

AONB SETTING ANALYSIS REPORT

Supporting Plans and Photographs

For

Tunbridge Wells Borough Council

By

Hankinson Duckett Associates

Project reference 946.1



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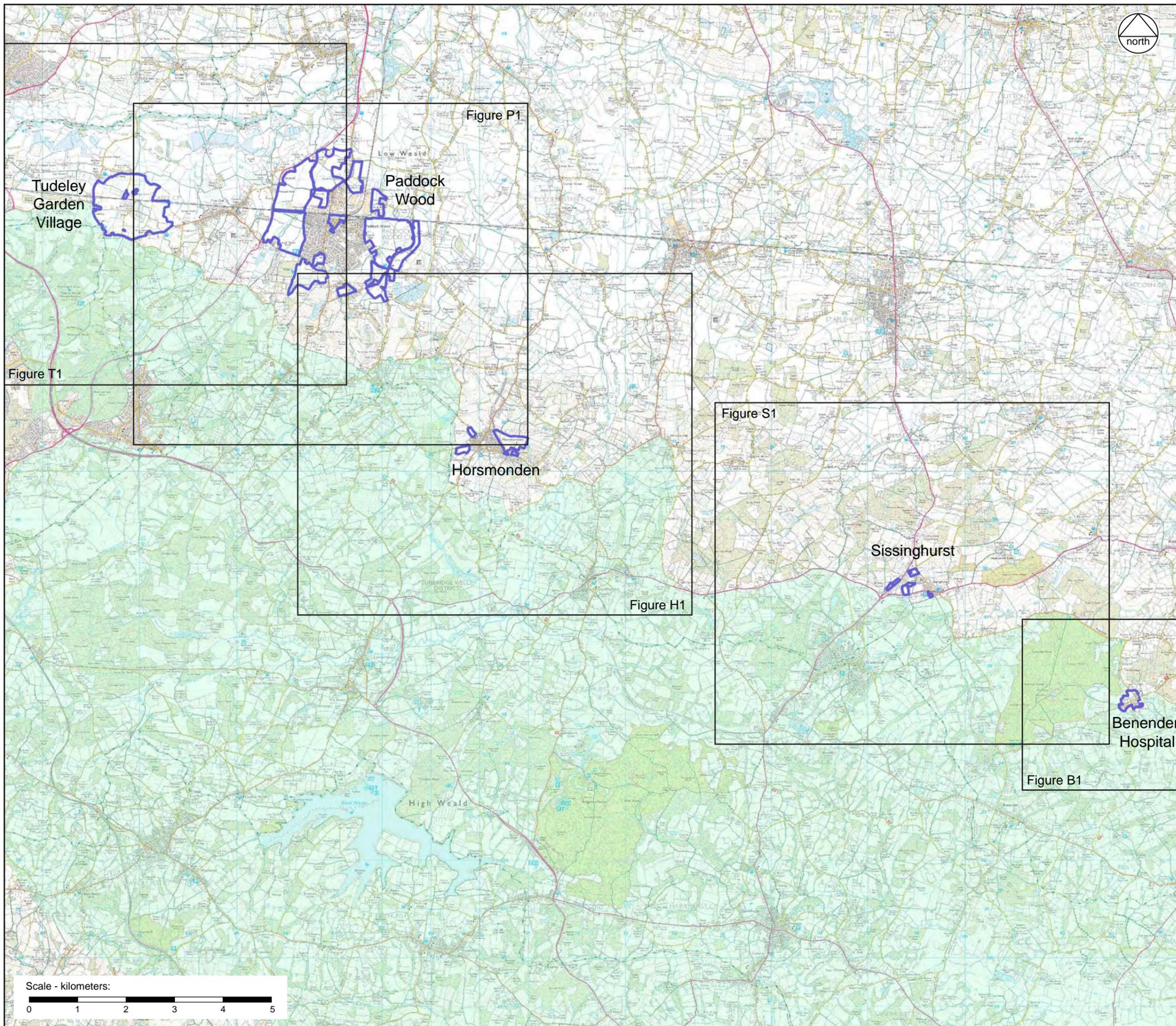
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- Figure S1 - Location Plan
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HDA LVIA Photograph Methodology:

- 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

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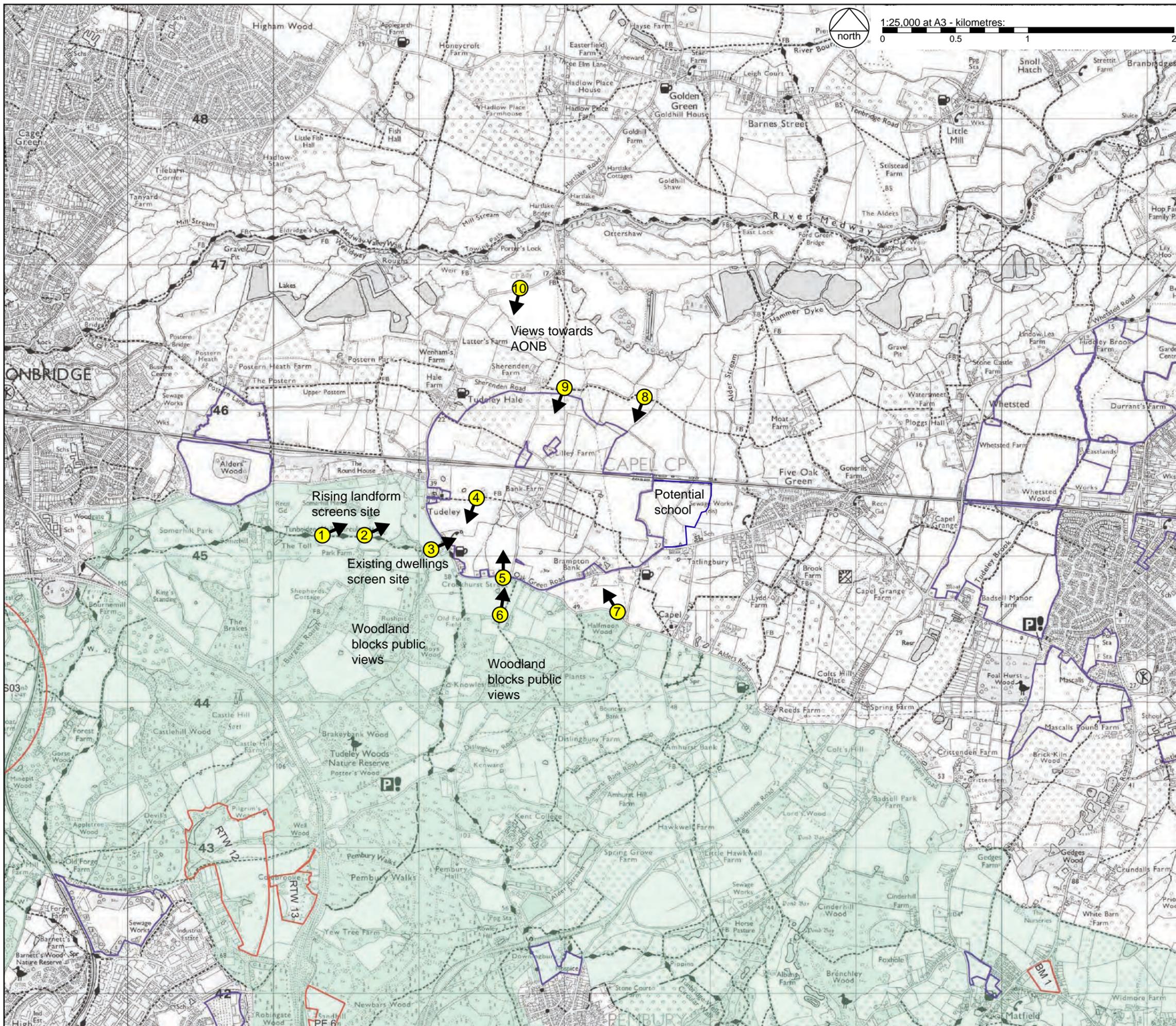
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Tudeley Garden Village

Supporting Plans and Photographs



KEY

-  Allocation Boundary
-  High Weald AONB
-  Photograph Locations

CLIENT:
Tunbridge Wells Borough Council

PROJECT:
AONB Setting Analysis

TITLE:
Tudeley Garden Village - Location

SCALE AT A3: 1:25,000 DATE: September 2020

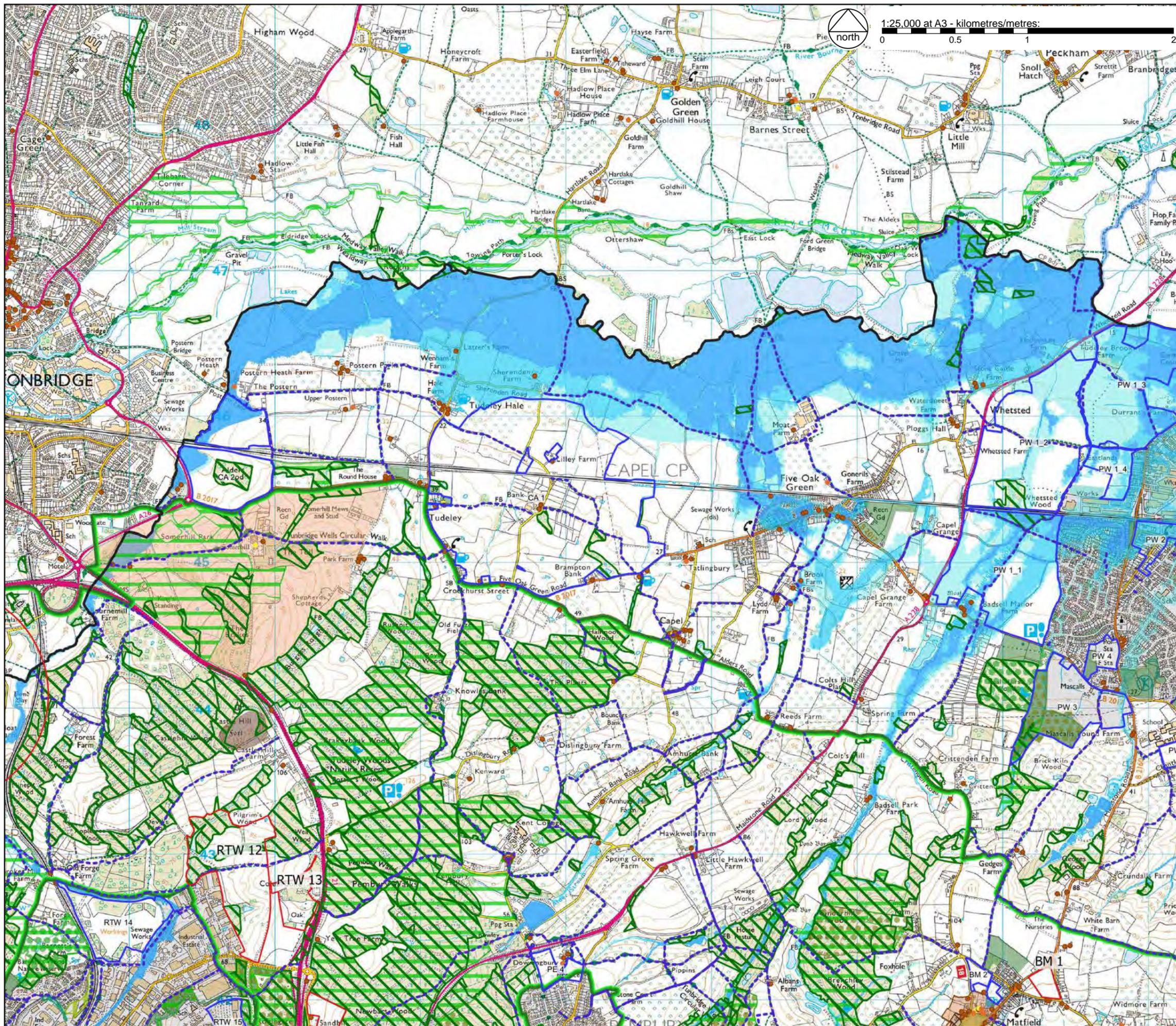
946.1/07 **Figure T1**

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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:
Tudeley Garden Village - Designations

SCALE AT A3: 1:25,000 DATE: September 2020

946.1/10 **Figure T2**

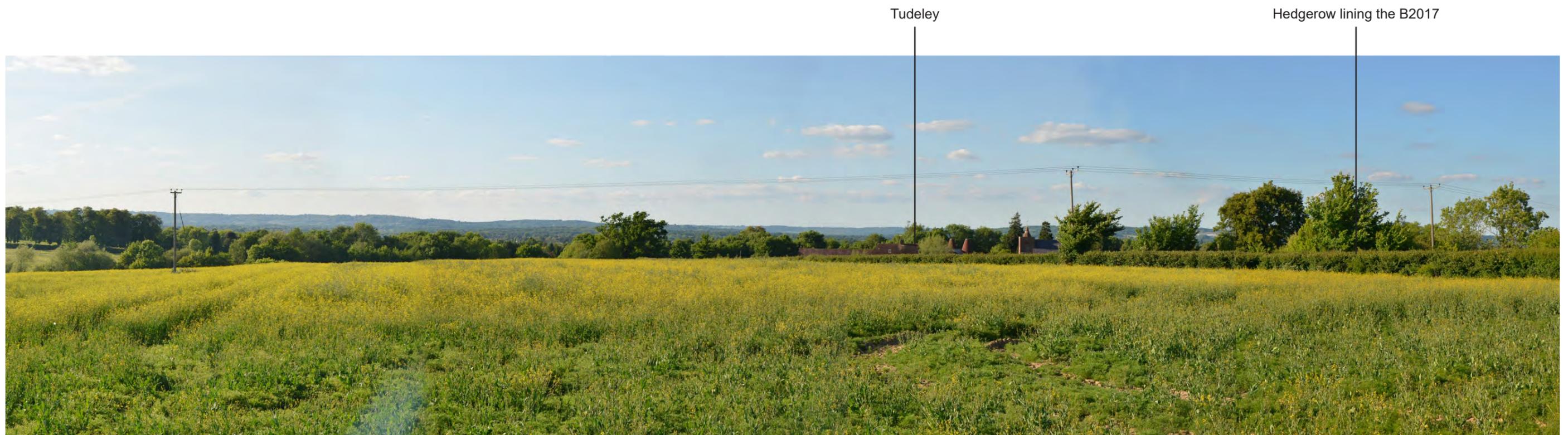
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Photograph T1 Looking north-east from the Tunbridge Wells Circular Walk, to the east of The Toll at Somerhill Park. Hedgerows, trees and landform obscure views of the proposed allocation.



Photograph T3 view north-east from the Tunbridge Wells Circular Walk, on the approach to the B2017. The south-western edge of the allocation lies beyond the hedgerows and dwellings lining the B2017.

The Round House

Tudeley

Tunbridge Wells
Circular Walk



Photograph T2 Looking north-east from the Tunbridge Wells Circular Walk, at the crossroads with the access drive to Park Farm. Hedgerows, trees and landform obscure views of the proposed allocation.

Houses lining the B2017



Photograph T3 Continued

Woodland within the AONB forms a backdrop to the view



Photograph T4 Looking south-west towards the AONB from the footpath to All Saints Church, within the proposed allocation.

The B2017

Tudeley Village draft allocation site

Bank Farm

Hedgerow lining Sherenden Road



Photograph T5 View north across the proposed allocation from a section of the B2017, to the west of the junction with Sherenden Road.

Houses lining the B2017

All Saints Church



Photograph T4 Continued

Houses lining the B2017

Tudeley Village draft allocation site



Photograph T6 View north from the high point on the footpath to the south of the junction between Sherenden Road and the B2017

Tudeley Village draft allocation site



Photograph T7 Looking north towards the draft allocation site from a gap in the hedgerow lining the B2017, to the north of Halfmoon Wood.

Woodland within the AONB forms a backdrop to the view



Photograph T8 Looking south towards the AONB from the footpath to the east of Sherenden Farm.

Tudeley Village draft
allocation site



Photograph T7 Continued



Photograph T8 Continued

Tudeley Village draft allocation site



Photograph T9 View south from the stretch of Sherenden Road adjacent to Sherenden Farm.

Woodland within the AONB forms a backdrop to the view



Photograph T10 View south from Hartlake Road, to the south of the River Medway. The proposed allocation site lies in the mid-ground of the view.

Woodland within the AONB forms a backdrop to the view

Tudeley Village draft allocation site



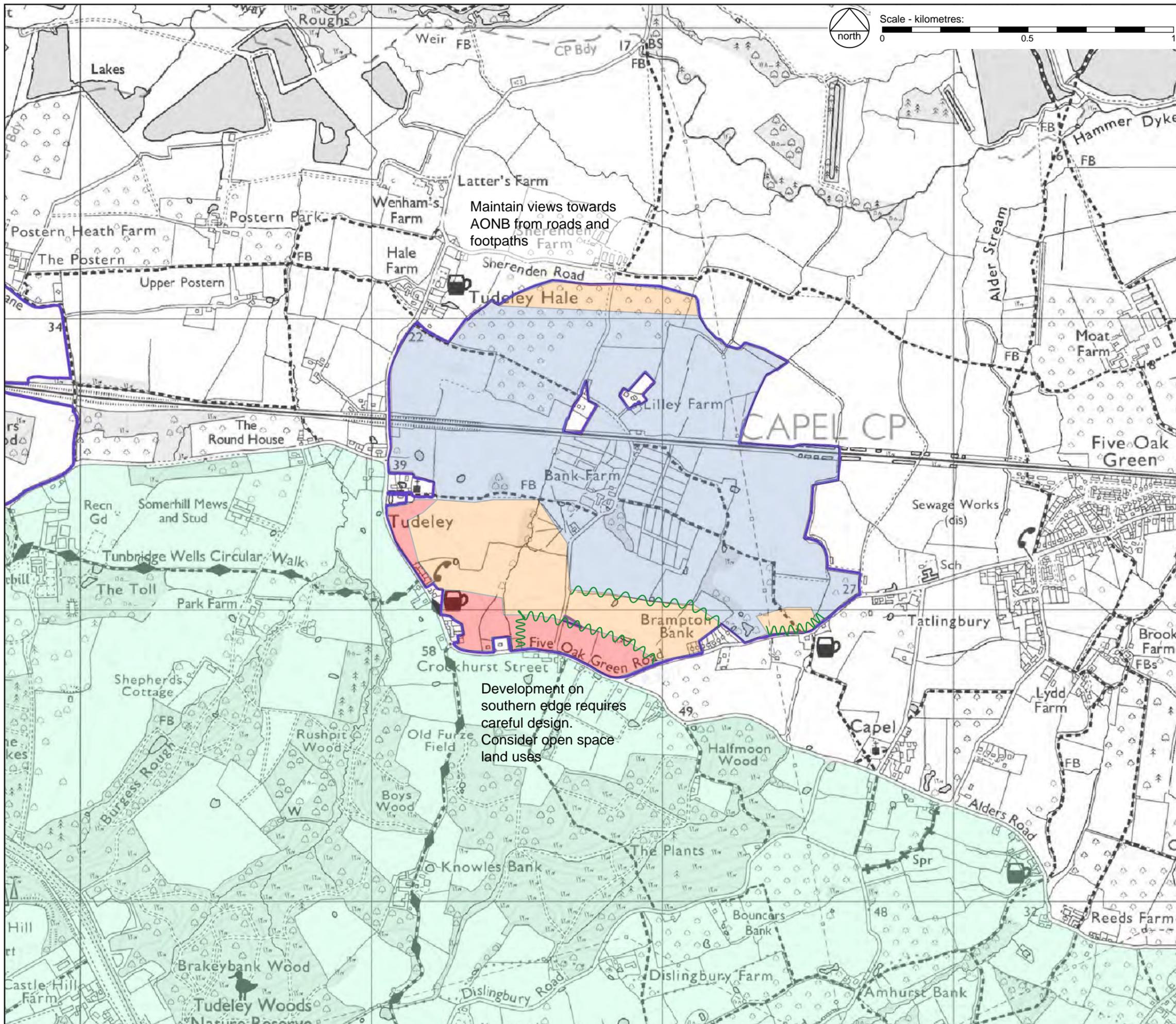
Photograph T9 Continued

Tudeley Village draft allocation site

Woodland within the AONB forms a backdrop to the view



Photograph T10 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:
Tudeley Garden Village - Site Sensitivity

SCALE AT A3: 1:12,500 DATE: November 2020

946.1/17A **Figure T3**