



KEY:

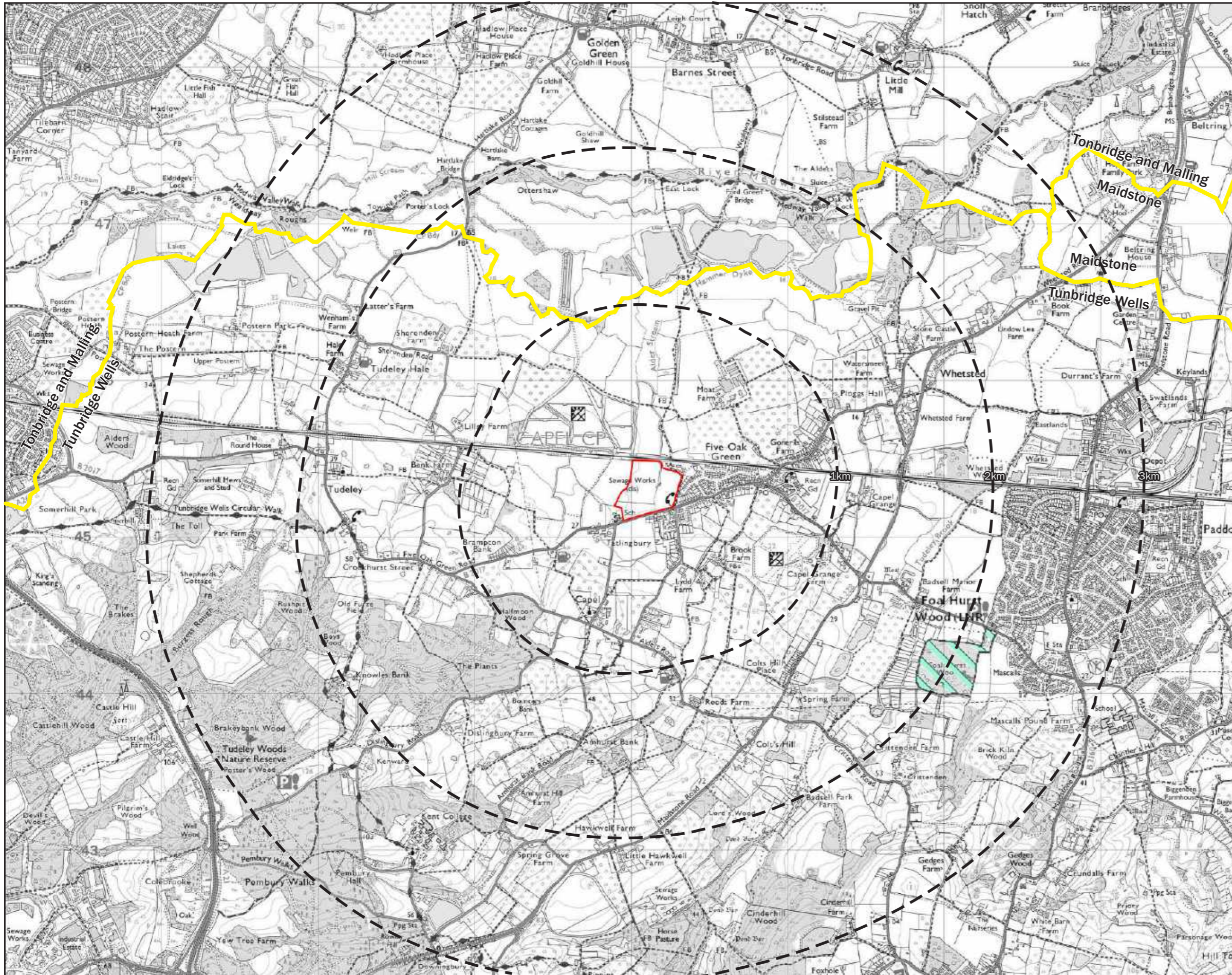


Site Location





Project: Land at Finches Farm,  
Five Oak Green Road  
Client: Rydon Homes Ltd.  
Date: January 2024  
Scale: 1:25,000 @ A3  
Status: FINAL



0km 0.5km 1km 1.5km 2km 2.5km

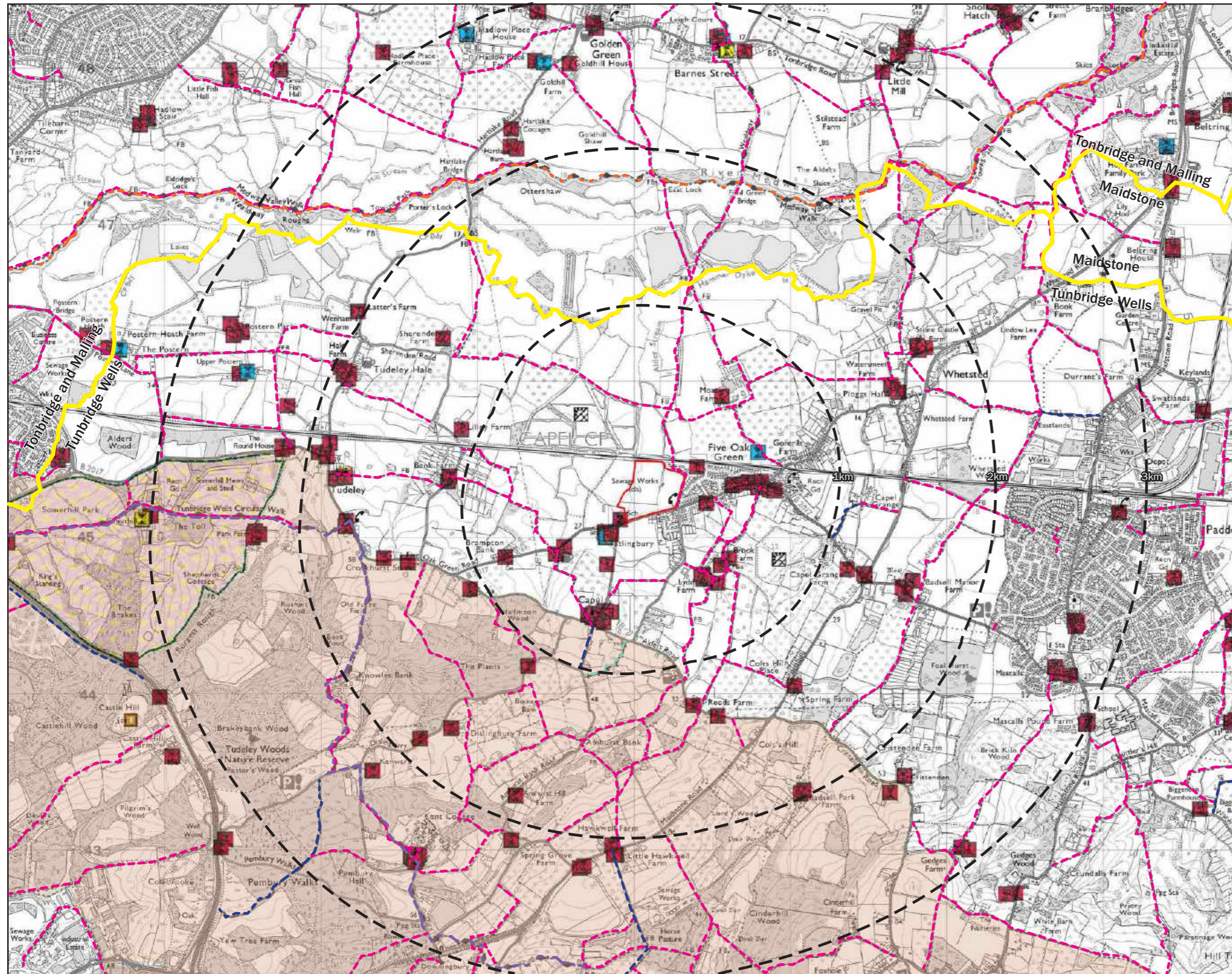


**KEY:**














-  Site Location
-  District Boundary
-  Study Area
-  Local Nature Reserves

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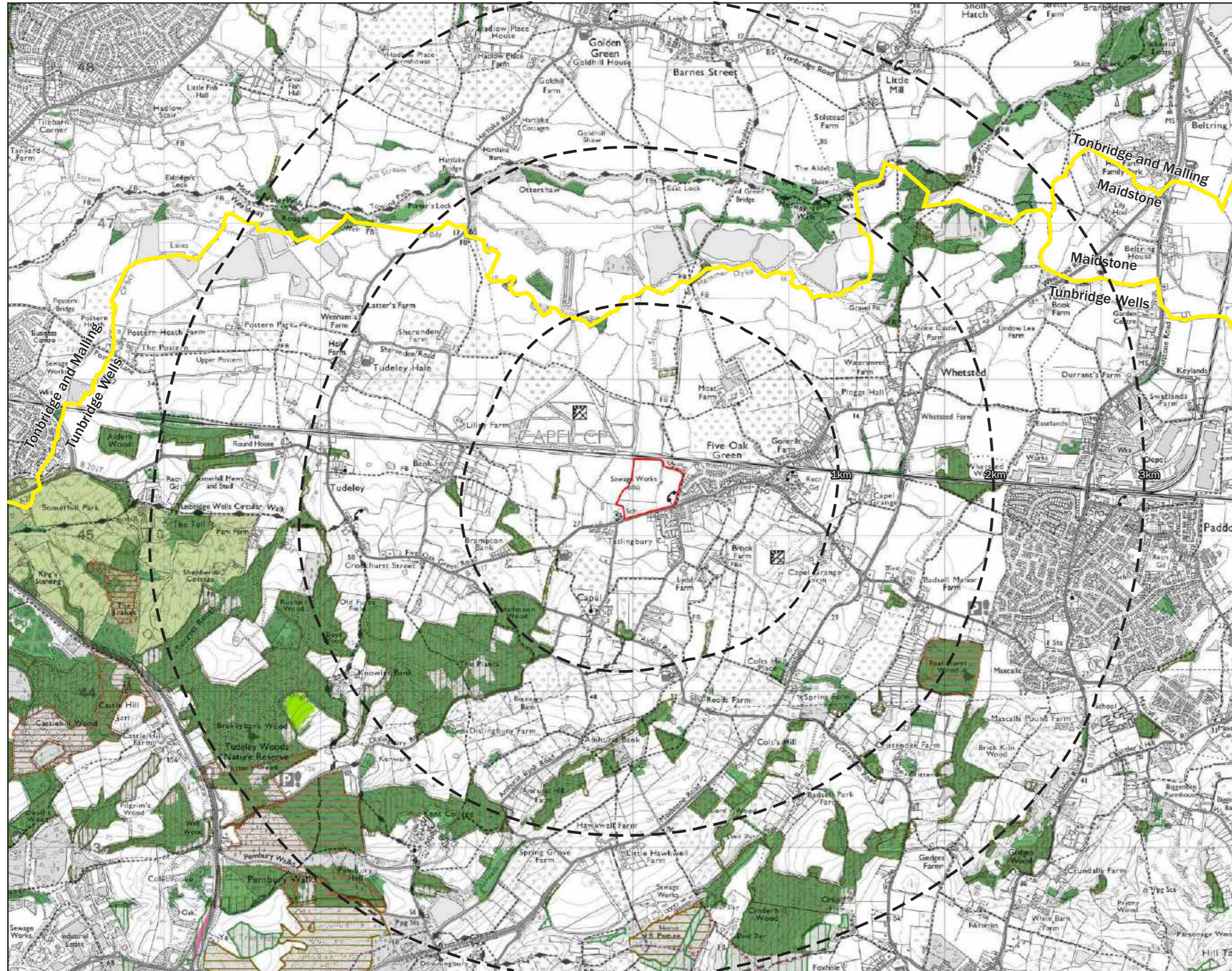










**KEY:**

-  Site Location
  -  District Boundary
  -  Study Area
- Landscape Designations**
-  AONB - High Weald
- Heritage Designations**
-  Grade 1 Listed Building
  -  Grade II\* Listed Building
  -  Grade II Listed Building
  -  Registered Park and Garden
- Public Rights of Way**
-  Public Footpath
  -  Bridleway
  -  Byway Open To All Traffic (BOAT)
  -  Long Distance Walking Route: Medway Valley Walk
  -  Recreational Route: Tunbridge Wells Circular Walk

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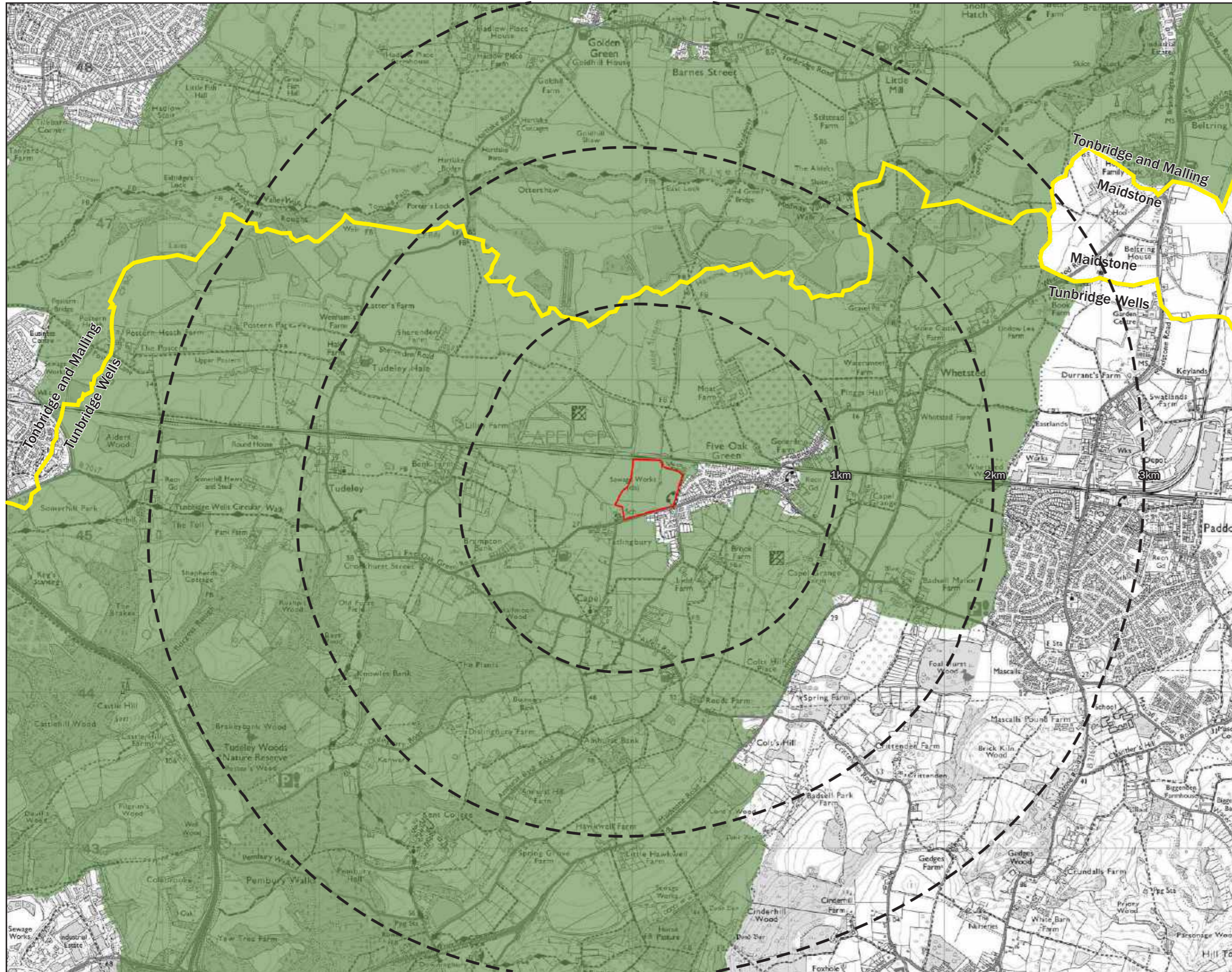







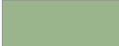
- KEY:**
-  Site Location
  -  District Boundary
  -  Study Area
  -  Priority Habitat Inventory - Deciduous Woodland
  -  Priority Habitat Inventory - Grassland Lowland Meadows
  -  Ancient and Semi Natural Woodland
  -  Ancient replanted Woodland
  -  Priority Habitat - Wood Pasture and Parkland

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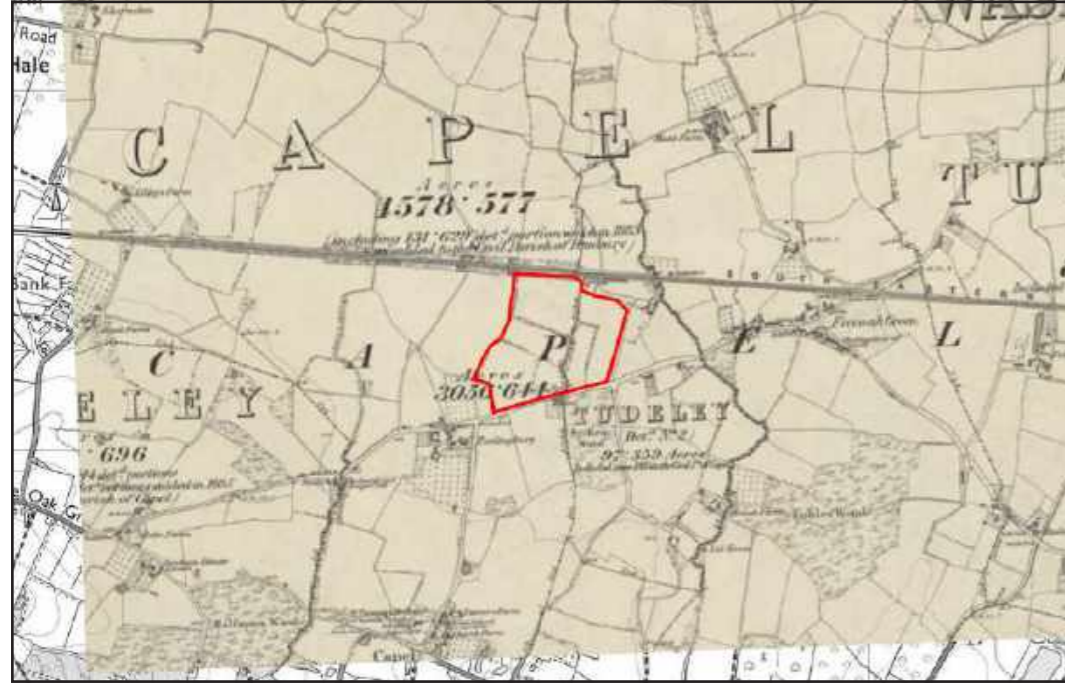


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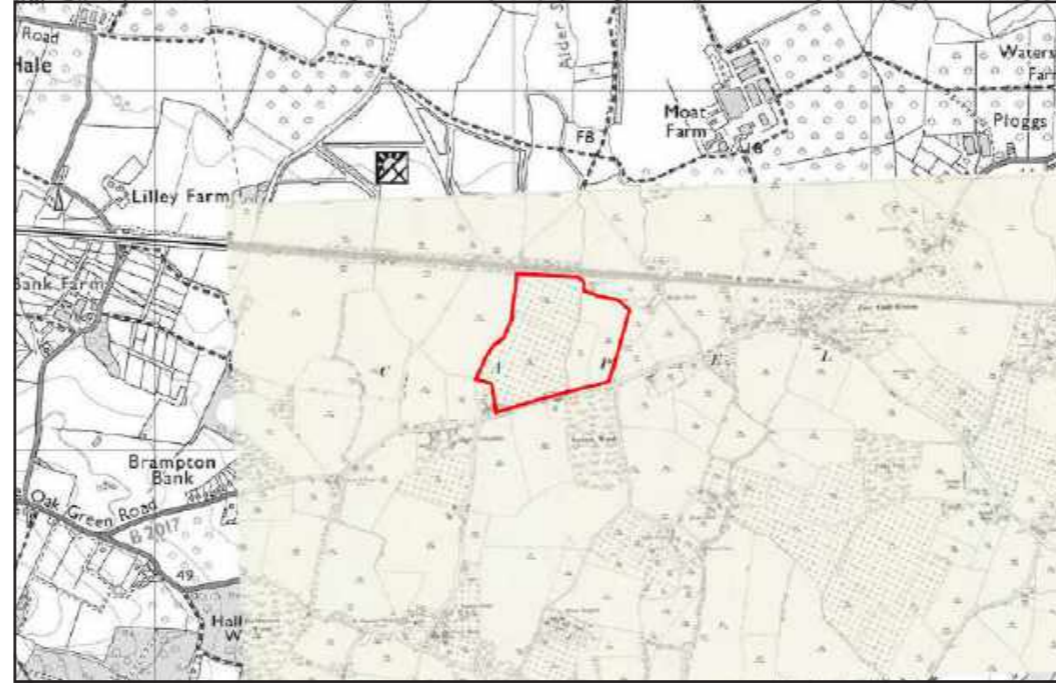
-  Site Location
-  District Boundary
-  Study Area
-  Metropolitan Green Belt

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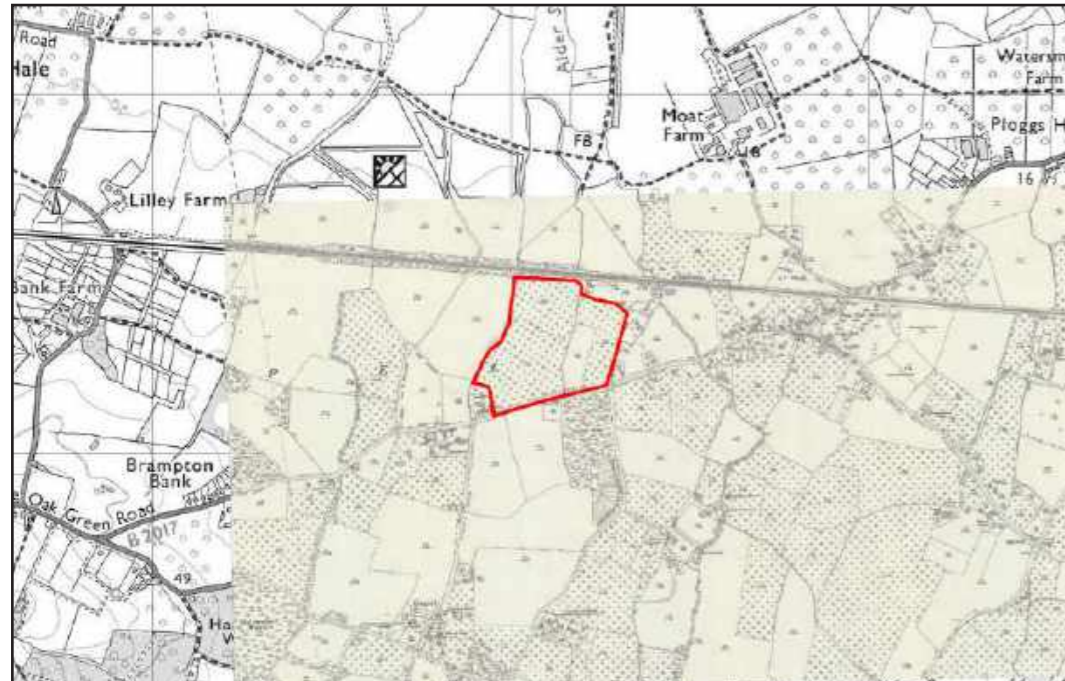




1872



1908



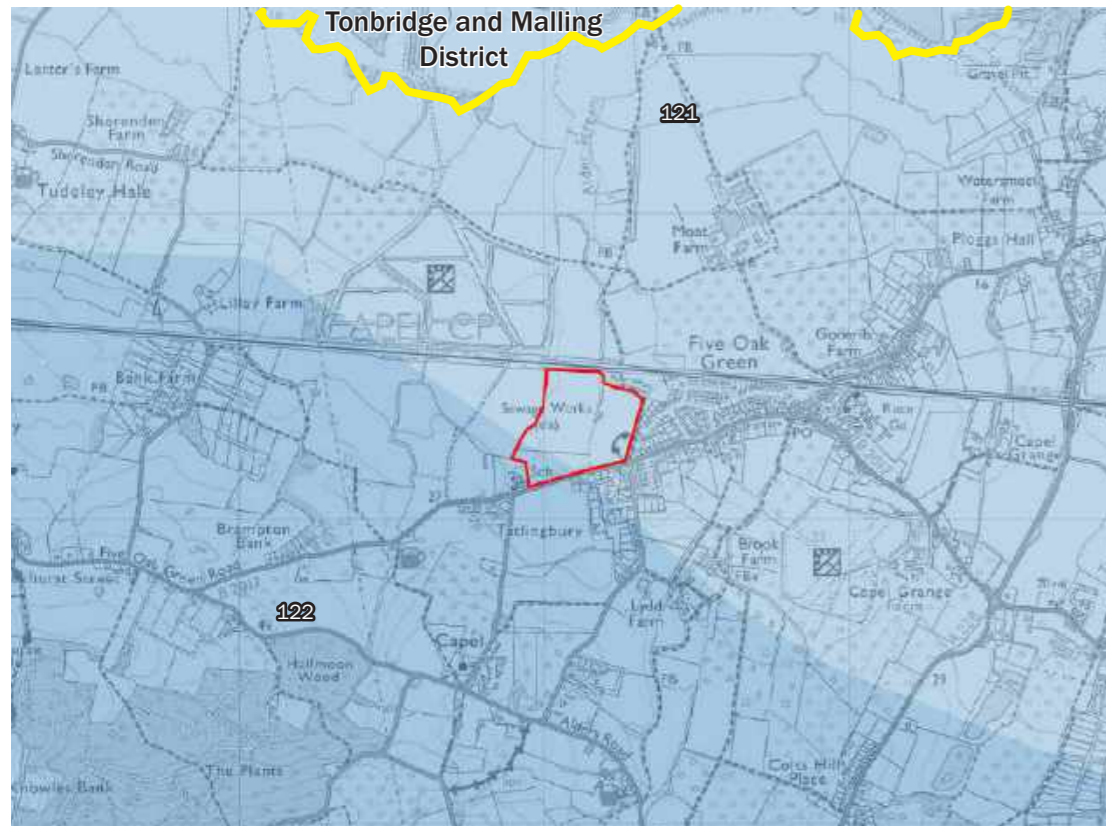
1940







1950

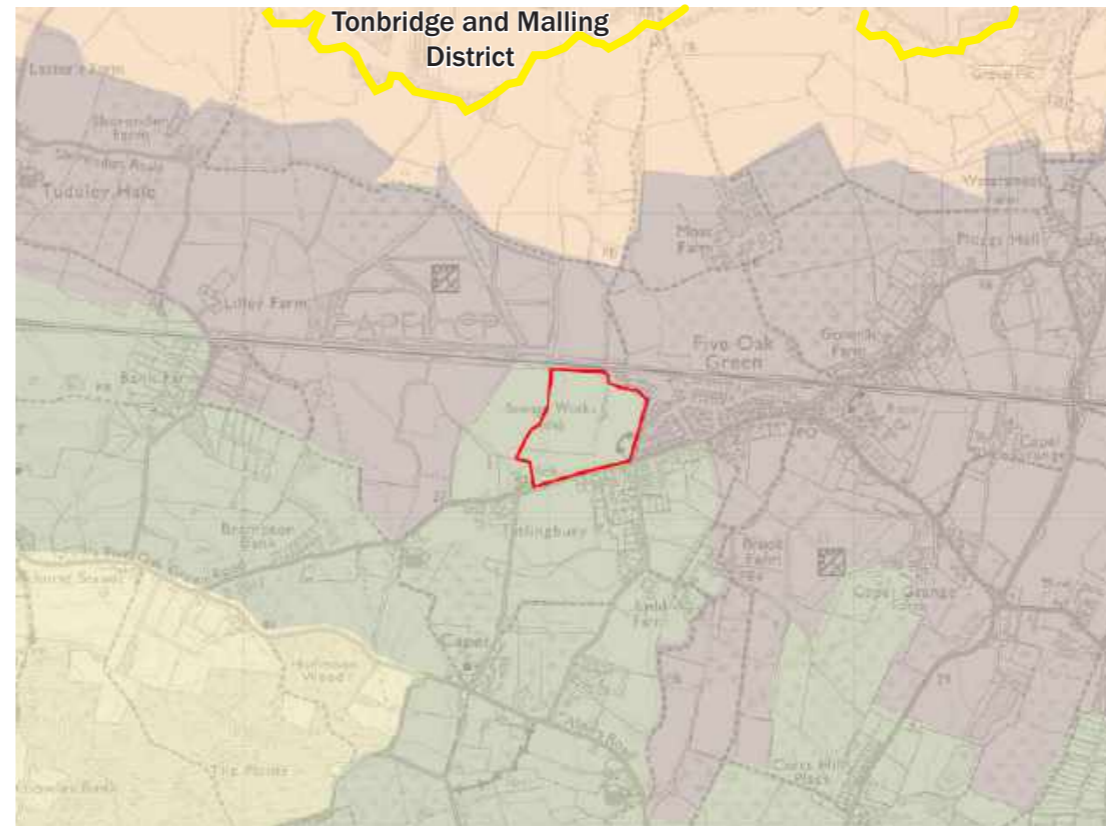
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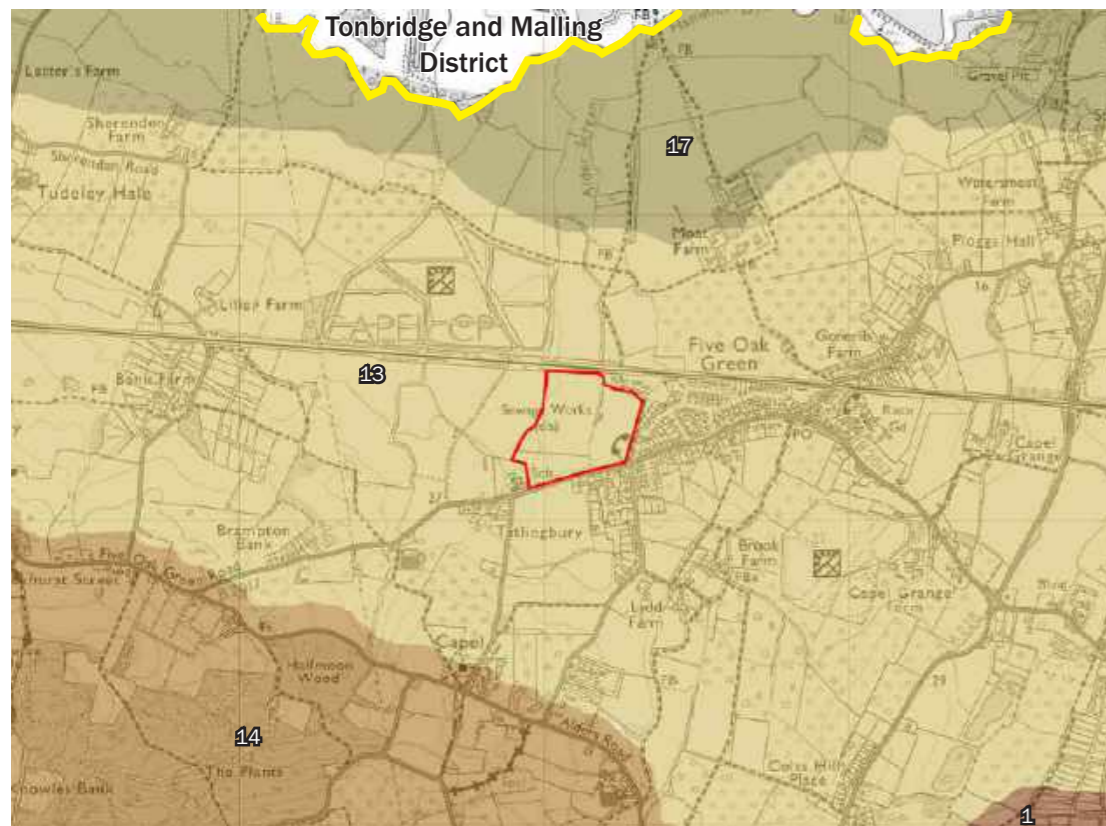
-  Site Location
-  District Boundary
-  121 Low Weald
-  122 High Weald



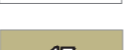
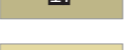
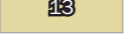

National Character Area Profile



-  Site Location
-  District Boundary
-  Medway Valley
-  Low Weald Fruit Belt
-  Kent Fruit Belt - Kentish High Weald
-  Pembury - Central High Weald

Kent County Landscape Character Assessment

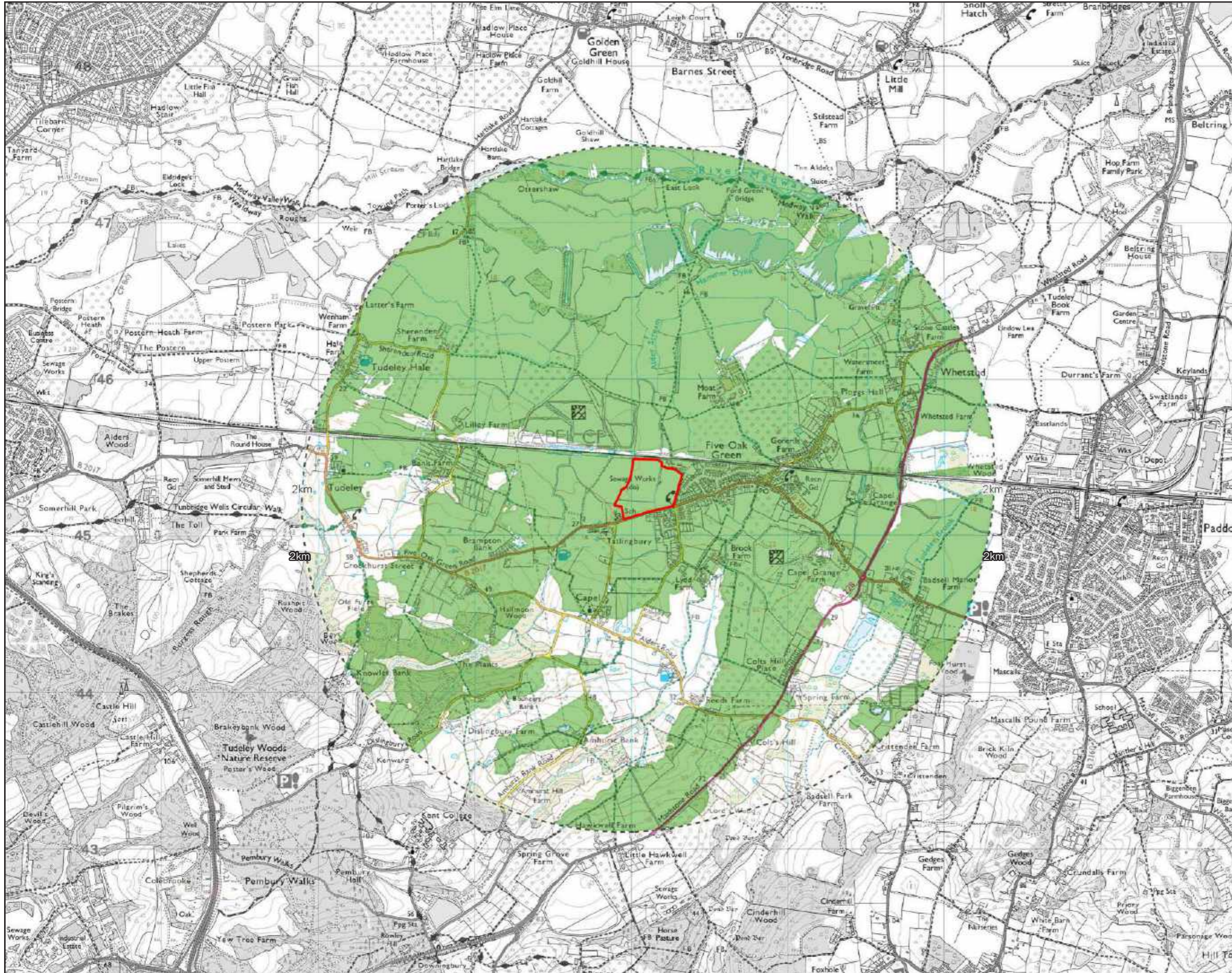


-  Site Location
-  District Boundary
-  17 River Valley - Medway Valley
-  13 Low Weald Farmland - Paddock Wood/ Five Oak Green
-  14 Forested Plateau - Pembury Capel
-  1 Fruit Belt - Matfield/Brenchley




Tunbridge Wells Borough Landscape Character Assessment

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**KEY:**

-  Site Location
-  2km Study Area
-  Zone of Theoretical Visibility (ZTV)

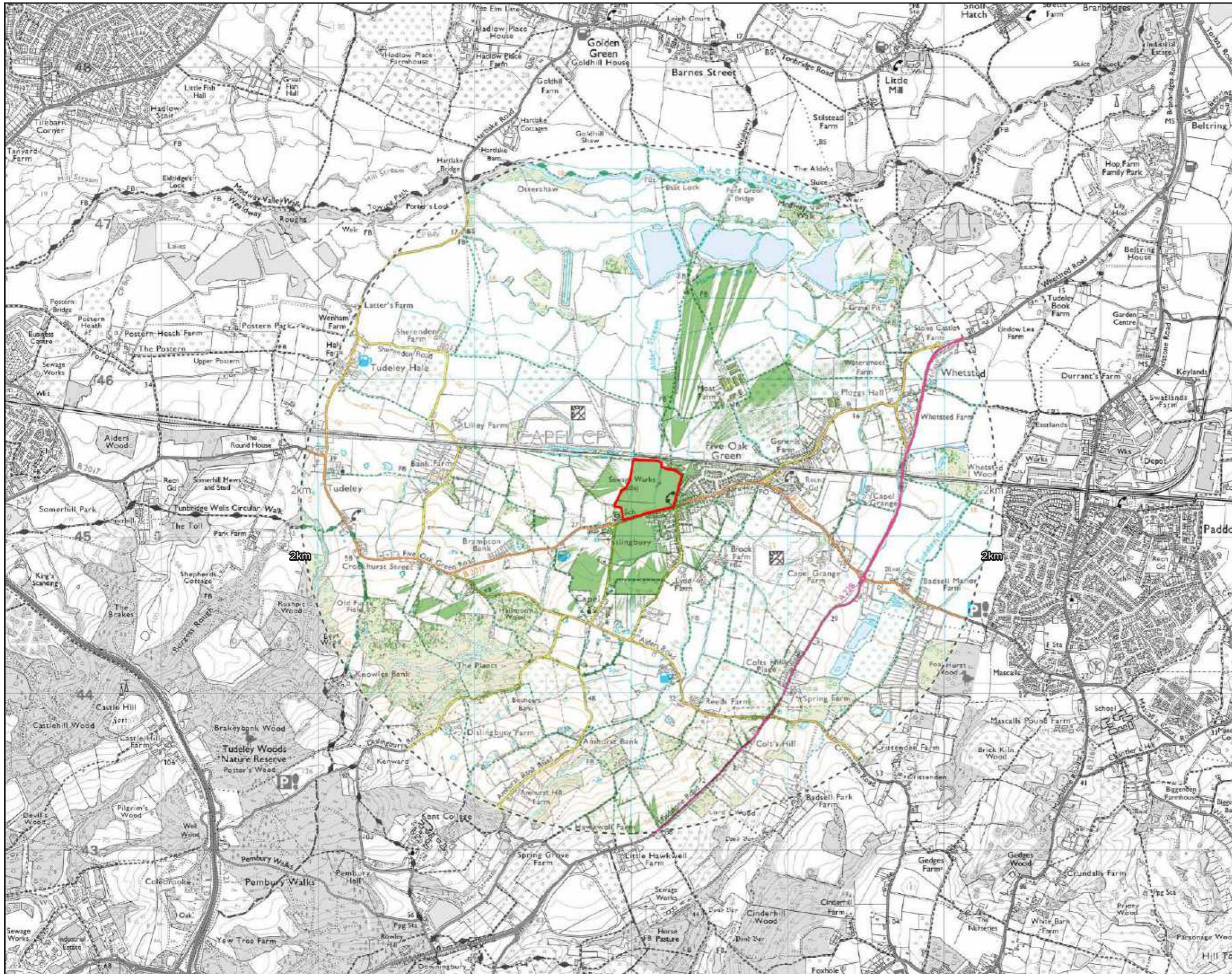
The ZTV is generated from a receptor height of 1.6m (average eye level) and receiver heights of up to 8.5m (maximum development height). Multiple targets were placed within the site to best represent points that may be visible.

The ZTV is based on LIDAR 1m DSM (Digital Surface Model) which includes surface features such as existing buildings and trees. Some changes within the landscape may have occurred since the DTM data and ZTV was created. Data source; data.gov.uk. This ZTV also includes Earth's curvature.




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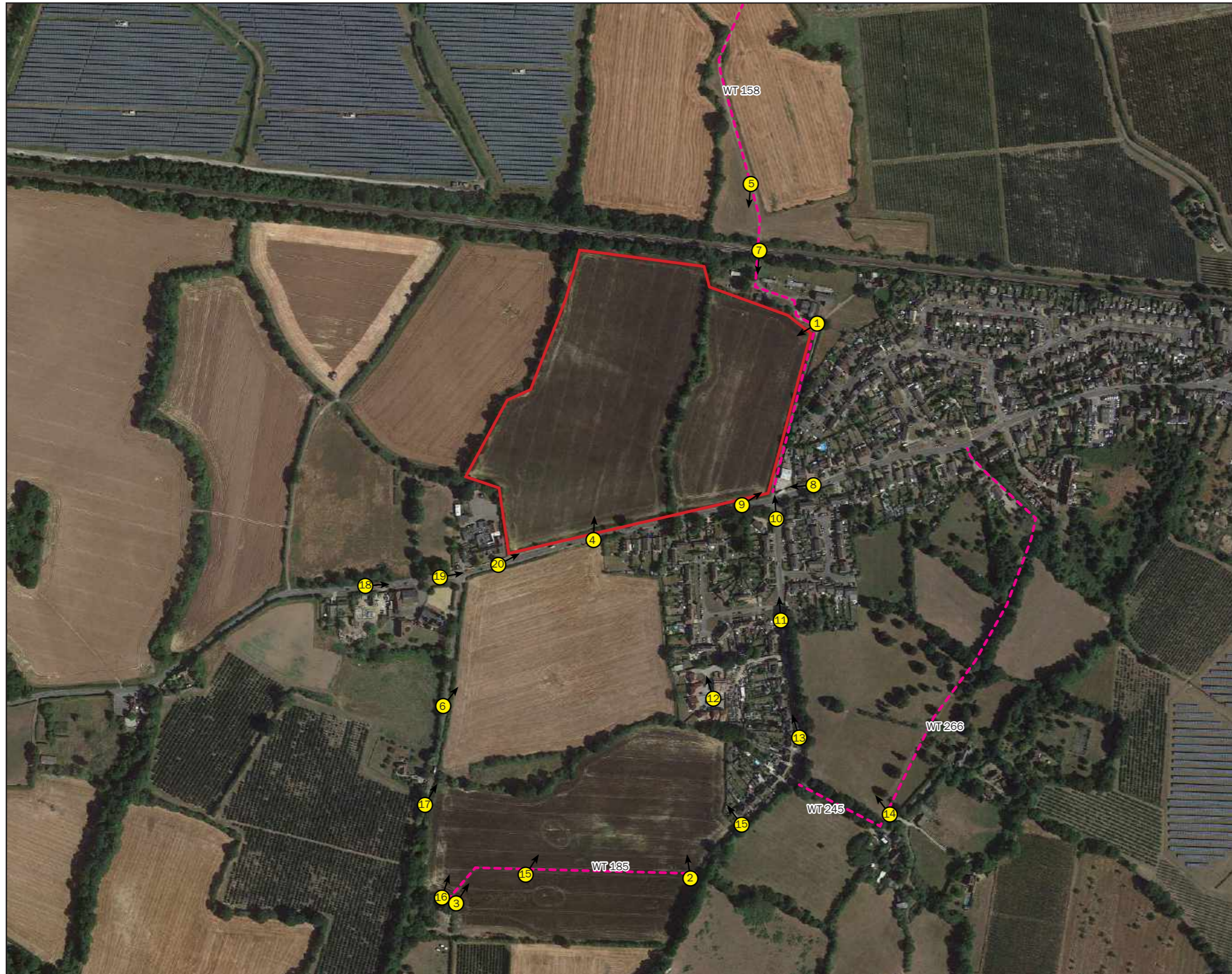
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-  2km Study Area
-  Zone of Theoretical Visibility (ZTV)

The ZTV is generated from a receptor height of 1.6m (average eye level) and receiver heights of up to 8.5m (maximum development height). Multiple targets were placed within the site to best represent points that may be visible.




The ZTV is based on LIDAR 1m DTM (Digital Terrain Model) a 'bare earth' terrain which is calculated on topography alone. Some changes within the landscape may have occurred since the DTM data and ZTV was created. Data source; data.gov.uk. This ZTV also includes Earth's curvature.

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KEY:

-  Site Location
-  Photo Location
-  Public Footpath



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