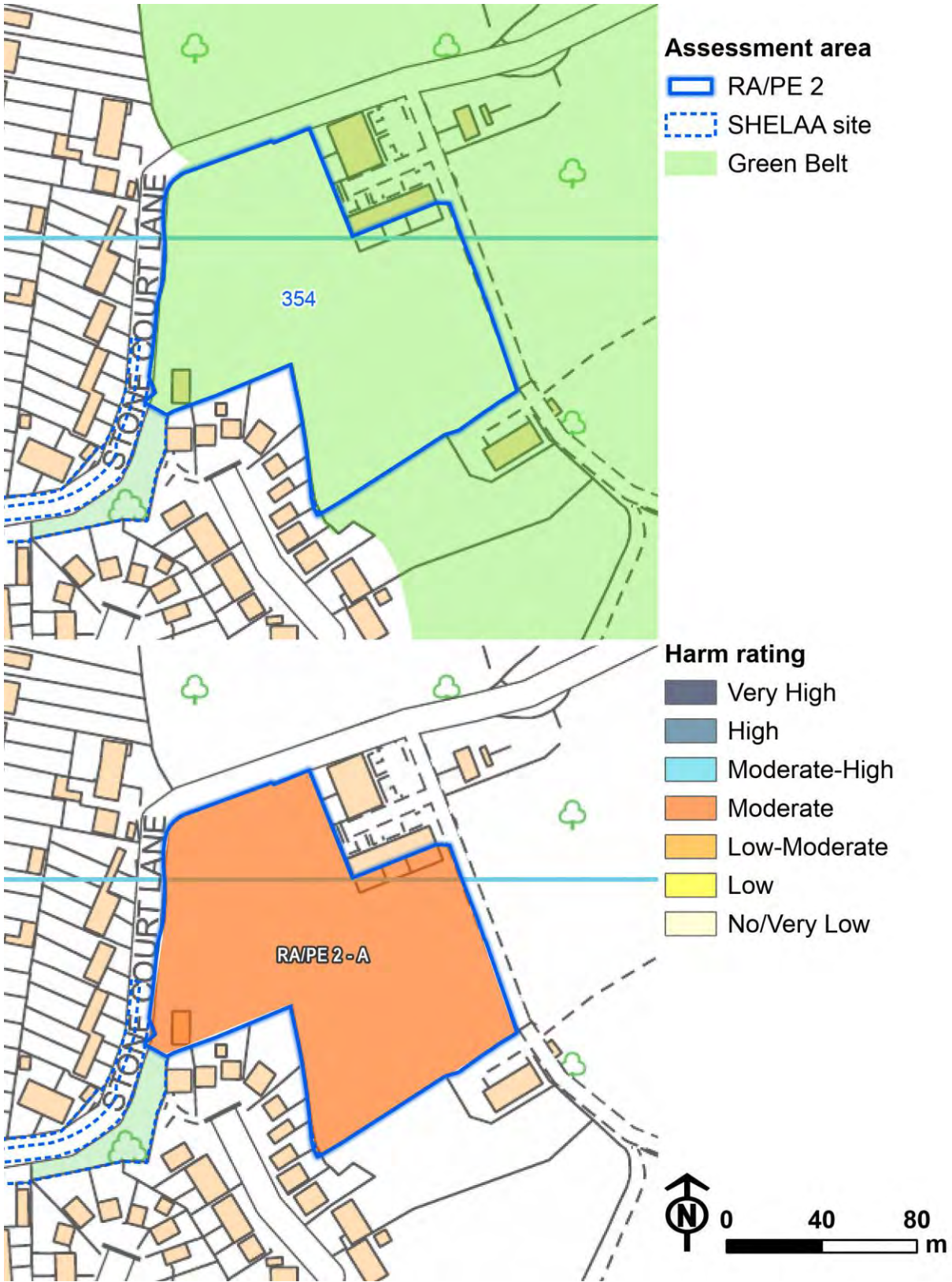
The parcel makes a Moderate contribution to checking the unrestricted sprawl of the large built up area and to safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Minor. Harm resulting from the release of the parcel will be Moderate.

Potential mitigation measures

Potential mitigation measures could include the retention and enhancement of existing mature trees within the parcel (e.g. the woodland copse adjacent to Downingbury Farm), to help soften the perceived mass of development and further reduce its urbanising visual influence on adjacent Green Belt land; and the enhancement of existing tree cover along the eastern edge of the parcel, to help reduce the visual impact of development on adjacent Green Belt to the east. No other potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained.

These measures would also help to integrate development into the landscape and reduce any potential impingement on rural character, in accordance with the landscape strategy for LCA 14 Pembury/Capel (Forested Plateau) of the TWB LCA (2017).

RA/PE 2



Site Summary

The assessment area includes SHELAA Site 354: Stone Court Farm, Stone Court Lane, Pembury.

The assessment area is located on the north-eastern edge of Pembury (Lower Green). It is an irregular shaped parcel of land defined by the properties on Herons Way to the south-west and along Stone Court Lane to the west (all lying within the Pembury LBD), by mature woodland/orchards to the south and by Stone Court Lane to the north and east. The wider surrounding landscape to the north, east and south-east contains extensive areas of mature woodland and orchards. Existing residential development washed over by the Green Belt adjoins the area to the north-east. The area comprises an open pastoral field.

The area is assessed as a single parcel reflecting a limited variation in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
354	RA/PE 2 - A	Moderate	1.43

RA/PE 2 - A

Contribution to Green Belt Purposes

Relationship with settlement

The parcel extends some distance from the inset area and is not contained by urban development. However, existing development has some urbanising visual influence, the terrain is similar to the inset area and gardens form a weak boundary feature.

Purpose 1: checking sprawl of the large built-up area

The land is open and lies adjacent to the Tunbridge Wells large built-up area, of which Pembury is part. It has a moderate distinction from the inset settlement with characteristics that relate it to both the urban area and to countryside. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the allocation area makes a Moderate contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The land does not lie between neighbouring towns. It therefore makes a Weak contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open and has a moderate distinction from the inset area, with some characteristics that relate it to the urban area and some that separate it. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Moderate contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The land does not form part of the setting of an historic town and therefore makes a Weak contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Whilst the new inset edge will extend further east than the existing LBD, this will replace an existing weak boundary (i.e. garden boundaries) with a strong boundary (mature woodland). The release of the parcel will cause no weakening of the distinction between settlement and adjacent Green Belt land to the south, south-east and east. Containment provided by mature woodland/orchards would limit any potential impact on adjacent Green Belt land in these directions.

There will, however, be some impact on Green Belt land to the north, due to an increase in the urbanising visual impact of development due to an increase in the urban edge frontage onto this area.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor.

Harm summary

The parcel makes a Moderate contribution to checking the unrestricted sprawl of the large built up area and to safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Minor. Harm resulting from the release of the parcel will be Moderate.

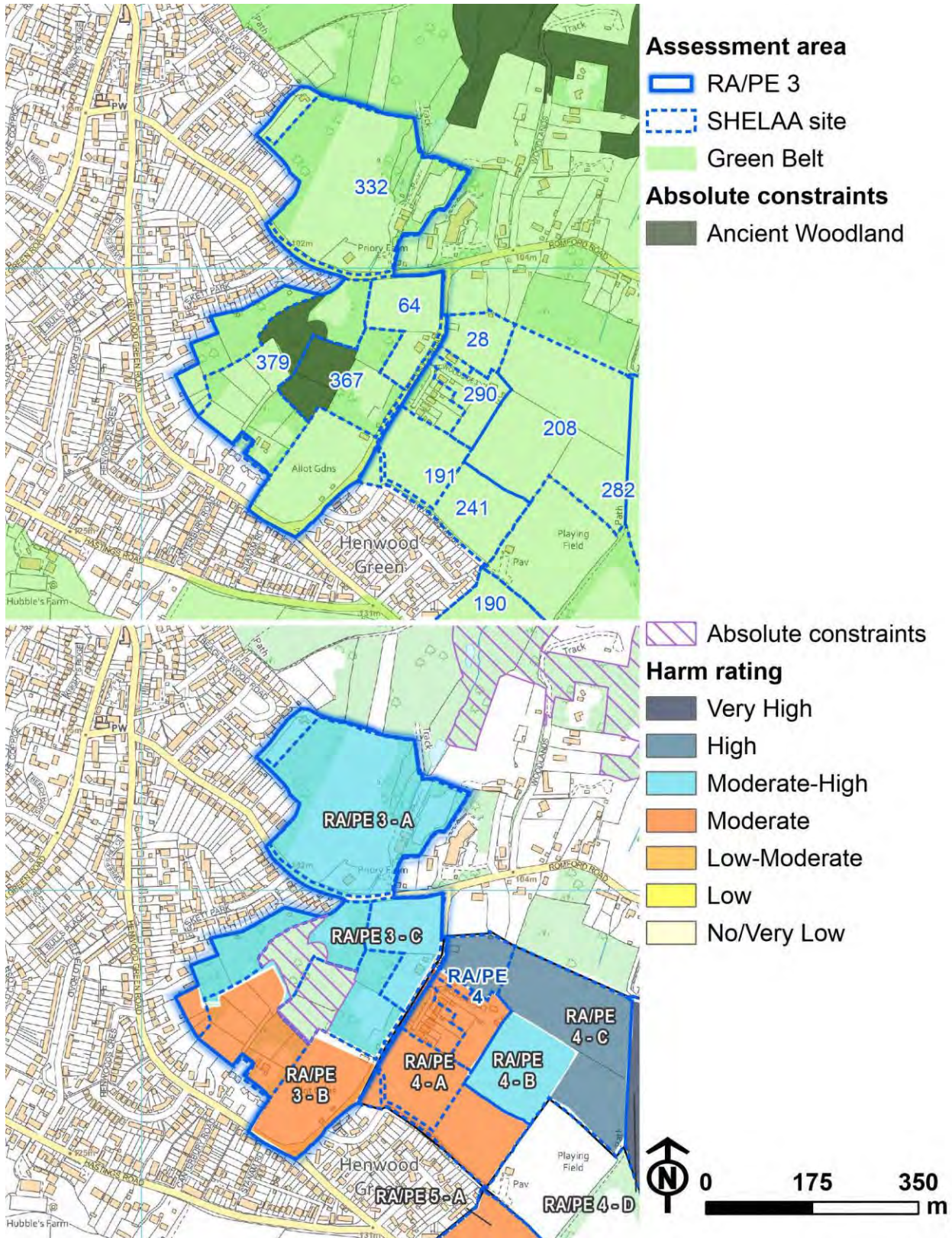
Moderate

Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic

woodland belts along Stone Court Lane, to help reduce the visual impact of development on adjacent Green Belt to the north. No other potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained. These measures would also help to integrate development into the landscape and reduce any potential impingement on rural character, in accordance with the landscape strategy for LCA 14 Pembury/Capel (Forested Plateau) of the TWB LCA (2017).

RA/PE 3



Site Summary

The assessment area group includes SHELAA Sites 64, 332, 367 and 379.

The area is located to the east of Pembury, adjacent to Henwood Green. The area straddles a wooded valley, with land lying on both the western and eastern slopes and Snipe Wood containing to the north. The area does contain a woodland block, but it is considered open in Green Belt terms. Remaining land in the parcel is largely pastoral.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
332	RA/PE 3 - A	Moderate-High	6.12
379	RA/PE 3 - B	Moderate	2.02
367	RA/PE 3 - C	Moderate-High	1.22
379	RA/PE 3 - C	Moderate-High	0.87
64	RA/PE 3 - C	Moderate-High	1.55

RA/PE 3- A

Contribution to Green Belt Purposes

Relationship with settlement

Land lies adjacent to Pembury, and is strongly contained by Snipe Wood to the north and a wooded valley floor to the east. Whilst the parcel does contain some tree cover, it is considered open in Green Belt terms. Land within the parcel lies in close proximity to the inset area, but mature tree cover at the inset edge to the west provides some degree of boundary separation from the urban area and reduces urbanising influence within the parcel. There is a narrow tongue of inset development downslope to the south of Romford that is well screened from the parcel. The slope is particularly steep in the eastern part of the parcel.

Purpose 1: checking sprawl of the large built-up area

Land lies adjacent to Pembury, which forms part of the large built-up area. It therefore relates more to the large built-up area than the wider countryside. Land is open and has relatively strong distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the parcel makes a Relatively Strong contribution to checking the sprawl of the large built-up area, with land in the eastern part of the parcel making a Strong contribution.

Purpose 2: preventing neighbouring towns merging

The land does not lie between neighbouring towns. It therefore makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, open and has relatively strong distinction from the inset area.

The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the parcel makes a Relatively Strong contribution to safeguarding the countryside from encroachment, with land in the eastern part of the parcel making a Strong contribution.

Purpose 4: preserving the setting and special character of historic towns

The parcel does not form part of the setting of an historic town. It therefore makes No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would breach a belt of tree cover at the inset edge, but this would be replaced by alternative strong Green Belt boundaries to the east and north due to the presence of tree cover associated within Snipe Wood. As such, release of the parcel would cause limited weakening of the distinction of adjacent Green Belt land in these directions. Whilst land in the west of the parcel has weaker distinction from the inset settlement than land in the east, its release would weaken the distinction of remaining Green Belt land in the east of the parcel.

The overall level of impact on adjacent Green Belt resulting from release of the parcel will be Negligible.

Harm summary

The parcel makes a Relatively Strong contribution to checking sprawl of the large built-up area and safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Negligible. Harm resulting from release of the parcel will

be Moderate-High.

SHELAA Site 332 falls entirely within this parcel.

Moderate - High

Potential mitigation measures

Potential mitigation measures could include the retention and enhancement of existing mature trees within the parcel, to help soften the perceived mass of development and further reduce its urbanising visual influence on adjacent Green Belt land. No other potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained.

These measures would also help to integrate development into the landscape and reduce any potential impingement on rural character, in accordance with the landscape strategy for LCA 14 Pembury/Capel (Forested Plateau) of the TWB LCA (2017).

RA/PE 3- B

Contribution to Green Belt Purposes

Relationship with settlement

Land lies adjacent to Pembury and straddles a valley. The parcel comprises several pastoral fields and an area of allotments in the southeast. The parcel does not contain any built development apart from some agricultural use buildings and is considered open in Green Belt terms. Mature tree cover at the inset edge to the west provide a strong degree of physical and visual separation from the inset area. However, there is little boundary separation between the fields and allotments that lie within the south of the parcel and adjacent inset residential development. The parcel is contained to an extent by the urban edge to the west and south, but the valley within the parcel provides some landform distinction from the inset area.

Purpose 1: checking sprawl of the large built-up area

Land lies adjacent to Pembury, which forms part of the large built-up area. Land is open and has some degree of distinction from the inset settlement, with some characteristics that relate it to the urban area and some that separate it. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the parcel makes a Relatively Strong contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The land does not lie between neighbouring towns. It therefore makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, open and has some degree of distinction from the inset area,

with some characteristics that relate it to the urban area and some that separate it. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the parcel makes a Relatively Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel does not form part of the setting of an historic town. It therefore makes a Weak/No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would breach a woodland belt at the inset edge in the west of the parcel. However, a woodland block adjacent to the parcel and on its northern and eastern boundary. As such, release of the parcel would cause limited weakening of the distinction of adjacent Green Belt land.

The overall level of impact on adjacent Green Belt resulting from release of the parcel will be Negligible.

Harm summary

The parcel makes a Relatively Strong contribution to checking sprawl of the large built-up area and safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Negligible. Harm resulting from release of the parcel will therefore be Moderate.

SHELAA Site 379 falls partially within this parcel.

Moderate

Potential mitigation measures

Potential mitigation measures could include the retention and enhancement of existing mature trees within the parcel, including those around and to the west of the allotments, to help soften the perceived mass of development and further reduce its urbanising visual influence on adjacent Green Belt land. No other potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained. These measures would also help to integrate development into the landscape and reduce any potential impingement on rural character, in accordance with the landscape strategy for LCA 14 Pembury/Capel (Forested Plateau) of the TWB LCA (2017).

RA/PE 3- C

Contribution to Green Belt Purposes

Relationship with settlement

Land lies adjacent to Pembury and is comprised of wooded valley slopes. Whilst the parcel does contain tree cover, it is considered open in Green Belt terms. The woodland block provides a strong degree of physical and visual separation from the inset area, as well as land cover distinction. The steeply sloping terrain within the parcel creates landform distinction from Pembury.

Purpose 1: checking sprawl of the large built-up area

Land lies adjacent to Pembury, which forms part of the large built-up area. Land is open and has strong distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the parcel makes a Strong contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The land does not lie between neighbouring towns. It therefore makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, open and has strong distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the parcel makes a Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel does not form part of the setting of an historic town. It therefore makes No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would breach a woodland belt at the inset edge as well as on the western boundary of the parcel. However, tree cover to the north and east provides strong alternative boundary features. As such, release of the parcel would cause limited weakening of the distinction of adjacent Green Belt land.

The overall level of impact on adjacent Green Belt resulting from release of the parcel will be Negligible.

Harm summary

The parcel makes a Strong contribution to checking sprawl of the large built-up area and safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Negligible. Harm resulting from release of the parcel will therefore be Moderate-High.

SHELAA site 379 falls partially within this parcel. SHELAA Sites 64 and 367 fall entirely within this parcel.

Moderate - High

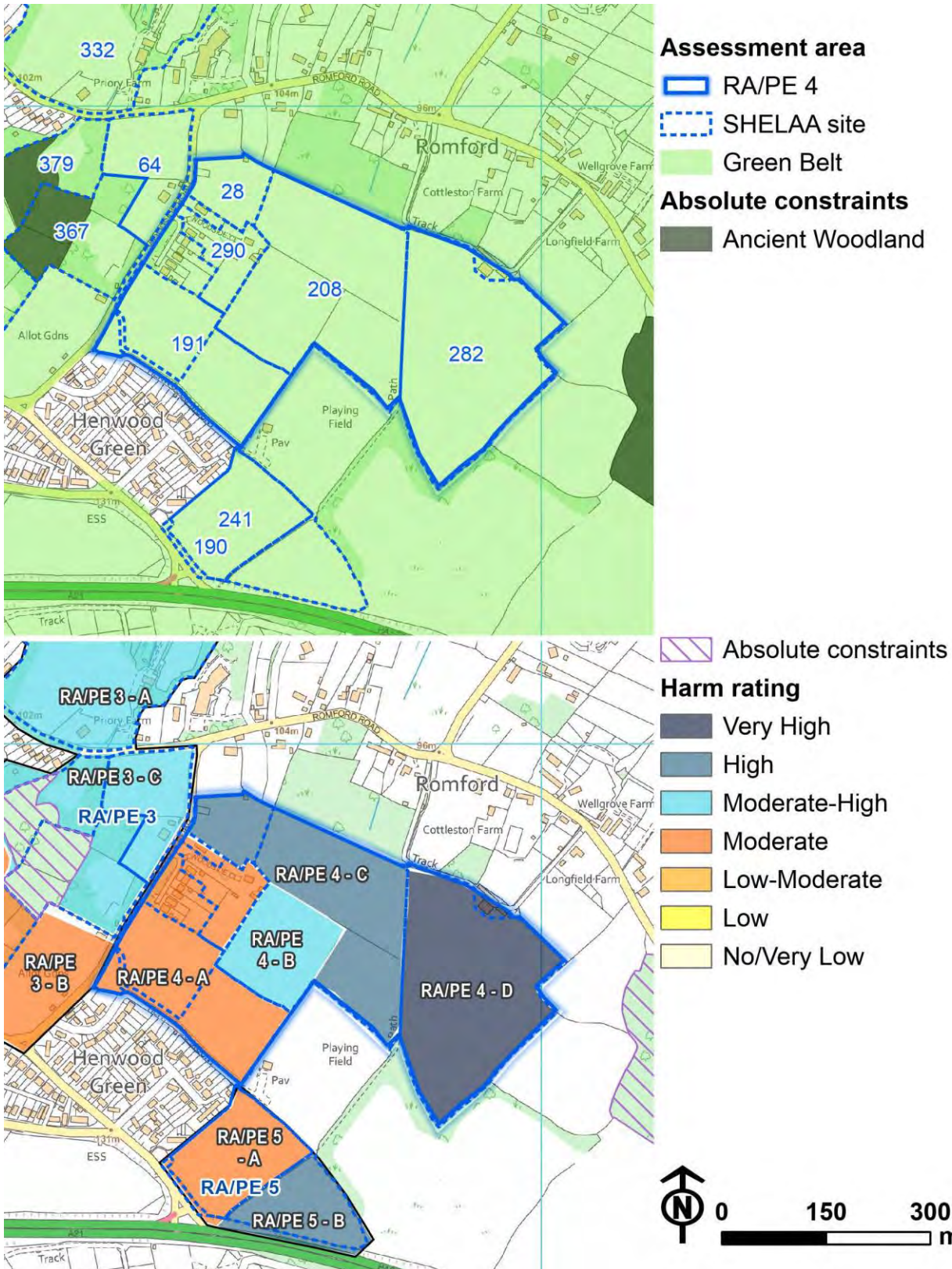
Potential mitigation measures

Potential mitigation measures could include the retention and enhancement of existing mature trees within the parcel, to help soften the perceived mass of development and further reduce its urbanising visual influence on adjacent Green Belt land. No other potential mitigation measures are identified as it is assumed that the vegetation

surrounding the parcel would be retained.

These measures would also help to integrate development into the landscape and reduce any potential impingement on rural character, in accordance with the landscape strategy for LCA 14 Pembury/Capel (Forested Plateau) of the TWB LCA (2017).

RA/PE 4



Site Summary

The assessment area includes SHELAA Sites 28, 191, 208, 241, 290 and 282.

The area is located to the east of Henwood Green on the eastern side of Pembury. The area is comprised largely of agricultural fields, but there are some recreational grass pitches in the west.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
191	RA/PE 4 - A	Moderate	3.15
241	RA/PE 4 - A	Moderate	1.52
290	RA/PE 4 - A	Moderate	0.90
208	RA/PE 4 - B	Moderate-High	1.88
208	RA/PE 4 - C	High	3.72
28	RA/PE 4 - C	High	0.88
282	RA/PE 4 - D	Very High	5.39

RA/PE 4 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land is open and lies adjacent to the southeast of Pembury and is comprised of an agricultural field. There is some sparse tree cover at the inset edge, but mostly garden boundaries provide a weak degree of boundary separation from the inset area to the south. Lack of strong boundary features at the inset edge and some residential dwellings within the parcel on Woodside Close mean that there is some urbanising influence within the parcel. The downhill slope within the parcel provides some landform distinction from the inset area.

Purpose 1: checking sprawl of the large built-up area

Land lies adjacent to Pembury, which forms part of the large built-up area. Land is open and has some degree of distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the parcel makes a Moderate contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The land does not lie between neighbouring towns. It therefore makes a Weak contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside and open. The parcel has some degree of distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the parcel makes a Moderate contribution to safeguarding the countryside from

encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel does not form part of the setting of an historic town. It therefore makes a Weak/No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would replace the existing relatively weak Green Belt boundary with well treed hedgerows that surround the parcel. These boundary features would limit some weakening of the distinction of adjacent Green Belt land.

The overall level of impact on adjacent Green Belt resulting from release of the parcel will be Minor.

Harm summary

The parcel makes a Moderate contribution to checking sprawl of the large built-up area and safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Minor. Harm resulting from release of the parcel will therefore be Moderate.

SHELAA Sites 191, 290 and 241 fall entirely within this parcel.

Moderate

Potential mitigation measures

Potential mitigation measures could include the enhancement of existing hedgerows and/or the introduction of more robust locally characteristic woodland belts along the

boundaries of the parcel, to help reduce the visual impact of development on adjacent Green Belt.

These measures would also help to integrate development into the landscape and reduce any potential impingement on rural character, in accordance with the landscape strategy for LCA 14 Pembury/Capel (Forested Plateau) of the TWB LCA (2017).

RA/PE 4 - B

Contribution to Green Belt Purposes

Relationship with settlement

Land is open and lies in close proximity to the southeast of Pembury, to the east of Woodside Road. The parcel is comprised of an agricultural field. Well treed hedgerows and adjacent Green Belt land to the provide some boundary distinction from the inset area and the parcel slopes downwards from the inset settlement, providing a degree of landform distinction.

Purpose 1: checking sprawl of the large built-up area

Land lies in close proximity to Pembury, which forms part of the large built-up area. Land is open and has some degree of distinction from the inset settlement, with some characteristics that relate it to the urban are and some that separate it. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the parcel makes a Moderate contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The land does not lie between neighbouring towns. It therefore makes a Weak contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside and open. The parcel has some degree of distinction from the inset area, with some characteristics that relate it to the urban are and some that separate it. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the parcel makes a Moderate contribution to safeguarding the countryside from

encroachment.

Purpose 4: preserving the setting and special character of historic towns

Purpose 4: preserving the setting and special character of historic towns

The parcel does not form part of the setting of an historic town. It therefore makes a Weak/No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would breach well treed hedgerows to the south and would replace them with weaker hedgerows to the north. The lack of strong alternative boundary features means that release of the parcel would have an urbanising influence on adjacent Green Belt land, weakening its distinction from the inset area. Furthermore, release of the parcel would increase containment of the wooded valley to the west, which currently provides a relatively distinct settlement edge.

The overall level of impact on adjacent Green Belt resulting from release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Relatively Strong contribution to checking sprawl of the large built-up area and safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from release of the parcel will therefore be Moderate-High.

The south-western part of SHELAA Site 208 falls within this parcel.

Moderate - High

Potential mitigation measures

Potential mitigation measures could include the enhancement of existing hedgerows and/or the introduction of more robust locally characteristic woodland belts along the boundaries of the parcel, particularly to the north and west. This would help reduce the visual impact of development on adjacent Green Belt land, and would help to the limit the containing effect on land to the west.

These measures would also help to integrate development into the landscape and reduce any potential impingement on rural character, in accordance with the landscape strategy for LCA 14 Pembury/Capel (Forested Plateau) of the TWB LCA (2017).

RA/PE 4 - C

Contribution to Green Belt Purposes

Relationship with settlement

Land is open and lies in close proximity to the east of Pembury, to the east of Henwood Green. It is comprised of three agricultural fields. Adjacent Green Belt land and a number of hedgerows provide a relatively strong degree of boundary separation from the inset area of Pembury. The parcel lies at some distance from the inset area, so there is little urbanising influence. It slopes downwards in the north, creating some landform distinction.

Purpose 1: checking sprawl of the large built-up area

Land lies in close proximity to Pembury, which forms part of the large built-up area. Land is open and has relatively strong distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the parcel makes a Relatively Strong contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The land does not lie between neighbouring towns. It therefore makes a Weak contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside and open. The parcel has relatively strong distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the parcel makes a Relatively Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel does not form part of the setting of an historic town. It therefore makes a Weak/No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would breach a number of hedgerows, but would replace them with a strong boundary feature in the form of a woodland block to the north. However, there would be some urbanising influence on adjacent Green Belt land to the east.

The release of the parcel would slightly narrow the width of Green Belt remaining between the inset edge of the large built up area and the edge of the Green Belt to the east. However, Slowery Wood would remain as a significant separating feature which would limit the impact on the function of adjacent Green Belt land in regard to Purpose 1. The overall level of impact on adjacent Green Belt resulting from release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Relatively Strong contribution to checking sprawl of the large built-up area and safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from release of the parcel will therefore be High.

SHELAA sites 208 and 28 fall within this parcel.

High

Potential mitigation measures

Potential mitigation measures could include the enhancement of existing hedgerows and/or the introduction of more robust locally characteristic woodland belts along the eastern boundary of the parcel, to help reduce the visual impact of development on adjacent Green Belt land.

These measures would also help to integrate development into the landscape and reduce any potential impingement on rural character, in accordance with the landscape strategy for LCA 14 Pembury/Capel (Forested Plateau) of the TWB LCA (2017).

RA/PE 4 - D

Contribution to Green Belt Purposes

Relationship with settlement

Land is open and lies in close proximity to the east of Pembury, to the east of Henwood Green. It is comprised of an agricultural field. Adjacent Green Belt land and a number of hedgerows provide a strong degree of boundary separation from the inset area of Pembury. The parcel lies at some distance from the inset area, minimising urbanising influence. Downward sloping land within the parcel provides landform distinction from the inset settlement of Pembury.

Purpose 1: checking sprawl of the large built-up area

Land lies in close proximity to Pembury, which forms part of the large built-up area. Land is open and has strong distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the parcel makes a Strong contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The land does not lie between neighbouring towns. It therefore makes a Weak contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside and open. The parcel has strong distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the parcel makes a Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel does not form part of the setting of an historic town. It therefore makes a Weak/No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would breach a number of hedgerows, but would replace them with a strong boundary feature in the form of a woodland block to the north. However, there would be some urbanising influence on adjacent Green Belt land to the north-east where tree cover is sparser.

The release of the parcel would narrow the width of Green Belt remaining between the inset edge of the large built up area and the edge of the Green Belt to the east. However, Slowery Wood would remain as a significant separating feature which would limit the impact on the function of adjacent Green Belt land in regard to Purpose 1.

The overall level of impact on adjacent Green Belt resulting from release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Strong contribution to checking sprawl of the large built-up area and safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from release of the parcel will therefore be Very High.

SHELAA sites 282 falls entirely within this parcel.

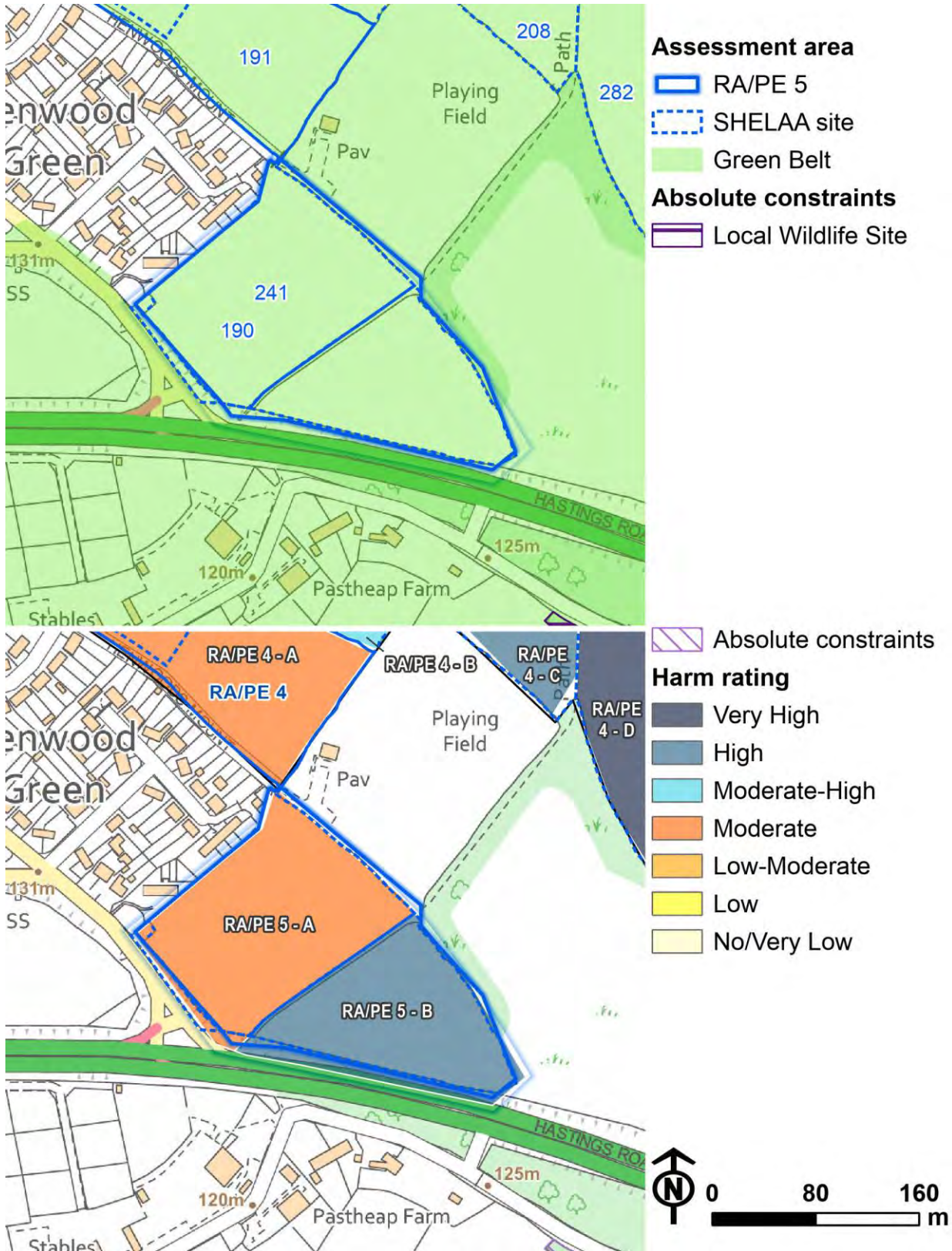
Very High

Potential mitigation measures

Potential mitigation measures could include the enhancement of existing hedgerows and/or the introduction of more robust locally characteristic woodland belts along the north-eastern boundary of the parcel, to help reduce the visual impact of development on adjacent Green Belt land.

These measures would also help to integrate development into the landscape and reduce any potential impingement on rural character, in accordance with the landscape strategy for LCA 14 Pembury/Capel (Forested Plateau) of the TWB LCA (2017).

RA/PE 5



Site Summary

The assessment area includes SHELAA Sites 190 and 241.

This area is located to the south east of Pembury. The area is comprised of two agricultural fields to the south east of Sandhurst Avenue, with the A21 lying to the south. The area is assessed as a single parcel reflecting a limited variation in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
190	RA/PE 5 - A	Moderate	2.05
241	RA/PE 5 - A	Moderate	1.99
190	RA/PE 5 - B	High	1.42

RA/PE 5 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land lies adjacent to the south east of Pembury. Residential garden boundaries at the inset edge provide a weak degree of separation from the adjacent settlement, but adjacent development is relatively low density.

Purpose 1: checking sprawl of the large built-up area

Land is open and lies adjacent to Pembury, which forms part of the large built-up area. Land is open and has relatively weak distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the parcel makes a Relatively Weak contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The land does not lie between neighbouring towns. It therefore makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

Land is open countryside, but has relatively weak distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the parcel makes a Relatively Weak contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel does not form part of the setting of an historic town. It therefore makes No

contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would not weaken the Green Belt boundary as the mature hedgerows that surround the parcel provide a stronger boundary than the existing inset edge. However, release of the parcel would still have some urbanising influence on Green Belt land to the south-east, weakening its distinction from the inset area.

The overall level of impact on adjacent Green Belt resulting from release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Relatively Weak contribution to checking sprawl of the large built-up area and safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from release of the parcel will be Moderate.

The south east of SHELAA Site 241 and the north-western half of SHELAA Site 190 fall within this parcel.

Moderate

Potential mitigation measures

Potential mitigation measures could include the enhancement of existing hedgerows and/or the introduction of more robust locally characteristic woodland belts along the boundaries of the parcel, particularly to the south-east, to help reduce the visual impact of development on adjacent Green Belt land.

These measures would also help to integrate development into the landscape and reduce

any potential impingement on rural character, in accordance with the landscape strategy for LCA 14 Pembury/Capel (Forested Plateau) of the TWB LCA (2017).

RA/PE 5 - B

Contribution to Green Belt Purposes

Relationship with settlement

Land is located some distance from the inset edge of Pembury. A mature hedgerow and adjacent Green Belt land to the north-west (parcel RA/PE5 - A) provide some degree of boundary separation from the inset edge. The mature hedgerows also help reduce any urbanising visual influence from inset settlement.

Purpose 1: checking sprawl of the large built-up area

Land is open and lies close to Pembury, which forms part of the large built-up area. Land is open and has moderate distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the parcel makes a Moderate contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The land does not lie between neighbouring towns. It therefore makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

Land is open countryside, but has moderate distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the parcel makes a Moderate contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel does not form part of the setting of an historic town. It therefore makes No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would not weaken the Green Belt boundary as the mature hedgerows that surround the parcel provide a stronger boundary than the existing inset edge. However, release of the parcel would still have some urbanising influence on Green Belt land to the south-east, weakening its distinction from the inset area.

The release of the parcel would also narrow the width of remaining Green Belt between the inset edge of the large built up area and the edge of the Green Belt to the east. This would weaken the function of adjacent Green Belt land to the east in regard to Purpose 1.

The overall level of impact on adjacent Green Belt resulting from release of the parcel will be Moderate.

Harm summary

The parcel makes a Moderate contribution to checking sprawl of the large built-up area and safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Moderate. Harm resulting from release of the parcel will be Moderate.

The south east of SHELAA Site 241 and the south-eastern half of SHELAA Site 190 fall within this parcel.

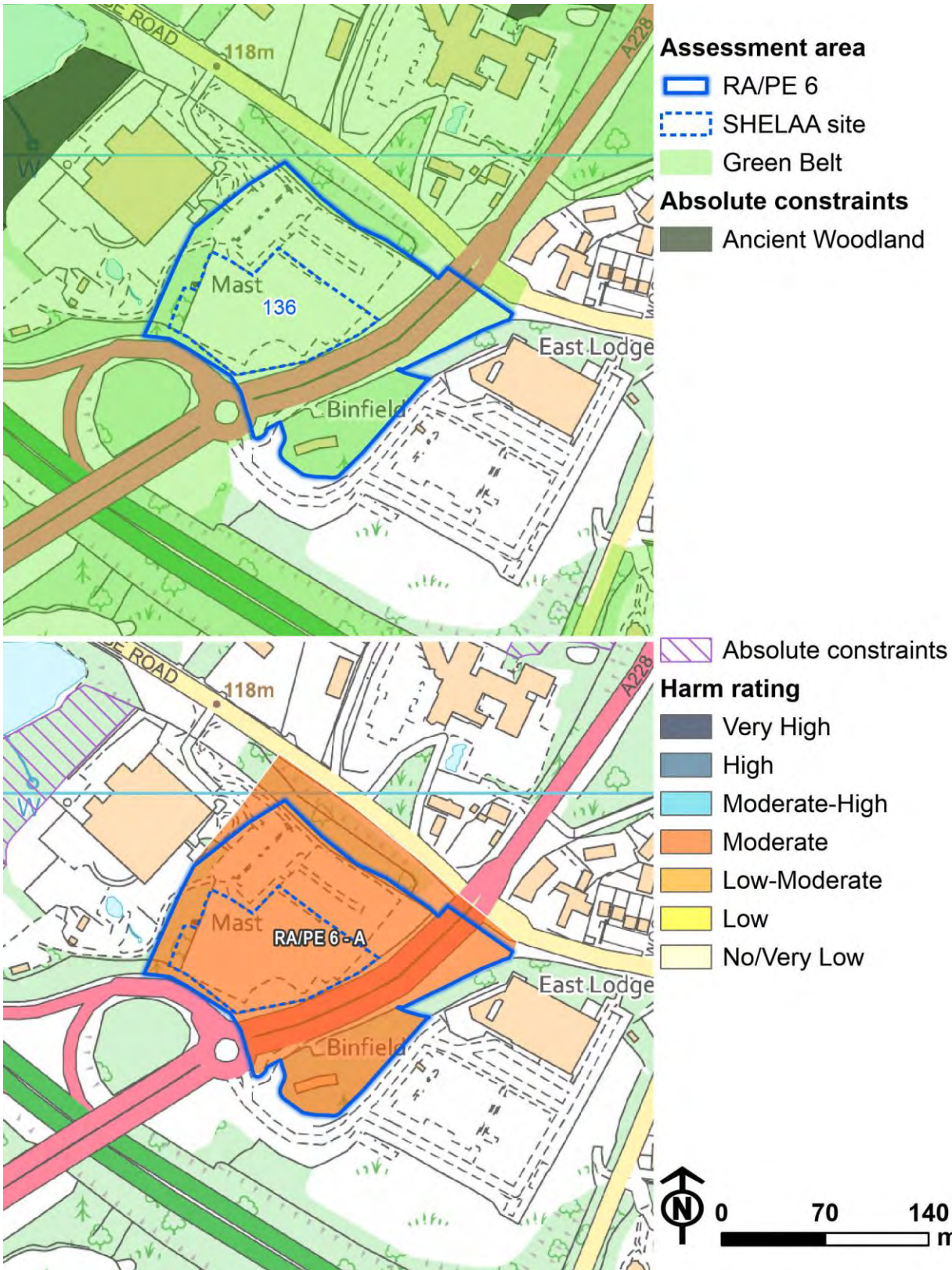
High

Potential mitigation measures

Potential mitigation measures could include the enhancement of existing hedgerows and/or the introduction of more robust locally characteristic woodland belts along the boundaries of the parcel, particularly to the south-east, to help reduce the visual impact of development on adjacent Green Belt land.

These measures would also help to integrate development into the landscape and reduce any potential impingement on rural character, in accordance with the landscape strategy for LCA 14 Pembury/Capel (Forested Plateau) of the TWB LCA (2017).

RA/PE 6



Site Summary

The assessment area includes SHELAA Site 136: Land at Notcutts Garden Centre, Tonbridge Road, Pembury.

The assessment area is located on the western edge of Pembury, and comprises a hard-standing car park associated with Notcutts Garden Centre to the west and the Pembury Northern Bypass (A228) and associated tree belts to the east. It is defined to the east by the inset edge of Pembury (Tesco Superstore), to the south by a slip road connecting the A288 and the Pembury Bypass (A21) and an access road to Tesco Superstore, to the west by a tree belt adjacent to the garden centre building, and to the north by a vegetated embankment along Tonbridge Road. The wider landscape to the west and north is well-wooded, including some areas designated as Ancient Woodland and SSSI. Much of the woodland in proximity to the area to the west is to be retained as part of the consented Owlsnest Wood development (19/01600/FULL). The wider surrounding landscape also features development washed over by the Green Belt, including the garden centre immediately to the west, residential and hotel development to the north of the site and Tunbridge Wells Hospital further to the north-west.

The area is assessed as a single parcel reflecting a limited variation in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
136	RA/PE 6 - A	Moderate	0.72

RA/PE 6 - A

Contribution to Green Belt Purposes

Relationship with settlement

The A288 and associated tree belts form a strong boundary feature between the parcel and the inset area. The parcel also extends some distance from the inset area but is contained to some degree by the surrounding washed-over urban development.

However, the urbanising visual influence of this development is limited by the surrounding mature tree cover.

Purpose 1: checking sprawl of the large built-up area

The land lies between Tunbridge Wells and Pembury, which both form part of the large built-up area of Tunbridge Wells. It therefore relates more to the large built-up area than the wider countryside, although crosses a strong boundary feature formed by the A288. Whilst land has a moderate distinction from the inset settlement, it is partly developed and therefore not open in Green Belt terms. Overall, the allocation area makes a Relatively Weak contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The gap between Pembury and Tunbridge Wells (Sandown Park) is narrow but the A21 forms a strong separating feature. Whilst land is partly developed and has a moderate distinction from the inset settlement it plays some role in the perceived separation when travelling between the two towns along the A264. Overall it makes a Relatively Weak contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

Land is partly developed and has a function that associates it with the urban area, meaning it is not countryside. It therefore makes No contribution to safeguarding the

countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The tree cover within the parcel forms part of a largely undeveloped skyline that contributes to the wider rural setting of Tunbridge Wells, and therefore makes a Relatively Weak contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would breach the strong and consistent Green Belt boundary formed by the A228 and associated tree cover. However, containment provided by mature woodland to the north and west and the presence of the A21-A228 slip road to the south would limit any potential impact on adjacent Green Belt land. Release of the parcel would slightly reduce the perceived sense of separation between Tunbridge Wells and Pembury when travelling along the A228 and A264 by introducing above-ground built development, albeit this would not reduce the existing physical distance between the two settlements (the narrowest part of the gap is between inset development on Pembury Grange in to the west and the inset edge of Pembury at Tesco Superstore to the east). The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Relatively Weak contribution to checking the unrestricted sprawl of the large built up area, to preventing neighbouring towns merging and to preserving the setting and special character of historic towns. The impact of its release on the adjacent

Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be Moderate.

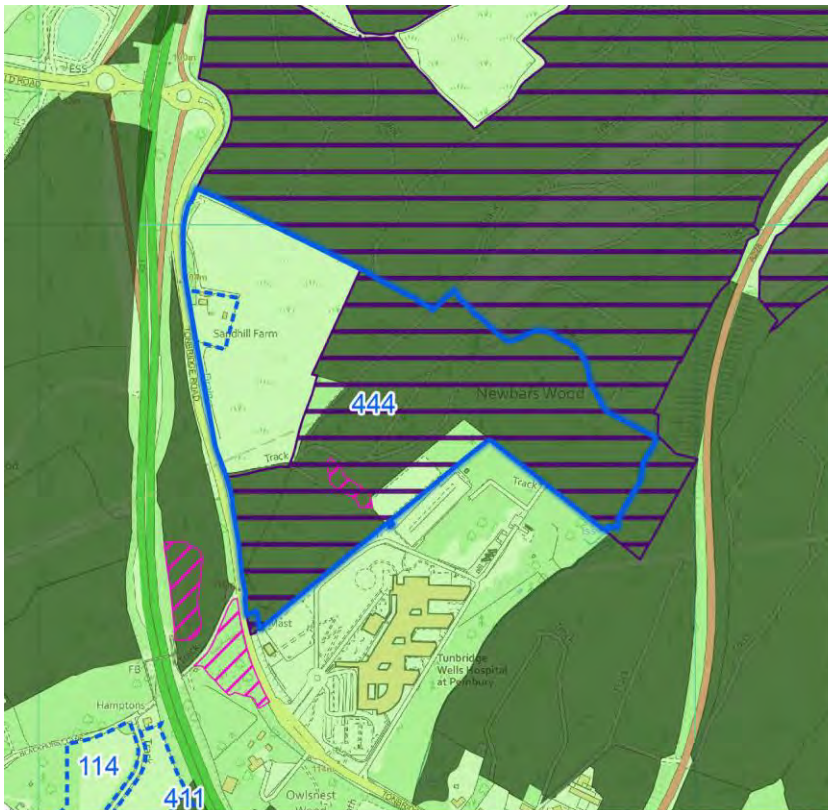
Moderate

Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic tree belts along northern edge of the A264, to help reduce any potential impact on perceived separation when travelling along the road between Pembury and Tunbridge Wells; and the retention and enhancement of existing mature trees within the parcel, to help soften the perceived mass of development. No other potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained.

These measures would also help to integrate development into the landscape and reduce any potential impingement on rural character, in accordance with the landscape strategy for LCA 14 Pembury/Capel (Forested Plateau) of the TWB LCA (2017).

RA/PE 7

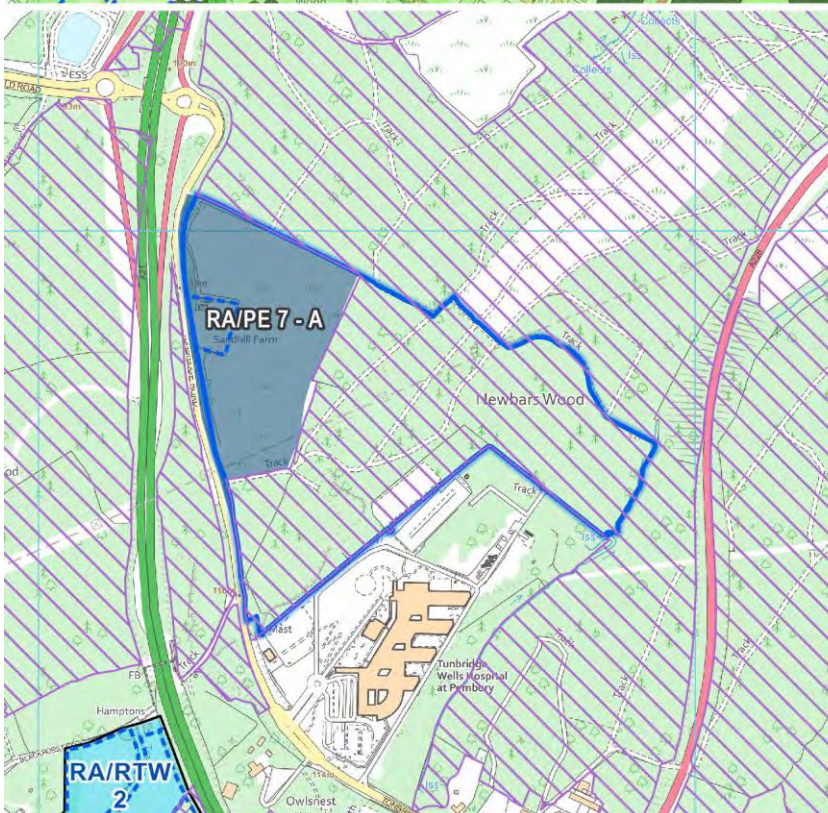


Assessment area

- RA/PE 7
- SHELAA site
- Green Belt

Absolute constraints

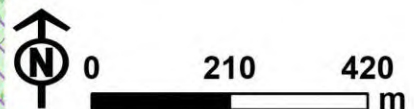
- Local Wildlife Site
- Site of Special Scientific Interest
- Ancient Woodland



Absolute constraints

Harm rating

- Very High
- High
- Moderate-High
- Moderate
- Low-Moderate
- Low
- No/Very Low



Site Summary

The assessment area includes SHELAA site 444 (Land to the north of Tunbridge Wells Hospital, Tonbridge Road, Pembury). The eastern half of the site is comprised of Ancient Woodland and 'Pembury Walks LWS' and has therefore been excluded from assessment.

The assessment area is located to the north of Tunbridge Wells Hospital at Pembury but is separated from it by ancient woodland. The unconstrained area comprises grassland and scrub together with a single, isolated residential dwelling. Due to the extent of surrounding absolute constraint and the distance of the site from existing inset settlements, it is assumed that any release of land would be a new inset, rather than as an extension of either Pembury or Tunbridge Wells.

The area is assessed as a single parcel reflecting a limited variation in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
444	RA/PE 7 - A	High	6.70

RA/PE 7 - A

Contribution to Green Belt Purposes

Relationship with settlement

The parcel lies a significant distance from the inset area of Pembury to the southeast and Ancient Woodland provides a strong degree of separation from the Tunbridge Wells Hospital site to the south. As a result of the parcel's strong containment by woodland, there is no urbanising influence within the parcel.

Purpose 1: checking sprawl of the large built-up area

Land is open and lies in close proximity to Tunbridge Wells and Pembury, which form part of the large built-up area. The parcel is separated from inset areas by major road networks, woodland and sloping topography and therefore has very strong distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the parcel makes a Strong contribution to checking sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

Land is open and lies in a moderate gap between Tunbridge Wells and Pembury. The parcel has strong distinction from the inset area, which increases the contribution it makes to maintaining separation between towns but Ancient Woodland, an absolute constraint to development, occupies most of the land between Tunbridge Wells and Pembury, providing a significant degree of separation. Overall, the parcel makes a Moderate contribution to preventing neighbouring towns from merging.

Purpose 3: safeguarding the countryside from encroachment

Land is open and has strong distinction from the inset settlements of Tunbridge Wells and Pembury. The stronger the distinction from the urban area, the greater the extent to

which development would be perceived as encroachment on the countryside. Overall, the parcel makes a Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

Land within the parcels lies within a woodland landscape setting that is part of the historic setting of Tunbridge Wells and therefore it makes a Relatively Weak contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release and development of the parcel would create an new inset area . However, the parcel is subject to a very strong degree of containment by Ancient Woodland and Tonbridge Road. As a result, the release and development of the parcel would have limited impact on the distinction of adjacent Green Belt land.

The overall level of impact on adjacent Green Belt resulting from release of the parcel will be Minor.

Harm summary

Land within the parcel makes a Very Strong contribution to checking the unrestricted sprawl of the large built-up area and safeguarding the countryside from encroachment, and a Strong contribution to preventing neighbouring towns from merging. The impact of its release on the adjacent Green Belt will be Minor. Harm resulting from release of the parcel will therefore be High.

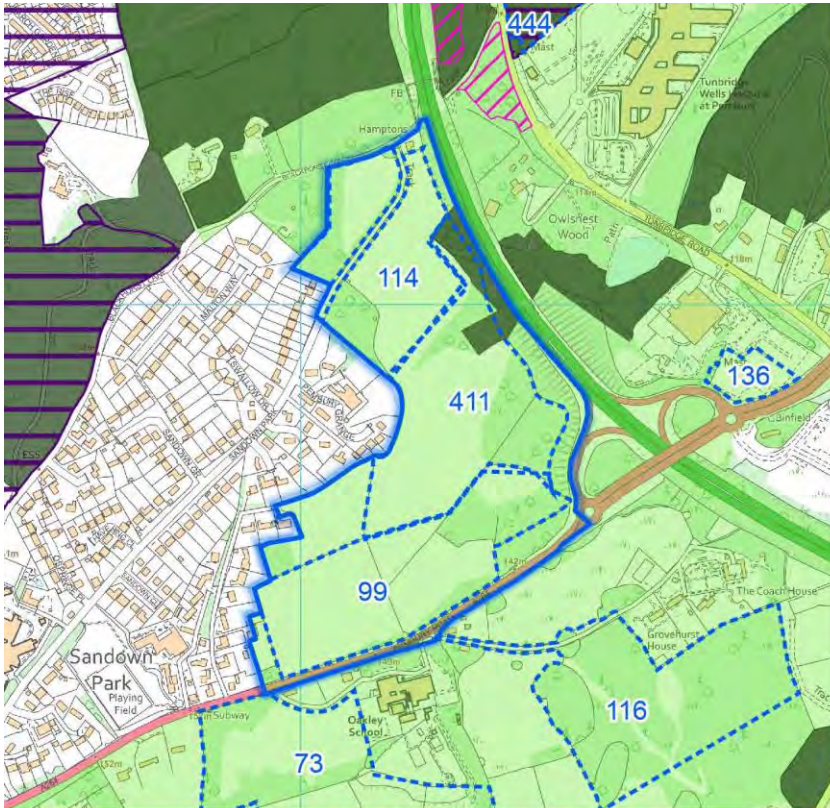
High

Potential mitigation measures

Potential mitigation measures could include the retention and enhancement of existing mature trees within the parcel, to help soften the perceived mass of development and further reduce its urbanising visual influence on adjacent Green Belt land.

This would also help to integrate development into the landscape and reduce any potential impingement on rural character, in accordance with the landscape strategy for LCA 14 Pembury/Capel (Forested Plateau) of the TWB LCA (2017).

RA/RTW 2

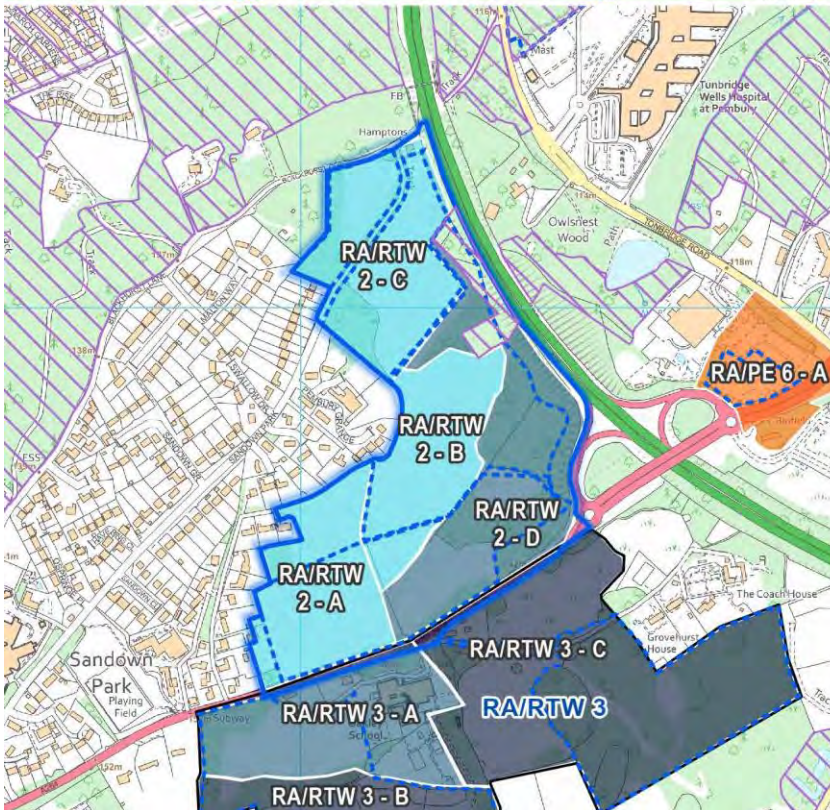


Assessment area

- RA/RTW 2
- SHELAA site
- Green Belt

Absolute constraints

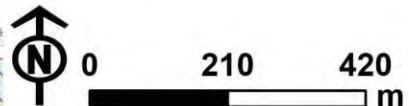
- Local Wildlife Site
- Site of Special Scientific Interest
- Ancient Woodland



Absolute constraints

Harm rating

- Very High
- High
- Moderate-High
- Moderate
- Low-Moderate
- Low
- No/Very Low



Site Summary

The assessment area includes SHELAA Sites 99 (Land at Pembury Road, Tunbridge Wells), 114 (Land at Sandown Park, west of A21 Royal Tunbridge Wells TN2 4RT), and 411 (Land at Sandown Park between Pembury Grange and A21, Royal Tunbridge Wells, Kent).

The area is located to the east of Tunbridge Wells (Sandown Park) and extends as far east as woodland belts along the Pembury Bypass (A21). The land is open, comprising a series of open pastoral fields defined by mature hedgerows and woodland blocks. It forms an area of remnant parkland associated with Pembury Grange, which survives as a Grade II listed building within the inset area to the west. The parcel is defined by the LBD Sandown Park to the west, by mature woodland at Robingate Wood (including some Ancient Woodland) to the north, by woodland belts along the A21 to the east (including some Ancient Woodland) and by Pembury Road (A264) to the south.

SG1 is subdivided into four parcels to reflect assessed variations in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
99	RA/RTW 2 - A	Moderate-High	2.80
411	RA/RTW 2 - B	Moderate-High	3.76
99	RA/RTW 2 - B	Moderate-High	0.58
114	RA/RTW 2 - C	Moderate-High	5.07
411	RA/RTW 2 - D	High	2.31
99	RA/RTW 2 - D	High	3.12

RA/RTW 2 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land is partially contained by the inset area to the north and west and by washed-over development at Oakley School to the south of the A264. The parcel lies in relative proximity to the inset edge and the terrain within the parcel is similar to the adjacent inset area. Whilst a combination of domestic gardens and some tree cover form moderate boundary features, the inset edge has some urbanising visual influence on the parcel.

Purpose 1: checking sprawl of the large built-up area

The land lies between Tunbridge Wells and Pembury, which both form part of the large built-up area. Land is open and has a degree of distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl, but potential for sprawl is limited by the parcel's containment between Tunbridge Wells and Pembury. Overall, the parcel makes a Relatively Weak contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The gap between Tunbridge Wells (Sandown Park) and Pembury is narrow but the A21 forms a strong separating feature. Whilst this area is more peripheral to the gap, it plays a significant role in the perceived separation when travelling between the two towns along the A264. Land is open but has a relatively weak distinction from the inset settlement. Overall, it makes a Moderate contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is open countryside and has a degree of distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development

would be perceived as encroachment on the countryside. Overall, the parcel makes a Moderate contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel forms a minor element in the historic setting of Tunbridge Wells. It therefore makes a Relatively Weak contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Due to its containment, release of this parcel would have a limited impact on adjacent Green Belt land to the east.

Due its containment by mature tree cover along the A264 release of the parcel would have limited impact on adjacent Green Belt land to the south. However, release would cause some weakening of adjacent Green Belt land to the east by bringing the inset edge closer and weakening boundary distinction and increasing urbanising visual influence. Whilst releasing the parcel would not physically narrow the gap between Tunbridge Wells and Pembury, it would cause some perceptual narrowing as experienced when travelling between the two towns along the A264. The overall level of impact on adjacent Green Belt resulting from the release of the parcel would be Minor-Moderate.

Harm summary

The parcel makes a Moderate contribution to preventing neighbouring towns merging and safeguarding the countryside from encroachment and a Relatively Weak contribution to

preserving the setting and special character of historic towns and to checking the sprawl of the large built-up area. The impact of its release on the adjacent Green Belt would be Minor-Moderate. Harm resulting from the release of the parcel would be Moderate-High. The western half of SHELAA Site 99 falls within this parcel.

Moderate - High

Potential mitigation measures

Potential mitigation measures could include the enhancement of existing tree cover along the southern edge of the parcel and the avoidance of new access points/junctions along the A264. This would help reduce any potential impact on perceived separation when travelling along the road between Tunbridge Wells and Pembury, and reduce the visual influence of development on adjacent Green Belt land. No other potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained.

These measures would also help to integrate development into the landscape and reduce any potential impingement on rural character, in accordance with the landscape strategy for LCA 14 Pembury/Capel (Forested Plateau) of the TWB LCA (2017).

RA/RTW 2 - B

Contribution to Green Belt Purposes

Relationship with settlement

The parcel adjoins the inset edge but tree cover forms a moderate boundary feature along it, which reduces urbanising visual influence. The terrain of the parcel differs to that of the inset area, comprising falling ground that forms the head of a valley.

Purpose 1: checking sprawl of the large built-up area

The land lies between Tunbridge Wells and Pembury, which both form part of the large built-up area. Land is open and has relatively strong distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl; however, potential for sprawl is limited by the parcel's containment between Tunbridge Wells and Pembury. Overall, the parcel makes a Moderate contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The land lies within a narrow gap between Tunbridge Wells (Sandown Park) and Pembury, although the A21 forms a strong separating feature. Land is open and has relatively strong distinction from the inset settlement. Overall, it makes a Relatively Strong contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is open countryside and has a relatively strong distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the parcel makes a Relatively Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel forms a minor element in the historic setting of Tunbridge Wells. It therefore makes a Relatively Weak contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would partially increase the containment of adjacent Green Belt land to the north, although intervening mature tree cover would reduce the influence of this. The containment provided by mature tree cover would limit any potential impact on adjacent Green Belt land to the south and east. However, releasing the parcel would result in some physical narrowing of the gap between Tunbridge Wells and Pembury, albeit with the A21 and associated tree cover preserving some sense of separation. The overall level of impact on adjacent Green Belt resulting from the release of the parcel would be Minor.

Harm summary

The parcel makes a Relatively Strong contribution to preventing neighbouring towns merging and to safeguarding the countryside from encroachment, a Moderate contribution to checking the sprawl of the large built-up area and a Relatively Weak contribution to preserving the setting and special character of historic towns. The impact of its release on the adjacent Green Belt would be Minor. Harm resulting from the release of the parcel, which includes the north-western corner of SHELAA Site 99 and the south-western half of SHELAA Site 411, would be Moderate-High.

Moderate - High

Potential mitigation measures

Potential mitigation measures could include the retention and enhancement of existing mature trees within the parcel, to help soften the perceived mass of development and further reduce its urbanising visual influence on adjacent Green Belt land. No other potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained.

This would also help to integrate development into the landscape and reduce any potential impingement on rural character, in accordance with the landscape strategy for LCA 14 Pembury/Capel (Forested Plateau) of the TWB LCA (2017).

RA/RTW 2 - C

Contribution to Green Belt Purposes

Relationship with settlement

The parcel extends some distance from the inset edge and a mature woodland block forms a strong boundary feature along the inset edge, which reduces urbanising visual influence.

Purpose 1: checking sprawl of the large built-up area

The land lies between Tunbridge Wells and Pembury, which both form part of the large built-up area. Land is open and has relatively strong distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl; however, potential for sprawl is limited by the parcel's containment between Tunbridge Wells and Pembury. Overall, the parcel makes a Moderate contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The land is open and has a strong distinction from the inset settlement but is peripheral to a gap in which the A21 and associated tree cover are a strong separating feature. Overall it makes a Moderate contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is open countryside with a strong distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the parcel makes a Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel forms a minor element in the historic setting of Tunbridge Wells. It therefore makes a Relatively Weak contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of this parcel would breach an existing strong Green Belt boundary feature, but this would be replaced by an equally strong boundary to the east (tree cover along the A21, including Ancient Woodland) which creates physical and visual containment. The containment provided by mature tree cover, including Robingate Wood to the north, would limit any potential impact on adjacent Green Belt land to the north, east and south. However, releasing the parcel would result in a very slight narrowing of the gap between Tunbridge Wells and Pembury, although the A21 and associated tree cover would preserve some sense of separation. The overall level of impact on adjacent Green Belt resulting from the release of the parcel would be Minor.

Harm summary

The parcel makes a Strong contribution to safeguarding the countryside from encroachment, a Moderate contribution to checking the sprawl of the large built-up area and to preventing neighbouring towns merging, and a Relatively Weak contribution to preserving the setting and special character of historic towns. The impact of its release on the adjacent Green Belt would be Minor. Harm resulting from the release of the parcel, which encompasses all of SHELAA Site 114, would be Moderate-High.

Moderate - High

Potential mitigation measures

Potential mitigation measures could include the retention and enhancement of existing mature trees within the parcel, including along the unnamed track leading to Hamptons, to help soften the perceived mass of development and further reduce its urbanising visual influence on adjacent Green Belt land. No other potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained. This would also help to integrate development into the landscape and reduce any potential impingement on rural character, in accordance with the landscape strategy for LCA 14 Pembury/Capel (Forested Plateau) of the TWB LCA (2017).

RA/RTW 2 - D

Contribution to Green Belt Purposes

Relationship with settlement

Land extends some distance from the inset edge and intervening woodland belts and mature hedgerows form strong boundary features with the inset edge, which reduces urbanising visual influence. The terrain of the parcel differs to that of the inset area, comprising lower ground that forms the head of a valley

Purpose 1: checking sprawl of the large built-up area

The land lies between Tunbridge Wells and Pembury, which both form part of the large built-up area. Land is open and has strong distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl; however, potential for sprawl is limited by the parcel's containment between Tunbridge Wells and Pembury. Overall, it makes a Moderate contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The land lies within a narrow gap between Tunbridge Wells (Sandown Park) and Pembury, although the A21 forms a strong separating feature. To the south land plays a significant role in the perceived separation when travelling between the two towns along the A264. Land is open and has a strong distinction from the inset settlement. Overall, it makes a Relatively Strong contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is open countryside with a strong distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the parcel makes a Strong

contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel forms a minor element in the historic setting of Tunbridge Wells. It therefore makes a Relatively Weak contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

The release of the parcel would cause no weakening of the distinction between settlement and adjacent Green Belt land to the east or south. Containment provided by tree cover along the A21 and the A264, would limit any potential impact on adjacent Green Belt land. However, release of the parcel would leave a very narrow gap between Tunbridge Wells and Pembury, albeit with the A21 and associated tree cover preserving some sense of separation. The overall level of impact on adjacent Green Belt resulting from the release of the parcel would be Minor-Moderate.

Harm summary

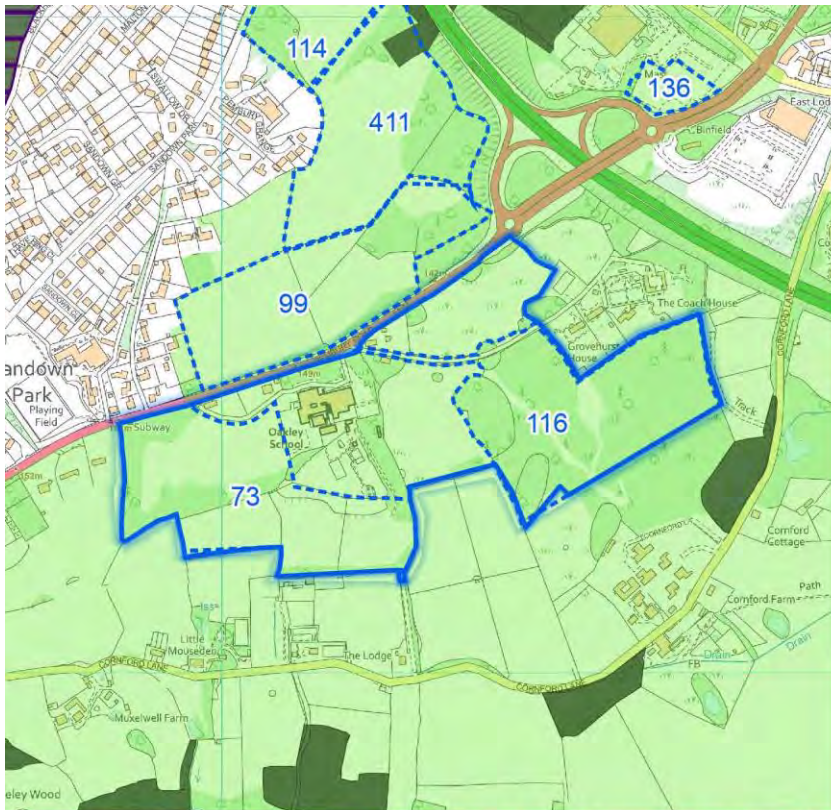
The parcel makes a Strong contribution to safeguarding the countryside from encroachment, a relatively strong contribution to preventing neighbouring towns merging, a Moderate contribution to checking the sprawl of the large built-up area and a Relatively Weak contribution to preserving the setting and special character of historic towns. The impact of its release on the adjacent Green Belt would be Minor-Moderate. Harm resulting from the release of the parcel, which includes the eastern half of SHELAA Site 99 and the eastern half of SHELAA Site 411, would be High.

Potential mitigation measures

Potential mitigation measures could include the retention and enhancement of existing mature trees within the parcel, to help soften the perceived mass of development and further reduce its urbanising visual influence on adjacent Green Belt land. No other potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained.

This would also help to integrate development into the landscape and reduce any potential impingement on rural character, in accordance with the landscape strategy for LCA 14 Pembury/Capel (Forested Plateau) of the TWB LCA (2017).

RA/RTW 3

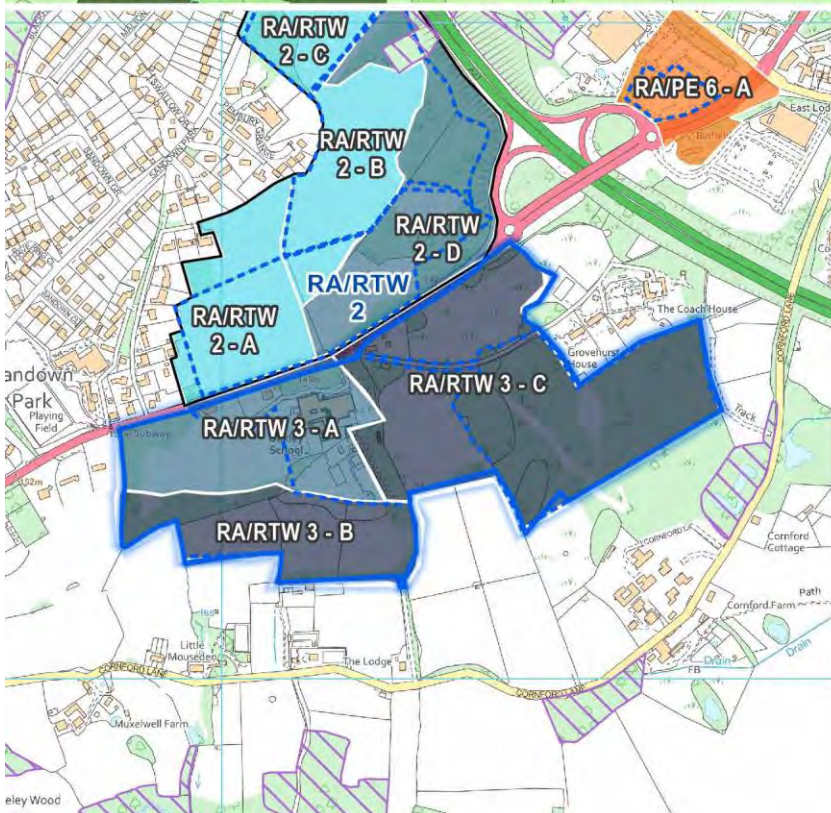


Assessment area

- RA/RTW 3
- SHELAA site
- Green Belt

Absolute constraints

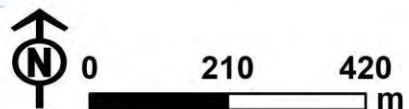
- Local Wildlife Site
- Ancient Woodland



Absolute constraints

Harm rating

- Very High
- High
- Moderate-High
- Moderate
- Low-Moderate
- Low
- No/Very Low



Site Summary

This assessment area includes SHELAA Site 73 (Land at Pembury Road (South) Tunbridge Wells) and SHELAA Site 116 (Land south of Pembury Road, Tunbridge Wells).

The assessment area is located to the south and south-east of Sandown Park (Tunbridge Wells), south of Pembury Road (A264). Land is open, predominantly comprising a series of pastoral fields and woodland. It also contains some existing built development washed over by the Green Belt at Oakley School and individual residential properties along Pembury Road. There is also an area of washed-over residential properties (The Coach House, Sharrow Point, Willows and Grovehurst House) in the eastern part of the area. The area is defined by Pembury Road (A264) to the north, and by woodland belts and hedgerows to the east, south and west. It lies entirely within the AONB.

The area is subdivided into 3 parcels to reflect assessed variations in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
73	RA/RTW 3 - A	High	2.63
73	RA/RTW 3 - B	Very High	4.43
116	RA/RTW 3 - C	Very High	7.17

RA/RTW 3 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land extends some distance from the inset edge to the north and is separated from it by mature tree cover along the A264. Whilst the parcel occupies a low ridge of higher ground, similar to the inset area, the presence of mature tree cover results in a some landcover distinction. Land is not contained by urban development and there is little urbanising visual influence (the washed-over development within the parcel at Oakley School and along Pembury Road has limited urbanising influence).

Purpose 1: checking sprawl of the large built-up area

Land lies adjacent to large built-up area of Tunbridge Wells, is open and has a strong distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the allocation area makes a Strong contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The land is in a narrow gap between Tunbridge Wells (Sandown Park) and Pembury and plays a significant role in the perceived separation when travelling between the two towns along the A264, but the A21 forms a strong separating feature. Land is open and has a strong distinction from the inset settlement. Overall it makes a Relatively Strong contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

Land predominantly comprises a series of playing fields and sports pitches at Oakley School, and therefore has a use that associates it with the inset area. It is predominantly

open, although contains some built development to the east, and has a strong distinction from the inset area. Overall, the allocation area makes a Relatively Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The ridge crests mark the outer edge of the town's historic areas, and reflect the natural containment of settlement to higher ground, so the openness of the undeveloped slopes beyond these areas also makes a contribution to setting and special character. However, the parcel's use relates it closely with development at Sandown Park. The parcel therefore makes a Moderate contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel will extend the inset edge further to the south, beyond the existing strong boundary formed by the A264 (albeit this has already been breached by washed over development at Oakley School and to the west). However, this would have a limited impact on adjacent Green Belt land to the south, as the tree belt and mature hedgerow along the southern boundary of the parcel would remain as a strong boundary feature and development would not extend significantly further south than existing washed-over development at Oakley School. Release of this parcel would also increase the urban containment of adjacent Green Belt land to east, although the influence of this would be limited due to the presence of an intervening woodland belt. Releasing the parcel would not physically narrow the gap between Tunbridge Wells and Pembury, and would cause limited perceptual narrowing experienced when travelling between the two towns along

the A264 due to the presence of existing built development within the parcel.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor.

Harm summary

The parcel makes a Strong contribution to checking the unrestricted sprawl of the large built up area, a Relatively Strong contribution to preventing neighbouring towns merging and to safeguarding the countryside from encroachment, and a Moderate contribution to preserving the setting and special character of historic towns. The impact of its release on the adjacent Green Belt will be Minor. Harm resulting from the release of the parcel will be High.

High

Potential mitigation measures

No potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained. .

RA/RTW 3 - B

Contribution to Green Belt Purposes

Relationship with settlement

Land extends some distance from the inset edge to the north and is separated from it by mature tree cover along the A264. The parcel extends beyond the low ridge of higher ground on which the inset area lies, and the presence of mature tree cover results in a some landcover distinction. Land is not contained by urban development and there is little urbanising visual influence

Purpose 1: checking sprawl of the large built-up area

Land lies adjacent to large built- up area of Tunbridge Wells, is open and has a strong distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the allocation area makes a Strong contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The land is peripheral to a narrow gap between Tunbridge Wells (Sandown Park) and Pembury, but the A21 forms a strong separating feature and the gap widens with distance south of Pembury Road. Land is open and has a strong distinction from the inset settlement. Overall it makes a Moderate contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open and has a strong distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area

makes a Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The ridge crests mark the outer edge of the town's historic areas, and reflect the natural containment of settlement to higher ground, so the openness of the undeveloped slopes beyond these areas also makes a contribution to setting and special character. The parcel therefore makes a Relatively Strong contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel will extend the inset edge further to the south, beyond the existing strong boundary formed by the A264, albeit this has already been breached by washed over development at Oakley School and to the west. This would cause a knock-on weakening of adjacent Green Belt land to the south by bringing the inset edge closer, a weakening of boundary distinction and an increase in urbanising visual influence.

Release of this parcel would also increase the urban containment of adjacent Green Belt land to the west and east.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Strong contribution to checking the unrestricted sprawl of the large built up area and to safeguarding the countryside from encroachment, and a Moderate contribution to preventing neighbouring towns merging and to preserving the setting and

special character of historic towns. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be Very High.

Very High

Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic woodland belts to the south, east and west of the parcel, to provide a robust boundary feature and to help further reduce the visual and containing influence of development on adjacent Green Belt land..

These measures would help to reduce any potential visual impact and would help to integrate development into the landscape, in accordance with the landscape strategy for LCA 19 Bayhall Open Farmland of the TWB LCA (2017).

RA/RTW 3 - C

Contribution to Green Belt Purposes

Relationship with settlement

As this parcel is not contiguous with the existing Tunbridge Wells LBD (Sandown Park), the assessment assumes the release of the intervening land north Pembury Road which includes SHELAA Site 99 (Land at Pembury Road, Tunbridge Wells).

Land extends a considerable distance from the inset edge of Tunbridge Wells to the north-west (including the assumed release of intervening land) and is separated from it by intervening mature tree cover, including that along the A264. Whilst the parcel predominantly occupies a low ridge of higher ground, similar to the inset area, the presence of mature tree cover results in a strong landcover distinction. Land is not contained by urban development and there is little urbanising visual influence (the adjacent washed-over development comprises large, detached properties set within expansive open spaces and is therefore not urbanising in nature).

Purpose 1: checking sprawl of the large built-up area

Land lies adjacent to large built-up area of Tunbridge Wells, is open and has a strong distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. . Overall, the allocation area makes a Strong contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The gap between Tunbridge Wells and Pembury is narrow but the A21 forms a strong separating feature. . Land is open and has a strong distinction from the inset settlement. Overall it makes a Relatively Strong contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, it is also open and has a strong distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The ridge crests mark the outer edge of the town's historic areas, and reflect the natural containment of settlement to higher ground, so the openness of the undeveloped slopes beyond these areas also makes a contribution to setting and special character. The parcel therefore makes a Relatively Strong contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of this parcel (along with the intervening land to the north) would increase the urban containment of adjacent Green Belt land to the north-east. It would also extend the inset edge further to the south, beyond the existing strong boundary formed by the A264 (albeit this has already been breached by washed over development to the west). This would have a knock-on weakening effect on adjacent Green Belt land to the east, south-east, south and south-west.

Release of the parcel would leave a very narrow gap between Tunbridge Wells and Pembury to the north-east, albeit with the A21 and associated tree cover preserving some

sense of separation.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Moderate.

Harm summary

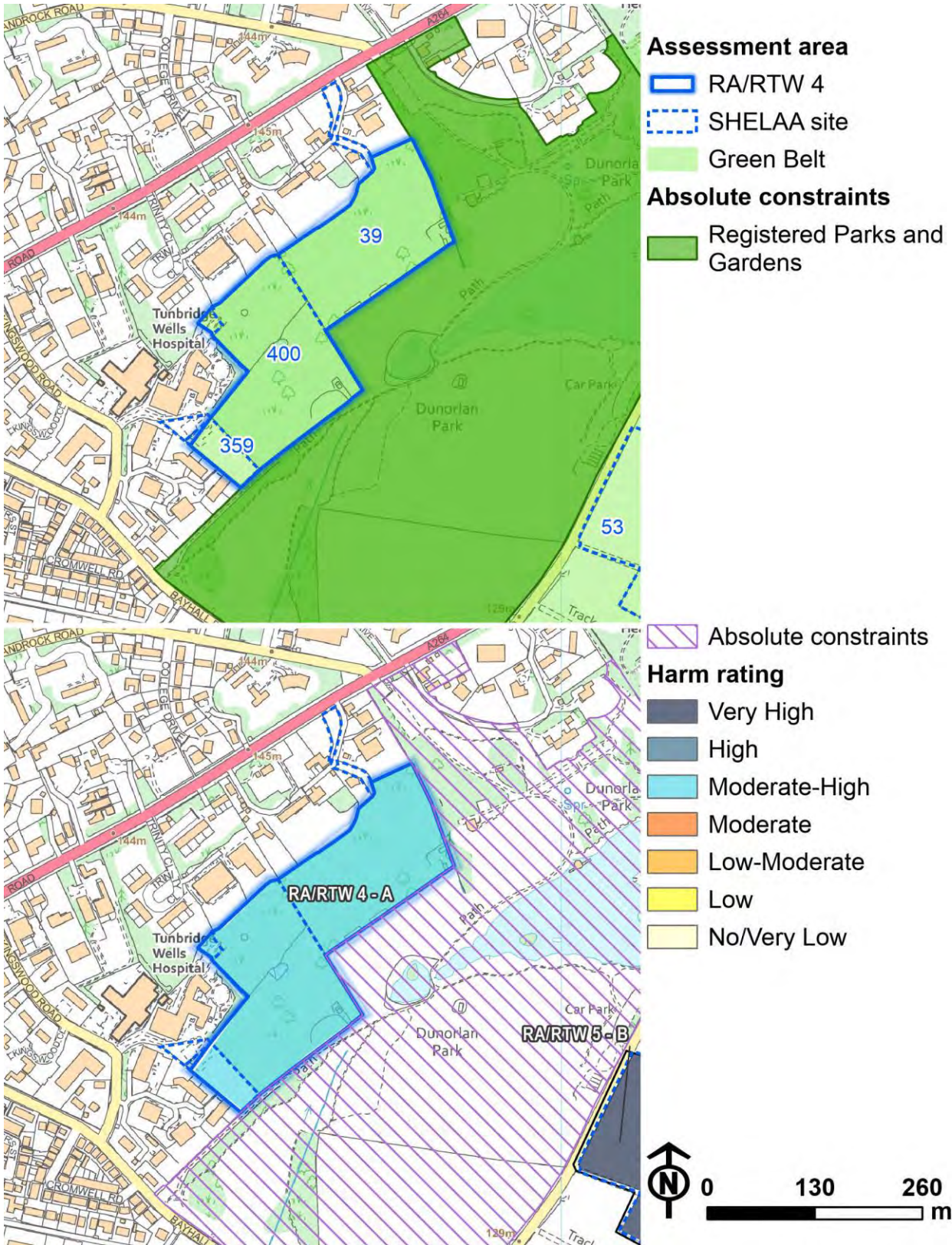
The parcel makes a Strong contribution checking the sprawl of the large built up area and to safeguarding the countryside from encroachment, and a Relatively Strong contribution to preventing neighbouring towns merging and to preserving the setting and special character of historic towns. The impact of its release on the adjacent Green Belt will be Moderate. Harm resulting from the release of the parcel will be Very High.

Very High

Potential mitigation measures

Potential mitigation measures could include the retention of open space to the eastern parts of the parcel, to limit impact on the physical gap between Tunbridge Wells and Pembury. No other potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained.

RA/RTW 4



Site Summary

The assessment area includes SHELAA Sites 39 (Land adjoining Dunorlan Park, Pembury Road, Tunbridge Wells TN2 3QN), 359 (Land to the east of Halliwell Nursing Home, Kingswood Road, Tunbridge Wells, Kent) and 400 (Land to the east of Halliwell Nursing Home, Kingswood Road, Tunbridge Wells, Kent).

The assessment area is located to the south-east of St James (Tunbridge Wells), west of Dunorland Park. It comprises areas of mature tree cover and a series of open fields of rough grassland defined by hedgerows and tree belts, with some having reverted to scrub in places. It is defined by the LBD to the south-west, west and north-west; and by tree belts defining the edge of Dunorland Park to the east, south-east and south.

The area is assessed as a single parcel reflecting a limited variation in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
359	RA/RTW 4 - A	Moderate-High	0.27
39	RA/RTW 4 - A	Moderate-High	2.37
400	RA/RTW 4 - A	Moderate-High	2.88

RA/RTW 4- A

Contribution to Green Belt Purposes

Relationship with settlement

Land is located in relative proximity to the inset edge but is not contained by the inset area. The terrain differs from that of the inset area, sloping steeply away to the south-east towards a valley within Dunorlan Park. Landcover (mature tree cover and scrub vegetation) also creates distinction from the inset area. Mature hedgerows create a moderate boundary feature along the inset edge, which reduces urbanising visual influence.

Purpose 1: checking sprawl of the large built-up area

The land is adjacent to the large built up area of Tunbridge Wells. Land is also open and has a strong distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. However, containment by Dunorlan Park RPG, which is an absolute constraint, would limit any potential for further sprawl. Overall, the parcel makes a Relatively Strong contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

Land does not lie between neighbouring towns, so it makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open and has a strong distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel's openness contributes to the relationship between the settlement and characteristics identified as contributing to special character or historic setting. The parcel also forms part of the immediate setting of Dunorlan Park (a Registered Park and Garden). It therefore makes a Relatively Strong contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of this parcel would not impact the adjacent Green Belt land to the north-east, east and south as this is part of the RPG (absolute constraint). . The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Negligible.

Harm summary

The parcel makes a Strong contribution to checking the sprawl of the large built-up area, safeguarding the countryside from encroachment and preserving the setting and special character of historic towns. The impact of its release on the adjacent Green Belt will be Minor. Harm resulting from the release of the parcel will be Moderate-High.

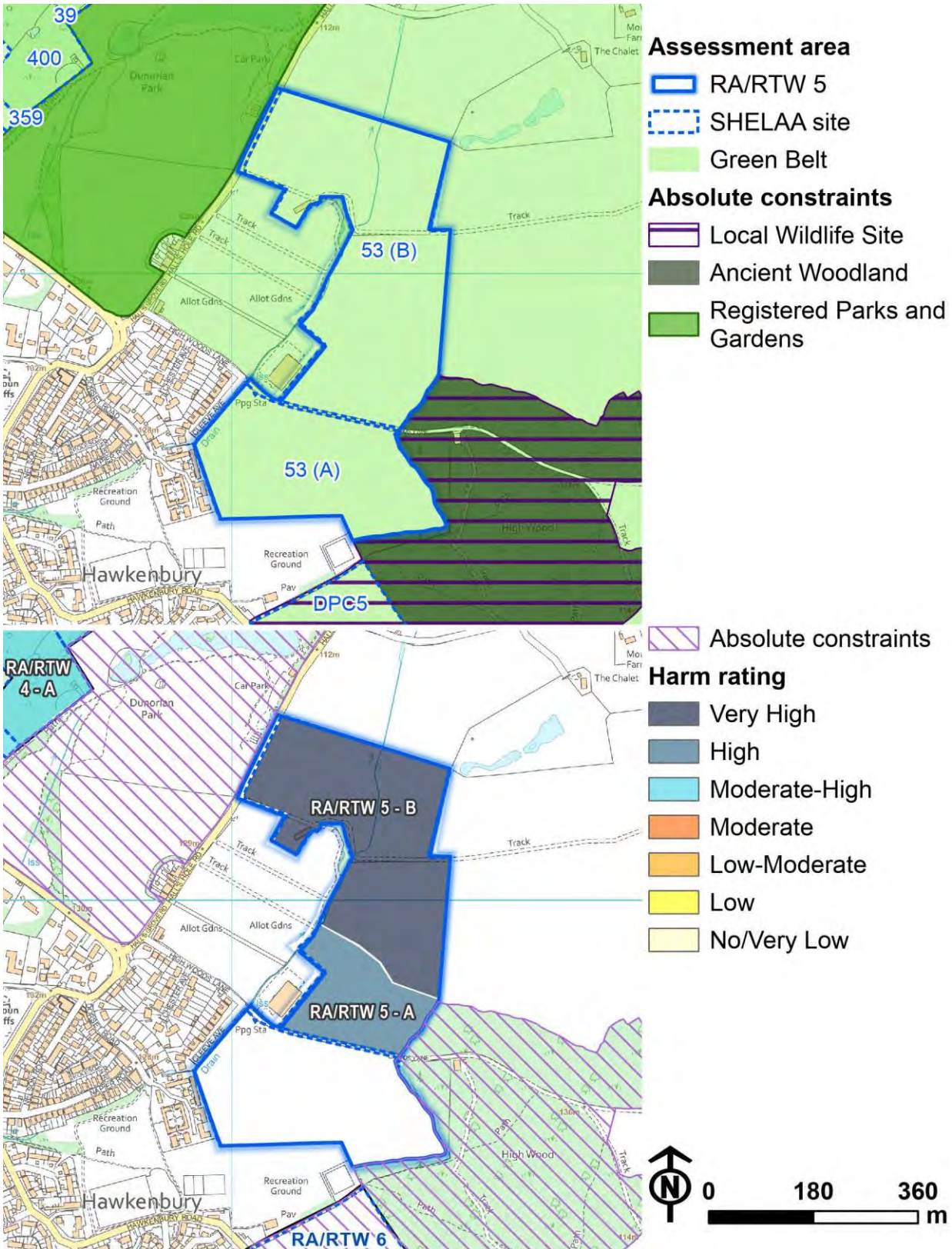
SHELAA Sites 39 , 359 and 400 fall entirely within this parcel.

Moderate - High

Potential mitigation measures

No potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained, and the adjacent land is designated as a RPG (absolute constraint).

RA/RTW 5



Site Summary

The assessment area includes SHELAA Site 53 (Plot A: Land to the north of Hawkenbury Recreation Ground and Plot B : Land to the east and north of Hawkenbury allotments, Tunbridge Wells).

SHELAA Site 53 Plot A was previously assessed as AL/RTW23 (subsequently re-numbered to RTW19), and so is omitted from the assessment (although the rating is included on the mapping for completeness). However, it is assumed that the release of any land within this assesment area to the north of High woods Lane would be contingent on the release of RTW19.

The assessment area is located to the north-east of Hawkenbury (Tunbridge Wells) and comprises a series of open arable fields. It is defined by High Woods (Ancient Woodland) to the south-east, by the inset edge at Hawkenbury Recreation Ground to the south, by the inset edge along Cleeve Avenue to the south-west, by Hawkenbury Allotments to the west, by Hall's Hole Road to the north-west, and by open arable land with no clearly defined boundary features to the north and north-east.

The assessment area is subdivided into 2 parcels to reflect assessed variations in harm of Green Belt release .

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
53 (B)	RA/RTW 5 - A	High	3.21
53 (B)	RA/RTW 5 - B	Very High	9.34

RA/RTW 5 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land extends some distance from the inset edge and the terrain differs from that of the inset area, falling gradually towards a valley form in the north-west. High Woods Lane, Hawkenbury Allotments and a tree lined stream together create a strong sense of separation from inset edge, which also limits urbanising visual influence. The parcel is not contained urban development.

Purpose 1: checking sprawl of the large built-up area

The land is open and is adjacent to the large built up area of Tunbridge Wells. It has a strong degree of distinction from the inset area, with characteristics that separate it from the urban area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the allocation area makes a Strong contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

Land does not lie between neighbouring towns, so it makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open and has a strong distinction from the inset area, with characteristics that relate it to the countryside. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel's openness contributes to the relationship between the settlement and characteristics identified as contributing to special character or historic setting. The allocated land is also an element in views from Dunorlan Park (a Registered Park and Garden). It therefore makes a Relatively Strong contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of this parcel would cause some weakening of distinction of land to the north and north-east by bringing the inset edge closer and increasing the urbanising visual influence. Release would also increase the containment of the Hawkenbury Allotments to the west, although as this is not stronger performing Green Belt no additional harm would occur. The containment provided by mature woodland at High Wood would limit the impact on adjacent Green Belt land to the west.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor.

Harm summary

The parcel makes a Strong contribution to checking the sprawl of the large built-up area and to safeguarding the countryside from encroachment, and a Relatively Strong contribution to preserving the setting and special character of historic towns. The impact of its release on the adjacent Green Belt will be Minor. Harm resulting from the release of the parcel will be High.

The southern half of Plot B of SHELAA Site 53 falls within this parcel.

Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic woodland belts along the northern boundary of the parcel, to help further reduce the visual influence of development on adjacent Green Belt land.. No other potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained. .

These measures would help to reduce any potential visual impact and would help to integrate development into the landscape, in accordance with the landscape strategy for LCA 19 Bayhall Open Farmland of the TWB LCA (2017).

RA/RTW 5 - B

Contribution to Green Belt Purposes

Relationship with settlement

Land extends a considerable distance from the inset edge and the terrain differs from that of the inset area, falling towards a valley form in the north-east. High Woods Lane, Hawkenbury Allotments and a tree lined stream together create a strong sense of separation from inset edge, which also limits urbanising visual influence. The parcel is not contained urban development.

Purpose 1: checking sprawl of the large built-up area

The land is open and is adjacent to the large built up area of Tunbridge Wells. It has a strong degree of distinction from the inset area, with characteristics that separate it from the urban area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the allocation area makes a Strong contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

Land does not lie between neighbouring towns, so it makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open and has a strong distinction from the inset area, with characteristics that relate it to the countryside. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel's openness contributes to the relationship between the settlement and characteristics identified as contributing to special character or historic setting. The allocated land is also an element in views from Dunorlan Park (a Registered Park and Garden). It therefore makes a Relatively Strong contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of this parcel would cause some weakening of distinction of land to the north-east and east by bringing the inset edge closer and increasing the urbanising visual influence. Release would also increase the containment of the Dunorlan Park to the west and north-west.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Strong contribution to checking the sprawl of the large built-up area and to safeguarding the countryside from encroachment, and a Relatively Strong contribution to preserving the setting and special character of historic towns. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be Very-High.

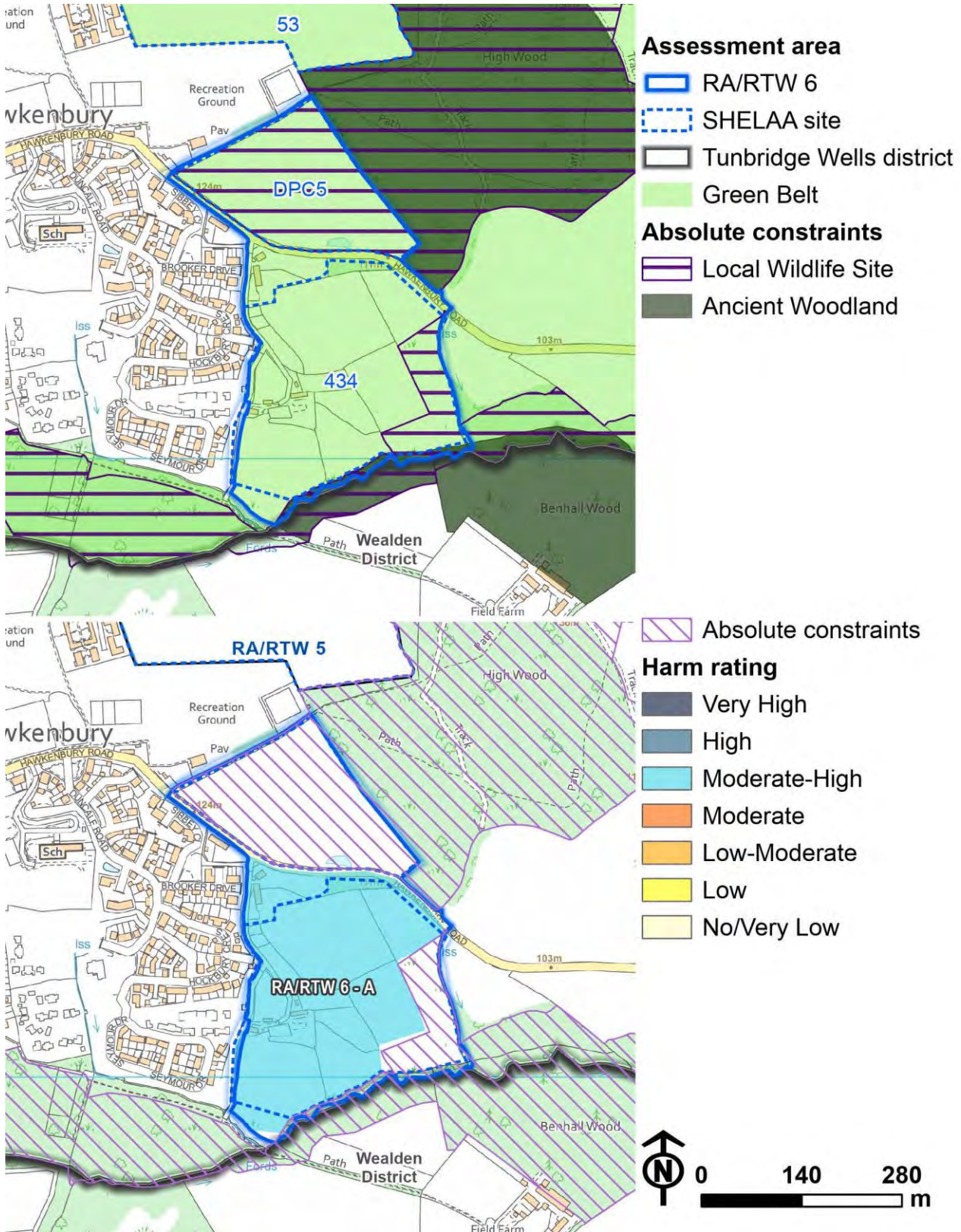
Very High

Potential mitigation measures

Potential mitigation measures could include the introduction of hedegrows and/or woodland belts to the north, east and north-west of the parcel, to help further reduce the visual and containing of development on adjacent Green Belt land. .

These measures would help to reduce any potential visual impact and would help to integrate development into the landscape, in accordance with the landscape strategy for LCA 19 Bayhall Open Farmland of the TWB LCA (2017).

RA/RTW 6



Site Summary

The assessment area includes SHELAA Sites DPC5 (Land north of Hawkenbury Road) and 434 (Tutty's Farm, Hawkenbury, Royal Tunbridge Wells, Kent). SHELAA Site DPC5 falls entirely within the 'High Wood, Hawkenbury LWS' (absolute constraint) and so is excluded from the assessment.

The assessment area is located to the south-east of Hawkenbury (Tunbridge Wells). It comprises a series of agricultural fields defined by hedgerows and woodland blocks. It is defined by the LBD to the west and north (the latter comprising Hawkenbury Recreation Ground), by the wooded valley of the River Teise to the south (which also marks the District boundary with Wealden District to the south), and by Benhall Wood and High Wood to the east (both of which are designated as Ancient Woodland). Hawkenbury Road traverses the area. Land to the south-east and north (SHELAA Site 53DPC5) of the area is designated as a LWS (absolute constraint) and is therefore excluded from the assessment.

The area is assessed as a single parcel reflecting a limited variation in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
434	RA/RTW 6 - A	Moderate-High	6.52

RA/RTW 6- A

Contribution to Green Belt Purposes

Relationship with settlement

Land extends some distance from the inset edge and the terrain is predominantly similar to that of the inset area, although it begins to slope away to the south and south-east. Mature hedgerows form a moderate boundary feature along the inset edge to the west. This tends to limit the urbanising visual influence of the inset area. The parcel is not contained urban development.

Purpose 1: checking sprawl of the large built-up area

The land is open and is adjacent to the large built up area of Tunbridge Wells. It has a relatively strong degree of distinction from the inset area, with some characteristics that relate it to the urban area and some that separate it. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the allocation area makes a Relatively Strong contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

Land does not lie between neighbouring towns, so it makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open and has a relatively strong distinction from the inset area, with some characteristics that relate it to the urban area and some that separate it. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Relatively Strong contribution to safeguarding the countryside

from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel forms a minor element in the historic setting of Tunbridge Wells. It therefore makes a Relatively Weak contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of this parcel would cause some urbanising visual influence on the adjacent Green Belt land to the north-east. However, due to its containment by wooded valleys, release of this parcel would have a limited impact on adjacent Green Belt land to the east and south-west. Adjacent Green Belt land to the north is designated as a LWS (absolute constraint) and adjacent land to south is not designated as Green Belt, meaning there would be no impact on these areas. As this parcel extends to the District boundary with Wealden District in the south, its release would leave an isolated area of Green Belt land to the west for which there would little justification in retaining. The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor.

Harm summary

The parcel makes a Relatively Strong contribution to checking the sprawl of the large built-up area and to safeguarding the countryside from encroachment, and a Relatively Weak contribution to preserving the setting and special character of historic towns. The impact of its release on the adjacent Green Belt will be Minor. Harm resulting from the release of the parcel will be Moderate-High.

The majority of SHELAA Site 434 (excluding the LWS in the south-east corner) falls within this parcel. SHELAA Site DPC5 falls entirely within the 'High Wood, Hawkenbury LWS'.

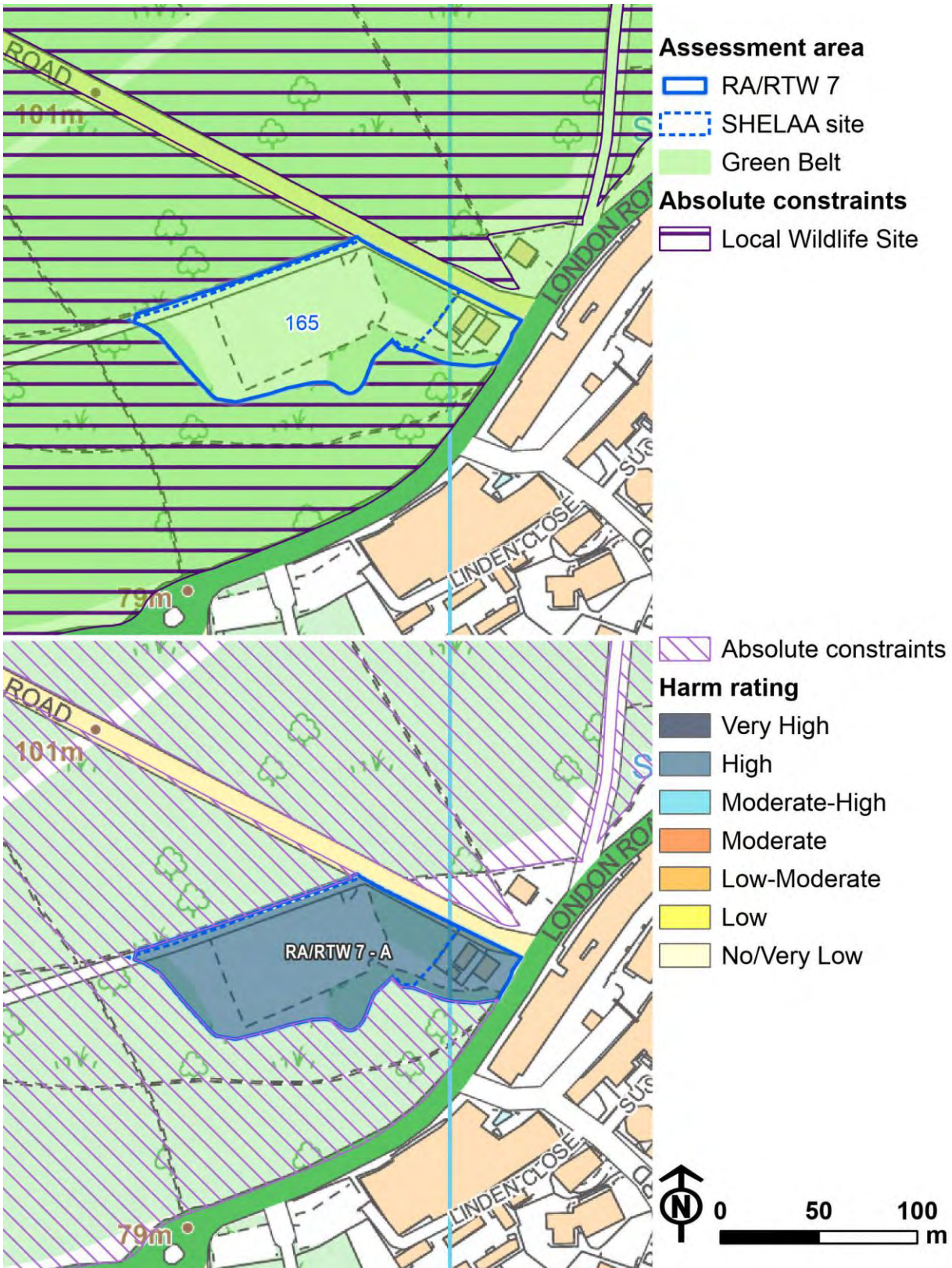
Moderate - High

Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic woodland belts along the south-eastern boundary of the parcel, to help further reduce the visual influence of development on adjacent Green Belt land. No other potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained.

These measures would help to reduce any potential visual impact and would help to integrate development into the landscape, in accordance with the landscape strategy for LCA 19 Bayhall Open Farmland of the TWB LCA (2017).

RA/RTW 7



Site Summary

The assessment area includes SHELAA Sites 165 (Pantiles Car Park, Major Yorks Road, Tunbridge Wells, TN2 5TP).

The assessment area is located to the west of The Pantiles, Tunbridge Wells. It comprises an area of hard standing used for car parking and a small area of open grassland to the west. The car park, whilst not an appropriate use of Green Belt land, has only a limited impact on its openness in comparison to built development. The car park is entirely surrounded by mature woodland within Tunbridge Wells Common which is also designated as 'Rusthall Common and Tunbridge Wells Common LWS' (although SHELAA Site 165 is excluded from the designated area). Major York's Road defines the eastern edge of the area. The Grade II listed York Cottage lies within the south-east corner of the site.

The area is assessed as a single parcel reflecting a limited variation in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
165	RA/RTW 7 - A	High	0.76

RA/RTW 7 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land is located in proximity to the inset edge, but is separated from it by the A26 and mature tree cover within Tunbridge Wells Common and LWS. This forms a strong boundary with, and reduces the urbanising visual influence of, the inset area. Whilst the terrain is predominantly similar to that of the inset area, mature woodland cover surrounding the parcel creates strong land cover distinction.

Purpose 1: checking sprawl of the large built-up area

The land is located adjacent to the Tunbridge Wells large built-up area. Land is also predominantly open and has a strong distinction from the inset settlement. Overall, the allocation area makes a Strong contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

Land does not lie between neighbouring towns, so it makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The parcel, by virtue of intervening woodland, has strong distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. However, the wider containment of the Common by urban edges does slightly limit its association with the wider countryside. Overall, the parcel makes a Relatively Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

Whilst the car park plays a limited role, the woodland to the south forms part of Tunbridge Wells Common, which is a key element in the historic setting of the town centre. It is located in close proximity to the historic centre of the town and therefore makes a Strong contribution to preserving the setting and special character of Tunbridge Wells.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would breach the consistent boundary formed by the A26.

However, due to its containment by mature woodland, release of this parcel would have a limited impact on adjacent Green Belt land. The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor.

Harm summary

The parcel makes a Strong contribution to checking the sprawl of the large built-up area and to preserving the setting and special character of historic towns, and a Relatively Strong contribution to safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Minor. Harm resulting from the release of the parcel will be High.

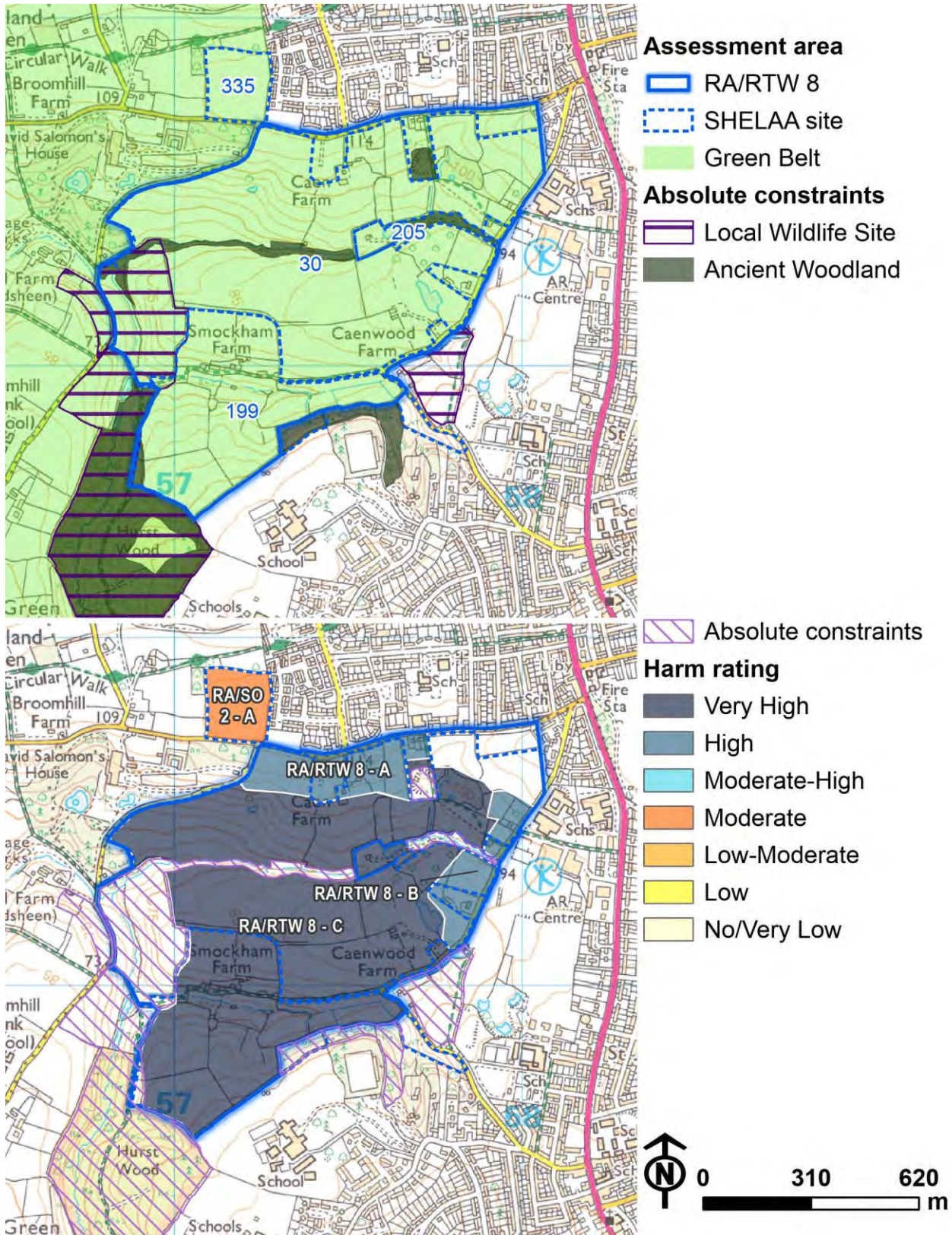
SHELAA Site 165 falls entirely within this parcel.

High

Potential mitigation measures

No potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained.

RA/RTW 8



Site Summary

The parcel includes SHELAA Sites 30 (Land at Caenwood Farm and Whitegates Farm, Reynolds Lane, Royal Tunbridge Wells), 199 (Land and buildings at Smockham Farm, Reynolds Lane, Tunbridge Wells, TN4 9XL) and 205 (Little Knoll, Reynolds Lane, Tunbridge Wells, TN4 9XL).

The assessment area is located to the north-west of Tunbridge Wells and south-west of Southborough and extends as far west as a steep wooded ghyll valley which includes Hurst Wood. It comprises a series of pastoral fields defined by hedgerows, tree belts and woodland blocks, several of which are designated as Ancient Woodland. The area has an undulating landform and features a number of small watercourses (feeding Barden Mill Stream) and their associated valleys. It is defined by the existing LBD to the north, east and south, by a steep wooded valley (including Hurst Wood Ancient Woodland and Broomhill and Reynolds Lane Pastures LWS) to the south-west and west, and by Broomfield Road and associated tree cover to the north-west. The area is predominantly open with the only existing built development being several scattered farmsteads, two of which (Smockham Farmhouse and Caenwood Farmhouse) are Grade II listed buildings, and detached residential dwellings along Reynolds Lane to the east and Speldhurst Road to the north.

The assessment area includes land to the north-east that was assessed as RTWXX (later renamed as RTW 5), which is therefore omitted from the assessment (although the rating is included on the mapping for completeness). It also contains small areas to the north (south of Speldhurst Road) that are not contained within any SHELAA Sites and that would be entirely contained by development should land be released. These areas are therefore included within the assessment.

The area is subdivided into 3 parcels to reflect assessed variations in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
30	RA/RTW 8 - A	High	4.75
30	RA/RTW 8 - B	High	3.56
199	RA/RTW 8 - C	Very High	20.44
205	RA/RTW 8 - C	Very High	1.26
30	RA/RTW 8 - C	Very High	40.38

RA/RTW 8 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land does not extend far from the inset edge but the terrain slopes away from the inset area. Speldhurst Road and associated mature hedgerow also creates a moderate boundary feature. The inset edge has some urbanising visual influence, although neither the countryside nor the urban area dominates views. The parcel is not contained urban development.

Purpose 1: checking sprawl of the large built-up area

The land is open and is adjacent to the large built up area of Tunbridge Wells. It is open and has a relatively strong degree of distinction from the inset area, with some characteristics that relate it to the urban area and some that separate it. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the allocation area makes a Relatively Strong contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The land lies within a narrow gap between Tunbridge Wells and Southborough, although these towns have already undergone a considerable degree of coalescence along St John's Road. Land is predominantly open and has a relatively strong distinction from the inset settlement. It therefore makes a Moderate contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open and has a relatively strong distinction from the inset area, with some characteristics that relate it to the urban area and some that separate it.

The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Relatively Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The land forms part of the wider setting of Tunbridge Wells, but the site itself only forms a minor element in the setting of the historic town. It therefore makes a Relatively Weak contribution to preserving the setting and special character of Tunbridge Wells.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

The release of the parcel would breach the moderate Speldhurst Road boundary in this location and would be replaced by a weaker Green Belt boundary in the form of intermittent regular field hedgerows. This will weaken the distinction of adjacent Green Belt land to the south due to the weaker boundary feature and increased proximity, and the resulting increased urbanising visual influence. Release would also extend the inset edge of Southborough further south which would cause a slight narrowing of the gap between it and Tunbridge Wells.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Relatively Strong contribution to checking the unrestricted sprawl of the large built up area and safeguarding the countryside from encroachment, a Moderate

contribution to preventing neighbouring towns merging, and a Relatively Weak contribution to preserving the setting and special character of historic towns. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be High.

A small part of SHELAA Site 30 to the north falls within this parcel.

High

Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic woodland belts along the southern boundary of the parcel, to form a more robust boundary and help further reduce the visual impact of development on adjacent Green Belt land.

These measures would also help to reduce any potential visual impact and help integrate development into the landscape, in accordance with the landscape strategy for LCA 5: Speldhurst (Wooded Farmland) of the TWB LCA (2017).

RA/RTW 8 - B

Contribution to Green Belt Purposes

Relationship with settlement

Land does not extend far from the inset edge and the terrain is similar to that of the inset area. Reynolds Lane and associated mature hedgerow creates a moderate boundary feature. The parcel lies adjacent to the inset edge, although to the south the adjacent inset area predominantly comprises open playing fields which results in less urbanising visual influence. The parcel is not contained by the inset area

Purpose 1: checking sprawl of the large built-up area

The land is open and is adjacent to the large built up area of Tunbridge Wells. It is predominantly open and has a relatively strong degree of distinction from the inset area, with some characteristics that relate it to the urban area and some that separate it. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the allocation area makes a Relatively Strong contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The land lies within a narrow gap between Tunbridge Wells and Southborough, although these towns have already undergone a considerable degree of coalescence along St John's Road. It is also predominantly open and has a relatively strong distinction from the inset settlement. It therefore makes a Moderate contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open and has a relatively strong distinction from the inset area, with some characteristics that relate it to the urban area and some that separate it.

The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Relatively Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The land forms part of the wider setting of Tunbridge Wells, but the site itself only forms a minor element in the setting of the historic town. It therefore makes a Relatively Weak contribution to preserving the setting and special character of Tunbridge Wells.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

The release of the parcel will breach the moderate Reynolds Lane boundary in this location but will be replaced by a stronger Green Belt boundary in the form of a mature woodland blocks to the west and mature tree cover fringing a pond to the south-west. The presence of this mature tree cover will limit impact on adjacent Green Belt land to the west and south-west. However, release would extend the inset edge of Tunbridge Wells further west which would cause a physical narrowing of the gap between it and Southborough.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Relatively Strong contribution to checking the unrestricted sprawl of the large built up area and to safeguarding the countryside from encroachment, a

Moderate contribution to preventing neighbouring towns merging, and a Relatively Weak contribution to preserving the setting and special character of historic towns. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be High.

A small part of SHELAA Site 30 to the east falls within this parcel.

High

Potential mitigation measures

Potential mitigation measures could include the retention and enhancement of existing mature trees within the parcel, to help soften the perceived mass of development and further reduce its urbanising visual influence on adjacent Green Belt land. No other potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained.

These measures would also help to reduce any potential visual impact and would help to integrate development into the landscape, in accordance with the landscape strategy for LCA 5: Speldhurst (Wooded Farmland) of the TWB LCA (2017).

RA/RTW 8 - C

Contribution to Green Belt Purposes

Relationship with settlement

Land extends a considerable distance from the inset edge and intervening mature tree cover creates a strong sense of separation from the inset area, with a resulting limited urbanising visual influence. The terrain of the parcel also differs to that of the inset area, forming the head of a valley and comprising a number of steep wooded ghyll valleys. Whilst the adjoins the inset area to the north, east and south, its size means that there is a limited sense of urban containment

Purpose 1: checking sprawl of the large built-up area

The land is open and is adjacent to the large built up area of Tunbridge Wells. It has a strong degree of distinction from the inset area, with characteristics that relate it more to the countryside than the urban area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the allocation area makes a Strong contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The land is open and lies in a narrow gap between Tunbridge Wells and Southborough, although these towns have already undergone a considerable degree of coalescence along St John's Road. Land also has a strong distinction from the inset settlement. It therefore makes a Strong contribution to preventing neighbouring towns merging

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open and has a strong distinction from the inset area, with characteristics that relate it more to the countryside than the urban area. The stronger the

distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel's openness contributes to the relationship between the settlement and characteristics identified as contributing to special character or historic setting. It therefore makes a Relatively Strong contribution to preserving the setting and special character of Tunbridge Wells.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

The release of the parcel would weaken the distinction of adjacent Green Belt land to the west and north-west (land beyond Broomhill Road), by bringing the inset edge closer and increasing the urbanising visual influence.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Release of the parcel in its entirety would also effectively remove the remaining gap between Tunbridge Wells and Southborough and would result in further physical coalescence (in addition to the development along St John's Road). This would have at least a moderate impact.

Harm summary

The parcel makes a Strong contribution to checking the unrestricted sprawl of the large built up area, to preventing neighbouring towns merging and to safeguarding the

countryside from encroachment, and a Relatively Strong contribution and preserving the setting and special character of historic towns. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be Very High.

SHELAA Site 205, the majority of SHELAA Site 30 and part of SHELAA Site 199 fall within this parcel.

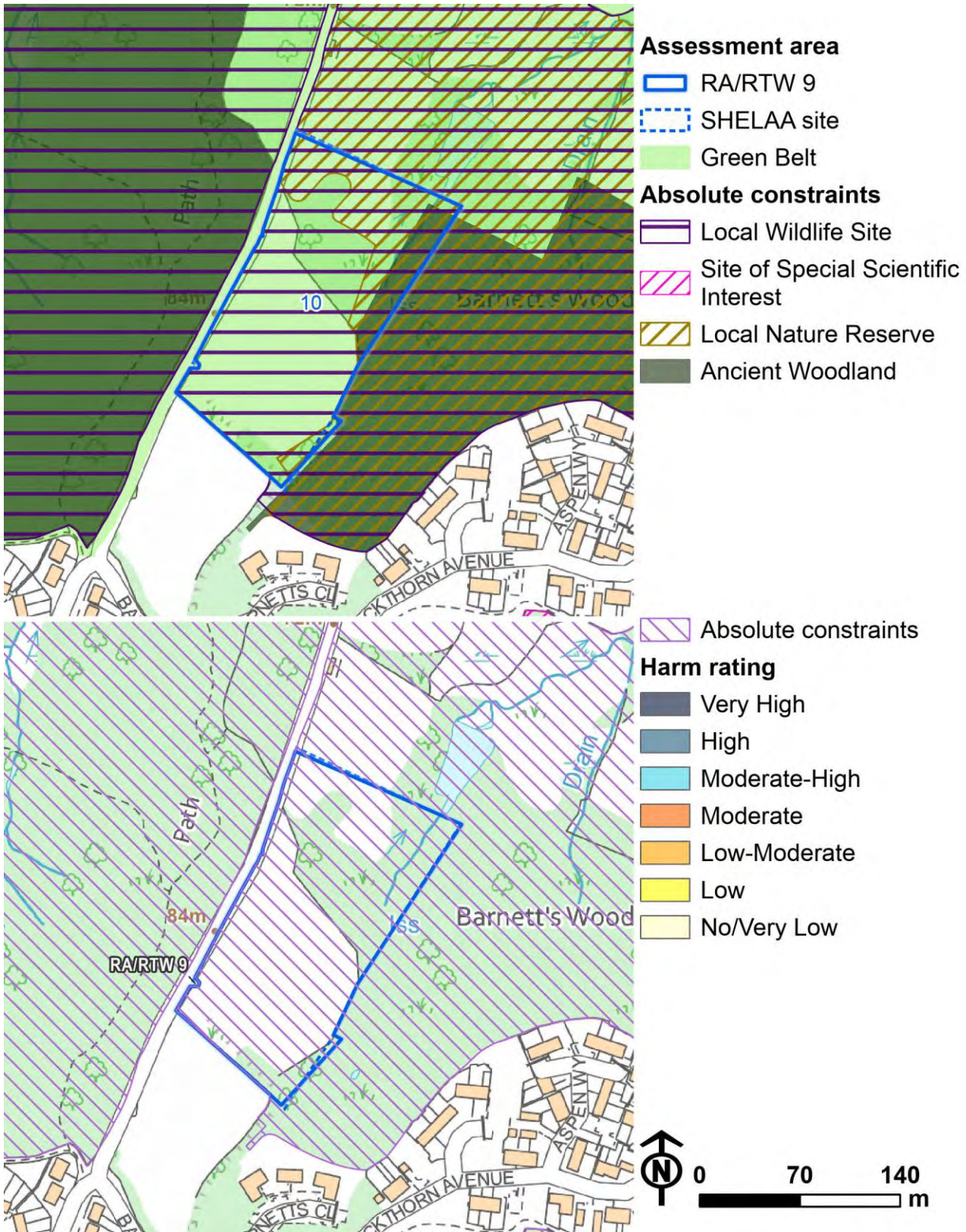
Very High

Potential mitigation measures

Potential mitigation measures could include the following:

- The retention and enhancement of existing vegetation within the parcel (including woodland belts, copses and hedgerows), to help soften the perceived mass of development and further reduce its urbanising visual influence on adjacent Green Belt land;
- the introduction of locally characteristic woodland belts to the north-west of the parcel, to form a more robust boundary and help further reduce visual influence of development on adjacent Green Belt land; and
- the retention of open space oriented east-west through the parcel (for example avoiding development within the wooded stream valley that runs through the centre of the parcel), to help retain some sense of separation between Tunbridge Wells and Southborough and limit the potential impact on Purpose 2.

RA/RTW 9



Site Summary

The assessment area includes SHELAA Site 10 (The Piggery, Powder Mill Lane, Southborough).

The assessment area is located to the north of High Brooms, Tunbridge Wells. It comprises pasture fields and mature tree cover occupying land that gradually slopes down towards Somerhill Stream in the north. It is defined by the LBD to the south (the inset edge in this area comprises a further pasture field defined by a hedgerow), by Powder Mill Lane to the west, by a hedgerow to the north and by mature woodland cover to the east. The wider surrounding woodland is almost entirely designated as Ancient Woodland (including Brokes Wood to the west and north-west and Barnett's Wood to the east).

The area (including SHELAA Site 10) lies entirely within 'Brokes Wood, Southborough LWS', which is an absolute constraint to development. It is therefore omitted from the assessment.

RA/RTW 9 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land extends a moderate distance from the inset edge and the terrain steps down slightly from the inset edge and then begins to fall more sharply to the north. However, mature tree cover to the south provides a moderate boundary with the inset edge and this limits the urbanising visual influence of the inset area

Purpose 1: checking sprawl of the large built-up area

The land is located adjacent to the Tunbridge Wells large built-up area. Land is also open and has a relatively strong distinction from the inset settlement. Overall, the allocation area makes a Relatively Strong contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

Land does lies within a narrow gap between Tunbridge Wells and Southborough, although these towns have already undergone a considerable degree of coalescence along St John's Road to the west. In addition woodland cover (including extensive areas of Ancient Woodland) form strong separating features. Land is also open and has a relatively strong distinction from the inset area. It therefore makes a Moderate contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open and has a relatively strong distinction from the inset area, with characteristics that relate it more to the countryside than the urban area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area

makes a Relatively Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The ridge crests mark the outer edge of the historic areas of Tunbridge Wells, and reflect the natural containment of settlement to higher ground, so the openness of the undeveloped slopes beyond these areas also makes a contribution to setting and special character. It therefore makes a Relatively Strong contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Due to its containment by mature woodland and Barnett's Wood LNR (absolute constraint to development), release of this parcel would have a limited impact on adjacent Green Belt land to the north, east and west.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Negligible.

Harm summary

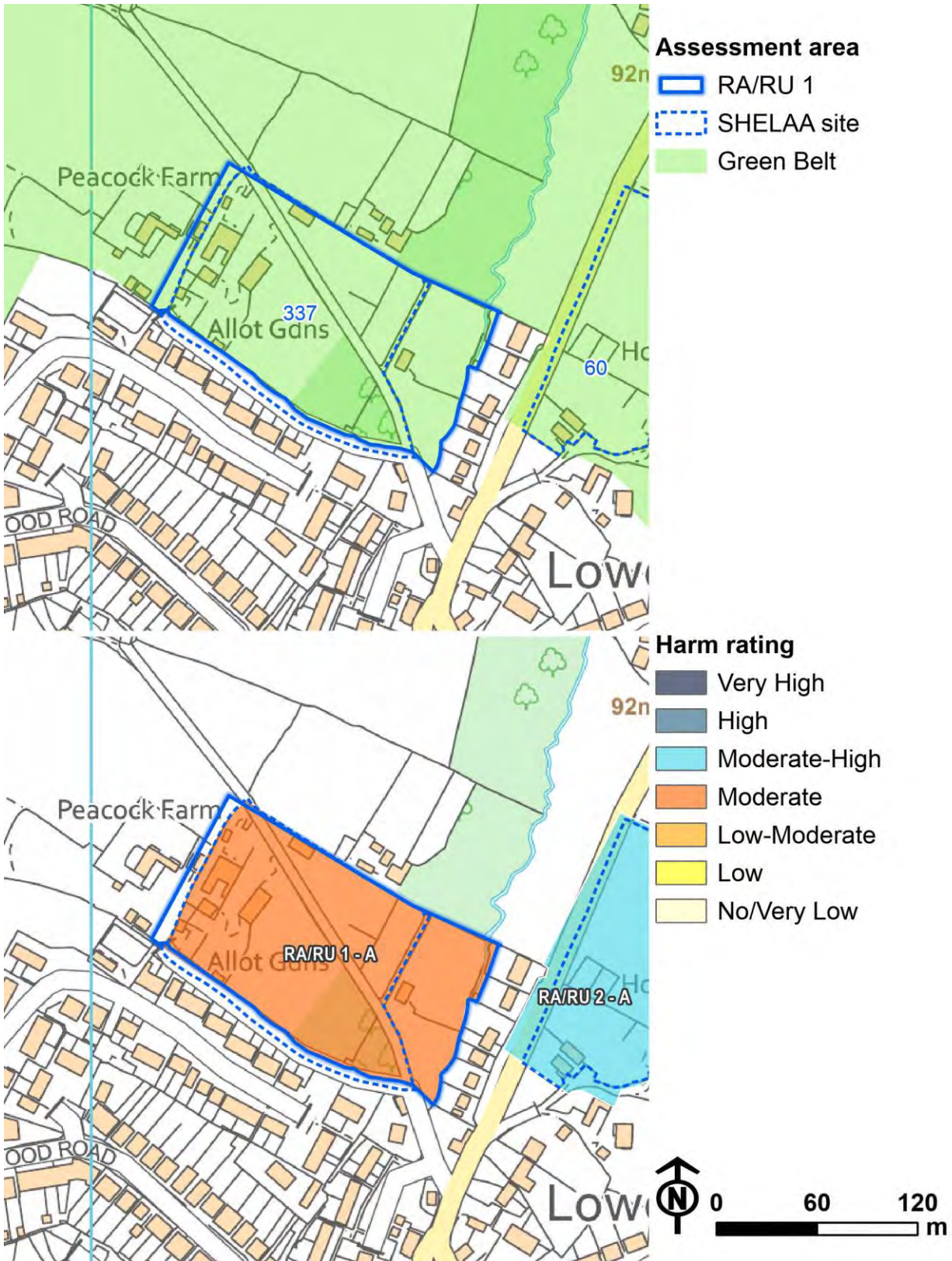
The parcel makes a Relatively Strong contribution to checking the sprawl of the large built-up area, to safeguarding the countryside from encroachment and to preserving the setting and special character of historic towns, and a Moderate contribution to preventing neighbouring towns merging. The impact of its release on the adjacent Green Belt will be Negligible. Harm resulting from the release of the parcel will be Moderate-High .

Moderate - High

Potential mitigation measures

No potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained.

RA/RU 1



Site Summary

The assessment area includes SHELAA Site 337 (Allotment land north east of the end of Southwood Road, Rusthall and adjacent to Peacock Farm).

The assessment area is located to the north-west of Rustall and comprises allotment gardens, open areas of pasture and an area of sheds. It is split into two separate triangular-shaped parcels by an access track which also features the Tunbridge Wells Circular Walk (public right of way). The area is defined to the south and east by the LBD of Rusthall, to the west by a hedgerow adjacent to Peacock's Farm and to the north by a hedgerow.

The area is assessed as a single parcel reflecting a limited variation in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
337	RA/RU 1 - A	Moderate	1.47

RA/RU 1 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land extends a moderate distance from the inset edge and a hedged access track forms a moderate boundary. Mature tree cover within the parcel increases distinction and reduces the urbanising visual influence of the inset area, however the presence of residential houses within the parcel to the east has some urbanising influence. Other structures within the site are related to agriculture/horticulture and so are not inappropriate in Green Belt terms. The terrain is predominantly similar to that of the inset area and land is partially contained by the inset area

Purpose 1: checking sprawl of the large built-up area

The land lies on the edge of Rusthall, which forms part of the large built-up area of Tunbridge Wells. Land is open and has a relatively weak distinction from the inset settlement. The weaker the distinction from the urban area, the lesser the extent to which development would be perceived as sprawl. Overall, the parcel makes a Relatively Weak contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

Land does not lie between neighbouring towns. Whilst it lies in a wide gap between Rusthall and Speldhurst to the north, Speldhurst is not considered as a town in the context of Purpose 2. It therefore makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open and has a relatively weak distinction from the inset area. The weaker the distinction from the urban area, the lesser the extent to which

development would be perceived as encroachment on the countryside. Overall, the parcel makes a Relatively Weak contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The hills and wooded valleys around Tunbridge Wells contribute to its character. However, this parcel has a stronger association with development at Rusthall, with some detachment from the edges of the historic core of Tunbridge Wells. Overall, the parcel makes a Relatively Weak contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of this parcel would increase the containment of adjacent Green Belt land to the west. Release would also weaken the distinction of adjacent Green Belt land to the north by bringing the inset edge closer and increasing urbanising visual influence.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Relatively Weak contribution to checking the sprawl of the large built-up area, to safeguarding the countryside from encroachment, and to preserving the setting and special character of historic towns. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be Moderate.

SHELAA Site 337 falls entirely within this parcel.

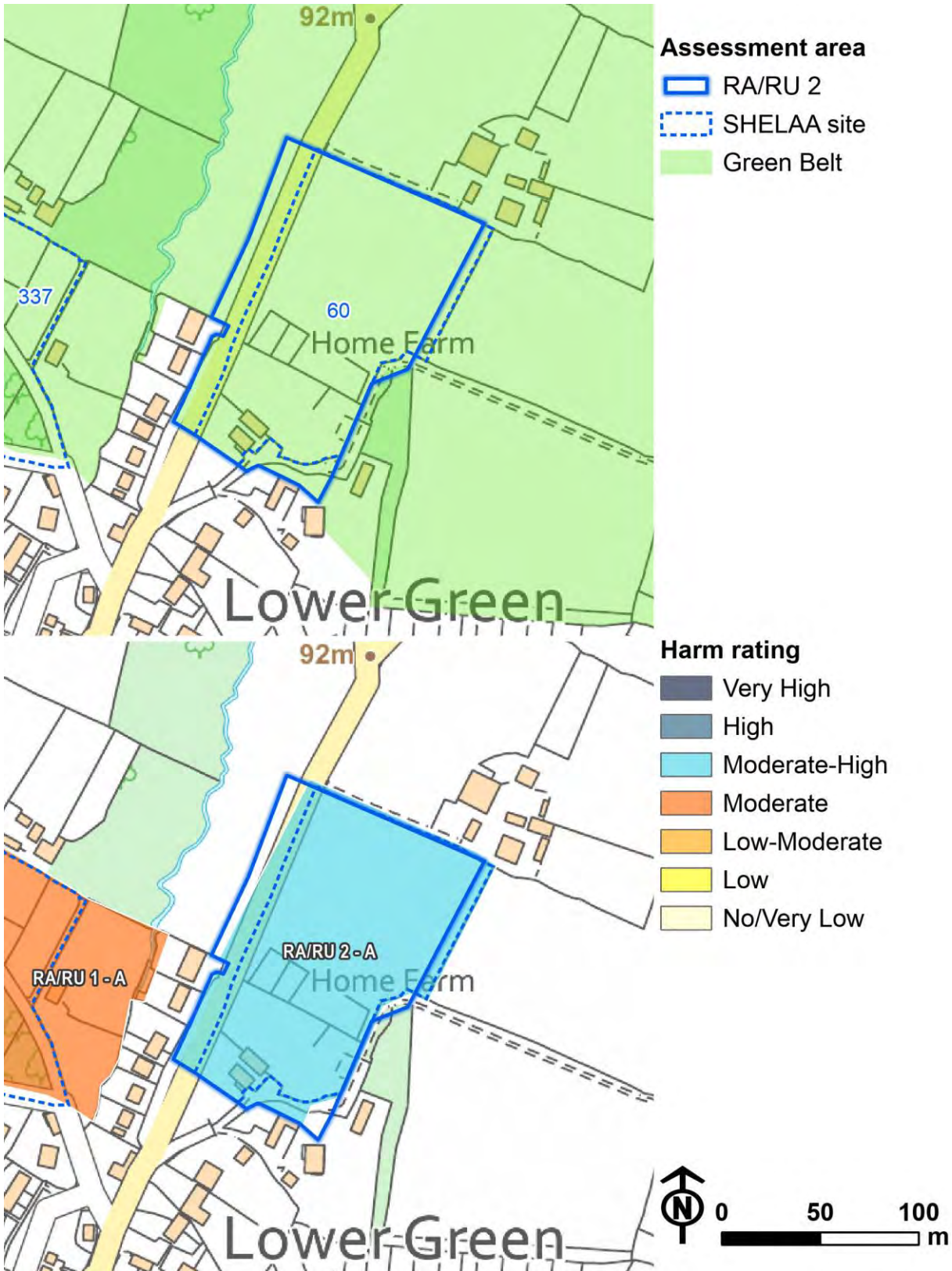
Moderate

Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic woodland belts along the northern and western boundaries of the parcel, to form more robust boundaries and help further reduce the urbanising visual influence and containing influence of development on adjacent Green Belt land.

These measures would also help to reduce any potential visual impact and help integrate development into the landscape, in accordance with the landscape strategy for LCA 5: Speldhurst (Wooded Farmland) of the TWB LCA (2017).

RA/RU 2



Site Summary

The assessment area includes SHELAA Site 337 (Allotment land north east of the end of Southwood Road, Rusthall and adjacent to Peacock Farm).

The assessment area is located to the north-east of Rusthall and extends as far north as Lower Green Farm. It comprises two open pasture fields defined by hedgerows. The area is defined to the south by the LBD of Rusthall, to the west by Lower Green Road, and to the north and east by hedged access tracks leading to Lower Green Farm.

The area is assessed as a single parcel reflecting a limited variation in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
60	RA/RU 2 - A	Moderate-High	1.28

RA/RU 2 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land extends a moderate distance from the inset edge and a small woodland block and a hedged access track form a moderate boundary with the inset edge. This also reduces the urbanising visual influence of the inset area. However, the terrain is predominantly similar to that of the inset area.

Purpose 1: checking sprawl of the large built-up area

The land lies on the edge of Rusthall, which forms part of the large built-up area of Tunbridge Wells. Land is open and has a moderate distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the parcel makes a Moderate contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

Land does not lie between neighbouring towns. Whilst it lies in a wide gap between Rusthall and Speldhurst to the north, Speldhurst is not considered as a town in the context of Purpose 2. It therefore makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open and has a moderate distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the parcel makes a Moderate contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The hills and wooded valleys around Tunbridge Wells contribute to its character. However, this parcel has a stronger association with development at Rusthall, with some detachment from the edges of the historic core of Tunbridge Wells. Overall, the parcel makes a Relatively Weak contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of this parcel would extend the inset edge of Rusthall further along Lower Green Road to the north. This would increase the containment of adjacent Green Belt land to the east, and would increase urbanising visual influence on land to the east and north-east. The wooded steep valley to the west of Lower Green Road would limit any impact on adjacent Green Belt land to the west.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Moderate contribution to checking the sprawl of the large built-up area and safeguarding the countryside from encroachment, and a Relatively Weak contribution to preserving the setting and special character of historic towns. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be Moderate-High.

SHELAA Site 60 falls entirely within this parcel.

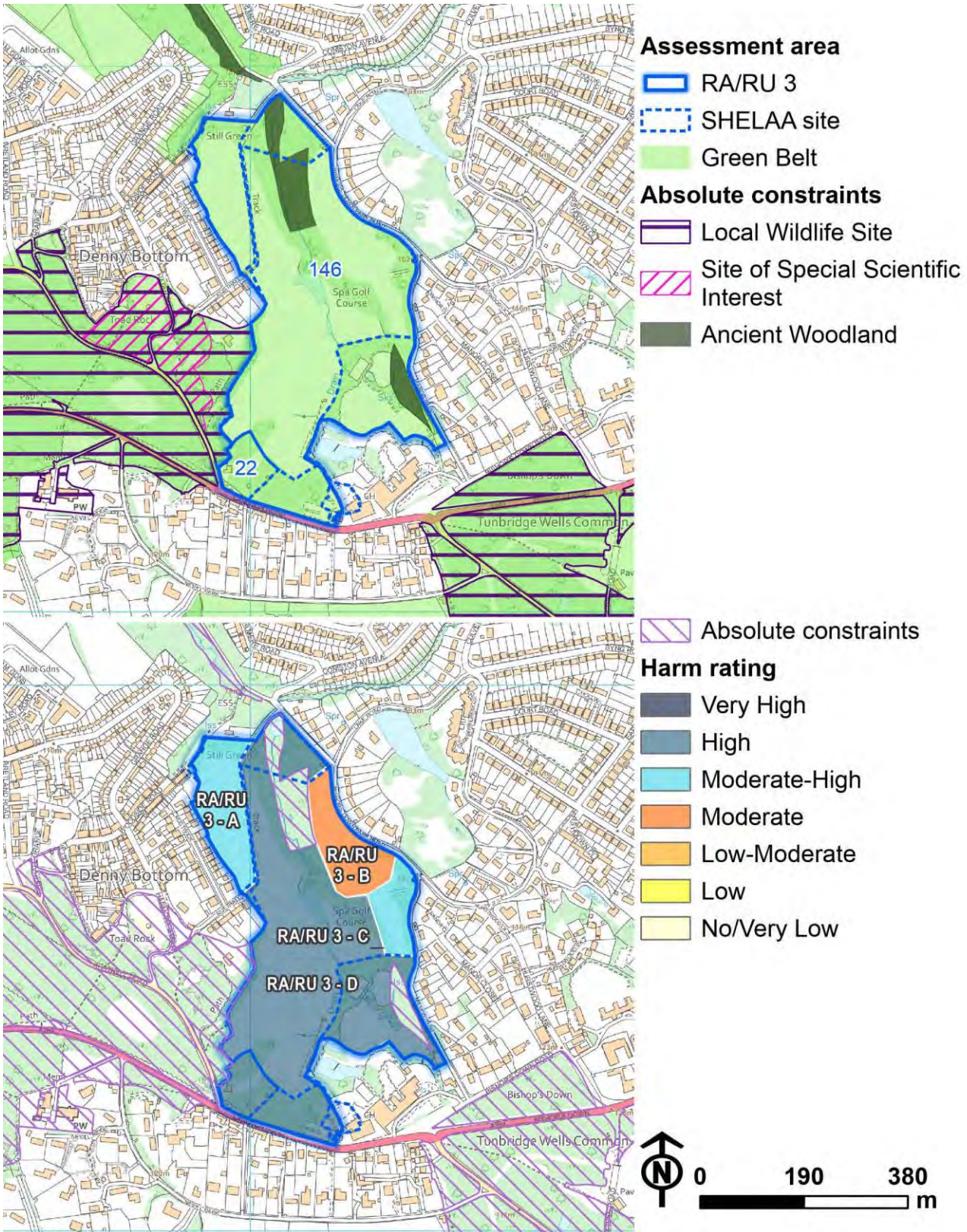
Moderate - High

Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic woodland belts along the northern and eastern boundaries of the parcel, to form more robust boundaries and help further reduce the urbanising visual influence and containing influence of development on adjacent Green Belt land.

These measures would also help to reduce any potential visual impact and help integrate development into the landscape, in accordance with the landscape strategy for LCA 5: Speldhurst (Wooded Farmland) of the TWB LCA (2017).

RA/RU 3



Site Summary

The assessment area includes SHELAA Site 22 (Dingley Dell, Langton Road, Tunbridge Wells TN4 8XG) and SHELAA Site146 (Tunbridge Wells Golf Club, Langton Road, Tunbridge Wells TN4 8XH).

The assessment area is located to the east of Rustall forming a narrow gap between it and Tunbridge Wells. It open fairways associated with Tunbridge Wells Golf Course interspersed with several woodland blocks and belts. It is defined by the LBD of Rusthall to the west, the LBD of Tunbridge Wells to the north, east and south, and by the boundary with Rusthall Common to the south-west.

The area is subdivided into 4 parcels to reflect assessed variations in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
146	RA/RU 3 - A	Moderate-High	2.04
146	RA/RU 3 - B	Moderate	1.73
146	RA/RU 3 - C	Moderate-High	1.01
146	RA/RU 3 - D	High	8.42
22	RA/RU 3 - D	High	0.78

RA/RU 3 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land is relatively close to the inset edge and the terrain is predominantly similar to that of the inset area, although it begins to slope away to the east. Domestic gardens form a weak boundary along the inset edge, with some resulting urbanising visual influence. The parcel is not contained urban development (M).

Purpose 1: checking sprawl of the large built-up area

The land lies between Tunbridge Wells and Rusthall, which both form part of the large built-up area. Land is open and has a moderate distinction from the inset settlement. The stronger the distinction from the urban area the greater the extent to which development would be perceived as sprawl, but potential for sprawl is limited by the parcel's containment between settlements which form part of the large built-up area. Overall, the parcel makes a Relatively Weak contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

Land does not lie between neighbouring towns. Whilst the land forms a narrow gap between Tunbridge Wells and Rusthall, Rusthall is not considered as a town in the context of Purpose 2. Land therefore makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open but has a moderate distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the parcel

makes a Moderate contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel is an important part of the landscape setting of the historic town of Royal Tunbridge Wells. The parcel lies in relative proximity to Tunbridge Wells Conservation Area. Overall, the parcel makes a Relatively Strong contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of this parcel would breach the existing weak boundary feature (domestic gardens) and would be replaced by a slightly stronger boundary in the form of Rusthall Park (road). However, due to the sloping terrain this release would cause some urbanising visual influence on the adjacent Green Belt land to the south-east. However, due to its containment by woodland, release of this parcel would have a limited impact on adjacent Green Belt land to the north or north-east. The mature tree belt along Denny's Bottom would limit impact on land to the east.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Relatively Strong to preserving the setting and special character of historic towns, a Moderate contribution to safeguarding the countryside from encroachment, and a Relatively Weak contribution to checking the sprawl of the large

built-up area. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be Moderate-High.

A small part of SHELAA Site 146 to the north-west falls within this parcel.

Moderate - High

Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic woodland belts along the south-eastern boundary of the parcel, to help further reduce the visual impact of development on adjacent Green Belt land. No other potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained.

These measures would also help to reduce any potential visual impact and would help to integrate development into the landscape, in accordance with the landscape strategy for LCA 5 Speldhurst of the TWB LCA (2017).

RA/RU 3 - B

Contribution to Green Belt Purposes

Relationship with settlement

Land is relatively close to the inset edge and the terrain is predominantly similar to that of the inset area. However, Bishop's Down Park Road and associated mature tree cover form a moderate boundary along the inset edge, with some resulting urbanising visual influence. The parcel is not contained urban development (M).

Purpose 1: checking sprawl of the large built-up area

The land lies between Tunbridge Wells and Rusthall, which both form part of the large built-up area. It therefore relates more to the large built-up area than the wider countryside. Land is open but has a moderate distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl, but potential for sprawl is limited by the parcel's containment between settlements which form part of the large built-up area. Overall, the parcel makes a Relatively Weak contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

Land does not lie between neighbouring towns. Whilst the land forms a narrow gap between Tunbridge Wells and Rusthall, Rusthall is not considered as a town in the context of Purpose 2. Land therefore makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open but has a moderate distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which

development would be perceived as encroachment on the countryside. Overall, the parcel makes a Moderate contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel is an important part of the landscape setting of the historic town of Royal Tunbridge Wells. The parcel lies in relative proximity to Tunbridge Wells Conservation Area. Overall, the parcel makes a Relatively Strong contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of this parcel would breach the existing moderate boundary feature (Bishop's Down Park Road) but would be replaced by a stronger boundary in the form of mature woodland at Denny's Bottom. Due to its containment by mature woodland, release of this parcel would have a limited impact on adjacent Green Belt land to the north-west and west. However, release would result in increased containment of adjacent Green Belt land to the south.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor.

Harm summary

The parcel makes a Relatively Strong contribution to preserving the setting and special character of historic towns, a Moderate contribution to safeguarding the countryside from encroachment, and a Relatively Weak contribution to checking the sprawl of the large

built-up area. The impact of its release on the adjacent Green Belt will be Minor. Harm resulting from the release of the parcel will be Moderate.

A small part of SHELAA Site 146 to the north-east falls within this parcel.

Moderate

Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic woodland belts along the southern boundary of the parcel, to help further reduce the visual impact of development on adjacent Green Belt land. No other potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained.

These measures would also help to reduce any potential visual impact and would help to integrate development into the landscape, in accordance with the landscape strategy for LCA 5 Speldhurst of the TWB LCA (2017).

RA/RU 3 - C

Contribution to Green Belt Purposes

Relationship with settlement

Land is relatively close to the inset edge and the terrain is predominantly similar to that of the inset area, although begins to slope away to the west. Woodland belts along Bishop's Down Park Road form a strong boundary along the inset edge, which also reduces the urbanising visual influence of the inset area. The parcel is not contained by urban development(RS).

Purpose 1: checking sprawl of the large built-up area

The land lies between Tunbridge Wells and Rusthall, which both form part of the large built-up area. Land is open and has relatively strong distinction from the inset settlement. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl; however, potential for sprawl is limited by the parcel's containment between Tunbridge Wells and Rusthall. Overall, the parcel makes a Moderate contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

Land does not lie between neighbouring towns. Whilst the land forms a narrow gap between Tunbridge Wells and Rusthall, Rusthall is not considered as a town in the context of Purpose 2. Land therefore makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open and has a relatively strong distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the parcel

makes a Relatively Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel is an important part of the landscape setting of the historic town of Royal Tunbridge Wells. The parcel lies in relative proximity to Tunbridge Wells Conservation Area. Overall, the parcel makes a Relatively Strong contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of this parcel would breach the existing strong boundary feature (woodland belts along Bishop's Down Park Road) but would be replaced by an equally strong boundary in the form of mature woodland at Denny's Bottom. Due to its containment by mature trees, release of this parcel would have a limited impact on adjacent Green Belt land to the west or south. Whilst release would result in increased containment of adjacent Green Belt land to the north, this is not stronger performing Green Belt and so no additional harm would occur.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor.

Harm summary

The parcel makes a Relatively Strong contribution to preserving the setting and special character of historic towns and to safeguarding the countryside from encroachment, and

a Moderate contribution to checking the sprawl of the large built-up area. The impact of its release on the adjacent Green Belt will be Minor. Harm resulting from the release of the parcel will be Moderate-High.

A small part of SHELAA Site 146 to the east falls within this parcel.

Moderate - High

Potential mitigation measures

No potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained.

RA/RU 3 - D

Contribution to Green Belt Purposes

Relationship with settlement

Land for the most part extends some distance from the inset edge; whilst land to the west, south-east and south lie closer to the inset edge, they are separated from it by strong boundary features in the form of mature woodland belts/blocks. The terrain of the parcel also differs from that of the inset area, comprising the valley form of Denny's Bottom. The presence of mature tree cover over much of the parcel also increases distinction from the inset area and limits its urbanising visual influence, although there is a degree of physical containment by the inset areas. (RS).

Purpose 1: checking sprawl of the large built-up area

The land lies between Tunbridge Wells and Rusthall, which both form part of the large built-up area. Land is open and has relatively strong distinction from the inset settlement. The stronger the distinction from the urban area the greater the extent to which development would be perceived as sprawl; however, potential for sprawl is limited by the parcel's containment between Tunbridge Wells and Rusthall. Overall, the parcel makes a Moderate contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

Land does not lie between neighbouring towns. Whilst the land forms a narrow gap between Tunbridge Wells and Rusthall, Rusthall is not considered as a town in the context of Purpose 2. Land therefore makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open and has a relatively strong distinction from the inset

area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the parcel makes a Relatively Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel is an important part of the landscape setting of the historic town of Royal Tunbridge Wells. The parcel lies in relative proximity to Tunbridge Wells Conservation Area. Overall, the parcel makes a Relatively Strong contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of this parcel would remove the existing open gap between Tunbridge Wells and Rusthall, which would effectively remove the connection between Green Belt Land to the north and south-west of the parcel. Release would also increase containment of adjacent Green Belt land to the south-west at Rusthall Common, although as this is designated as a LWS (absolute constraint) no additional harm would occur.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Relatively Strong contribution to safeguarding the countryside from encroachment and to preserving the setting and special character of historic towns, and a

Moderate contribution to checking the sprawl of the large built-up area. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be High.

The majority of SHELAA Site 146 and all of SHELAA Site 22 fall within this parcel.

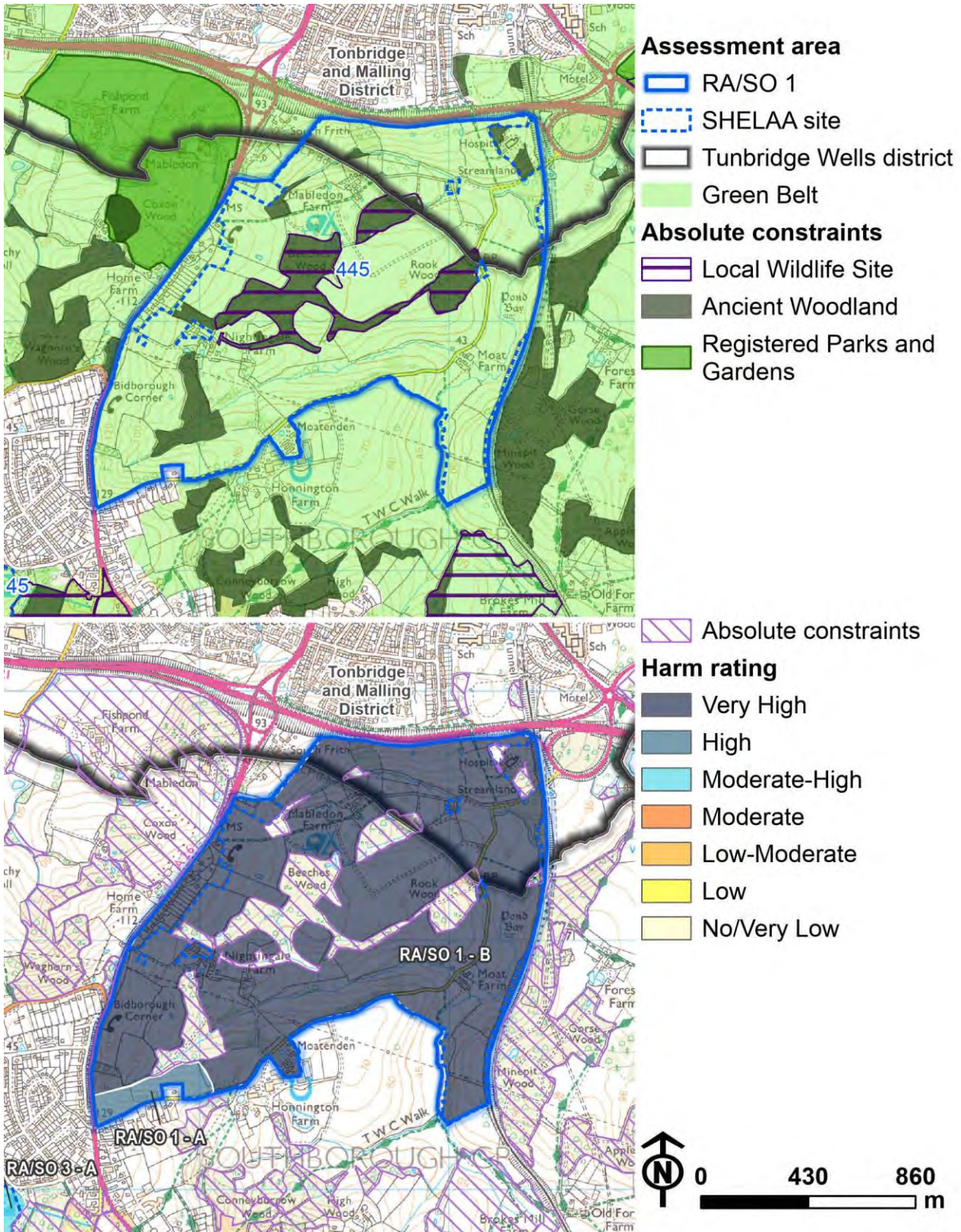
High

Potential mitigation measures

Potential mitigation measures could include the retention and enhancement of existing vegetation within the parcel (including woodland belts, copses and individual trees), to help soften the perceived mass of development and further reduce its urbanising visual influence on adjacent Green Belt land; and the retention of open space oriented north-south through the parcel (e.g. along the wooded Denny's Bottom valley), to help retain connection between Green Belt Land to the north and south-west of the parcel. No other potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained.

These measures would also help to reduce any potential visual impact and integrate development into the landscape, in accordance with the landscape strategy for LCA 5: Speldhurst (Wooded Farmland) of the TWB LCA (2017).

RA/SO 1



Site Summary

The assessment area includes SHELAA Site 445 (Mabledon and Nightingale east of A26 and south of the A21, Southborough, Kent).

The assessment area is located to the north of Southborough, east of Bidborough and south of Tonbridge. It comprises a large area of predominantly pasture farmland interspersed with numerous blocks and belts of woodland, the majority of which is Ancient Woodland. The topography is undulating and features the steep narrow valleys associated with two watercourses which drain approximately west to east. The area is defined by the inset edge of Southborough and Bidborough to the south-west, by Vauxhall Lane to the south (albeit with some areas extending south of this), by the Tonbridge to Tunbridge Wells railway to the east, by Tonbridge Bypass (A21) to the north, and by London Road (A26) to the west. Land to the north and north-east lies within neighbouring Tonbridge and Malling District. Built development within the area comprises dispersed farms, as well as an area of roadside housing along the A26 to the west and the Tonbridge Cottage Hospital to the north-east (all of which is washed over by the Green Belt).

The area is subdivided into two parcels to reflect assessed variations in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
445	RA/SO 1 - A	High	4.72
445	RA/SO 1 - B	Very High	142.60

RA/SO 1- A

Contribution to Green Belt Purposes

Relationship with settlement

Land is located in proximity to, and is partially contained by, the inset edge. In addition the sloping terrain is similar to that of the immediately adjacent inset area to the south, although slopes away more strongly to lower-lying ground in the north-east. The A26 forms a strong boundary with the inset edge to the west, and Vauxhall Lane and associated tree cover a more moderate boundary to the south. The inset edges are generally well-integrated with mature tree cover which limits its urbanising visual influence.

Purpose 1: checking sprawl of the large built-up area

The land is open and is adjacent to the large built up area of Tunbridge Wells, of which Southborough and Bidborough form a part. It also has a relatively strong distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the allocation area makes a Relatively Strong contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

Land is peripheral to a gap between Southborough and Tonbridge, which is approximately 1.6km wide. However, existing urbanising development along the A26 and connecting features, including the A26, reduce the perceived separation. Land is open and has a relatively strong distinction from the inset settlement. Overall it makes a Moderate contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open and has a relatively strong distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which

development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Relatively Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The ridge crests mark the outer edge of the historic areas of Tunbridge Wells, and reflect the natural containment of settlement to higher ground, so the openness of the undeveloped slopes beyond these areas also makes a contribution to setting and special character. However, the parcel is more closely related to development at Southborough and Bidborough. It therefore makes a Moderate contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

The release of the parcel would breach the consistent boundary formed by A26 and Vauxhall Lane and would weaken the distinction of adjacent Green Belt land to the north-west by increasing its containment and increasing urbanising visual influence. Release would also increase the containment of adjacent Green Belt land to the south-east. However, containment by the mature woodland would limit potential impact on adjacent Green Belt land to the north and east.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Relatively Strong contribution to checking the sprawl of the large built

up area and to safeguarding the countryside from encroachment, and a Moderate contribution to preventing neighbouring towns merging and to preserving the setting and special character of historic towns. The impact of its release on the adjacent Green Belt would be at least Minor-Moderate. Harm resulting from the release of the parcel will be High.

High

Potential mitigation measures

Potential mitigation measures could include the retention and enhancement of existing mature trees within the parcel, to help soften the perceived mass of development and further reduce its urbanising visual influence on adjacent Green Belt land; and the introduction of locally characteristic woodland belts along the north-western and south-eastern boundaries of the parcel, to help further reduce the visual and containing influence of development on adjacent Green Belt land. No other potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained.

These measures would also help to reduce any potential visual impact and would help to integrate development into the landscape, in accordance with the landscape strategy for LCA 5: Speldhurst (Wooded Farmland) of the TWB LCA (2017).

RA/SO 1- B

Contribution to Green Belt Purposes

Relationship with settlement

Land extends a considerable distance from the inset edge and the lower-lying undulating terrain differs from that of the inset areas, which generally occupy the higher ridgetops. A high density of woodland cover, including Ancient Woodland, also results in a strong landcover distinction. Steeply falling topography (associated with an unnamed stream) and the A26 form a strong boundary with the inset edge to the south-west. The A21 and associated tree belts also forms a strong boundary feature along the southern inset edge of Tonbridge to the north. The inset edges, as well as the washed-over development along the A26, is also well integrated with mature tree cover which limits its urbanising visual influence.

Purpose 1: checking sprawl of the large built-up area

The land is open and is adjacent to the large built up area of Tunbridge Wells, of which Southborough forms a part. It also has a strong distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the allocation area makes a Strong contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

Land lies within a moderate gap between Southborough and Tonbridge, although existing urbanising development along the A26 and connecting features, including the A26, reduce the perceived separation. Land is open and has a strong distinction from the inset settlement. Overall it makes a Strong contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open and has a strong distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Strong contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The ridge crests mark the outer edge of the historic areas of Tunbridge Wells, and reflect the natural containment of settlement to higher ground, so the openness of the undeveloped slopes beyond these areas also makes a contribution to setting and special character. In addition, the parcel forms part of the wider wooded backdrop to the south of Tonbridge. The parcel therefore makes a Strong contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

The release of the parcel would weaken adjacent Green Belt land to the east and west by bringing the inset edge closer and increasing urbanising visual influence, although the A26 and railway line would form strong boundary features. Release would also increase the containment of adjacent Green Belt land to the south-west.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Release of the parcel in its entirety would also effectively remove the gap between Southborough and Tonbridge, although the A21 would remain as a significant separating feature. This would leave only land to the west of the A26 as open Green Belt land between the two towns, albeit this is more peripheral to the gap, and would have at least

a moderate impact.

Harm summary

The parcel makes a Strong contribution to checking the sprawl of the large built up area, to preventing neighbouring towns merging, to safeguarding the countryside from encroachment and to preserving the setting and special character of historic towns. The impact of its release on the adjacent Green Belt would be at least Minor-Moderate. Harm resulting from the release of the parcel will be Very High.

Very High

Potential mitigation measures

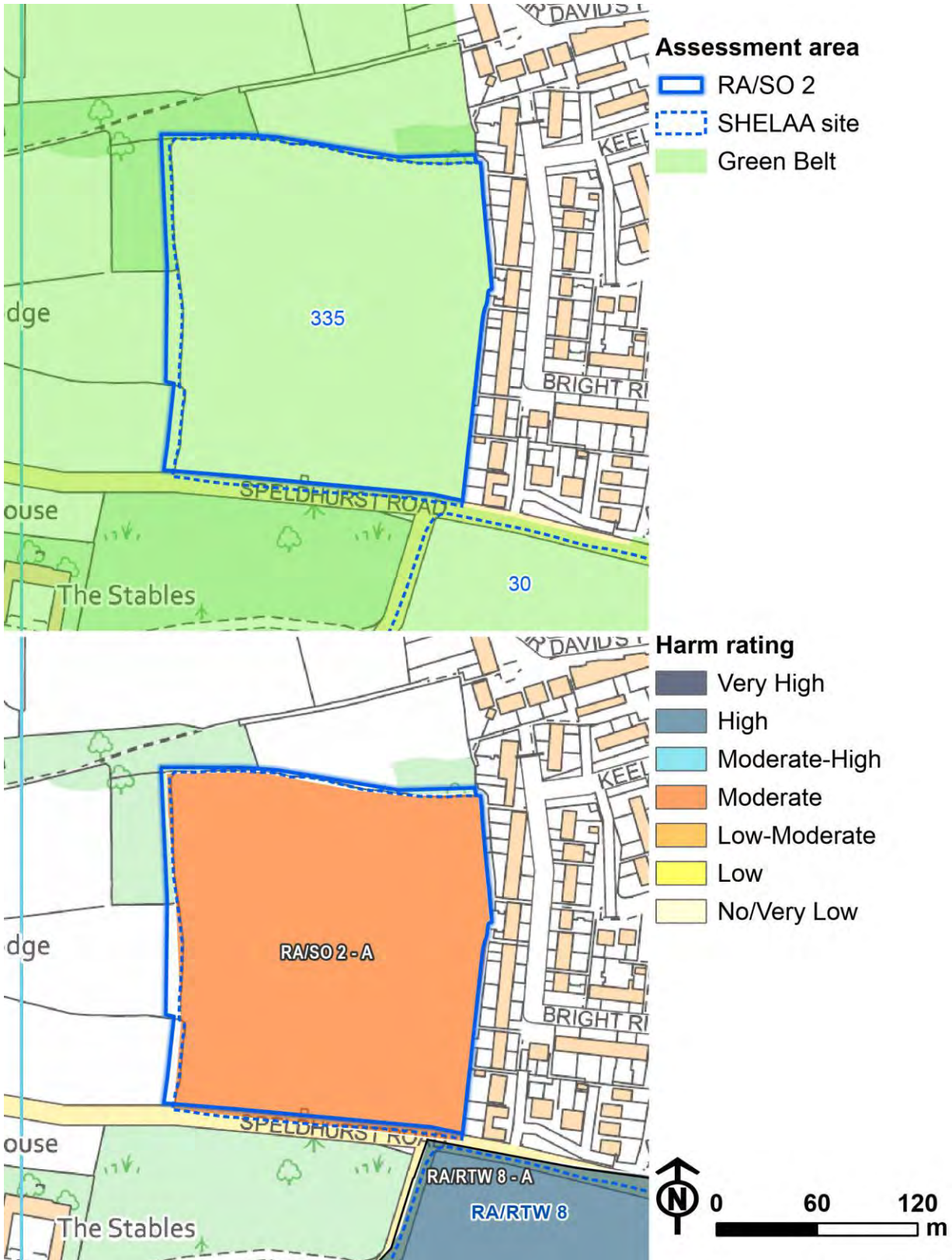
Potential mitigation measures could include the following:

- the retention and enhancement of existing vegetation within the parcel (including woodland belts, copses and hedgerows), to help soften the perceived mass of development and reduce its urbanising visual influence on adjacent Green Belt land;
- the introduction of locally characteristic woodland belts along the south-western boundary of the parcel, to help further reduce the visual and containing influence of development on adjacent Green Belt land; and
- the retention of open space within the parcel, to help retain some sense of separation between Tunbridge Wells and Southborough (particularly when travelling between the two along the A26) and limit the potential impact on Purpose 2.

No other potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained.

These measures would also help to reduce any potential visual impact and integrate development into the landscape, in accordance with the landscape strategy for LCA 5: Speldhurst (Wooded Farmland) of the TWB LCA (2017).

RA/SO 2



Site Summary

The assessment area includes SHELAA Site 335 (Land to the north of Speldhurst Road & to the west of Bright Ridge, Southborough, Kent).

The assessment area is located to the west of Southborough and comprises an open rectilinear pastoral field. It is defined by the inset edge along Bright Ridge to the east, by Speldhurst Road to the south and by mature hedgerows and a small woodland block to the west and north. The area contains no constraints to development, although a series of listed buildings at Sir David Solomon's House lie in relative proximity to the south of Speldhurst Road, including Grade II* stables. It lies entirely within the AONB.

The area is assessed as a single parcel reflecting a limited variation in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
335	RA/SO 2 - A	Moderate	3.65

RA/SO 2 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land extends some distance from the inset edge although domestic gardens of properties along Bright Ridge form weak boundary features, with some resulting urbanising visual influence. The terrain is largely similar to that of the inset area, although the parcel is not contained urban development.

Purpose 1: checking sprawl of the large built-up area

The land is open and is adjacent to the large built up area of Tunbridge Wells, of which Southborough forms a part. It is open and has a moderate distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the allocation area makes a Moderate contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The land does not lie between neighbouring towns. It therefore makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open but has a moderate distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Moderate contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The land forms part of the wider setting of Tunbridge Wells, but the site itself only forms a minor element in the setting of the historic town and is more closely associated with the adjacent modern edge of Southborough. However, it is indicated as being part of the Bentham Hill estate within the Kent Compendium of historic parks and gardens. It therefore makes a Relatively Weak contribution to preserving the setting and special character of Tunbridge Wells.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

The release of the parcel will extend the inset edge of Southborough further to the west, although this will be defined by mature hedgerows and a woodland block which will form stronger Green Belt boundaries. There will however be some impact on the adjacent Green Belt land, due to an increased proximity to the inset edge to the west and an increased containment to the north. Mature tree cover along Speldhurst Road will limit any impact on adjacent Green Belt land to the south.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor.

Harm summary

The parcel makes a Moderate contribution to checking the sprawl of the large built up area and to safeguarding the countryside from encroachment, and a Relatively Weak contribution to preserving the setting and special character of historic towns. The impact of its release on the adjacent Green Belt will be Minor. Harm resulting from the release of the parcel will be Moderate.

SHELAA Site 335 falls entirely within this parcel.

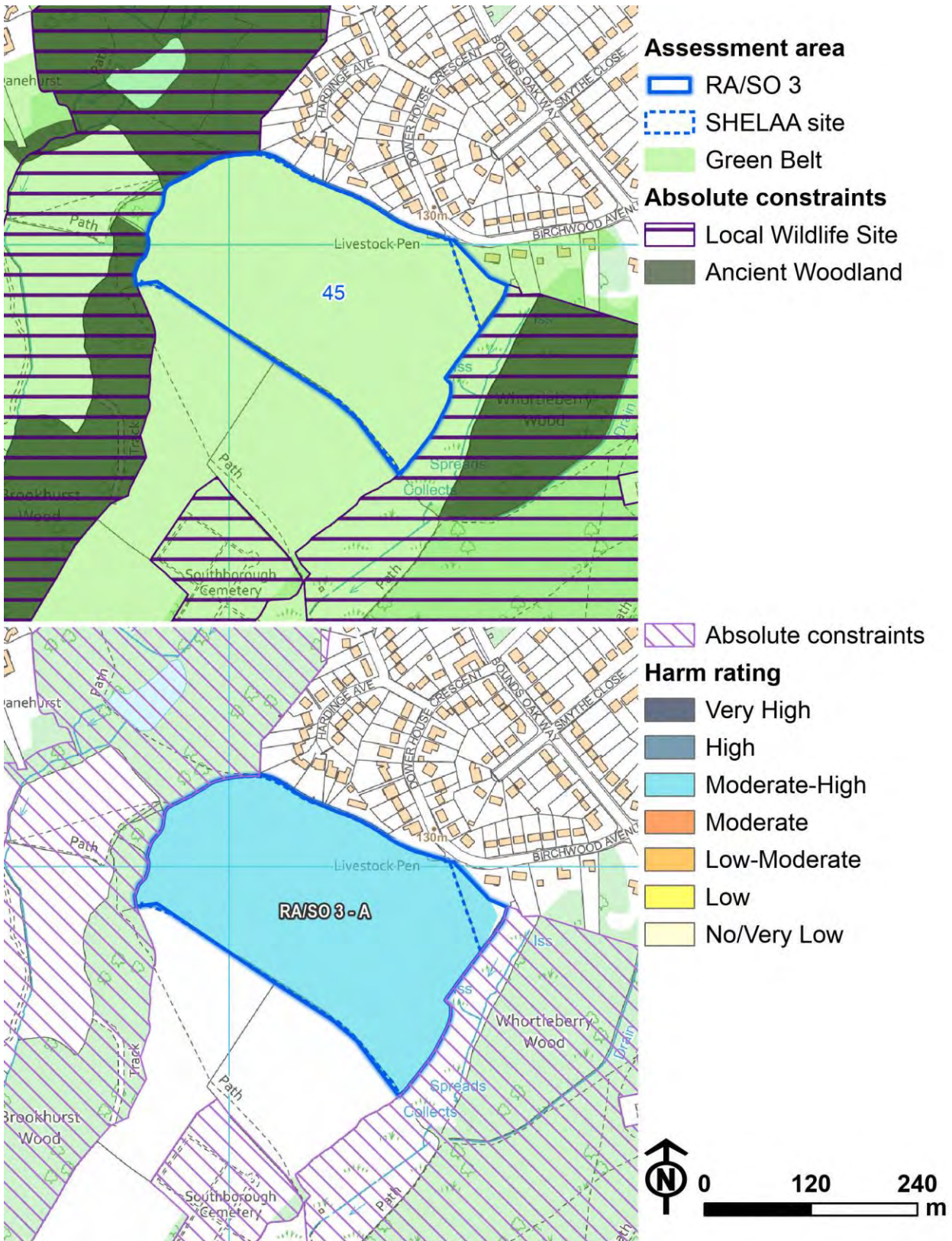
Moderate

Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic woodland belts along the western and northern boundaries of the parcel, to form more robust boundaries and help further reduce the visual influence of development on adjacent Green Belt land.

These measures would also help to reduce any potential visual impact and o integrate development into the landscape, in accordance with the landscape strategy for LCA 5: Speldhurst (Wooded Farmland) of the TWB LCA (2017).

RA/SO 3



Site Summary

The assessment area includes SHELAA Site 45 (Land adjoining Birchwood Avenue/Dower House Crescent, Southborough).

The assessment area is located to the north-west of Southborough and comprises an open pastoral field that occupies higher ground between two wooded ghyll valleys. It is defined by the inset edge along Birchwood Avenue and Hardinge Avenue to the north-east, by a hedgerow to the south-west, and by wooded valleys (including Ancient Woodland) to the south-east and north-west.

The area is assessed as a single parcel reflecting a limited variation in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
45	RA/SO 3 - A	Moderate-High	7.42

RA/SO 3 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land extends some distance from the inset edge and occupies a similar terrain to that of the inset area, but begins to fall away to the south-east and north-west. Mature tree cover along the inset edge provides a moderate boundary and helps limit urbanising visual influence.

Purpose 1: checking sprawl of the large built-up area

The land is open and is adjacent to the large built up area, of which Southborough forms a part. It also has a moderate distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as sprawl. Overall, the allocation area makes a Moderate contribution to checking the sprawl of the large built-up area.

Purpose 2: preventing neighbouring towns merging

The land does not lie between neighbouring towns. It therefore makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is countryside, is also open and has a moderate distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Moderate contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The parcel does not form part of the setting of an historic town. It therefore makes No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

The release of the parcel will replace an existing moderate boundary with a slightly weaker boundary to the south-west (gappy hedgerow). Release would weaken the adjacent Green Belt land to the south-west by bringing the inset edge closer and weakening boundary distinction. This would also increase the urbanising visual influence due to the parcel occupying higher ground. Containment by wooded ghyll valleys to the north-west and south-east would limit any potential impact on adjacent Green Belt land in these directions.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Moderate contribution to checking the sprawl of the large built up area and to safeguarding the countryside from encroachment. The impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be Moderate-High.

SHELAA Site 45 lies entirely within this parcel.

Moderate - High

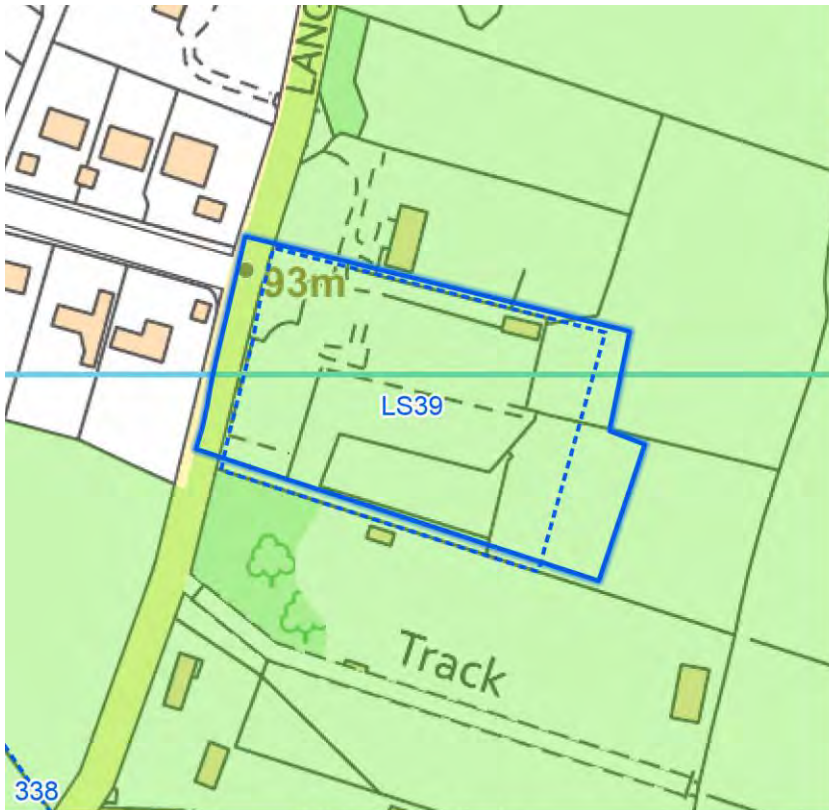
Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic woodland belts along the south-western boundary of the parcel, to form a stronger

boundary and help further reduce the visual influence of development on adjacent Green Belt land.

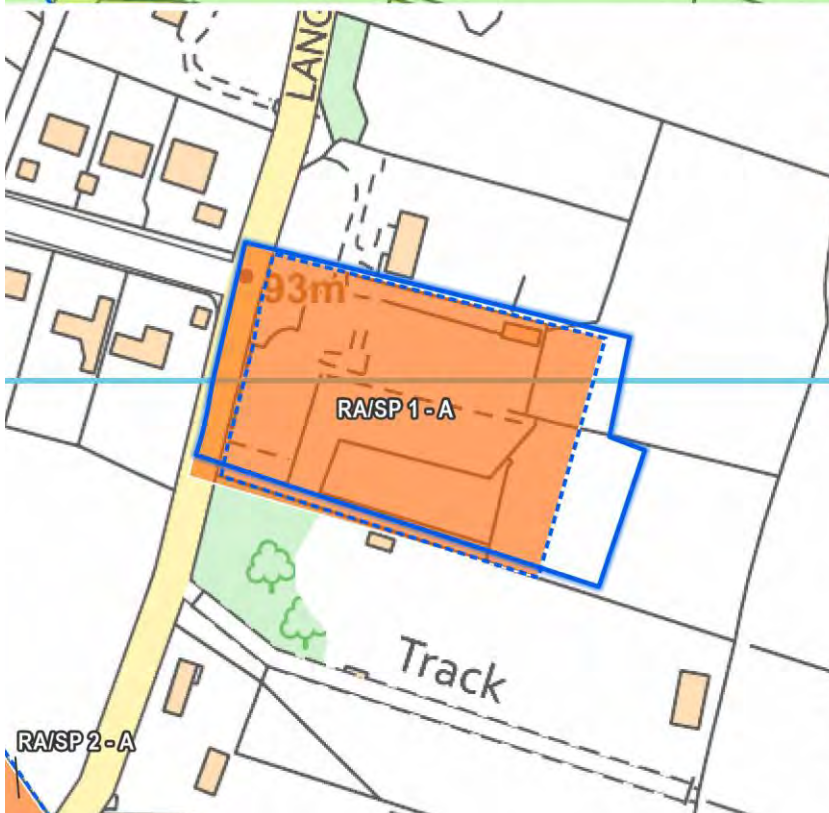
These measures would also help to reduce any potential visual impact and integrate development into the landscape, in accordance with the landscape strategy for LCA 5: Speldhurst (Wooded Farmland) of the TWB LCA (2017).

RA/SP 1



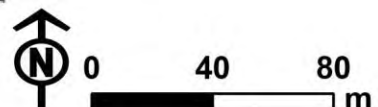
Assessment area

- RA/SP 1
- SHELAA site
- Green Belt



Harm rating

- Very High
- High
- Moderate-High
- Moderate
- Low-Moderate
- Low
- No/Very Low



Site Summary

The assessment area includes SHELAA Site LS39 (Dragonfly Farm, Langton Road, Speldhurst).

The assessment area is located to the east of Speldhurst, east of Langton Road. It is an area of land immediately south of Dragonfly Farm and currently comprises a series of polytunnels and other features associated with a nursery business. It is defined to the west by Langton Road (which also defines the LBD in this location), to the north by the curtilage of Dragonfly Farm and to the south by a hedgerow, but less clearly to the east by scattered tree cover. Further to the east the landform falls steeply to form a distinctive ghyll valley.

The area is assessed as a single parcel reflecting a limited variation in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
LS39	RA/SP 1 - A	Moderate	0.88

RA/SP 1 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land is relatively close to the inset edge and the terrain is largely the same as that of the inset area. Langton Road and associated hedgerows form a moderate boundary feature along the inset edge. The existing settlement is well-integrated with trees and vegetation, as is the isolated property at Dragonfly Farm, resulting in little urbanising visual influence. Land is not contained by urban development.

Purpose 1: checking sprawl of the large built-up area

The land is not close enough to the large built-up area of Tunbridge Wells for land to be associated with it, and more strongly relates to Speldhurst. It therefore makes No contribution to checking the sprawl of the large built up area.

Purpose 2: preventing neighbouring towns merging

Land does not lie between neighbouring towns. It therefore makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is open and its use is associated with the countryside. It also has a moderate distinction from the inset edge, with characteristics which relate it more to the countryside than to the urban area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Moderate contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The land does not form part of the setting of Tunbridge Wells, and therefore makes No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would breach the moderate boundary formed by Langston Road and associated hedegrows, and would replace it with a weaker boundary feature (scattered tree cover). This would extend the inset area further to the east, albeit no further than the existing inset edge further to the north. This would increase the containment of adjacent Green Belt land to the north and would increase proximity to the inset edge and the urbansing visual influence on adjacent Green Belt land to the east. The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Moderate contribution to safeguarding the countryside from encroachment, and the impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be Moderate.

SHELAA Site LS39 falls entirely within this parcel.

Moderate

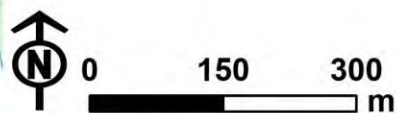
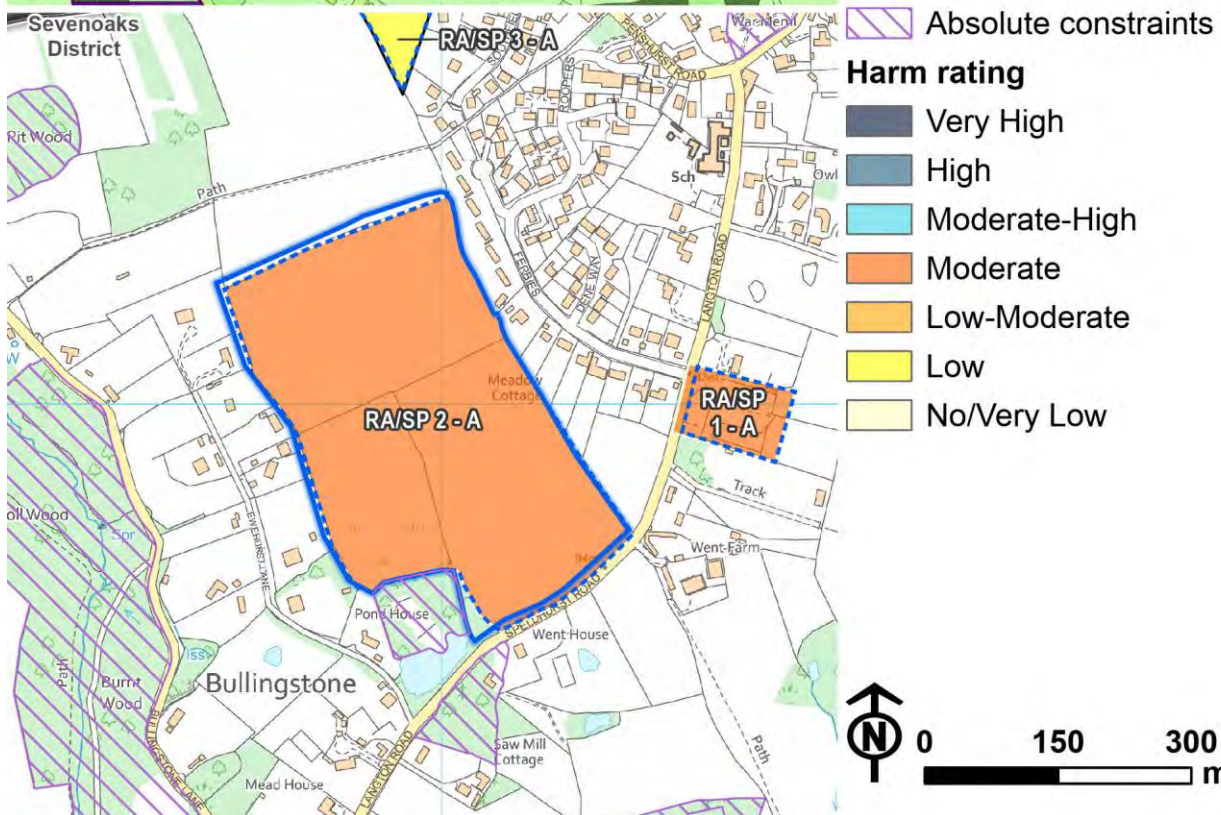
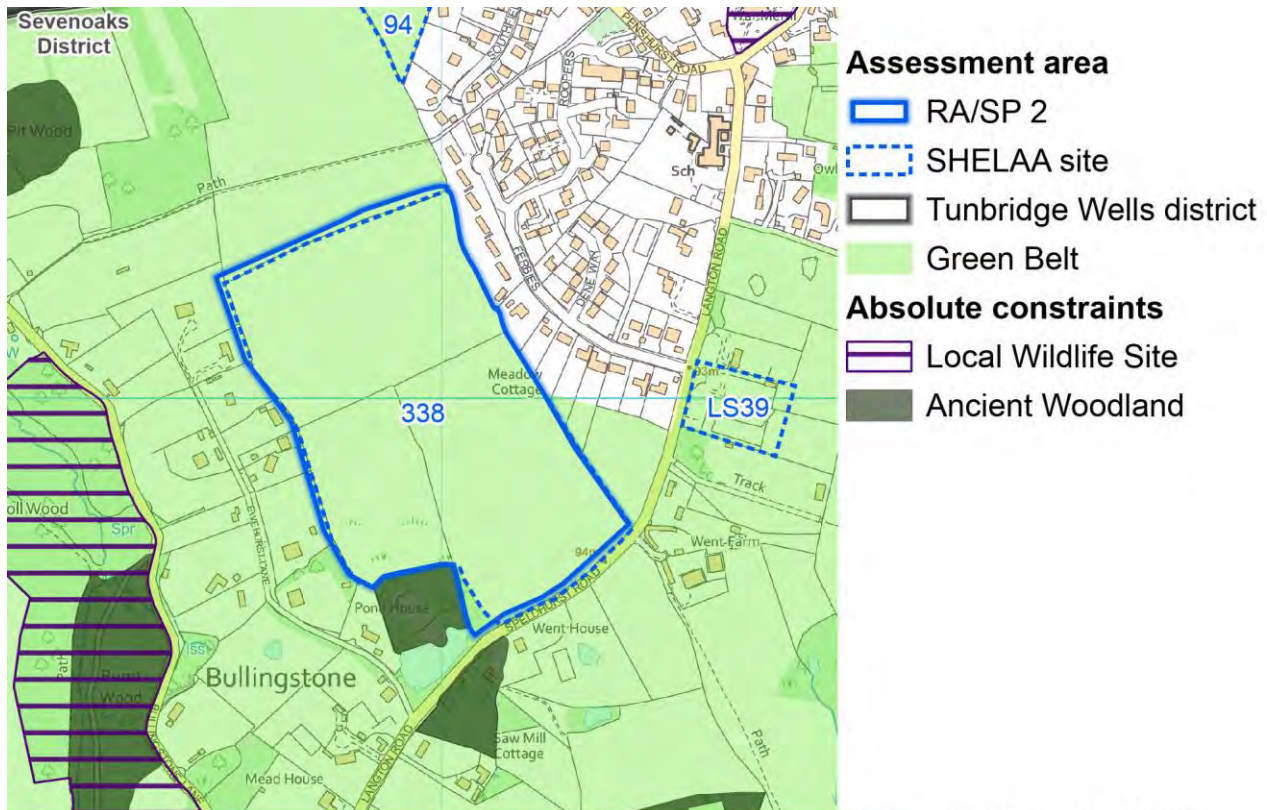
Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic woodland belts along the northern and eastern boundaries of the parcel, to help reduce the visual and containing influence of development on adjacent Green Belt land.

These measures would also help to reduce any potential visual impact and would help to

integrate development into the landscape, in accordance with the landscape strategy for LCA 5 Speldhurst of the TWB LCA (2017).

RA/SP 2



Site Summary

The assessment area includes SHELAA Site 338 (Land between Ferbies and Ewehurst lane, Langton Road, Speldhurst).

The assessment area is located to the south-west of Speldhurst and comprises a series of open arable fields divided by hedgerows. It is defined to the east by the LBD of Speldhurst, to the south by Langton Road and associated hedgerow, to the south-west by a small block of Ancient Woodland, by a hedgerow separating the site from several residential properties (Ewehurst Lane) washed over by the Green Belt to the west, and by a hedgerow to the north.

The area is assessed as a single parcel reflecting a limited variation in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
338	RA/SP 2 - A	Moderate	12.10

RA/SP 2 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land extends some distance from the inset edge and, despite the presence of washed over development to the west and south-west, is of a sufficient size for there to be little sense of urban containment. Whilst domestic garden boundaries form a boundary along the inset edge, the existing settlement is well-integrated with trees and vegetation resulting in little urbanising visual influence. The terrain is largely the same as that of the inset area.

Purpose 1: checking sprawl of the large built-up area

The land is not close enough to the large built-up area of Tunbridge Wells for land to be associated with it, and more strongly relates to Speldhurst. It therefore makes No contribution to checking the sprawl of the large built up area.

Purpose 2: preventing neighbouring towns merging

Land does not lie between neighbouring towns. It therefore makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

The land is open and in the countryside, comprising fields in agricultural use. It also has a moderate distinction from the inset edge, with characteristics which relate it to both the countryside and the urban area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the allocation area makes a Moderate contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The land does not form part of the setting of Tunbridge Wells, and therefore makes No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would extend the inset area further to the west, which would increase the containment of adjacent Green Belt land to the north. Release would also bring the inset edge closer to adjacent Green Belt land to the south, although Langton Road and associated hedgerows would remain as a strong boundary feature.

Containment by mature woodland (including Ancient Woodland) and the presence of existing development washed over by the Green Belt would limit any potential impact on adjacent Green Belt to the south-west and west. Whilst release would increase the containment of adjacent land to the east, this is not stronger performing Green Belt and so no additional harm would occur.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate

Harm summary

The parcel makes a Moderate contribution to safeguarding the countryside from encroachment, and the impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be Moderate.

SHELAA Site 338 falls entirely within this parcel.

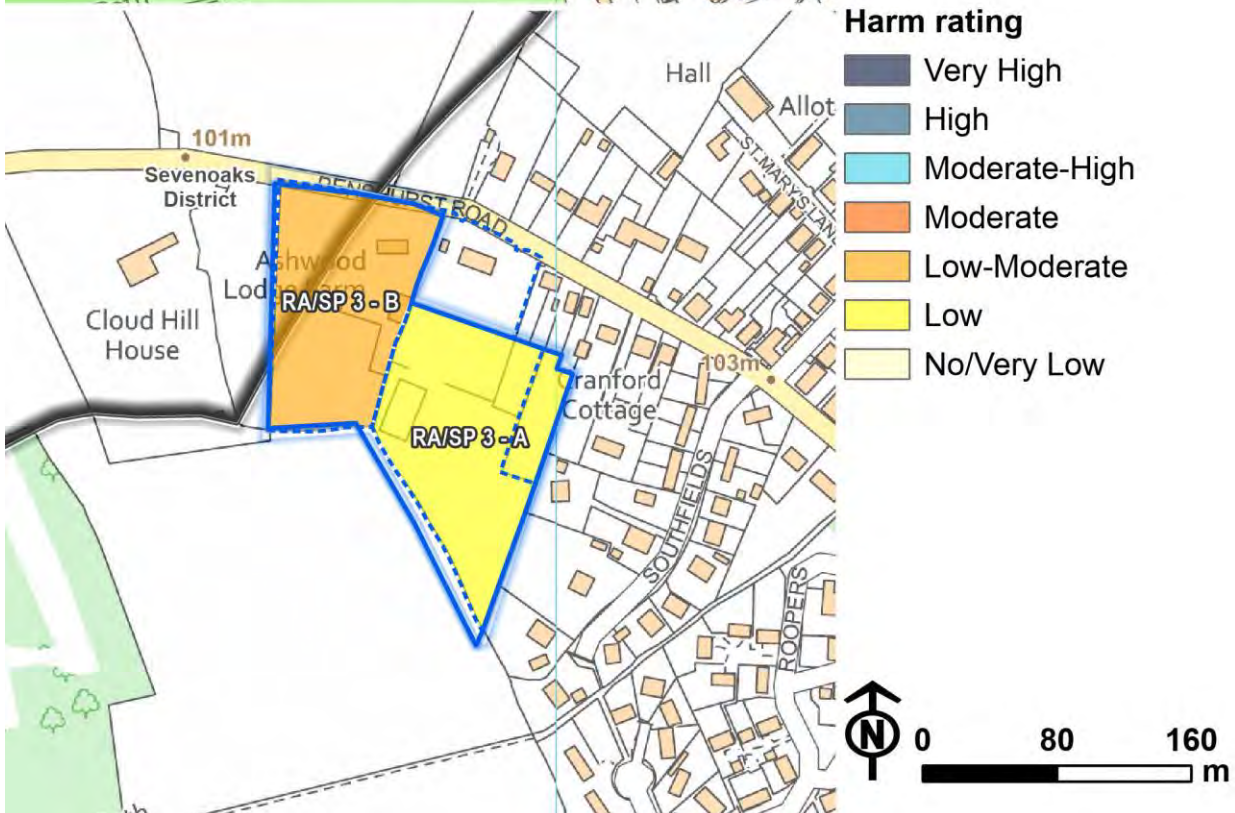
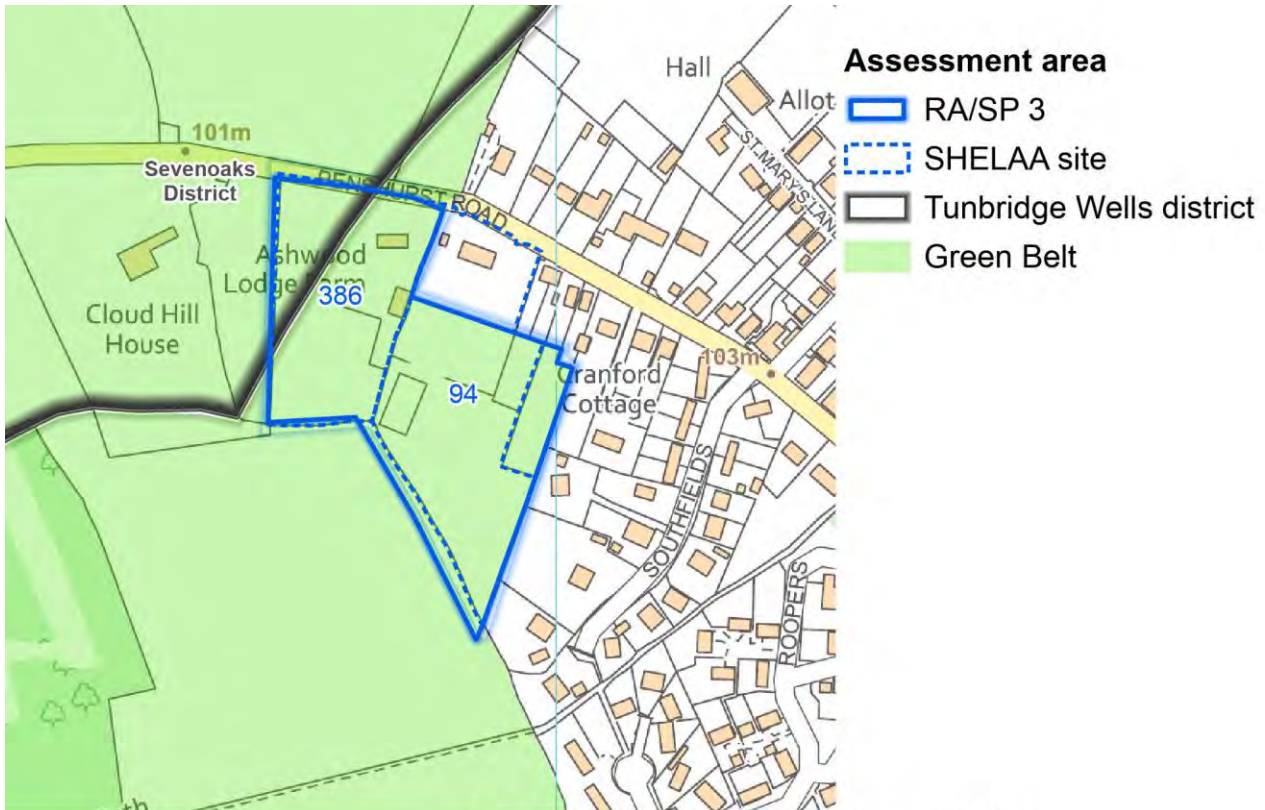
Moderate

Potential mitigation measures

Potential mitigation measures could include the introduction of a locally characteristic woodland belt along the northern boundary of the parcel, to help reduce the containing influence of development on adjacent Green Belt land. No other potential mitigation measures are identified as it is assumed that the vegetation surrounding the parcel would be retained.

These measures would also help to reduce any potential visual impact and would help to integrate development into the landscape, in accordance with the landscape strategy for LCA 5 Speldhurst of the TWB LCA (2017).

RA/SP 3



Site Summary

The assessment area includes SHELAA Site 94 (Land at Milford House, Penshurst Road, Speldhurst) and 386 (Ashwood Lodge Farm, Penshurst Road, Speldhurst).

The assessment area predominantly comprises open fields and extensive domestic gardens associated with two properties - Milford House and Ashwood Lodge - on the western edge of Speldhurst. Ashwood Lodge is located within the area to the north-west whereas Milford House lies outside of the area to the north-east within the LBD. It is defined by the LBD to the east and north-east, by Penshurst Road to the north-west, and by hedgerows to the south and west. The north-western corner of the site extends into neighbouring Sevenoaks District.

The assessment area is subdivided into two parcels to reflect assessed variations in harm of Green Belt release.

SHELAA Ref	Parcel ref	Harm rating	Area (ha)
94	RA/SP 3 - A	Low	1.11
386	RA/SP 3 - B	Low-Moderate	1.12

RA/SP 3 - A

Contribution to Green Belt Purposes

Relationship with settlement

Land is located in proximity to the inset edge and land to the south-east is partially contained by the inset area. Domestic garden boundaries form a weak boundary with the inset area and the terrain is largely the same as that of the inset area. There is therefore some urbanising visual influence, albeit the development within the inset area comprises low-density housing.

Purpose 1: checking sprawl of the large built-up area

The land is not close enough to the large built-up area of Tunbridge Wells for land to be associated with it, and more strongly relates to Speldhurst. It therefore makes No contribution to checking the sprawl of the large built up area.

Purpose 2: preventing neighbouring towns merging

Land does not lie between neighbouring towns. It therefore makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

Land comprises domestic gardens to the north, but has the character of an open field to the south. It is also open but has a relatively weak distinction from the inset area. The weaker the distinction from the urban area, the lesser the extent to which development would be perceived as encroachment on the countryside. Overall, the parcel makes a Relatively Weak contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The land does not form part of the setting of Tunbridge Wells, and therefore makes No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would replace an existing weak boundary (domestic gardens) with a more moderate boundary feature (well-defined hedgerows). This would not extend the inset area any further to the west than development along Penshurst Road or further south than development on Ferbies, resulting in a limited impact on adjacent Green Belt land to the south and south-west. However, there would be some increased urbanising visual influence on the adjacent Green Belt land to the west.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor.

Harm summary

The parcel makes a Relatively Weak contribution to safeguarding the countryside from encroachment, and the impact of its release on the adjacent Green Belt will be Minor.

Harm resulting from the release of the parcel will be Low.

The majority of SHELAA Site 94 falls within this parcel; parts of the site to the north are within the LBD and therefore excluded from the parcel.

Low

Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic woodland belts along the western boundary of the parcel, to help further reduce the visual influence of development on adjacent Green Belt land.

These measures would also help to reduce any potential visual impact and would help to integrate development into the landscape, in accordance with the landscape strategy for LCA 5 Speldhurst of the TWB LCA (2017).

RA/SP 3 - B

Contribution to Green Belt Purposes

Relationship with settlement

Land is located in proximity to the inset edge and the terrain is largely the same as that of the inset area. Domestic garden boundaries form a weak boundary with the inset area to the north-east, although intervening hedgerows around Ashwood Lodge provide a slightly stronger sense of separation elsewhere in the parcel. This also reduces urbanising visual influence for most of the parcel. Land is not contained by urban development. Whilst there is some development washed over by the Green Belt further west along Penshurst Road (Bullingstone), this does not have a urbanising influence as it is set within large grounds.

Purpose 1: checking sprawl of the large built-up area

The land is not close enough to the large built-up area of Tunbridge Wells for land to be associated with it, and more strongly relates to Speldhurst. It therefore makes No contribution to checking the sprawl of the large built up area.

Purpose 2: preventing neighbouring towns merging

Land does not lie between neighbouring towns. It therefore makes No contribution to preventing neighbouring towns merging.

Purpose 3: safeguarding the countryside from encroachment

Land comprises domestic gardens to the north-east, but has the character of an open field elsewhere. It is also open and has a moderate distinction from the inset area. The stronger the distinction from the urban area, the greater the extent to which development would be perceived as encroachment on the countryside. Overall, the parcel makes a Moderate contribution to safeguarding the countryside from encroachment.

Purpose 4: preserving the setting and special character of historic towns

The land does not form part of the setting of Tunbridge Wells, and therefore makes No contribution to preserving the setting and special character of historic towns.

Purpose 5: assisting in urban regeneration, by encouraging recycling of derelict and other urban land

All Green Belt land is considered to contribute equally to this purpose.

Impact on adjacent Green Belt land

Release of the parcel would extend the inset area further to the west, which would increase the containment of adjacent Green Belt land to the north and south. Release would also bring the inset edge closer to adjacent Green Belt land to the west and would increase urbanising visual influence.

The overall level of impact on adjacent Green Belt resulting from the release of the parcel will be Minor-Moderate.

Harm summary

The parcel makes a Moderate contribution to safeguarding the countryside from encroachment, and the impact of its release on the adjacent Green Belt will be Minor-Moderate. Harm resulting from the release of the parcel will be Moderate.

SHELAA Site 386 falls entirely within this parcel.

Moderate

Potential mitigation measures

Potential mitigation measures could include the introduction of locally characteristic woodland belts along the southern, western and northern boundaries of the parcel, to help reduce the visual and containing influence of development on adjacent Green Belt land.

These measures would also help to reduce any potential visual impact and would help to integrate development into the landscape, in accordance with the landscape strategy for LCA 5 Speldhurst of the TWB LCA (2017).

Report produced by LUC

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