

AONB SETTING ANALYSIS REPORT

Supporting Plans and Photographs

For

Tunbridge Wells Borough Council

By

Hankinson Duckett Associates

Project reference 946.1

CONTENTS

- Figure 1 - Setting Study Sites

1 Paddock Wood

- Figure P1 - Location Plan
- Figure P2 - Designations
- Supporting photographs
- Figure P3 - Site sensitivity

2 Tudeley Garden Village

- Figure T1 - Location Plan
- Figure T2 - Designations
- Supporting photographs
- Figure T3 - Site sensitivity

3 Horsmonden

- Figure H1 - Location Plan
- Figure H2 - Designations
- Supporting photographs
- Figure H3 - Site sensitivity

4 Benenden Hospital

- Figure B1 - Location Plan
- Figure B2 - Designations
- Supporting photographs
- Figure B3 - Site sensitivity

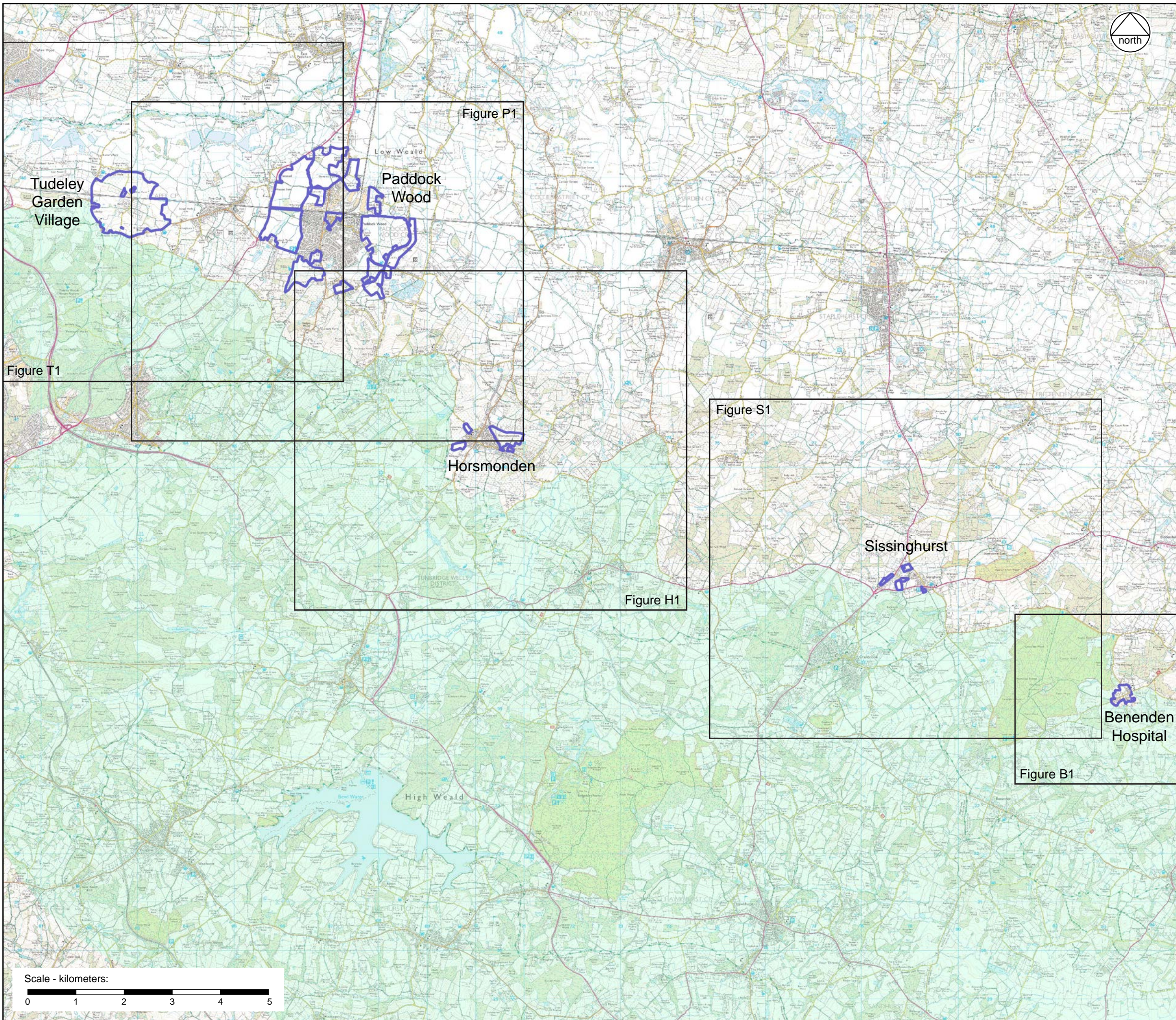
5 Sissinghurst

- Figure S1 - Location Plan
- Figure S2 - Designations
- Supporting photographs
- Figure S3 - Site sensitivity

HDA LVIA Photograph Methodology:

- Take advice from client and agree locations and directions for photographs.
- Visit site to take existing situation photographs from agreed positions.
- Photographs should be taken in accordance with the guidance from the Landscape Institute Advice Note 01/1. Although the guidance states that the use of 35mm colour film and a 50mm focal length is still valid, traditional film and associated cameras have been almost entirely supplanted by digital image processing and associated digital cameras. Therefore a digital equivalent of 50mm focal length on a 35mm film camera, should be used.
- HDA uses a Nikon D5100 camera fitted with a AF-S DX NIKKOR 18-105mm f/3.5-5.6G ED VR lens. The Nikon D5100 camera uses DX technology in its sensor which requires a x1.5 crop factor in order to replicate a traditional 35mm film camera. Therefore the Nikon D5100 should be set to 35mm focal length as the closest equivalent to a traditional 50mm lens i.e. $35\text{mm} \times 1.5 = 52.5\text{mm}$.
- Whilst on site, the Nikon D5100 is connected to a 'Solemata Geotagger Pro2' GPS device which records the location and elevation of each photograph taken, by imbedding the GPS information into the metadata of each photograph file. As a check, the position and directions of photographs should also be noted onto a paper copy of site survey as accurately as possible by hand.
- On return from site, collate existing situation photographs and document photograph locations and directions.

Photographs taken May and July 2020



KEY

- Allocation Boundary
- High Weald AONB

CLIENT:
Tunbridge Wells Borough Council
PROJECT:
AONB Setting Analysis
TITLE:
Setting Study Sites
SCALE AT A3:
1:75,000
DATE:
November 2020

946.1/20

Figure 1

Based on Ordnance Survey mapping with permission of Her Majesty's Stationery Office
Licence no. AR187372

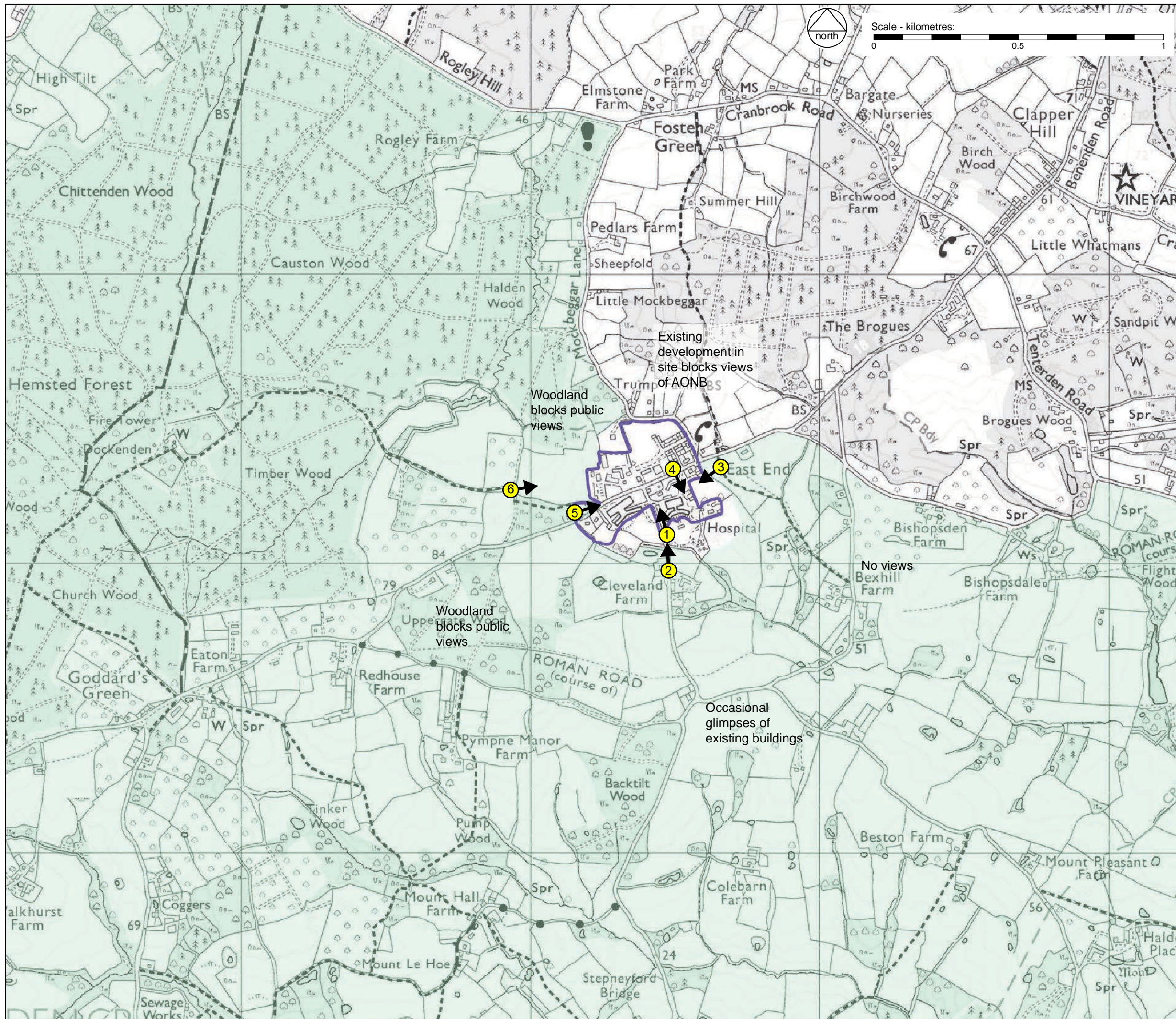
© hankinson duckett associates
The Stables, Howbery Park, Benson Lane, Wallingford, OX10 8BA
t 01491 838175 e consult@hda-enviro.co.uk w www.hda-enviro.co.uk

Landscape Architecture
Masterplanning
Ecology



Benenden Hospital

Supporting Plans and Photographs



KEY

- Allocation Boundary
- High Weald AONB
- Photograph Locations

CLIENT:
Tunbridge Wells Borough Council

PROJECT:
AONB Setting Analysis

TITLE:
Benenden Hospital - Location

SCALE AT A3:
1:12,500

DATE:
September 2020

946.1/05

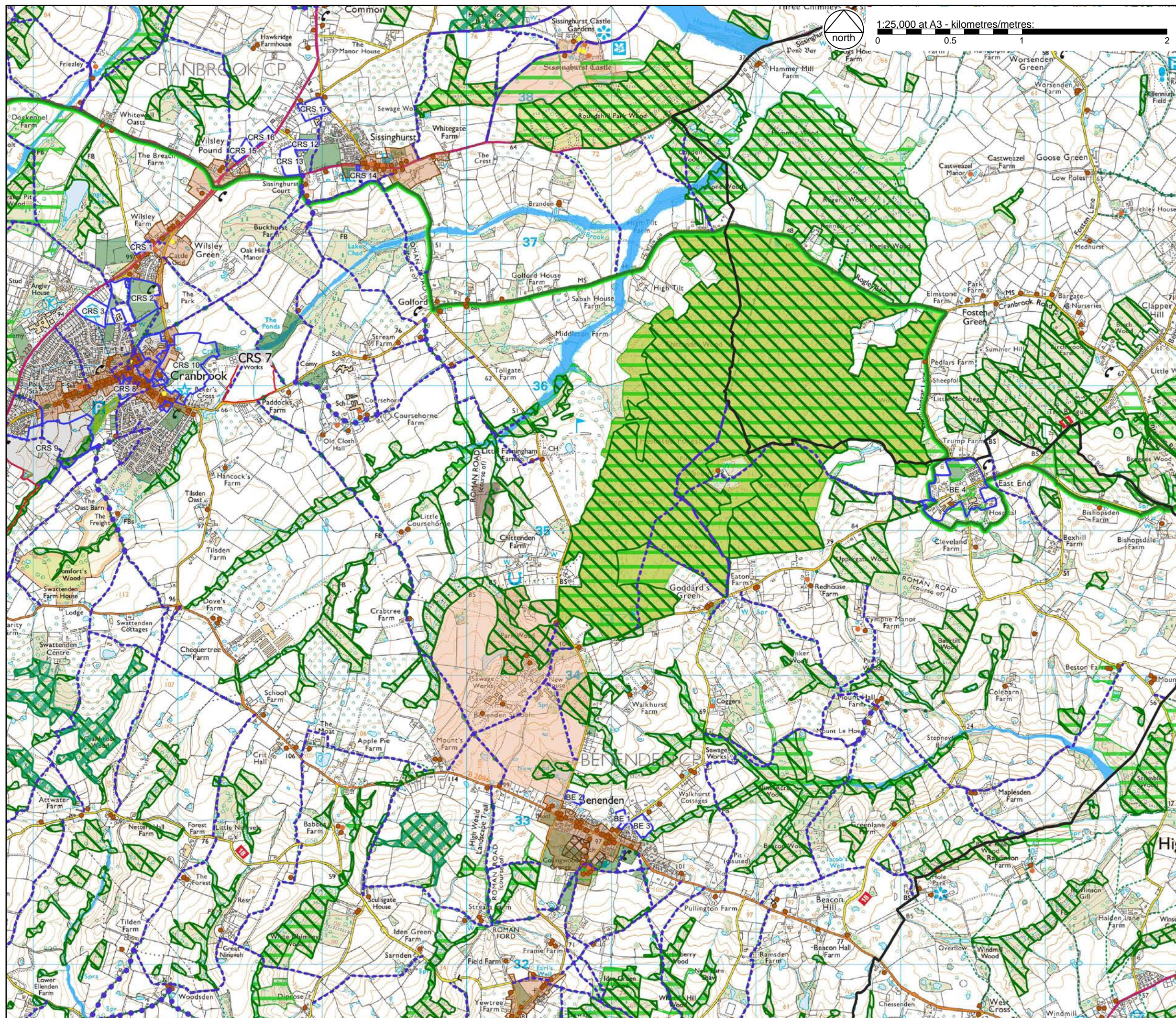
Figure B1

Based on Ordnance Survey mapping with permission of Her Majesty's Stationery Office
Licence no. AR18372

© hankinson duckett associates
The Stables, Howbery Park, Benson Lane, Wallingford, OX10 8BA
t 01491 838175 e consult@hda-enviro.co.uk w www.hda-enviro.co.uk

Landscape Architecture
Masterplanning
Ecology





KEY

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

CLIENT:
Tunbridge Wells Borough Council

PROJECT:
AONB Setting Analysis

TITLE:
Benenden Hospital - Designations

SCALE AT A3: 1:25,000

DATE:
September 2020

946.1/08

Figure B2

Based on Ordnance Survey mapping with permission of Her Majesty's Stationery Office
Licence no. AR187372

© hankinson duckett associates
The Stables, Howbery Park, Benson Lane, Wallingford, OX10 8BA
t 01491 838175 e consult@hda-enviro.co.uk w www.hda-enviro.co.uk

Landscape Architecture
Masterplanning
Ecology



Green Lane

Existing buildings within the proposed allocation site



Photograph B1 Looking north up Green Lane from the southern edge of the proposed allocation.

Green Lane

Existing buildings within the proposed allocation site



Photograph B2 Looking north up Green Lane from the edge of the AONB at Cleveland Farm.

Existing buildings within the proposed allocation site



Photograph B3 View west from the footpath to the east of the allocation site, within the AONB. The edge of the proposed allocation is currently marked by hoarding.

Existing buildings within the
proposed allocation site



Photograph B4 Looking south into the proposed allocation from Goddards Green Road.

Existing buildings within the
proposed allocation site



Photograph B3 Continued

Existing buildings within the
proposed allocation site



Photograph B5 View east across an existing hospital car-park, from a footpath to the west. Both the footpath and car park lie within the AONB.

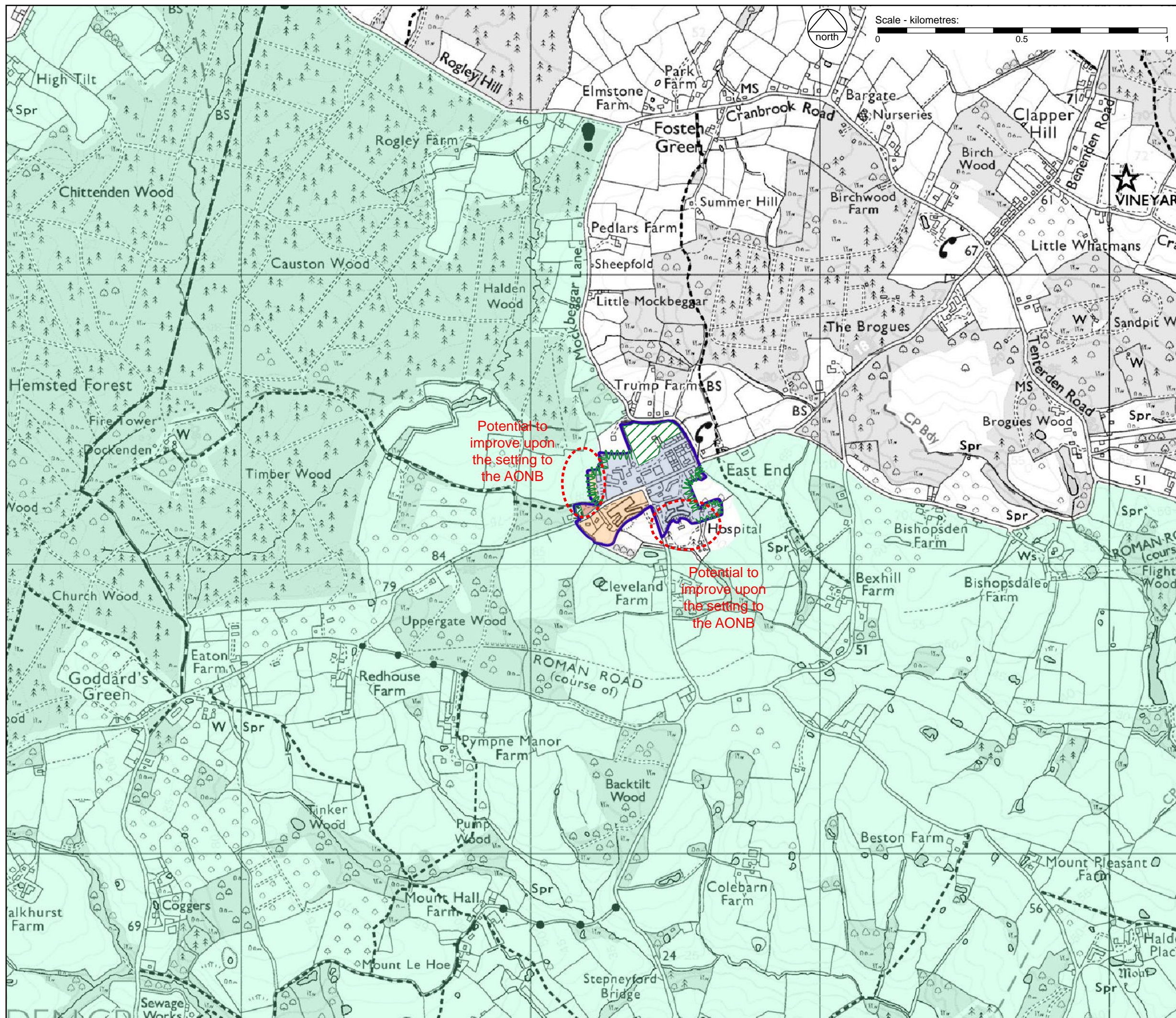
Existing buildings within the
proposed allocation site



Photograph B6 Looking east from a stretch of the footpath to the west of the proposed allocation site. The site is only visible through gaps in the trees lining the path.



Photograph B5 Continued



KEY

- Allocation Boundary
- High Weald AONB
- Very high sensitivity area - development in this location is likely to harm the setting to the AONB. It may not be possible to mitigate against harm in this location.
- High sensitivity area - development in this location without mitigation is likely to harm the setting to the AONB.
- Medium sensitivity area - development in this location without mitigation may harm the setting to the AONB.
- Low sensitivity area - development in this location is unlikely to harm the setting to the AONB
- Open Space and Landscape Buffer defined within TWBC Draft Local Plan.
- Potential locations of structural landscape, to mitigate for perceived landscape or visual effects on the setting to the AONB.

CLIENT:
Tunbridge Wells Borough Council

PROJECT:
AONB Setting Analysis

TITLE:
Benenden Hospital - Site sensitivity

SCALE AT A3:
1:12,500

DATE:
November 2020

946.1/15A

Figure B3

Based on Ordnance Survey mapping with permission of Her Majesty's Stationery Office
Licence no. AR187372

© hankinson duckett associates
The Stables, Howbery Park, Benson Lane, Wallingford, OX10 8BA
t 01491 838175 e consult@hda-enviro.co.uk w www.hda-enviro.co.uk

Landscape Architecture
Masterplanning
Ecology

