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# Landscape Sensitivity Assessment of Countryside around Tunbridge Wells

Report for Tunbridge Wells Borough Council  
Prepared by LUC  
February 2017

Planning & EIA  
Design  
Landscape Planning  
Landscape Management  
Ecology  
Mapping & Visualisation

LUC LONDON  
43 Chalton Street  
London NW1 1JD  
Tel: 020 7383 5784  
[london@landuse.co.uk](mailto:london@landuse.co.uk)

Offices also in:  
Bristol  
Glasgow  
Edinburgh



Land Use Consultants Ltd  
Registered in England  
Registered number: 2549296  
Registered Office:  
43 Chalton Street  
London, NW1 1JD  
LUC uses 100% recycled paper

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1	18/10/16	Draft methodology & pilot	Richard Swann Kate Anderson		Kate Ahern
2	09/12/16	2 <sup>nd</sup> draft methodology	Richard Swann Kate Anderson		Kate Ahern
3	21/02/17	Changes following full review, and addition of assessments	Richard Swann		

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# 1 Introduction

## Assessment Purpose

- 1.1 The purpose of this study is to provide an assessment of the extent to which the character and quality of the landscape within the study area is, in principle, susceptible to change as a result of introducing particular types of development into certain landscape character areas.
- 1.2 The study does not address potential capacity in terms of the quantity of built development, as this would be dependent on a much wider range of considerations other than landscape and visual effects – such as highways impact, ecological effects, archaeological constraints and other environmental and sustainability factors.
- 1.3 It is intended that the assessment will help to inform the preparation of the Local Plan and, alongside consideration of other aspects of development potential such as feasibility, viability and availability, will assist in Development Management decisions regarding potential development areas or sites for allocation. Any locations identified for further consideration will require more detailed landscape and visual assessment.
- 1.4 The study highlights likely sensitivities, and provides guidance on landscape management and enhancements that would help mitigate the effects of potential development. It does not consider specific development proposals, where these might exist.

## Assessment Scope


- 1.5 A *Landscape Character and Capacity Study* was carried out by The Landscape Group of East Sussex County Council in 2009, for study areas around the main urban areas, defined at the time as 1 km around Royal Tunbridge Wells and Southborough and 0.5 km around Paddock Wood, Hawkhurst and Cranbrook.
- 1.6 This new sensitivity assessment is intended as an update of the 2009 study in relation to Royal Tunbridge Wells and Southborough. The study area is still broadly a 1km zone around existing settlement but has been expanded to reflect current development pressure and changes in the wider landscape (e.g. A21 improvements) and to take account of the close relationship with adjacent settlements so that it now includes:
  - Rusthall;
  - Langton Green;
  - Bidborough;
  - Pembury;
  - The A21 corridor between Tonbridge and Pembury.
- 1.7 This does not mean that the study area alone is being considered for development as part of the new Local Plan but it recognises that this area is likely to be considered as part of the Local Plan process. Other areas will be assessed in due course as part of the Local Plan process.
- 1.8 Land is assessed primarily with respect to potential extensions to the settlements which, with only small physical gaps, form part of the wider Royal Tunbridge Wells urban area – i.e. Tunbridge Wells, Southborough, Rusthall, Langton Green, Bidborough and Pembury. However, consideration is also given to sensitivity to possible outward expansion of other settlements outside of this core area which may fall within the search area e.g. Speldhurst. The 1km search radius is considered to be too narrow to accommodate strategic development of entirely new settlements.
- 1.9 Where the 1km zone extends beyond the borough boundary consideration has been given to:

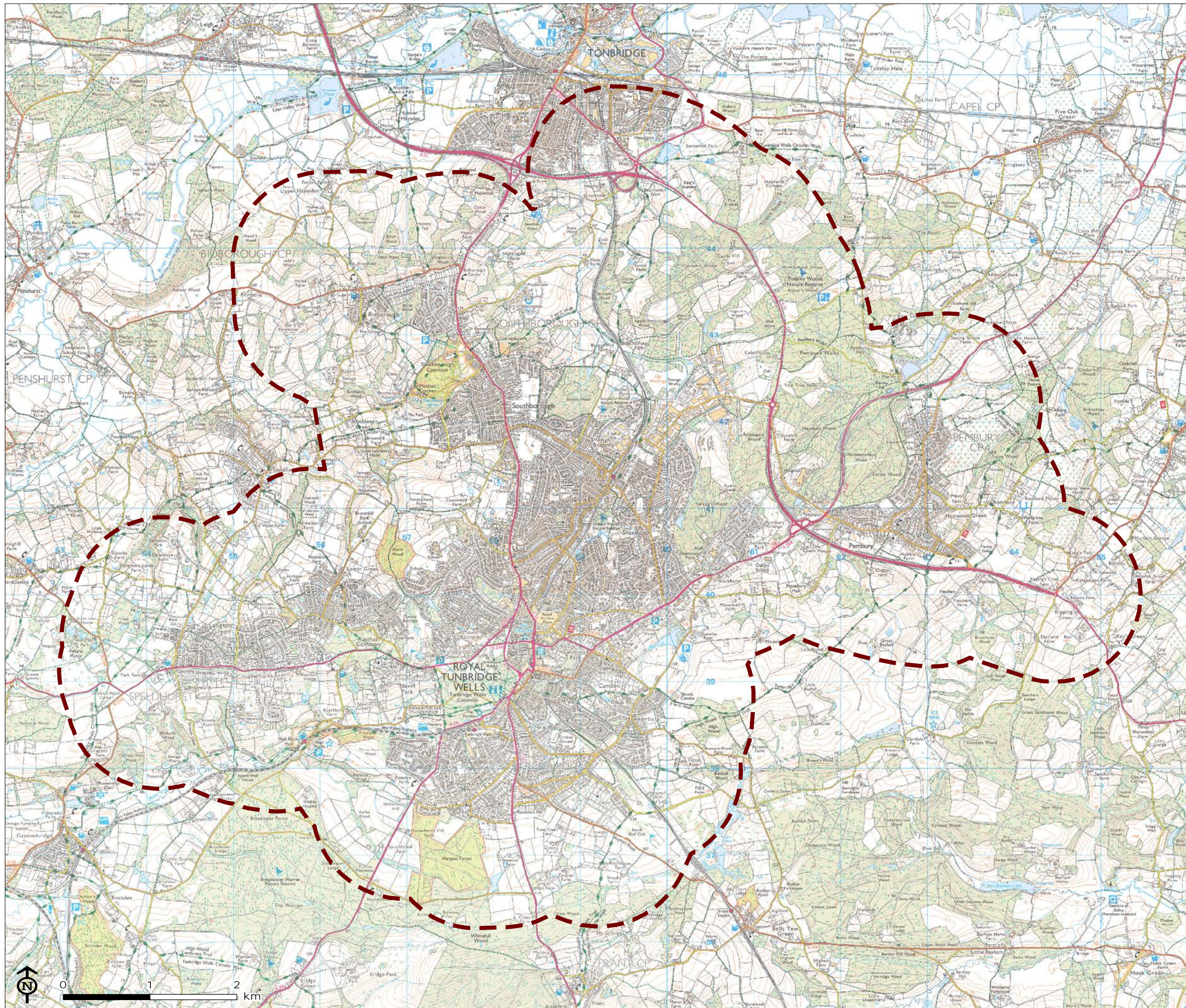
- The sensitivity of landscape outside of the borough to potential expansion of those settlements listed above, around which the study area has been defined – this applies to land in Wealden District to the south of Tunbridge Wells;
- The sensitivity of landscape within Tunbridge Wells Borough to the potential expansion of settlements beyond the boundary – this applies to Tonbridge.

1.10 The study area is illustrated on Figure 1.1 below.

# Tunbridge Wells - Borough Landscape Character Assessment

Approx. Study Area

 Study Area  
(Approx. Based on OS Meridian 2  
and OS Open Roads)



Map Scale @ A3: 1:43,000



Figure 1.1

## 2 Methodology

### Assessment Approach and Definition of Sub-Areas

- 2.1 Assessment is based on a combination of desktop study and detailed field survey. The principal source of written information for carrying out the sensitivity assessment is the *Borough Landscape Character Assessment* (BLCA), which is currently being updated to reflect changes in the landscape since the version published in 2002<sup>1</sup> but also to make some amendments to the assessment content, in particular to add information relating to ways in which the landscape is valued<sup>2</sup>. Reference is made to the East Sussex Landscape Character Assessment (updated in 2016) for the area to the south of Tunbridge Wells in Wealden District.
- 2.2 Information from the BLCA has been supplemented by other published sources, including:
- The analysis that supported the 2009 *Landscape Character and Capacity Study*;
  - The *High Weald AONB Management Plan 2014-2019* (High Weald AONB Joint Advisory Committee, 2014);
  - *The Making of the High Weald* (High Weald AONB Joint Advisory Committee, 2003), including datasets for the key AONB components identified in that study;
  - *Revision of the Kent Historic Landscape Characterisation for Tunbridge Wells Borough, 2016 Farmsteads Assessment Guidance for Tunbridge Wells Borough* (TWBC, 2016).
- 2.3 As a starting point, sensitivity is considered in the context of the key characteristics and values identified in the BLCA for each of its defined landscape character areas (LCA's) that overlap the 1km search area.
- 2.4 Each LCA is then divided into assessment sub-areas, using the areas identified in the 2009 Capacity Study where appropriate, with the aim of identifying sub-areas of similar character which are likely to be broadly consistent in terms of their sensitivity and to avoid where possible variation and complexities across each sub area. Where such variations do occur this is explained in the supporting text.
- 2.5 It is important to note that all sub-areas are still a broad character-based framework and not a field by field detailed assessment. This work is not a substitute for detailed Landscape and Visual Impact Assessment (LVIA) at the allocations/ application stage, although it can provide an important baseline for more detailed analysis. A guideline minimum size for a sub-area has been set at 20 hectares.
- 2.6 The 1km search radius is a guide rather than a precise threshold so, in keeping with the approach used in the 2009 Landscape Character and Capacity Study, we have not defined precise outer boundaries for assessment sub-areas.
- 2.7 The naming convention used for sub-areas reflects their LCA-based structure – so sub-areas within the *Pembury Woodlands and Heathland* LCA are named P1, P2, etc... The sensitivity assessment output is also organised by LCA.
- 2.8 Fieldwork to build on the initial desktop analysis is an essential element of the study. All identified sub-areas were visited and photographed, and sub-area boundaries amended as necessary to reflect findings. The sub-areas were reviewed following site survey and assessment to merge those of similar sensitivity and divide larger areas of varying sensitivity where necessary.

<sup>1</sup> The BLCA was updated in 2011 to reflect policy changes, but the character area assessments themselves were not updated.

<sup>2</sup> This aspect of character assessment is emphasised in Natural England's 2014 guidance *Landscape and Seascape Character Assessments*.

## Assessment Criteria and Considerations

- 2.9 Landscape and visual sensitivity is assessed for each defined sub-area with reference to six criteria, which are set out in Table 2.1 along with examples to illustrate different levels of sensitivity. The criterion are:
- Physical and natural character (the shape, scale and complexity of the landform, the landscape pattern and the presence of natural or semi-natural features that are important to landscape character);
  - Settlement form and edge (the extent to which the sub-area relates to the form and pattern of existing adjacent settlement, and the character of the adjacent settlement edge);
  - Settlement setting (the extent to which the sub-area contributes to the identity and distinctiveness of a settlement, by way of its character and/or scenic quality, or its value for recreation in which experience of the landscape is important);
  - Visual character (the visual prominence of the sub-area, the degree of intervisibility with the surrounding landscape, the role the sub-area plays in contributing to valued views, and the character of skylines);
  - Perceptual qualities (qualities such as rurality, sense of remoteness or tranquillity);
  - Historic character (the extent to which the landscape has 'time-depth' – a sense of being a historic landscape – and/or the presence of heritage assets that are important to landscape character).
- 2.10 Text is provided for each of the six criteria, reflecting the value and qualities of a sub-area's landscape and the extent to which development could affect these, and a judgement is made as to what 'key sensitivities' are applicable to the sub-area.
- 2.11 Maps accompanying each assessment illustrate a range of landscape information and environmental constraints. These include:
- Limits to Built Development (as defined in the Local Plan);
  - The Tunbridge Wells Borough boundary;
  - Public rights of way;
  - The High Weald Area of Outstanding Natural Beauty (AONB);
  - Cultural heritage information: conservation areas, registered parks and gardens and sites listed in the Kent Compendium of Historic Parks and Gardens;
  - Ancient woodland;
  - Hydrological designation: flood zone 3.
- 2.12 In assessing landscape and visual sensitivity, reference will be made to any environmental designations or constraints which influence judgements. Some of the constraints shown may not directly affect landscape character or sensitivity, but often the areas concerned may also have landscape sensitivities associated with landscape elements – for example the habitats in designated wildlife sites are often also valued in landscape terms.
- 2.13 Royal Tunbridge Wells is surrounded by AONB, and almost all of study area lies within the designated area. Some areas around settlement edges are excluded from the AONB but are consistent in terms of landscape character (all of the study area lies within the High Weald National Character Area).
- 2.14 Available data from the High Weald AONB Unit on the components of 'natural beauty' as defined by the AONB Management Plan has also been noted, as this is central to the purpose of the designation and can affect physical, visual and historical sensitivity. This data is underpinned by further referenced work on Historic Landscape Classification and other studies. Mapped evidence of historical features and components of natural beauty also applies to those smaller areas that are excluded from the AONB.



- 2.15 Green Belt designation applies to most of the assessed area other than those areas defined in the Local Plan as Rural Fringe (land safeguarded for potential future development) and land within Wealden District; it should be noted however that quality of landscape is not a reason for, or purpose of, Green Belt designation, and so there is no direct relationship between that designation and landscape sensitivity.

**Table 2.1: Landscape and Visual Sensitivity Assessment Criteria**

Landscape and Visual Sensitivity Assessment Criteria						
<b>Physical character</b>						
This considers the shape, scale and complexity of the landform, the landscape pattern and the presence of natural or semi-natural features that are important to landscape character - i.e. the representation of elements which are key characteristics or valued features. Reference is made to the Borough Landscape Character Assessment and the High Weald AONB Management Plan.						
Lower sensitivity		→			Higher sensitivity	
<p><i>E.g.</i> The landscape is simple, with few landscape features that contribute positively to local landscape character.</p>		<p><i>E.g.</i> The landscape has some natural or semi-natural features that contribute to, but are not key to local landscape character, or some characteristic elements of everyday value.</p>		<p><i>E.g.</i> The landscape makes a strong contribution to local landscape character – e.g. it has a distinctive landform, an intact, natural landscape with strong hedgerows, mature trees and other features of interest, such as ponds or watercourses. Strong landform features such as ghyll valleys are likely to be more sensitive.</p>		

**Settlement form and edge**

The extent to which the sub-area relates to the form and pattern of existing adjacent settlement, and the character of the adjacent settlement edge, including the role of significant landscape elements in either separating an undeveloped area from a settled area or linking it to it. The degree to which potential development is likely to be in keeping with/ contrary to settlement pattern.

Lower sensitivity



Higher sensitivity

*E.g. The landscape is strongly associated with an existing settlement and for this reason, if developed, would be likely to be perceived as part of the settlement rather than an intrusion into the countryside. The existing settlement edge may be improved through development, enhancing the relationship between the settlement and wider countryside.*

*E.g. Development within the sub-area may be perceived as settlement advancement into the countryside but would not represent a step-change in settlement form. It would not cross a distinctive boundary feature.*

*E.g. Development would have a poor relationship with existing settlement form, crossing a boundary feature and/or extending into an area with a distinctly different landscape – e.g. the extension of settlement beyond a ridge crest, onto steep slopes or into a valley.*

### **Settlement setting**

The extent to which the sub-area contributes to the identity and distinctiveness of a settlement, by way of its character and/or scenic quality, or its value for recreation in which experience of the landscape is important - for example by providing an attractive backdrop/ setting to the settlement, playing an important part in views from a settlement or functioning as a public open space. This also considers the extent to which the area contributes to a perceived gap between settlements (the loss of which would increase coalescence). Higher levels of sensitivity would typically apply to gaps between larger settlements than gaps between a larger settlement and an outlying hamlet or farmstead.

Lower sensitivity



Higher sensitivity

*E.g. The landscape in the sub-area does not contribute to the character of the settlement; it does not provide an attractive backdrop to the settlement or play an important part in views from it.*

*The landscape in the sub-area does not contribute to the physical or perceived separation of settlements either because of distance or the absence of a visual relationship.*

*E.g. The landscape makes some contribution to the character of the settlement, as a backdrop or visual element.*

*The landscape either a) contributes to the gap between settlements, but not to an extent where development would have a strong effect on the perception of separate settlements; or b) contributes more significantly to a gap between a settlement and an outlying farmstead or hamlet, although development would still leave some sense of separation.*

*E.g. The landscape of the sub-area is important to the setting of one or more settlement areas, providing a distinctive element in many or notable views, inward or outward, that are key to the character of the settlement.*

*The landscape of the sub-area is important in the perception of a gap between distinct settlements.*

### Visual character

This considers the visual prominence of the sub-area, reflecting the extent of openness or enclosure in the landscape (due to landform or land cover), and the degree of intervisibility with the surrounding landscape (i.e. the extent to which potential development would be visible). It considers the role the sub-area plays in contributing to valued views, such as particular views within, towards or from the AONB, tourist attractions, promoted viewpoints and scenic views from key recreational routes. It also considers the skyline character of the sub-area including whether it forms a visually distinctive skyline (e.g. due to the presence of important landmark features) or as an important undeveloped skyline.

Lower sensitivity



Higher sensitivity

*E.g. The landscape is enclosed/visually contained and well screened as a result of landform and/or land cover and is not visually prominent in the landscape.*

*E.g. Development within the sub-area would potentially be visible to some degree or may be partially screened.*

*The sub-area does not contain important landmark features that form a distinctive or prominent skyline.*

*E.g. The sub-area is prominent in views from the wider landscape (e.g. as a result of openness or landform).*

*The sub-area plays a key role in contributing to valued views, such as scenic views within, from or to the AONB.*

*Distinctive or undeveloped skylines with important landmark features are likely to be more sensitive to built development, which may detract from these as features in the landscape.*

**Perceptual qualities**

This considers qualities such as rurality (traditional land uses with few modern, human influences), sense of remoteness or tranquillity. Consistently high scenic value, perceived naturalness, freedom from human activity/disturbance and widespread 'dark skies' would all add to sensitivity in relation to this criterion.

Lower sensitivity



Higher sensitivity

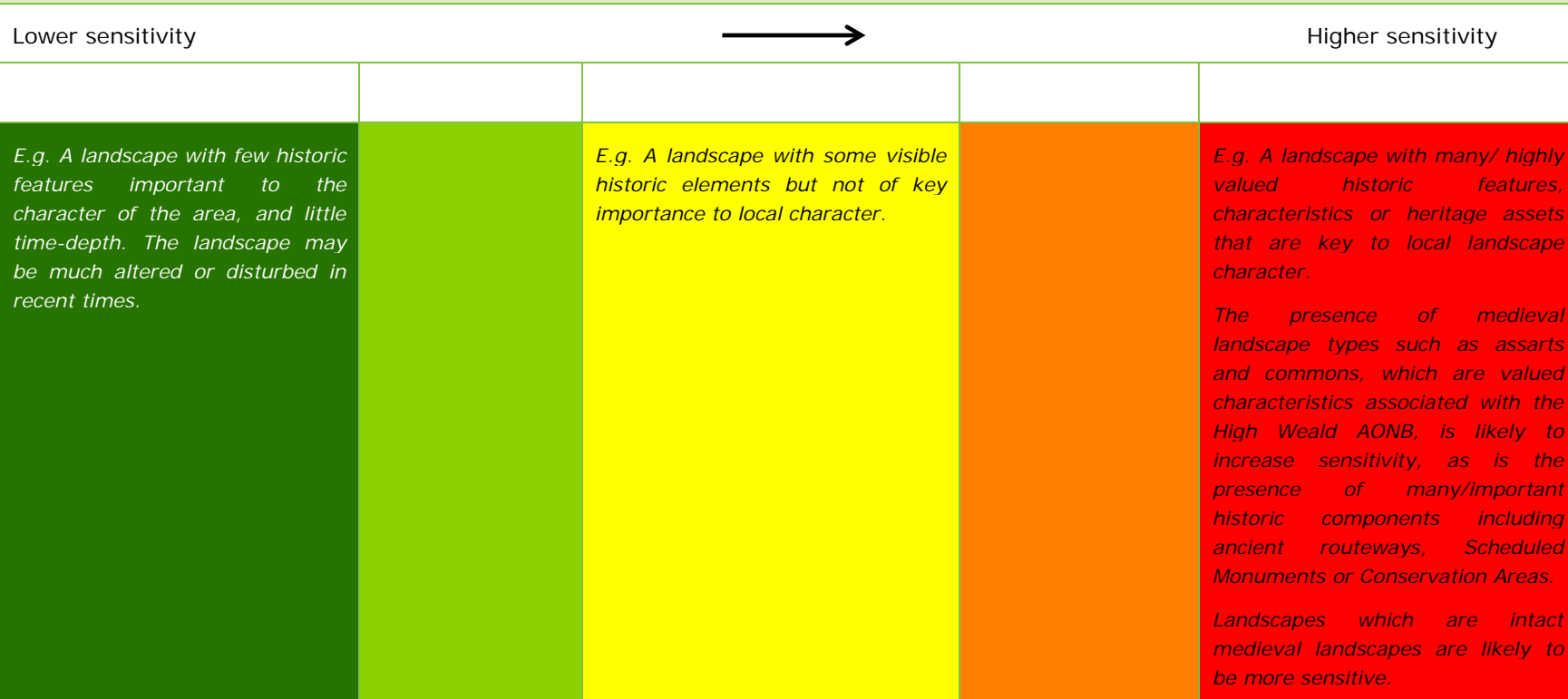
*E.g. An area significantly influenced by development/human activity, where new development would not be out of character.*

*E.g. A landscape with some sense of rurality, but with some modern elements.*

*E.g. A relatively tranquil landscape, lacking strong intrusive elements. Extensively dark skies and a high perceived degree of rurality/naturalness with few modern human influences. High scenic value.*

**Historic character**

The extent to which the landscape has ‘time-depth’ – a sense of being a historic landscape – and/or the presence of heritage assets that are important to landscape character (i.e. a large number or highly valued features – which may be designated as Conservation Areas, Scheduled Monuments or listed buildings for example – or other features important to the local history of the landscape such as ancient routeways, that are key contributors to character), with reference to the Borough Landscape Character Assessment and the High Weald AONB Management Plan) because these would potentially be liable to loss or degradation. Reference has been made to the Kent Historical Landscape Characterisation (HLC) dataset<sup>3</sup> of field/land use types, but no specific reference is made to these within the assessment unless they have any particular scarcity value. Other data which may be referred to includes the ‘AONB Components’ data set, HER data set and historic farmsteads.



<sup>3</sup> The updated TWBC HLC is not available yet for the study area.

## Sensitivity Judgements

- 2.16 A rating for landscape sensitivity is provided in relation to each of the development scenarios. This is a judgement based on consideration of the range of sensitivities identified and the weight attached to any particular criteria in the area in question.
- 2.17 These factors give an indication as to the likelihood of significant landscape or visual effects resulting from development, and guideline definitions for levels of sensitivity are given in Table 2.2 below.

**Table 2.2: Sensitivity Rating Definitions**

Sensitivity	Definition
High	The landscape has strong character and qualities and notable features which are highly sensitive to change from the type and scale of development being assessed.
Medium-high	
Medium	The landscape has some distinctive characteristics and valued qualities, with some sensitivity to change from the type and scale of development being assessed.
Medium-low	
Low	The landscape lacks distinct character and qualities and has few notable features, or is robust with regard to the type and scale of development being assessed.



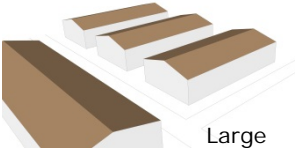
- 2.18 A sub-area rated as having *high* sensitivity may do so because it has a relatively high sensitivity to a number of different criteria but it may also do so because of a particularly high sensitivity to just one criterion. Intermediate sensitivity levels, *medium-high* and *medium-low*, will be used where appropriate.
- 2.19 The process for defining sub-areas aims to minimise the extent to which significant differences in sensitivity are likely to occur within one area, but in some cases a gradual change in sensitivity can be identified – for example a gradual increase in sensitivity with distance from an existing urban edge. Limitations in terms of the resolution of the assessment (see Paragraph 2.5) may also mean that different parts of a sub-area are considered to have different levels of sensitivity. Significant variations will be noted in the assessment text and more than one sensitivity rating will be given, to reflect the differences within the sub-area.

### Development Typologies

- 2.20 Each sub area's sensitivity is assessed with respect to three 'scales' of development, as set out in Table 2.3 below. These scales relate to the *form* of buildings rather than the *quantity* of development. The assessment commentary will provide more detail where applicable, including reference to any constraints to the extent and location of development, and consider the potential for mitigation measures to reduce any predicted adverse effects on landscape or views.



**Table 2.3: Development Typologies**

Development scenario	Description
 <p>Small</p>	<p>Two/two and a half-storey residential dwellings – either terraced, semi-detached or detached – with associated access roads, private gardens and garaging, and with an assumed density of approximately 30-40 dwellings per hectare.</p>
 <p>Medium</p>	<p>Three or four-storey residential development – e.g. blocks of flats, care homes or hotels with associated access roads, parking and communal open space; or</p> <p>Small scale commercial/industrial use – maximum 2 to 3 storeys with associated access roads, parking and open space – e.g. local business park units.</p>
 <p>Large</p>	<p>Large commercial/industrial units or hotels – e.g. warehouses or office blocks, with large expanses of cladding or glass, access roads, large car parks and associated landscaping</p>

## 3 Format of Outputs

### Report Structure

- 3.1 The sub-area assessments are grouped to reflect their relationship with a specific LCA. Each group of sub-area assessments is preceded by a map (on OS 1:25,000 base) showing the LCA boundaries, the 1km search area boundary, all the defined sub-areas and the designations that reflect potential constraints on development (as listed in Paragraph 2.12 above).
- 3.2 The detailed assessment for each sub-area includes:
- A map (on OS 1:25,000 or 1:10,000 base) showing the sub-area in question and any relevant designations (as per the whole LCA map);
  - A photograph to illustrate the sub-area;
  - A brief description of the sub-area, making reference to any key defining features, to the extent of development within the sub-area and to its relationship with the urban edge;
  - Assessment of landscape/visual sensitivity against the six criteria identified in the methodology (Table 2.1 above);
  - Sensitivity ratings, using a 5-point scale (see Table 2.2 above) for each of the three development typologies (see Table 2.3 above);
  - A summary of key landscape and visual sensitivities identified from the assessment; and
  - Guidance on potential mitigation and enhancement/ management opportunities.

### Summary of Findings

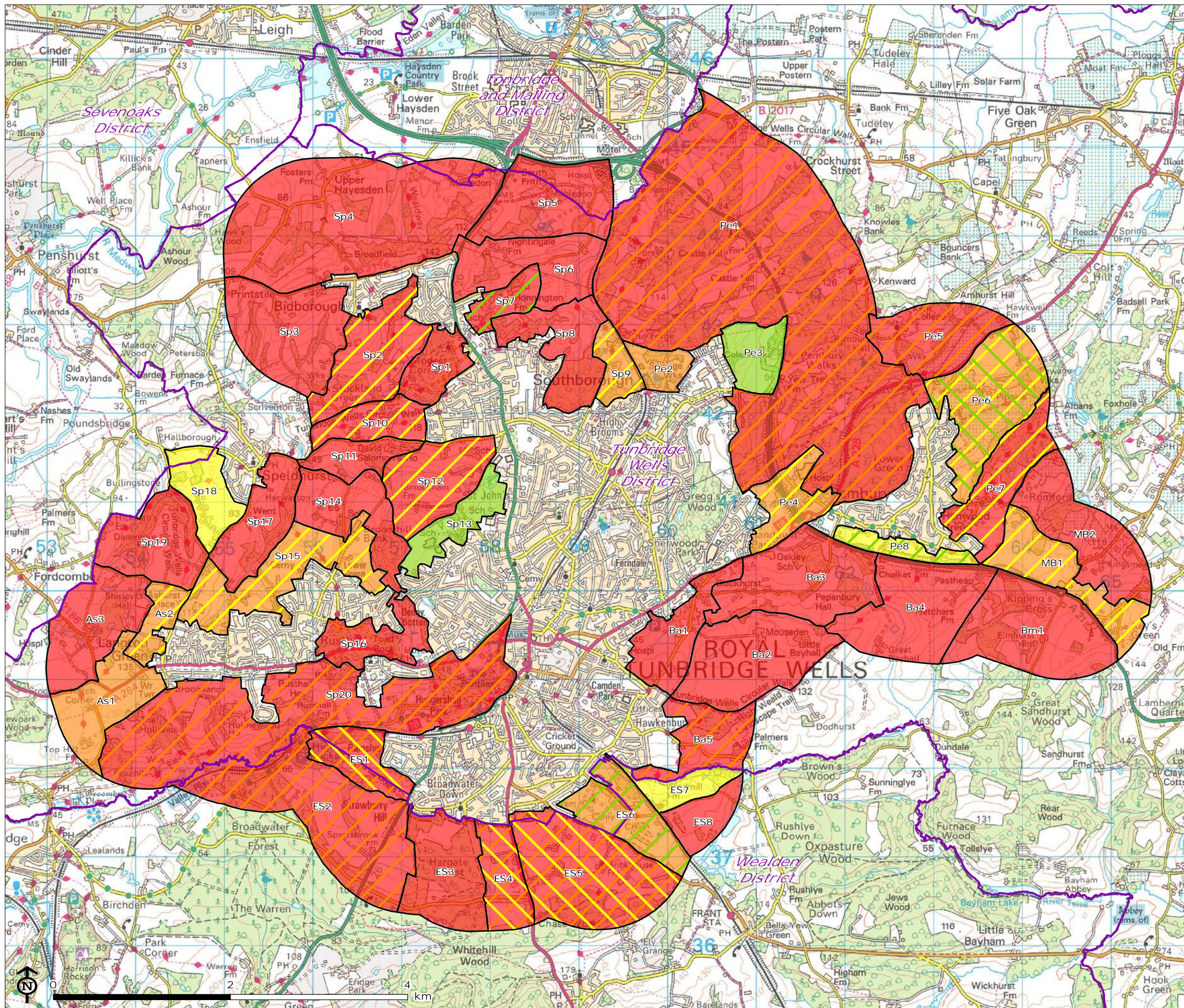
- 3.3 Assessment results are summarised in a tabular form, by LCA and sub-area, using colour-coding to highlight sensitivity ratings. A separate table is provided for each of the three defined development typologies.
- 3.4 Maps are provided to visualise the results of the assessment of landscape sensitivity for each development typology. These are colour-coded to provide a simple overview of the spatial pattern of landscape and visual sensitivities to development across the relevant part of the Borough.
- 3.5 Where differing levels of sensitivity have been identified within a sub-area, the colour-coding for the sub-area as a whole will reflect this. Solid colour will denote the rating applicable to the majority of the sub-area, but this will be hatched with the colour(s) applicable to the rating(s) for smaller parts of the sub-area.

## 4 Summary of Findings

4.1 Individual sub-area assessments are presented by landscape character area in Section 5 below. **Table 4.1** and **Figures 4.1** to **4.3** summarise the ratings given to each parcel in table and map format.

**Table 4.1: Assessment Ratings Summary**

Sensitivity Area	Small Development Scenario	Medium Development Scenario	Large Development Scenario
As1	MH	H	H
As2	MH/M	H/MH	H
As3	H	H	H
Ba1	H	H	H
Ba2	H	H	H
Ba3	H	H	H
Ba4	H	H	H
Ba5	H/MH	H	H
Bm1	H	H	H
ES1	H/MH/M	H	H
ES2	H/MH	H	H
ES3	H	H	H
ES4	H/MH/M	H/MH	H
ES5	H/MH/M	H	H
ES6	MH/ML	H/MH	H
ES7	M	H	H
ES8	H	H	H
MB1	MH/M	H/MH/M	H
MB2	H	H	H
Pe1	H/MH	H	H
Pe2	MH	MH	MH
Pe3	ML	M	MH
Pe4	MH/M	H/MH	H
Pe5	H/MH	H	H
Pe6	MH/M/ML	H	H
Pe7	H/M	H	H
Pe8	M/ML	H/MH	H
Sp1	H	H	H
Sp2	H/M	H	H
Sp3	H	H	H
Sp4	H	H	H
Sp5	H	H	H
Sp6	H	H	H
Sp7	H/ML	H/ML	H
Sp8	H	H	H
Sp9	MH/M	H	H
Sp10	H/M	H	H
Sp11	H	H	H
Sp12	H/M	H/MH	H
Sp13	ML	M	H/MH
Sp14	H	H	H
Sp15	MH/M	H	H
Sp16	H	H	H
Sp17	H	H	H
Sp18	M	H	H
Sp19	H	H	H
Sp20	H/MH	H/MH	H



Tunbridge Wells - Borough  
Landscape Character  
Assessment

Small Development Scenario  
Sensitivity Assessment

- District boundary
- Highest sensitivity rating
- Low
- Medium-Low
- Medium
- Medium-High
- High
- Other sensitivity ratings (colour of line shows level of sensitivity)
- Second highest rating
- Third highest rating

All parcel sensitivity ratings

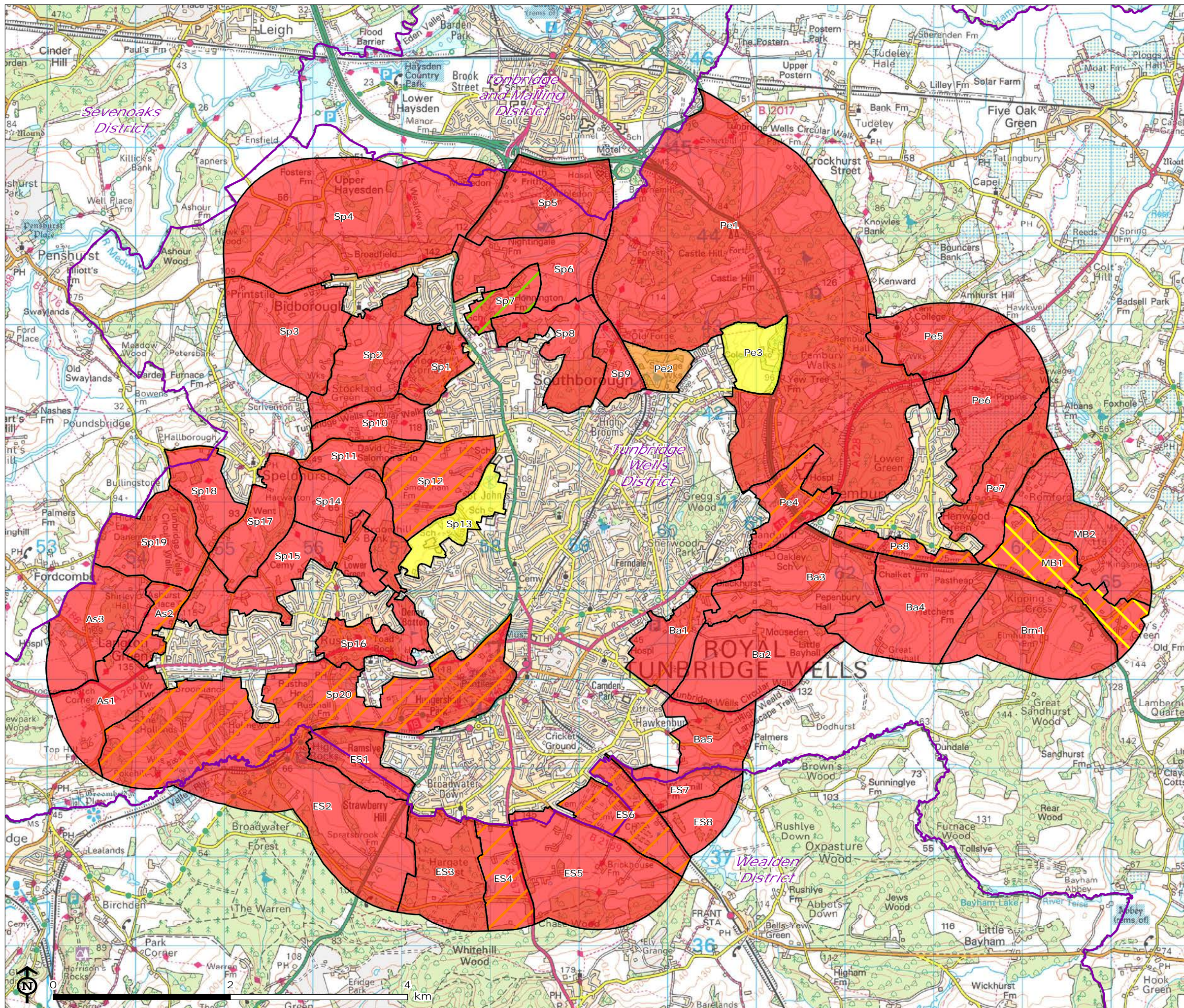
As1 - MH	Pe6 - MH/M/ML
As2 - MH/M	Pe7 - H/M
As3 - H	Pe8 - M/ML
Ba1 - H	Sp1 - H
Ba2 - H	Sp2 - H/M
Ba3 - H	Sp3 - H
Ba4 - H	Sp4 - H
Ba5 - H/MH	Sp5 - H
Bm1 - H	Sp6 - H
ES1 - H/MH/M	Sp7 - H/ML
ES2 - H/MH	Sp8 - H
ES3 - H	Sp9 - MH/M
ES4 - H/MH/M	Sp10 - H/M
ES5 - H/MH/M	Sp11 - H
ES6 - MH/ML	Sp12 - H/M
ES7 - M	Sp13 - ML
ES8 - H	Sp14 - H
MB1 - MH/M	Sp15 - MH/M
MB2 - H	Sp16 - H
Pe1 - H/MH	Sp17 - H
Pe2 - MH	Sp18 - M
Pe3 - ML	Sp19 - H
Pe4 - MH/M	Sp20 - H/MH
Pe5 - H/MH	

Small development scenario  
Two/two and a half-storey residential  
dwellings – either terraced, semi-detached  
or detached – with associated access roads,  
private gardens and garaging, and with an  
assumed density of approximately 30-40  
dwellings per hectare.

Map Scale @ A3: 1:42,000



Figure 4.1



# Tunbridge Wells - Borough Landscape Character Assessment

## Medium Development Scenario Sensitivity Assessment

- District boundary
- Highest sensitivity rating
- Low
- Medium-Low
- Medium
- Medium-High
- High
- Other sensitivity ratings (colour of line shows level of sensitivity)
- Second highest rating
- Third highest rating

All parcel sensitivity ratings

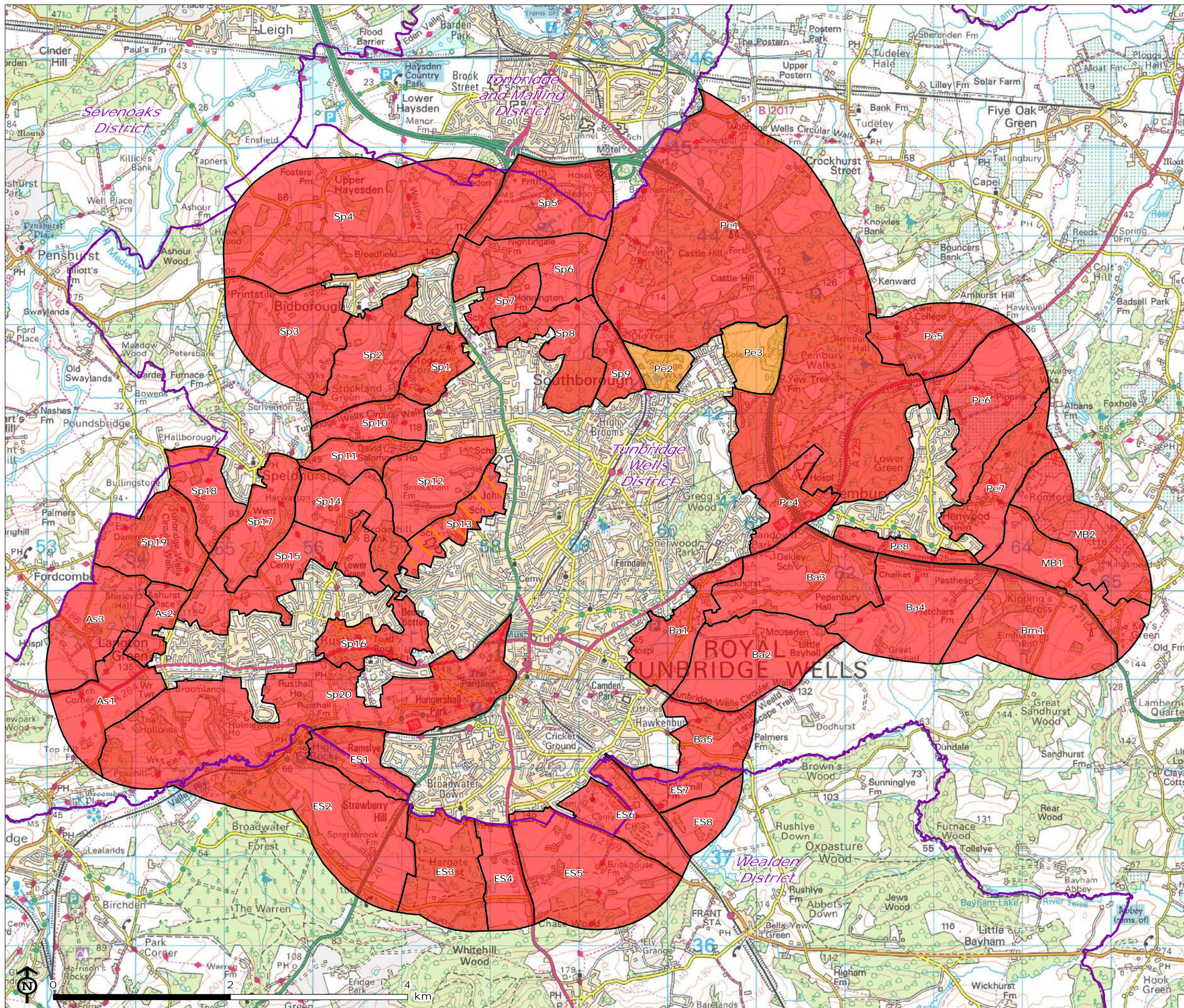
As1 - H	Pe6 - H
As2 - H/MH	Pe7 - H
As3 - H	Pe8 - H/MH
Ba1 - H	Sp1 - H
Ba2 - H	Sp2 - H
Ba3 - H	Sp3 - H
Ba4 - H	Sp4 - H
Ba5 - H	Sp5 - H
Bm1 - H	Sp6 - H
ES1 - H	Sp7 - H/ML
ES2 - H	Sp8 - H
ES3 - H	Sp9 - H
ES4 - H/MH	Sp10 - H
ES5 - H	Sp11 - H
ES6 - H/MH	Sp12 - H/MH
ES7 - H	Sp13 - M
ES8 - H	Sp14 - H
MB1 - H/MH/M	Sp15 - H
MB2 - H	Sp16 - H
Pe1 - H	Sp17 - H
Pe2 - MH	Sp18 - H
Pe3 - M	Sp19 - H
Pe4 - H/MH	Sp20 - H/MH
Pe5 - H	

Medium development scenario  
 Three or four-storey residential development – e.g. blocks of flats, care homes or hotels with associated access roads, parking and communal open space; or  
 Small scale commercial/industrial use – maximum 2 to 3 storeys with associated access roads, parking and open space – e.g. local business park units.

Map Scale @ A3: 1:42,000

LUC

**Figure 4.2**



Tunbridge Wells - Borough  
Landscape Character  
Assessment

Large Development Scenario  
Sensitivity Assessment

- District boundary
- Highest sensitivity rating
  - Low
  - Medium-Low
  - Medium
  - Medium-High
  - High

Other sensitivity ratings (colour of line shows level of sensitivity)

- Second highest rating

All parcel sensitivity ratings

- |          |             |
|----------|-------------|
| As1 - H  | Pe6 - H     |
| As2 - H  | Pe7 - H     |
| As3 - H  | Pe8 - H     |
| Ba1 - H  | Sp1 - H     |
| Ba2 - H  | Sp2 - H     |
| Ba3 - H  | Sp3 - H     |
| Ba4 - H  | Sp4 - H     |
| Ba5 - H  | Sp5 - H     |
| Bm1 - H  | Sp6 - H     |
| ES1 - H  | Sp7 - H     |
| ES2 - H  | Sp8 - H     |
| ES3 - H  | Sp9 - H     |
| ES4 - H  | Sp10 - H    |
| ES5 - H  | Sp11 - H    |
| ES6 - H  | Sp12 - H    |
| ES7 - H  | Sp13 - H/MH |
| ES8 - H  | Sp14 - H    |
| MB1 - H  | Sp15 - H    |
| MB2 - H  | Sp16 - H    |
| Pe1 - H  | Sp17 - H    |
| Pe2 - MH | Sp18 - H    |
| Pe3 - MH | Sp19 - H    |
| Pe4 - H  | Sp20 - H    |
| Pe5 - H  |             |

Large development scenario  
Large commercial/industrial units or hotels  
- e.g. warehouses or office blocks, with  
large expanses of cladding or glass, access  
roads, large car parks and associated  
landscaping

Map Scale @ A3: 1:42,000



Figure 4.3