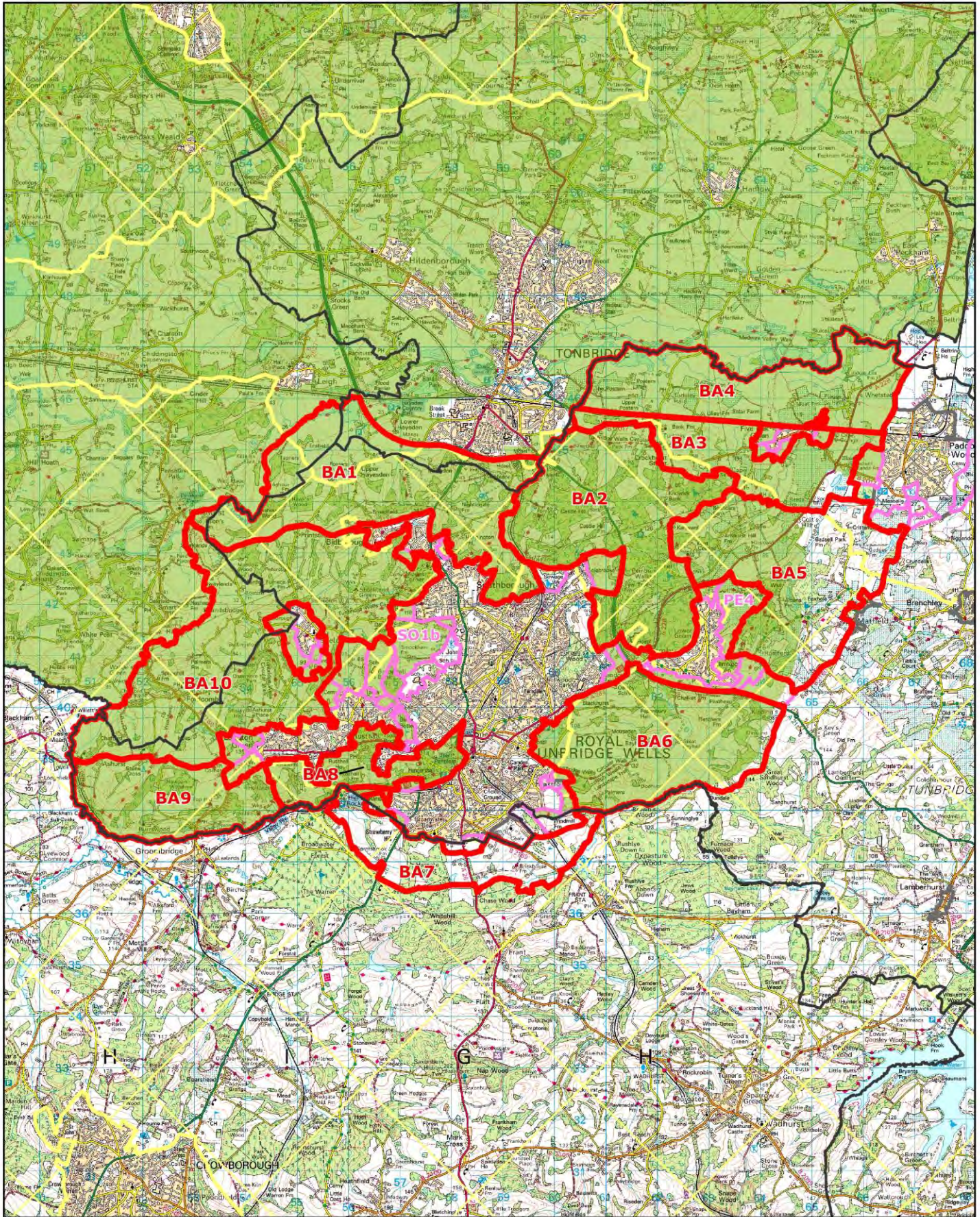


Settlement: Broad Area

Broad Area

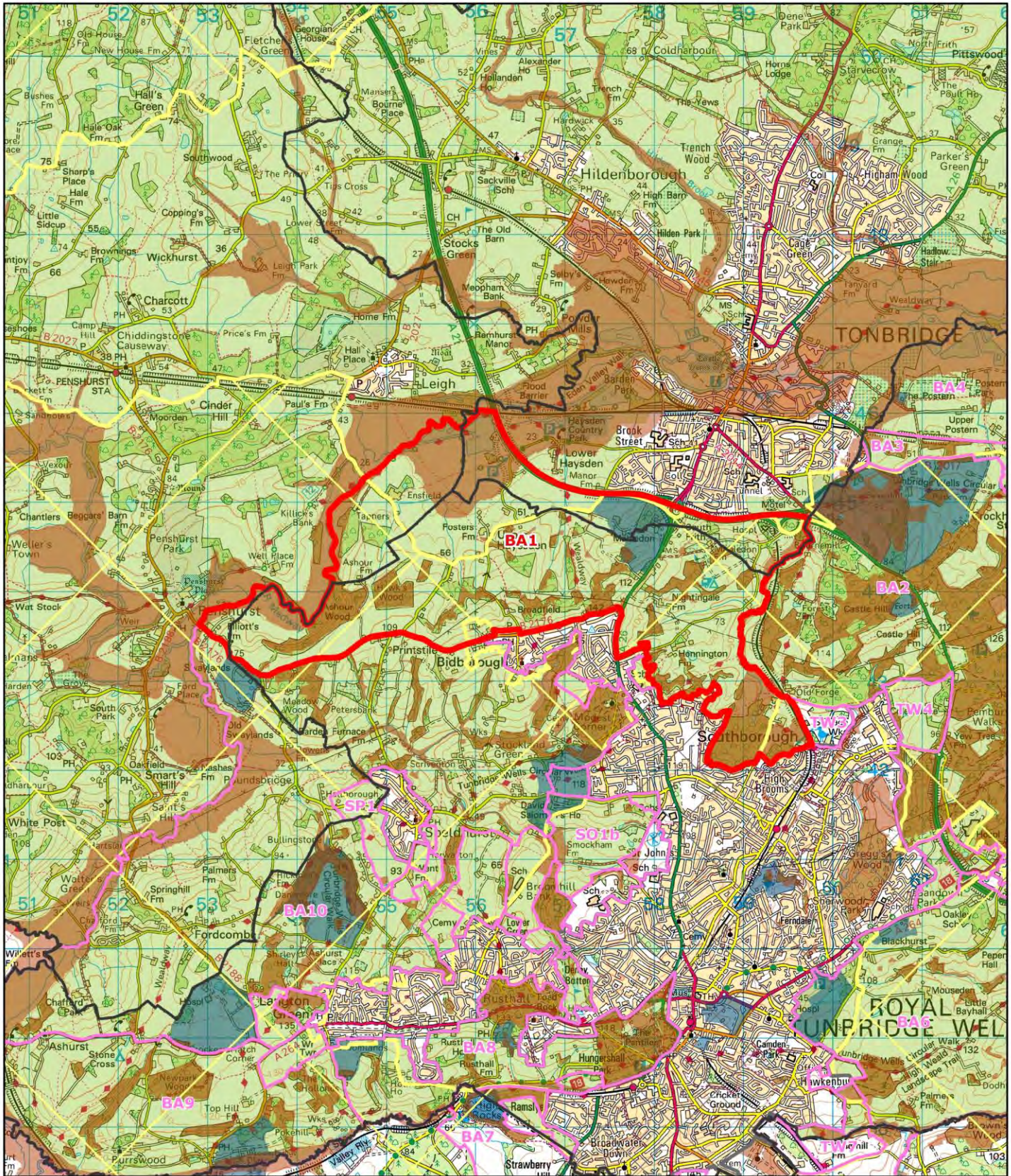
Settlement Type: Broad Area

Broad Area



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- Assessment Parcel
- District Boundary
- Contour
- AONB
- Other Green Belt Parcels
- Green Belt
- Limits to Built Development



 Assessment Parcel	 Limits to Built Development	Natural Constraints
 Other Assessment Parcels	 AONB	 SAC, SPA, SSSI, Nature Reserves, Local Wildlife Sites Ancient Woodland Inventory and Floodzones 2 & 3
 District Boundary		Cultural Constraints
 Green Belt		 Historic Parks and Gardens, Proposed Historic Parks and Gardens, and Scheduled Monuments
 Contour		

Settlement:	Broad Area	Settlement Type:	Broad Area
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Parcel	BA1
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Size (ha)	1,124.1	Parcel type	Broad Area
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Development/land use

This broad area of Green Belt comprises land of undulating north-facing slopes between Tunbridge Wells and Tonbridge, cut by narrow stream valleys and characterised by numerous woodland blocks, the majority of which are ancient. The towns of Tunbridge Wells and Tonbridge are linked by the A26 which follows a ridge line. Built development comprises dispersed farms and roadside housing along the A26. The remainder of the land use is mostly arable and pastoral fields.

Parcel boundaries

The northern boundary of the broad area is defined by the A21, thereby including a small area of land within Tonbridge and Malling Borough. The River Medway forms the western boundary and another, smaller stream forms the eastern boundary. The southern boundary is defined by the scarp slope of the Bidborough ridge. The area abuts the Limits to Built Development along the B2176 Bidborough Ridge and along the A26 south of Bidborough Corner, following the settlement edge along the defined ridge east of Southborough. The settlement is distinctly separated from the broad area by woodland blocks and topography.

Relationship between settlement and countryside

The topography and woodlands create a distinction between settlement and countryside, with the LBD marking a distinct break in slope, down into a valley with a strong woodland component. This makes a strong contribution to preventing encroachment on the countryside. Expansion down from higher ground onto the slopes and Medway Valley would constitute a step-change in the form of the settlement that would also clearly constitute outward expansion of the large built-up area. The same factors that give land north of Bidborough and along the A26 a strong role in preventing sprawl mean that land to the south of Tonbridge plays the same role. The A21 forms a strong edge to Tonbridge and is a strong separating feature. The A26 however, is a connecting feature between Tunbridge Wells and Tonbridge and any expansion along the A26 would reduce the gap between towns. Existing roadside housing along one side of the A26 comprises about a third of the gap, is detached from both settlements, and predates the Green Belt. Away from the main road, woodlands are important in maintaining separation across what would otherwise, due to elevation differences, be a largely intervisible landscape, and their retention limits the scope for any development. Brokes Wood and the valley to the east of it can be considered to form a separation between Southborough and the industrial northern tip of Tunbridge Wells around Longfield Road.

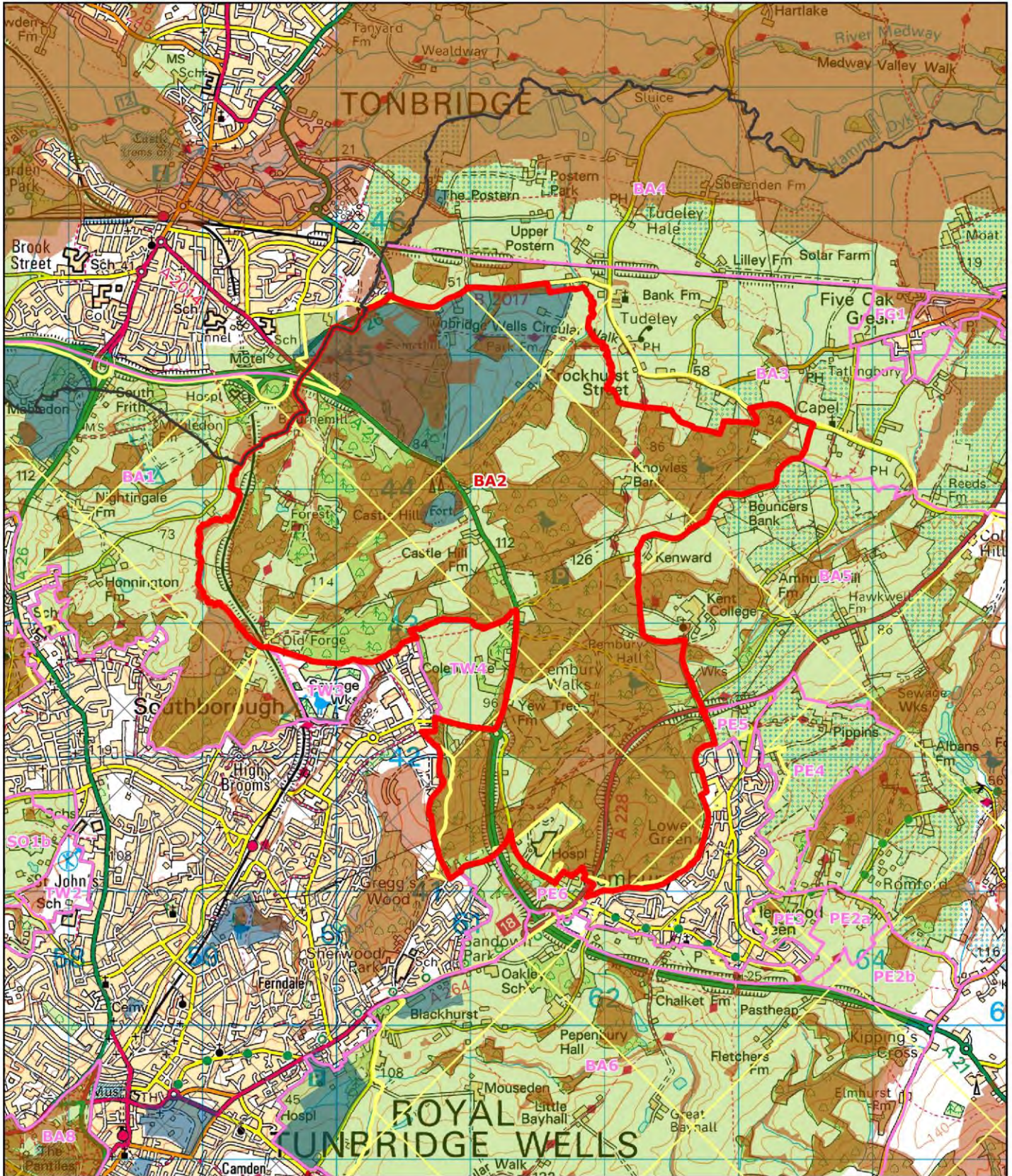
Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The broad area is adjacent to the large built-up area but has some separation from it and relates strongly to the wider countryside – development would represent significant expansion of the large built-up area into the countryside.	Strong
2 - Prevent neighbouring towns merging into one another	Tunbridge Wells and Tonbridge are separated by a gap of approximately 1.4km. Development of the broad area would result in a physical or visual coalescence of towns, or a significant narrowing of the gap.	Strong
3 - Assist in safeguarding the countryside from encroachment	The broad area relates strongly to the wider countryside, has a sense of separation from the settlement and lacks urbanising development – development would represent encroachment into the countryside.	Strong
4 - To preserve the 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. Therefore the broad area's openness is a key element in the relationship between the settlement and key characteristics identified as contributing to special character.	Strong

Settlement:	Broad Area	Settlement Type:	Broad Area
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose and so have not been assessed.		Not assessed
Green Belt boundary strength			
The existing Green Belt boundary is strongly defined by topography and woodland.			

Settlement: Broad Area Settlement Type: Broad Area

Parcel: BA2



- Assessment Parcel
- Other Assessment Parcels
- District Boundary
- Green Belt
- Contour
- Limits to Built Development
- AONB
- Natural Constraints**
- SAC, SPA, SSSI, Nature Reserves, Local Wildlife Sites
- Ancient Woodland Inventory and Floodzones 2 & 3
- Cultural Constraints**
- Historic Parks and Gardens, Proposed Historic Parks and Gardens, and Scheduled Monuments

Settlement:	Broad Area	Settlement Type:	Broad Area
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Parcel	BA2
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Size (ha)	1,094.9	Parcel type	Broad Area
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Development/land use

A largely wooded landscape, with undulating high ground and incised valleys. Built development within the sub-area is limited to a few isolated, ridge-crest and valley-side farmsteads and Tunbridge Wells Hospital at Pembury, a contained site set in woodland. The area is bisected north-south by the A21, and by the A228 towards the edge of Pembury.

Parcel boundaries

The broad area abuts three different inset settlements: at Tunbridge Wells, Pembury and Tonbridge. Smaller land parcels have been defined adjacent to parts of Tunbridge Wells and Pembury that are considered to have a stronger relationship with settlement edges: at North Farm Tip, to the east of Kingstanding Way and adjacent to the south-western corner of Pembury. The borough boundary stops short of the developed edge of Tonbridge, other than where a small area of commercial development lies to the west of the junction of the A26 and the B2017. The broad area abuts other broad areas to the west, north and east, so the defining landscape features are not necessarily strong in Green Belt terms but reflect a change, gradual in places, in relationship between settlements and countryside. To the west between Tunbridge Wells and Tonbridge the broad area is defined by a watercourse running through a steep-sided valley and to the east of Tonbridge it is defined by the B2017 and by woodland edges that mark an approximate change from wooded high ground to shallower, more open farmland. To the south-east, minor roads, generally following woodland edges, also mark a change from more wooded, higher ground to more open countryside.

Relationship between settlement and countryside

The topography and woodlands in this area create a strong distinction between settlement and countryside. At Tonbridge the settlement is contained by the A26, to the south of which the distinctive parkland landscape of Somerhill Park (Historic England listed) rises up towards more heavily wooded high ground. At Pembury the settlement occupies higher ground than the adjacent Forest Wood, but a steep valley forms strong containment to the west of the settlement. At Tunbridge Wells the Industrial Estate occupies lower slopes, with wooded higher ground to the north, **whilst Robingate Wood combines with Gregg's Wood (within the LBD) to form a strong, wooded backdrop to the north-eastern edge of the town.** The broad area also forms the separation between the towns of Tunbridge and Tonbridge **Wells, which are linked by the A21, and helps to preserve Pembury's sense of separation from Tunbridge Wells, despite the proximity of their nearest edges.** The elevation and homogeneous wooded character of the broad area means that it forms part of the visual setting of both Tunbridge Wells and Tonbridge, contributing to the historic character of both.

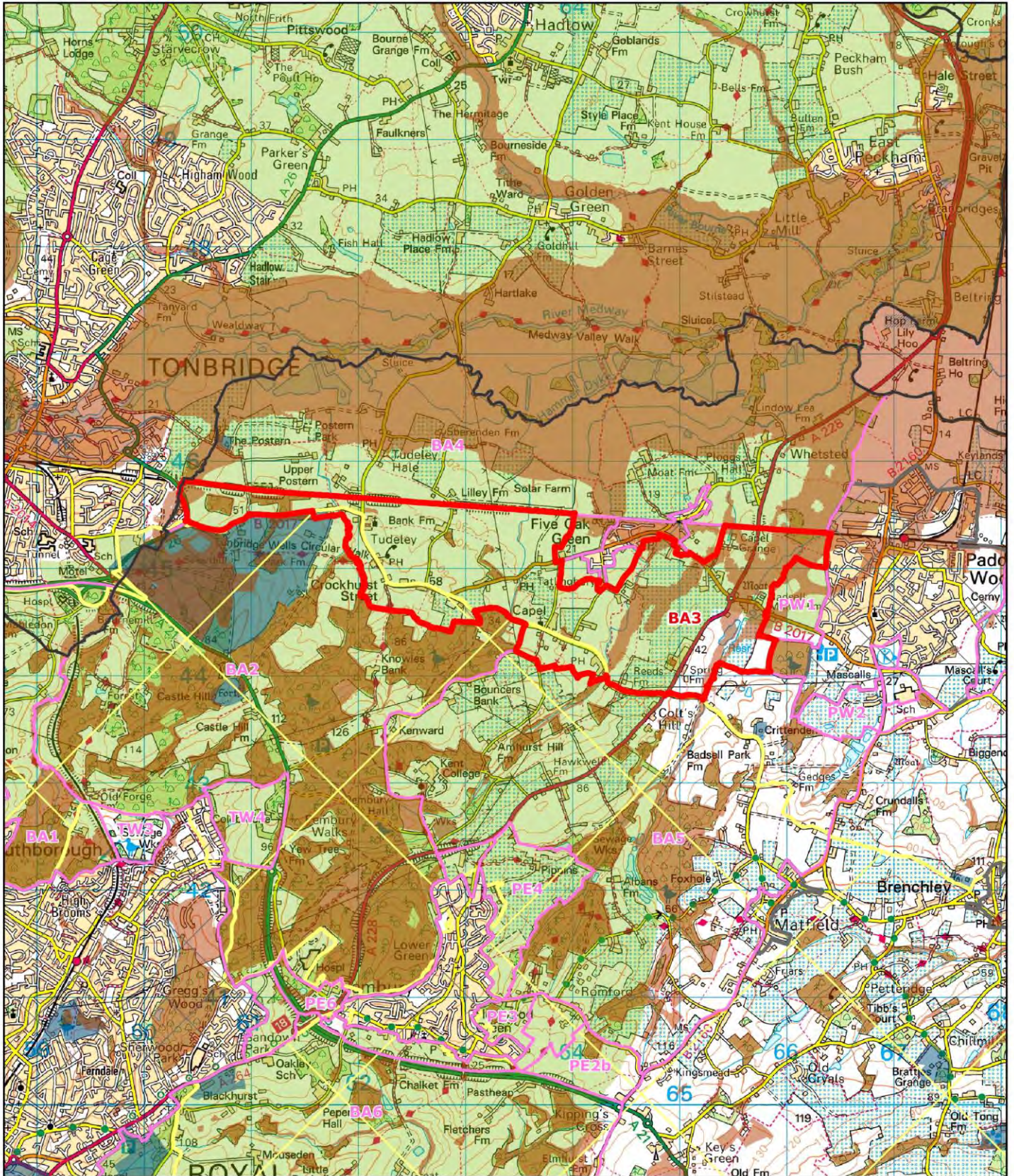
Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	Any development out from Tonbridge to the south of the A26 or into woodlands from Tunbridge Wells or Pembury would represent a step-change in settlement expansion, and be considered significant sprawl.	Strong
2 - Prevent neighbouring towns merging into one another	The broad area prevents the coalescence of Tunbridge Wells and Tonbridge, and to a lesser extent Tunbridge Wells and Pembury.	Strong
3 - Assist in safeguarding the countryside from encroachment	The broad area constitutes a sizeable area of countryside. There is a greater urban-edge influence in some fringe locations, but topography and land cover create a homogeneous character that outweighs this. Robingate Wood has a degree of separation from the rest of the broad area, by the A21, but as ancient woodland it has a degree of protection that be considered to make it, in conjunction with the A21, a boundary feature to the settlement.	Strong
4 - To preserve the special character of historic towns	Wooded high ground forms part of the rural setting on Tunbridge Wells, contributing to its character, and likewise forms a backdrop to Tonbridge. However it does not have a close relationship with key historic areas of either town.	Moderate

Settlement:	Broad Area	Settlement Type:	Broad Area
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose and so have not been assessed.		Not assessed
Green Belt boundary strength			
The existing boundaries are strongly defined.			

Settlement: Broad Area Settlement Type: Broad Area

Parcel: BA3



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|--|--------------------------|---|-----------------------------|---|--|
|  | Assessment Parcel |  | Limits to Built Development | Natural Constraints | |
|  | Other Assessment Parcels |  | AONB |  | SAC, SPA, SSSI, Nature Reserves, Local Wildlife Sites |
|  | District Boundary | | |  | Ancient Woodland Inventory and Floodzones 2 & 3 |
|  | Green Belt | | | Cultural Constraints | |
|  | Contour | | |  | Historic Parks and Gardens, Proposed Historic Parks and Gardens, and Scheduled Monuments |

Settlement:	Broad Area	Settlement Type:	Broad Area
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Parcel	BA3
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Size (ha)	506.4	Parcel type	Broad Area
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Development/land use

This broad area comprises flat to gently undulating land of arable, orchards and pasture. Dispersed hamlets and farms characterise the landscape of the broad area which slopes gently north towards the Medway Valley and the Low Weald. The B2017 crosses through the broad area, connecting Tonbridge, to the west, Five Oak Green, and Paddock Wood, to the east. The A228 bisects the eastern part of the area. The extreme south-eastern corner of the broad area lies outside of the Green Belt designation, with the outer Green Belt boundary following the A228 Maidstone Road to the north of Colts Hill then the Paddock Wood parish boundary.

Parcel boundaries

The Tonbridge to Paddock Wood railway line forms a strong boundary to the north of the broad area, whilst the southern boundary of the area is formed by the rising slopes of the High Weald to the south. The eastern edge of the broad area follows field boundaries close to Paddock Wood and the north-western edge of the settlement itself where floodplain is designated. The A26 on the edge of Tonbridge forms the western boundary. Smaller parcels are defined around the edge of Five Oak Green, other than where floodplain creates some separation.

Relationship between settlement and countryside

The dispersed pattern of development and agricultural land uses is strongly countryside in character. Terrain and land cover do not create strong separation in this lower-lying, mostly arable landscape. The A228 does provide a separating feature between Five Oak Green and Paddock Wood which is enforced by floodplain which extends to the east of the road. Floodplain separates the broad area from the settlement edge and adjacent open land (parcel PW1) at Paddock Wood and the A26 and associated tree cover form a strong edge at Tonbridge.

Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The broad area is adjacent to the large built-up area but has some separation from it and relates strongly to the wider countryside – development would represent significant expansion of the large built-up area into the countryside.	Strong
2 - Prevent neighbouring towns merging into one another	Tonbridge and Paddock Wood are over 6km apart, with the broad area occupying a large proportion of the gap between the towns. Therefore the broad area does provide a significant contribution to the gap between towns, notwithstanding that smaller areas within the larger 'broad area' could be developed without compromising the size of the gap between towns.	Strong
3 - Assist in safeguarding the countryside from encroachment	The broad area relates strongly to the wider countryside, has a sense of separation from the settlement and lacks urbanising development – development would represent encroachment into the countryside.	Strong
4 - To preserve the special character of historic towns	The broad area does not form part of the setting of an historic town.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose and so have not been assessed.	Not assessed

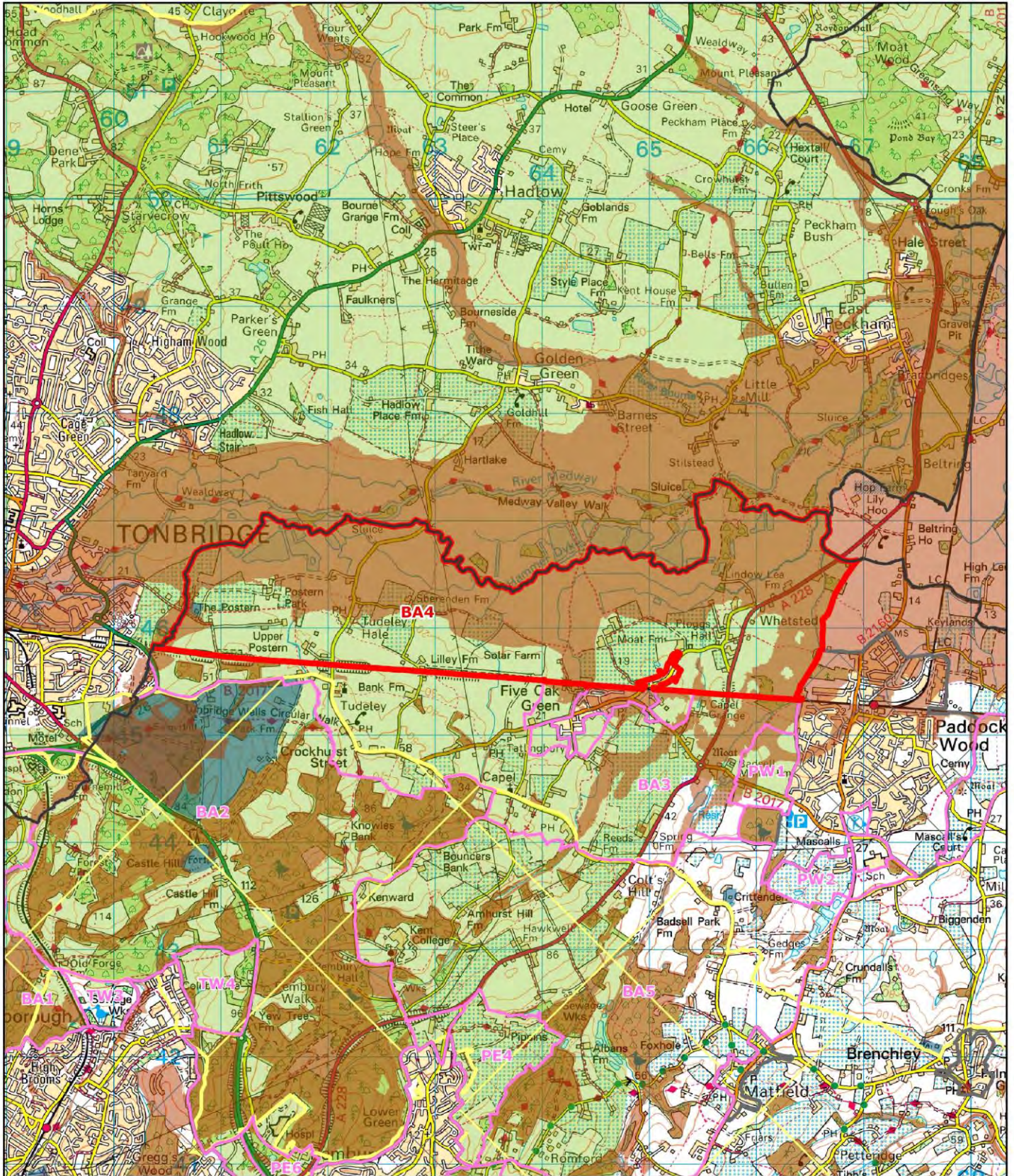
Green Belt boundary strength






Where the Green Belt edge is formed by the A26, along just a short length of the broad area boundary, it constitutes a strong Green Belt boundary, and floodplain strengthens the boundaries where it abuts Paddock Wood and Five Oak Green. However the expansion of the Paddock Wood Limits to Built Development to the south of the B2017 calls into question the strength of the Green Belt boundary at its eastern edge where it follows the parish boundary perpendicular to the urban edge. Foal Hurst Wood, an ancient woodland block, abuts the new settlement edge, and there is another belt of ancient woodland along the Limits to Built Development edge to the south of this (see assessment for BA5), so a southward continuation of the Green Belt here would be a strong alignment. It would be consistent with the aim of maintaining separation between Paddock Wood and the large built-up area centred on Tunbridge Wells, the easternmost extension of which is considered to be Pembury, a little over 3km to the south-west of the new edge of Paddock Wood.

Settlement:	Broad Area	Settlement Type:	Broad Area
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Settlement: Broad Area Settlement Type: Broad Area

Parcel: BA4



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|---|---|--|
|  Assessment Parcel |  Limits to Built Development | Natural Constraints |
|  Other Assessment Parcels |  AONB |  SAC, SPA, SSSI, Nature Reserves, Local Wildlife Sites
Ancient Woodland Inventory and Floodzones 2 & 3 |
|  District Boundary | | Cultural Constraints |
|  Green Belt | |  Historic Parks and Gardens, Proposed Historic Parks and Gardens, and Scheduled Monuments |
|  Contour | | |

Settlement:	Broad Area	Settlement Type:	Broad Area
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Parcel	BA4
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Size (ha)	764.8	Parcel type	Broad Area
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Development/land use

This broad area is characterised by flat, low lying landscape adjacent to the River Medway, with arable, horticulture and orchard land uses. There are dispersed farmsteads and small hamlets including Tudeley Hale but overall there is little development within the broad area except for a solar farm. Over half of the broad area lies within the flood zone.

Parcel boundaries

The broad area wraps around the northern part of the settlement of Five Oak Green, defined partly by the Tonbridge to Paddock Wood railway line (which forms the remainder of the southern boundary of the broad area) and by back gardens of residential properties along Whetsted Road. The eastern edge of the broad area is defined by the edge of the Green Belt designation which roughly follows the parish boundary. The northern and western boundaries of the broad area are defined by the district boundary.

Relationship between settlement and countryside

The dispersed pattern of development and agricultural land uses is strongly countryside in character. There are a number of farms, some of which have large buildings associated with them but because of their agricultural land use they do not represent urbanising influences. The solar farm does reduce openness in that location.

Contribution to Green Belt purposes

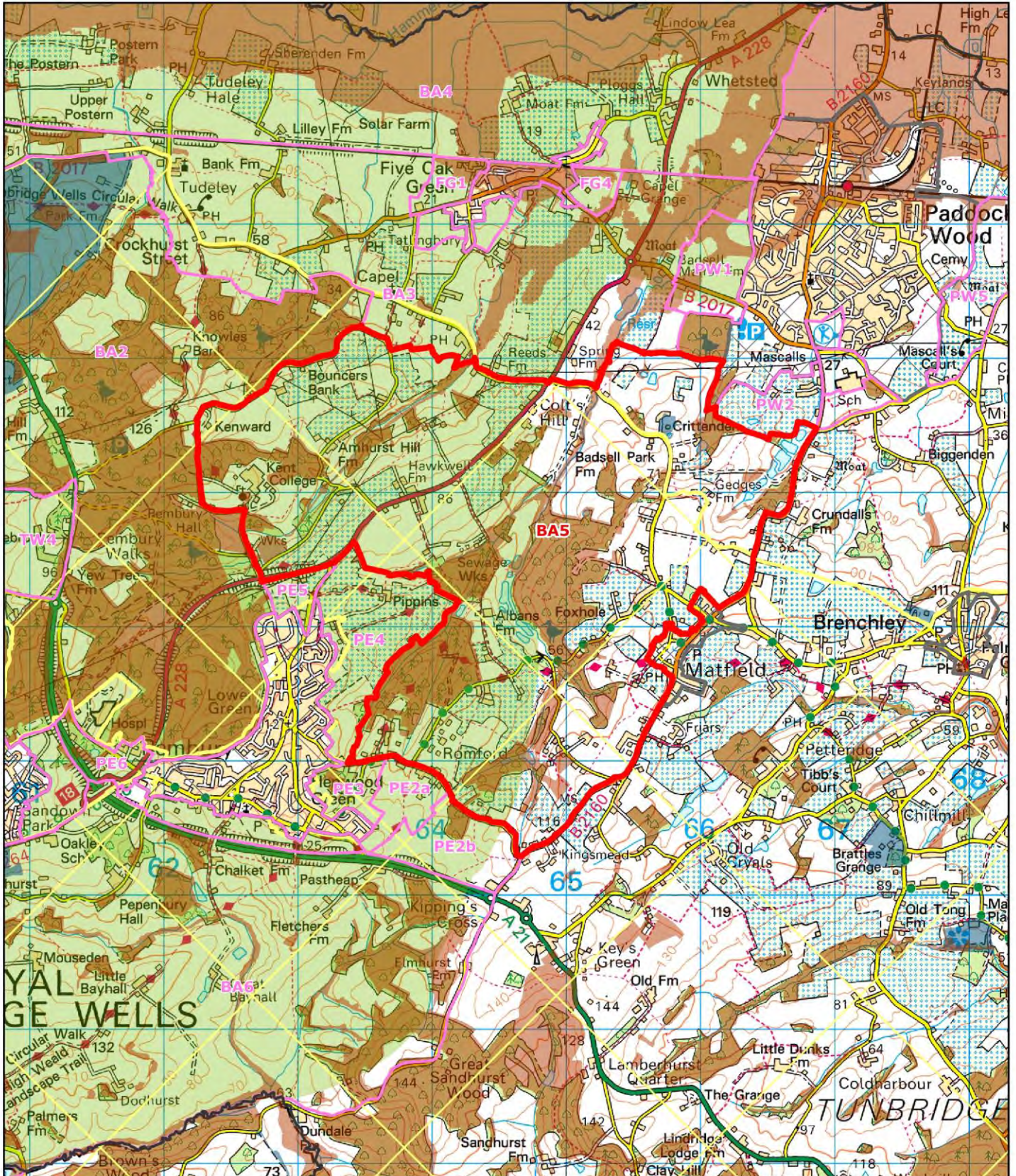
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The broad area does not lie adjacent to a built-up area but its western edge does lie close to the settlement edge of Tonbridge. Development within the area would be unlikely to be perceived as sprawl from Tonbridge however, owing to the strong edge to the town.	Relatively weak
2 - Prevent neighbouring towns merging into one another	Tonbridge and Paddock Wood are over 6km apart, with the broad area occupying a large proportion of the gap between the towns. Therefore the broad area does provide a significant contribution to the gap between towns, notwithstanding that smaller areas within the larger 'broad area' could be developed without compromising the size of the gap between towns.	Strong
3 - Assist in safeguarding the countryside from encroachment	The broad area relates strongly to the wider countryside, has a sense of separation from the settlement and lacks urbanising development – development would represent encroachment into the countryside.	Strong
4 - To preserve the special character of historic towns	The broad area forms part of the wider river valley setting of Tonbridge.	Relatively weak
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose and so have not been assessed.	Not assessed



Green Belt boundary strength

Where the broad area forms an existing Green Belt boundary along back gardens of properties there are alternative field boundaries that would provide an equally strong Green Belt boundary.

Settlement: Broad Area Settlement Type: Broad Area

Parcel: BA5



- | | | | | | |
|--|--------------------------|---|-----------------------------|---|--|
|  | Assessment Parcel |  | Limits to Built Development |  | Natural Constraints |
|  | Other Assessment Parcels |  | AONB |  | SAC, SPA, SSSI, Nature Reserves, Local Wildlife Sites
Ancient Woodland Inventory and Floodzones 2 & 3 |
|  | District Boundary | | | | Cultural Constraints |
|  | Green Belt | | |  | Historic Parks and Gardens, Proposed Historic Parks and Gardens, and Scheduled Monuments |
|  | Contour | | | | |

Settlement:	Broad Area	Settlement Type:	Broad Area
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Parcel	BA5
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Size (ha)	970.8	Parcel type	Broad Area
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Development/land use

This broad area comprises the ridges and valleys of the High Weald. Built development within the area consists of dispersed farmsteads, isolated residential properties, a sewage works and Kent College. There are frequent large blocks of woodland, many of which are located along the routes of wooded ghyll valleys, as well as agricultural fields. The outer boundary of the existing Green Belt extends only across the western half of the broad area, to follow the Pembury/Brenchley and Pembury/Capel parish boundaries.

Parcel boundaries

The boundaries of the broad area do not abut any settlements except for a short section where the eastern boundary adjoins the edge of the village of Matfield. The eastern boundary of the broad area follows the B2160 whilst the western boundary follows Dislingbury Road. The northern boundary of the area follows the distinct change in topography which marks the transition from the High Weald to the Low Weald. The southern boundary follows Kings Toll Road and the valleys north and east of Pembury which mark distinct changes in topography.

Relationship between settlement and countryside

The distinct ridges and valleys, woodland and agricultural land use with little built development, gives the area a strong countryside character, with nearby settlements inconspicuous in the landscape as a result of topography, woodland cover and siting. Development within the broad area, mostly small hamlets (Foxhole and Romford) and isolated farmsteads, does not have any significant urbanising influence. Kent College (a girls' school) has a well treed setting which, combined with the well hedged and wooded character of much of the surrounding countryside, creates strong visual containment and restricts urbanising influence on the surrounding area. There are adjacent open fields, but the college is a mixture of modern and older buildings which does not present a strongly urbanising influence, and both the built up area and the adjacent fields benefit from an elevated setting that has a strongly rural character. Between Paddock Wood and Tunbridge Wells the wooded hills and valleys of the broad area represent a significant physical and visual separator. The A228 provides a degree of connection between the towns of Pembury and Paddock Wood, although the road is offset from the edge of Paddock Wood.

Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	Parcels adjacent to the settlement edge fulfil this purpose to a much greater degree. Therefore as the broad area is not immediately adjacent to the settlement edge it is considered to perform Moderately in relation to this purpose.	Moderate
2 - Prevent neighbouring towns merging into one another	The straight-line gap between Pembury and the Paddock Wood Limits to Built Development is just over 3km, and the broad area occupies the majority of the gap and therefore plays a significant role in preventing the towns from merging, notwithstanding that smaller areas within the larger 'broad area' could be developed without compromising the size of the gap between towns.	Strong
3 - Assist in safeguarding the countryside from encroachment	The broad area relates strongly to the wider countryside, has a sense of separation from the settlement and lacks urbanising development – development would represent encroachment into the countryside.	Strong
4 - To preserve the special character of historic towns	The broad area forms part of the wider rural setting of Tunbridge Wells, but is too distant to have a strong relationship with the town.	Relatively weak
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose and so have not been assessed.	Not assessed

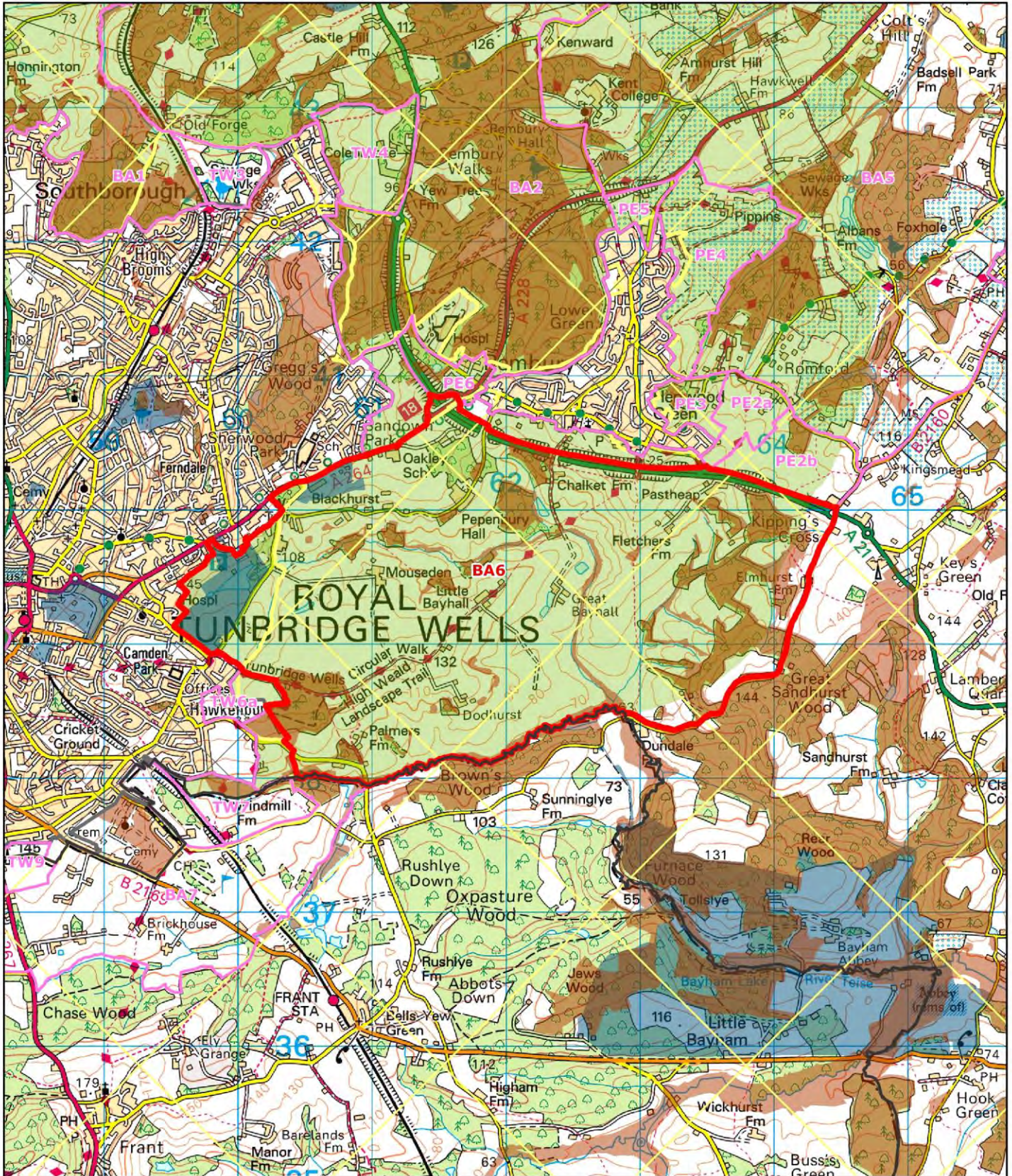
Green Belt boundary strength

The outer Green Belt boundary crosses through the middle of the broad area, approximately following the Brenchley parish boundary. This runs along or close to a valley bottom, and in the absence of any strong development pressures to the east there is no reason to realign it to follow more precise physical features. However, at the junction with Capel parish the boundary runs back westwards to the A228 Maidstone Road, then north up to a point close to the edge of Paddock Wood, where it links to the Paddock Wood parish boundary. In light of the recent southward expansion of the

Settlement:	Broad Area	Settlement Type:	Broad Area
<p>Paddock Wood Limits to Built Development there is a case for extending the Green Belt so that it continues to follow the whole western edge of the settlement, with the aim of maintaining separation between Paddock Wood and Pembury (considered part of the large built-up area centred on Royal Tunbridge Wells). Possible new Green Belt boundary alignments within this broad area could be: - a northward continuation along Tudeley Brook as far as Crittenden Road, then following the road and several field edges up to the new settlement edge at Brick Kiln Wood; or - following the almost continuous belt of ancient woodland from Cinderhill Wood to Brick Kiln Wood.</p>			

Settlement: Broad Area Settlement Type: Broad Area

Parcel: BA6



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| Assessment Parcel | Limits to Built Development | Natural Constraints |
| Other Assessment Parcels | AONB | SAC, SPA, SSSI, Nature Reserves, Local Wildlife Sites
Ancient Woodland Inventory and Floodzones 2 & 3 |
| District Boundary | | Cultural Constraints |
| Green Belt | | Historic Parks and Gardens, Proposed Historic Parks and Gardens, and Scheduled Monuments |
| Contour | | |

Settlement:	Broad Area	Settlement Type:	Broad Area
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Parcel	BA6
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Size (ha)	882.0	Parcel type	Broad Area
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Development/land use

This broad area comprises the undulating agricultural farmland on elevated broad ridges and valleys of the High Weald to the south-east of Tunbridge Wells. Built development within the area is limited to the north and north-west of the area where a school and detached dwellings are located along the A264 and residential properties and care home facilities along Cornford Lane. Residential properties along Hall's Hole Road, Dunorlan Park (including car park and built features within the park) and allotments in the west of the area are located adjacent to the Limits to Built Development of Royal Tunbridge Wells. The remainder of the landscape is characterised by dispersed farmsteads and undulating agricultural land with occasional large blocks of woodland including High Wood.

Parcel boundaries

The broad area abuts the settlement edge of Royal Tunbridge Wells along its western boundary defined by the edge of Dunorlan Park and the A264. The south-western boundary follows the edge of the Limits to Built Development at the northern edge of Hawkenbury and then follows the edge of High Wood. The northern boundary is formed by the A21, beyond which is the village of Pembury. The eastern/ south-eastern boundary is defined by Dundale Road and the tributary stream which marks the borough boundary of Tunbridge Wells. A narrow belt of land alongside Dundale Road lies outside of the Green Belt boundary, which in this area does not follow any defined physical features.

Relationship between settlement and countryside

In the northern and north-western part of the broad area there are a number of built features including houses, schools and a care home which have a slight urbanising influence and share some connection with the nearby settlement. The valley to the south of Cornford Lane and Dunorlan Park provides a separating feature between the settlement and countryside but in terms of terrain the land north of this valley shares a relationship with the nearby settlement – therefore development would not constitute a step-change in settlement form. Despite the similarity in topography the area in the north of the broad area shares a stronger relationship with the countryside than the settlement as a result of the strong visual connection to the core part of the broad area, the distinctive topography and the heavily wooded boundary along the A264. Of the suburbs that were developed in the mid to late 19th century, the Pembury Road area in particular had an association with open rural views to the south-east. A number of large houses remain (some in institutional use) within this conservation area, and Dunorlan Park (a Registered Park and Garden) offers strong public views of the countryside towards High Wood and the ridge between this and Pembury.

Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The broad area is adjacent to the large built-up area but has some separation from it and relates strongly to the wider countryside – development would represent significant expansion of the large built-up area into countryside.	Strong
2 - Prevent neighbouring towns merging into one another	The broad area occupies the gap between Royal Tunbridge Wells and Pembury. Development of this broad area would result in physical or visual coalescence of towns, or a significant narrowing of the physical gap with no landscape elements opt preserve separation.	Strong
3 - Assist in safeguarding the countryside from encroachment	The broad area relates strongly to the wider countryside and has a sense of separation from the settlement. Development would represent encroachment into the countryside.	Strong
4 - To preserve the 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 ridges within the broad area are some of the highest in the borough and are important to the setting of the historic part of Royal Tunbridge Wells.	Strong

Settlement:	Broad Area	Settlement Type:	Broad Area
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose and so have not been assessed.		Not assessed
Green Belt boundary strength			
<p>The existing Green Belt inner boundary is strongly defined. However, other features within the broad area could provide alternative Green Belt boundaries including the valley to the south of Cornford Lane. The existing outer Green Belt boundary was probably originally drawn along the parish boundary line. The broad area boundary along Dundale Road would form a clearer defined Green Belt boundary, but in the absence of any likelihood of significant development in this area there is no necessity for this.</p>			

Settlement: Broad Area Settlement Type: Broad Area

Parcel: BA7



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|---|---|--|
|  Assessment Parcel |  Limits to Built Development | Natural Constraints |
|  Other Assessment Parcels |  AONB |  SAC, SPA, SSSI, Nature Reserves, Local Wildlife Sites |
|  District Boundary | |  Ancient Woodland Inventory and Floodzones 2 & 3 |
|  Green Belt | | Cultural Constraints |
|  Contour | |  Historic Parks and Gardens, Proposed Historic Parks and Gardens, and Scheduled Monuments |

Settlement:	Broad Area	Settlement Type:	Broad Area
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Parcel	BA7
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Size (ha)	457.1	Parcel type	Broad Area
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Development/land use

Predominantly farmland, occupying valley sides between the southern edge of Tunbridge Wells and a belt of higher, wooded ground at Broadwater Forest, Whitehill Wood and Chase Wood. The valley occupying the western half of the broad area is associated with headwaters of the River Grom, whilst the eastern half feeds into the River Teise. The broad area also includes Hargate Forest, an open access woodland and Nevill Golf Club. It is bisected by the A26 Eridge Road, A267 Frant Road, B2169 Bayham Road and a railway line, but development is limited to isolated farmsteads, houses adjacent to the urban edge along Bayham Road.

Parcel boundaries

The urban fringe of Tunbridge Wells runs along a ridge crest which the defined broad area abuts in two locations where woodland provides an additional buffer: to the west of Ramslye (Three Acre Wood) and south of Broadwater Down (Hargate Forest). To the south-east, the cemetery on Bayham Road and land parcels to the south of Hawkenbury separate the broad area from the urban edge, to the south a parcel spanning Frant Road abuts the urban edge and to the south-west a parcel is defined along the edge of Ramslye. The valley floor at Frant Lakes marks the eastern edge of the broad area and woodlands on the southern side of the valley form a boundary to the south. Only a small area at the top of Rumlbers Hill (just to the east of the A267 Frant Road) and the steep wooded slopes to the west of Ramslye, lie within the Green Belt, which follows the Borough/County boundary; the bulk of the broad area is in Wealden District, East Sussex.

Relationship between settlement and countryside

The broad area is contained from the wider countryside by woodlands, but constitutes a sizeable area of countryside in its own right, distinguished from the settlement edge by landform and by a lack of urbanising development. Only along Bayham Road and Benhall Mill Road is there any extension of development downhill from the ridge, but in both cases this abuts Tunbridge Wells Cemetery, giving a stronger relationship with the urban edge than would otherwise be the case. The ridge crest does not form a sharp break in slope, hence the definition of parcels alongside most of the settlement edge to consider whether there is any transition in terms of the relationship between settlement and countryside, but expansion out to the broad area would constitute a step-change in terms of settlement form in relation to landform.

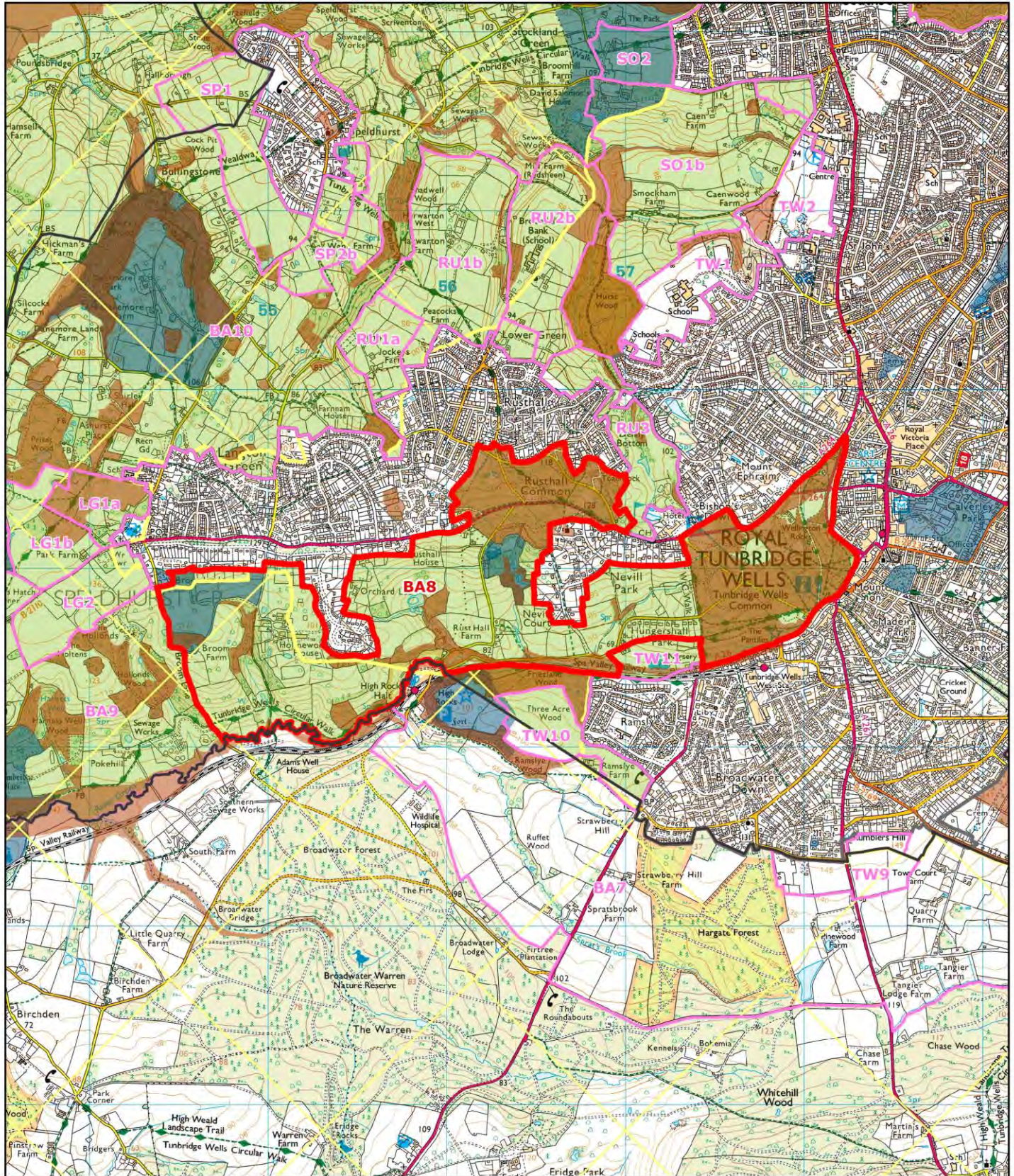
Contribution to Green Belt purposes










Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The broad area is close enough to the urban edge for development within it to relate to Tunbridge Wells, but distinct enough in terms of its landscape setting for any development to constitute significant sprawl.	Strong
2 - Prevent neighbouring towns merging into one another	The broad area is too contained by landform and land cover, and too far from any sizeable settlements other than Tunbridge Wells, to contribute to this purpose.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	This is a rural valley occupying a separate landform to Tunbridge Wells, the southern edge of which is principally 'inward-looking', sloping downhill northwards towards the town centre.	Strong
4 - To preserve the 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 although this is not – with the exception of the steep western edge where High Rocks is an important element in relation to the Grom valley – a key area of focus in terms of historic character, its openness makes some contribution to historic landscape setting.	Moderate
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose and so have not been assessed.	Not assessed

Green Belt boundary strength

There is no existing Green Belt boundary within or adjacent to the broad area, other than: • **In the far north-western corner**, where the Green Belt boundary follows the straight line County boundary, undefined on the ground, from the River Grom up the steep slope and across the hill-**fort at High Rocks**; • **In the far north-eastern corner**, where the

Settlement:	Broad Area	Settlement Type:	Broad Area
<p>broad area edge is defined by a stream and strengthened by the adjacent slopes of the Benhall Wood ancient woodland. The wooded outer boundary of the broad area would constitute a strong Green Belt inner boundary, were the broad area as a whole to be developed and the Green Belt designation extended to include land further to the south in Wealden District. The woodland edge would also constitute a strong outer boundary, were there to be any extension of the settlement part way into the broad area, although there are no landscape features to form a strong inner edge to any such limited development.</p>			



 Assessment Parcel	 Limits to Built Development	Natural Constraints
 Other Assessment Parcels	 AONB	 SAC, SPA, SSSI, Nature Reserves, Local Wildlife Sites Ancient Woodland Inventory and Floodzones 2 & 3
 District Boundary		Cultural Constraints
 Green Belt		 Historic Parks and Gardens, Proposed Historic Parks and Gardens, and Scheduled Monuments
 Contour		

Settlement:	Broad Area	Settlement Type:	Broad Area
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Parcel	BA8
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Size (ha)	297.1	Parcel type	Broad Area
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Development/land use

The upper reaches of the northern side of the River Grom valley, together with Rusthall Common on the ridge top to the north of the valley. The valley is a patchwork of small pasture fields, separated typically by strong hedgerows and woodland blocks. Aside from a row of large houses at Hungershall Park, development is limited to isolated houses, farmsteads and a school complex.

Parcel boundaries

The broad area abuts the urban edge along all of its northern edge, adjacent to Langton Green, Rusthall and all the way to the historic core of Tunbridge Wells, where the urban edge wraps around the Common and extends along the valley floor on the southern edge of the broad area as far as Ramslye. Steep, wooded slopes at Friezland Wood mark the edge of the urban area, beyond which the course of the River Grom defines the broad area and Borough boundary.

Relationship between settlement and countryside

The broad area is largely contained by urban development, but both topography and land cover combine to create a strong distinction from the settlement, and to relate it to the more open valley further to the west. Development at Holmewood House School (a Major Developed Site within the Green Belt), the neighbouring Hither Chantlers estate and, to a lesser extent, housing at The Midway (both southward protrusions of the defined urban area), have some urbanising influence but tree cover contains this to their immediate localities. The preservation of Tunbridge Wells **Common as an undeveloped landscape adjacent to the historic core of the town is a key element in Tunbridge Wells' distinctive historic setting and character, and connectivity along the valley between the Common and broader countryside strengthens this character.**

Contribution to Green Belt purposes

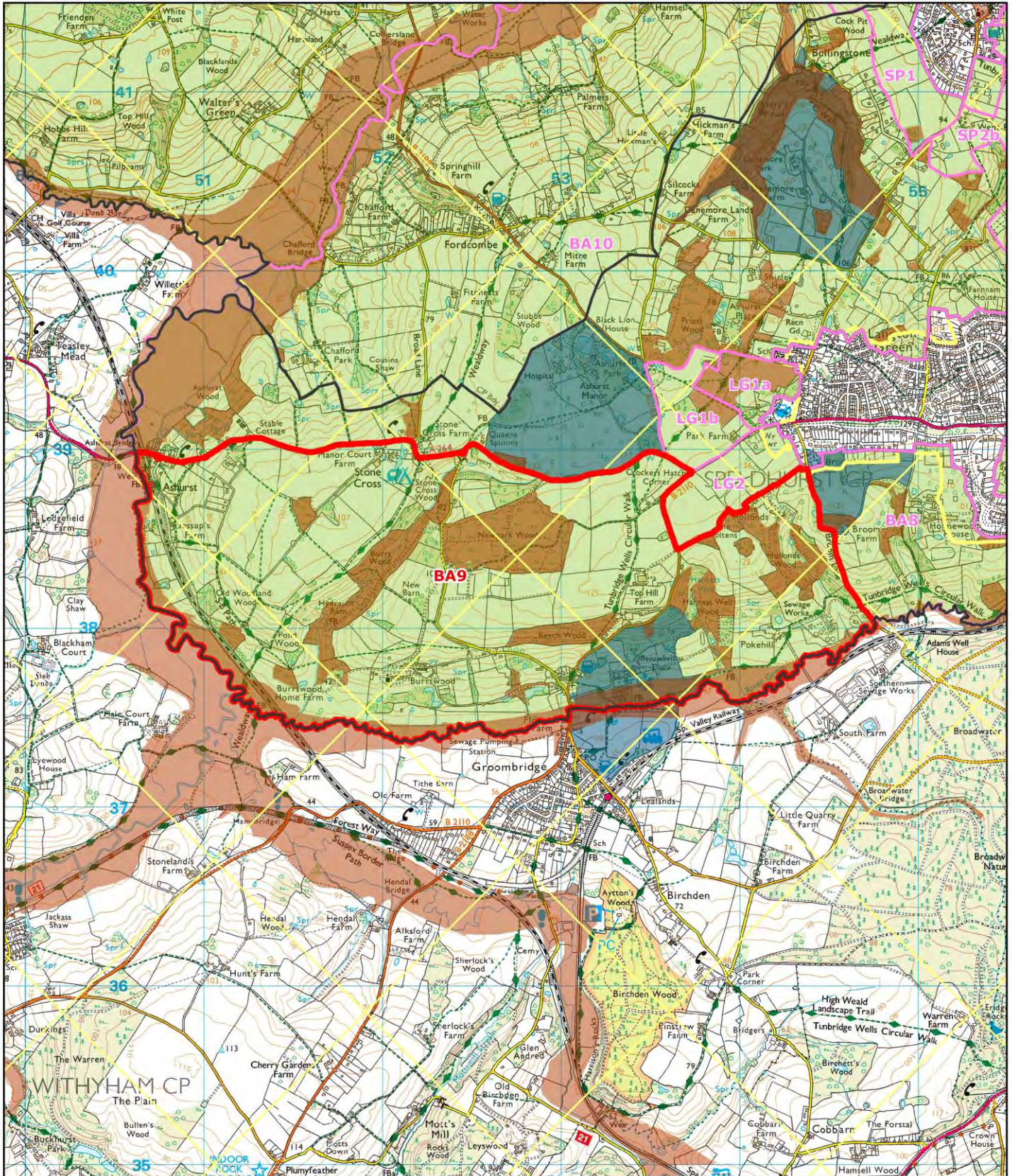
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	Proximity to a long frontage of the large, built-up area of Tunbridge Wells, which incorporates Rusthall and Langton Green, but distinction from it in terms of landform and land cover, means that development would be considered sprawl despite the degree of urban containment.	Strong
2 - Prevent neighbouring towns merging into one another	The broad area occupies the gap between Rusthall and the Ramslye suburb of Tunbridge Wells, but these are not considered to constitute separate towns.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The broad area has some urbanising influences, given the extent of its containment, but retains a strong physical distinction, and connection to the wider countryside.	Relatively strong
4 - To preserve the special character of historic towns	Openness of the valley has been central to the historic evolution of Tunbridge Wells, and preservation of this openness remains a key aspect of the town's historic setting and special character. Coverage of the eastern half of the broad area by conservation area designation reflects this importance.	Strong
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose and so have not been assessed.	Not assessed

Green Belt boundary strength

Major roads form strong edges at the eastern end of the broad area, and the River Grom, strengthened by the railway and sloping, wooded ground to the south, forms a strong edge to the south. Topography forms a slightly less distinct **edge to the north, with Hither Chantler's and The Midway representing something of a weakness in terms of extension** out from an otherwise fairly consistent linear edge, and Hungershall Park is an isolated row of houses.

Settlement: Broad Area Settlement Type: Broad Area

Parcel: BA9



- Assessment Parcel
- Other Assessment Parcels
- District Boundary
- Green Belt
- Contour
- Limits to Built Development
- AONB
- Natural Constraints**
- SAC, SPA, SSSI, Nature Reserves, Local Wildlife Sites
- Ancient Woodland Inventory and Floodzones 2 & 3
- Cultural Constraints**
- Historic Parks and Gardens, Proposed Historic Parks and Gardens, and Scheduled Monuments

Settlement:	Broad Area	Settlement Type:	Broad Area
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Parcel	BA9
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Size (ha)	512.8	Parcel type	Broad Area
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Development/land use

Two plateaus of relatively flat farmland sloping steeply south and west down to the valleys of the River Grom and Medway respectively. A wooded ghyll, feeding into the River Grom, separates the two plateaus. Built development within the broad area is limited to the hamlets of Ashurst and Stone Cross, and isolated houses and farmsteads.

Parcel boundaries

Langton Green, just to the north-east, is the nearest urban edge. The A264 defines the northern edge of the area, to the east Broom Lane marks a distinction between the broad area and the upper reaches of the Grom valley that are more closely associated with the large urban area centred on Tunbridge Wells, and the Rivers Grom and Medway define the southern and western boundaries of both the Borough and the Green Belt.

Relationship between settlement and countryside

The lack of any sizeable settlements and predominance of rural land use means that most of this area lacks any relationship with urban development. The broad area abuts the south-western tip of Langton Green, but these southernmost parts of the broad area, sloping down to the River Grom, are a distinctly separate landscape to the higher ground marking the southern edge of the urban area. This lower ground is associated with the village of Groombridge in East Sussex; Groombridge has some urbanising characteristics but is strongly separated from the broad area by the River Grom. The historic character of built development within Tunbridge Wells Borough across the river from Groombridge emphasises the distinction.

Contribution to Green Belt purposes

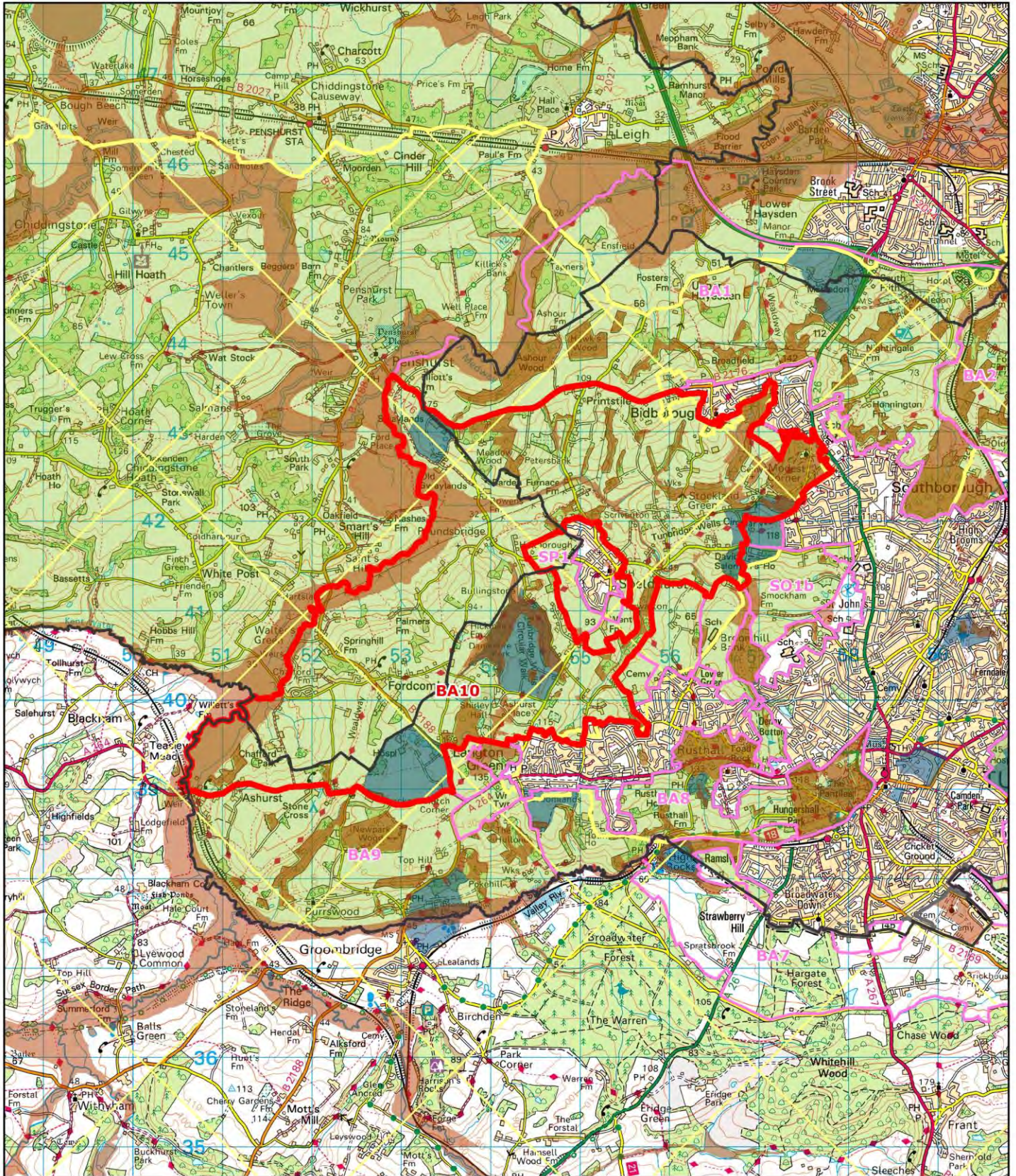
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	Langton Green forms the south-western tip of the large built-up area centred on Tunbridge Wells. Any strategic development in the eastern part of this broad area, either in the vicinity of the A264 or on the slopes of the Grom valley, would be close enough to Langton Green to be associated with it, but separate enough to be considered significant sprawl. Land further west within the broad area is more remote from the large built-up area, and so makes a weaker contribution to this purpose.	Strong
2 - Prevent neighbouring towns merging into one another	The broad area contains only hamlets and isolated farmsteads. It accounts for the separation between Langton Green and Groombridge but the latter is only a village and is in turn some distance from any sizeable settlement.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel constitutes a broad area of countryside, and lacks relationship with urban areas.	Strong
4 - To preserve the special character of historic towns	The broad area is too remote from Tunbridge Wells to make a strong contribution to its historic setting, but it contributes to the wider rural setting of the town.	Moderate
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose and so have not been assessed.	Not assessed

Green Belt boundary strength

The rivers Grom and Medway are distinct landscape elements, clearly marking the Green Belt's outer edge. In terms of landscape they do not represent any change in settlement-countryside relationships, but as an administrative as well as physical feature they constitute a strong boundary.

Settlement: Broad Area Settlement Type: Broad Area

Parcel: BA10



- Assessment Parcel
- Other Assessment Parcels
- District Boundary
- Green Belt
- Contour
- Limits to Built Development
- AONB
- SAC, SPA, SSSI, Nature Reserves, Local Wildlife Sites
- Ancient Woodland Inventory and Floodzones 2 & 3
- Cultural Constraints
- Historic Parks and Gardens, Proposed Historic Parks and Gardens, and Scheduled Monuments

Settlement:	Broad Area	Settlement Type:	Broad Area
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Parcel	BA10
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Size (ha)	1,597.6	Parcel type	Broad Area
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Development/land use

This large, broad area of Green Belt comprises the distinct landscape of the High Weald around the built-up area of Royal Tunbridge Wells, consisting of defined ridges and wooded ghyll valleys. The village of Fordcombe lies within the broad area, as well as a number of small hamlets including Printstile, Poundsbridge, Bullingstone, and Stockland Green. The remainder of built development comprises dispersed residential properties, parkland estates and farmsteads.

Parcel boundaries

The southern boundary adjoins the settlement edge of Langton Green, and the eastern edge of the area follows the western edges of the settlements of Southborough and Bidborough. The southern boundary follows the A264 and the western boundary follows the Medway River Valley, crossing into Sevenoaks district. The broad area wraps around the settlement of Speldhurst which is not part of the broad area.

Relationship between settlement and countryside

The broad area has a strong countryside character with very few urbanising influences. The distinctive topography, woodlands and ghyll valleys strongly define a distinction between the countryside and settlement. The Limits to Built Development marks a distinct break in slope with the Tunbridge Wells built-up area located on the higher ground, therefore any development extending down the slopes would be likely to be perceived as sprawl of the built-up area. The wooded valleys which extend from the edges of the LBD to join the Medway valley create a strong link to the countryside.

Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The broad area is adjacent to the large built-up area but has some separation from it and relates strongly to the wider countryside – development would represent significant expansion of the large built-up area into countryside.	Strong
2 - Prevent neighbouring towns merging into one another	The broad area occupies the gap between the Langton Green/ Rusthall/ Royal Tunbridge Wells part of the built up area and Southborough. Although these areas are currently joined along a narrow part, further development would lead to an augmented sense of coalescence between the areas and therefore would represent a significant narrowing of the physical gap.	Relatively strong
3 - Assist in safeguarding the countryside from encroachment	This broad area makes a strong contribution to preventing encroachment on the countryside. It relates strongly to the wider countryside, has a sense of separation from the settlement and lacks urbanising development – development would represent encroachment into the countryside.	Strong
4 - To preserve the 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.	Strong
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose and so have not been assessed.	Not assessed

Green Belt boundary strength

The parts of the broad area which form an existing Green Belt boundary with Royal Tunbridge Wells are strongly defined. Alternative equally strong boundaries may be formed by other field boundaries, woodland or roads within the broad area.