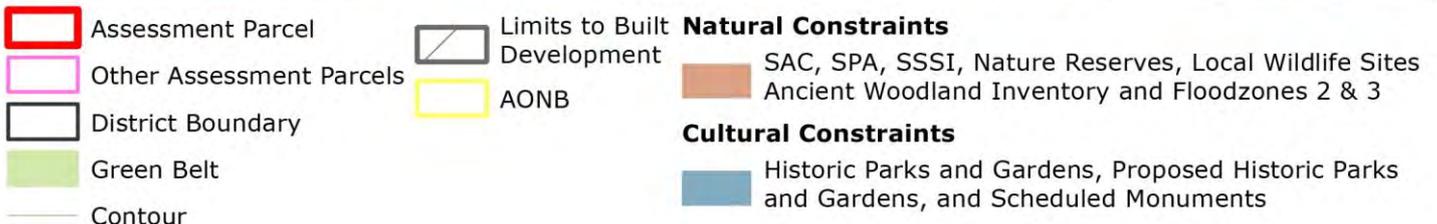
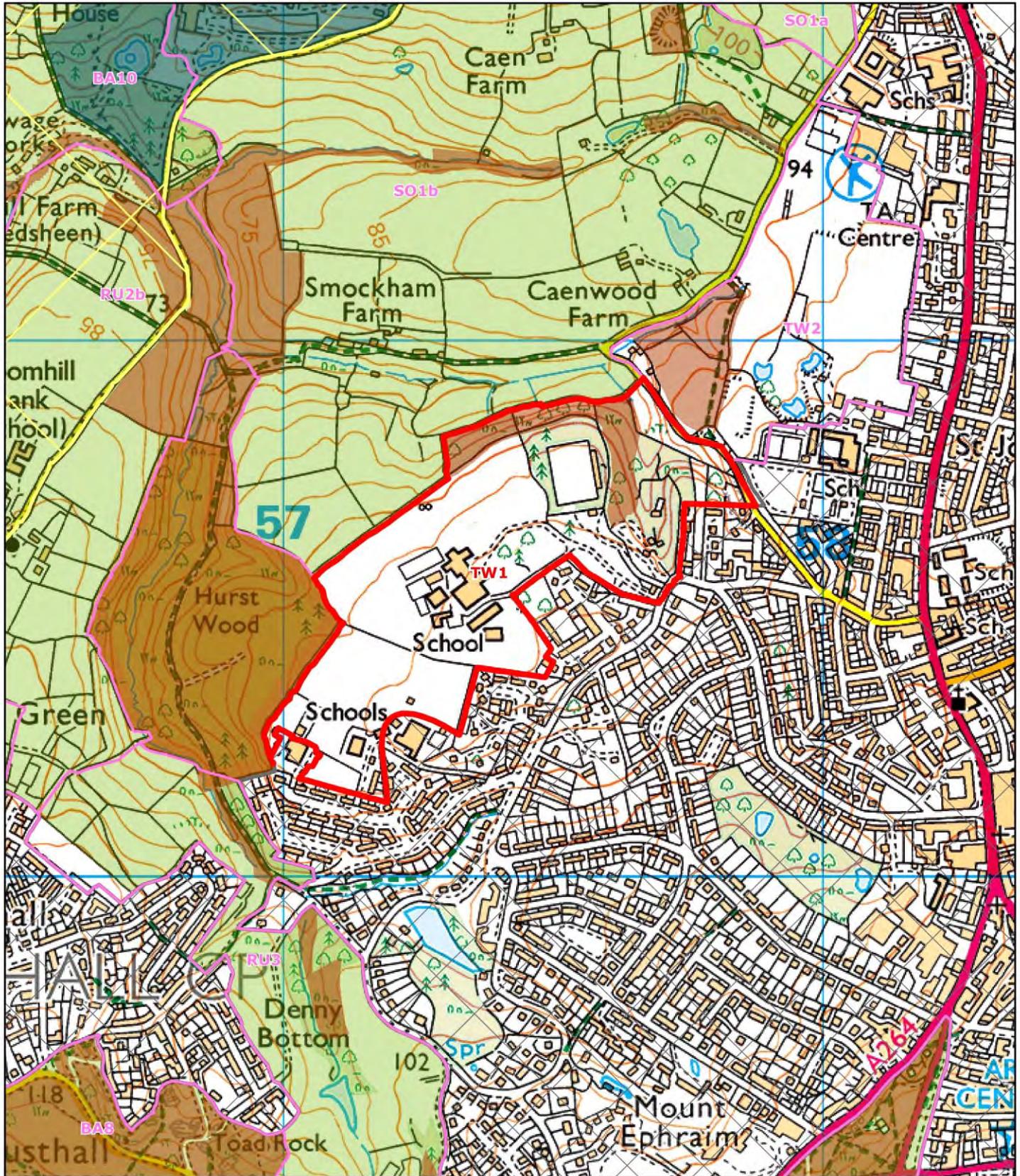


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- Assessment Parcel
- District Boundary
- Contour
- AONB
- Other Green Belt Parcels
- Green Belt
- Limits to Built Development



Settlement:	Tunbridge Wells	Settlement Type:	Town
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Parcel	TW1
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Size (ha)	29.5	Parcel type	Green Belt Parcel
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Development/land use

The parcel contains buildings at Bennett Memorial Diocesan School, a pavilion associated with Rose Hill School and a row of three houses on Rydal Close. There are also recreation grounds and sports pitches associated with the schools and wooded boundaries at the property boundaries and alongside access roads to the schools. In the north of the parcel is a football ground and individual detached houses set within a wooded valley. The parcel does not lie within the existing Green Belt and has been safeguarded as Rural Fringe land.

Parcel boundaries

The southern boundary of the parcel abuts the settlement edge. The northern parcel boundary follows the existing Green Belt boundary defined by wooded field boundaries and a distinct drop in topography which slopes steeply to the north. The western parcel boundary is defined by Hurst Wood and the eastern boundary is defined by Reynold's Lane, with the wooded valley in the east/ north-eastern part of the parcel forming a strong feature.

Relationship between settlement and countryside

The adjacent settlement edge of Royal Tunbridge Wells occupies the southern half of the ridge on which the parcel lies. Development at the settlement edge comprises recent residential housing which has expanded west of the A264 and north of Mount Ephraim across the undulating topography, as well as a number of schools. The parcel therefore shares a strong relationship with the adjacent settlement form with regards to topography, with the exception of the wooded valley in the north-east corner of the parcel which is distinctly different in terms of landform and land cover. Development within the parcel consists of schools, a football field and occasional buildings, also providing a strong link to the adjacent settlement. The wooded edge along the western parcel boundary forms a strong separating feature between the parcel and the wider countryside.

Contribution to Green Belt purposes

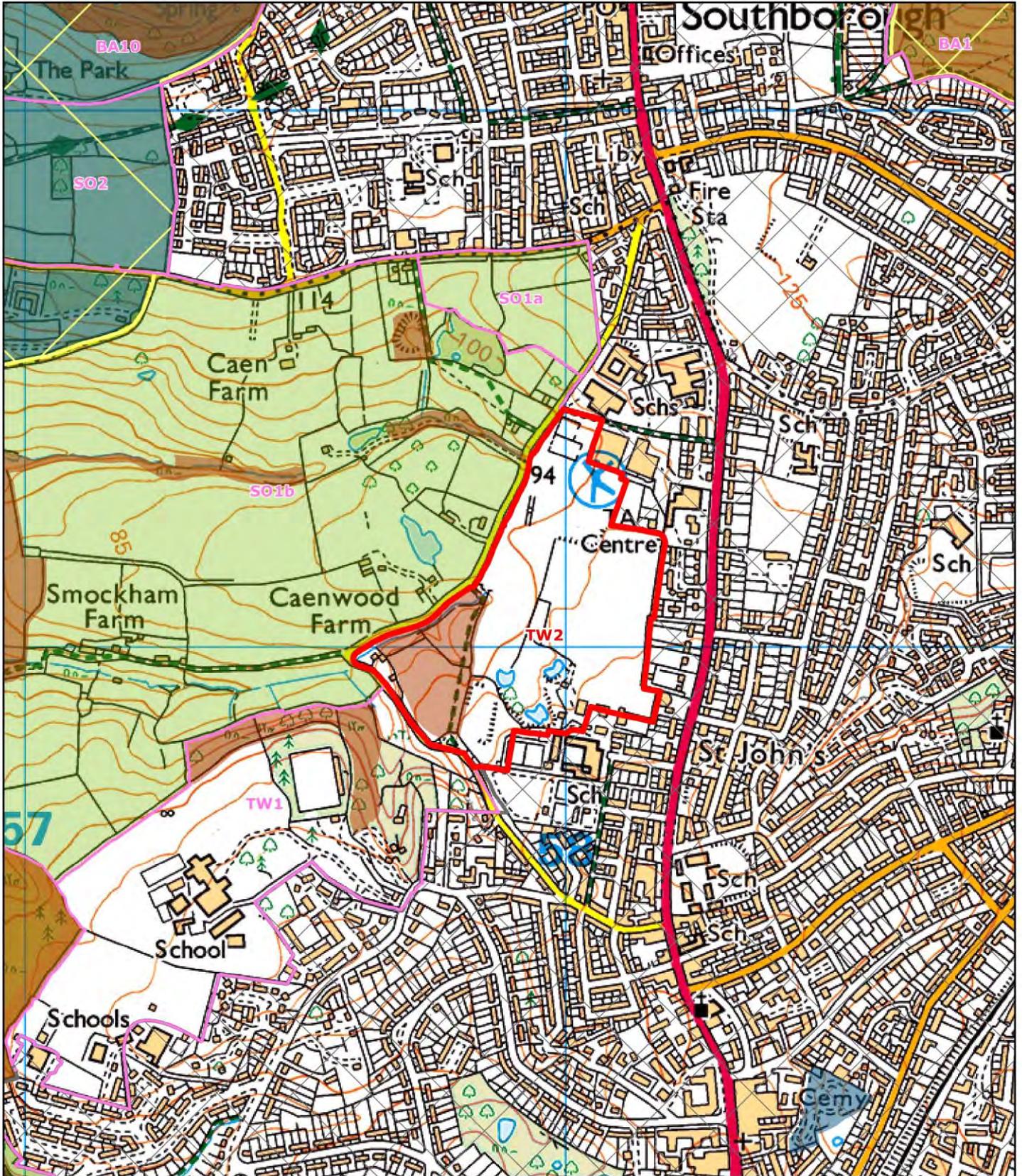
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is adjacent to the large built-up area and relates more strongly to this than to the wider countryside.	Relatively weak
2 - Prevent neighbouring towns merging into one another	The parcel lies between Royal Tunbridge Wells and Southborough which are approximately 1.2km apart in this location. Woodland and the land within parcel SO1 provides a stronger separating feature, therefore development of this parcel would result in a moderate narrowing of the physical or perceived gap, but with landscape features to preserve separation.	Relatively weak
3 - Assist in safeguarding the countryside from encroachment	The parcel relates more strongly to the settlement than to the wider countryside.	Relatively weak
4 - To preserve the special character of historic towns	The openness of the hill top of the parcel contributes to the rural setting of the historic town of Royal Tunbridge Wells but is not considered to be of particular significance to the town's special character.	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 parcel is not currently within the Green Belt but does adjoin Green Belt land to the west. There is not an appropriate boundary which would provide a clearer distinction between settlement and countryside.

Settlement: Tunbridge Wells Settlement Type: Town

Parcel: TW2



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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:	Tunbridge Wells	Settlement Type:	Town
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Parcel	TW2
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Size (ha)	19.5	Parcel type	Green Belt Parcel
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Development/land use

The parcel contains sports pitches and playing fields, some groups of trees and open fields. The parcel is not within the Green Belt as it has been safeguarded as Rural Fringe land.

Parcel boundaries

The parcel adjoins the settlement edge of Royal Tunbridge Wells at its eastern boundary, which is characterised by residential development, and school, and at its northern boundary, a sport's centre. The western boundary along Reynold's Lane is the existing Green Belt boundary. The southern boundary follows Reynold's Lane.

Relationship between settlement and countryside

The adjacent settlement edge of Royal Tunbridge Wells occupies the eastern half of the ridge on which the parcel lies, and the shared topography therefore creates a link between the parcel and the settlement. Development at the settlement edge comprises recent residential housing, schools and a sports centre. Built development within the parcel consists of occasional buildings associated with the school to the south of the parcel, and a number of sports pitches and recreation grounds. The parcel therefore shares a relatively strong relationship with the adjacent settlement in terms of land use. Reynold's Lane along the eastern parcel boundary provides a strong separating feature between the parcel and the wider countryside.

Contribution to Green Belt purposes

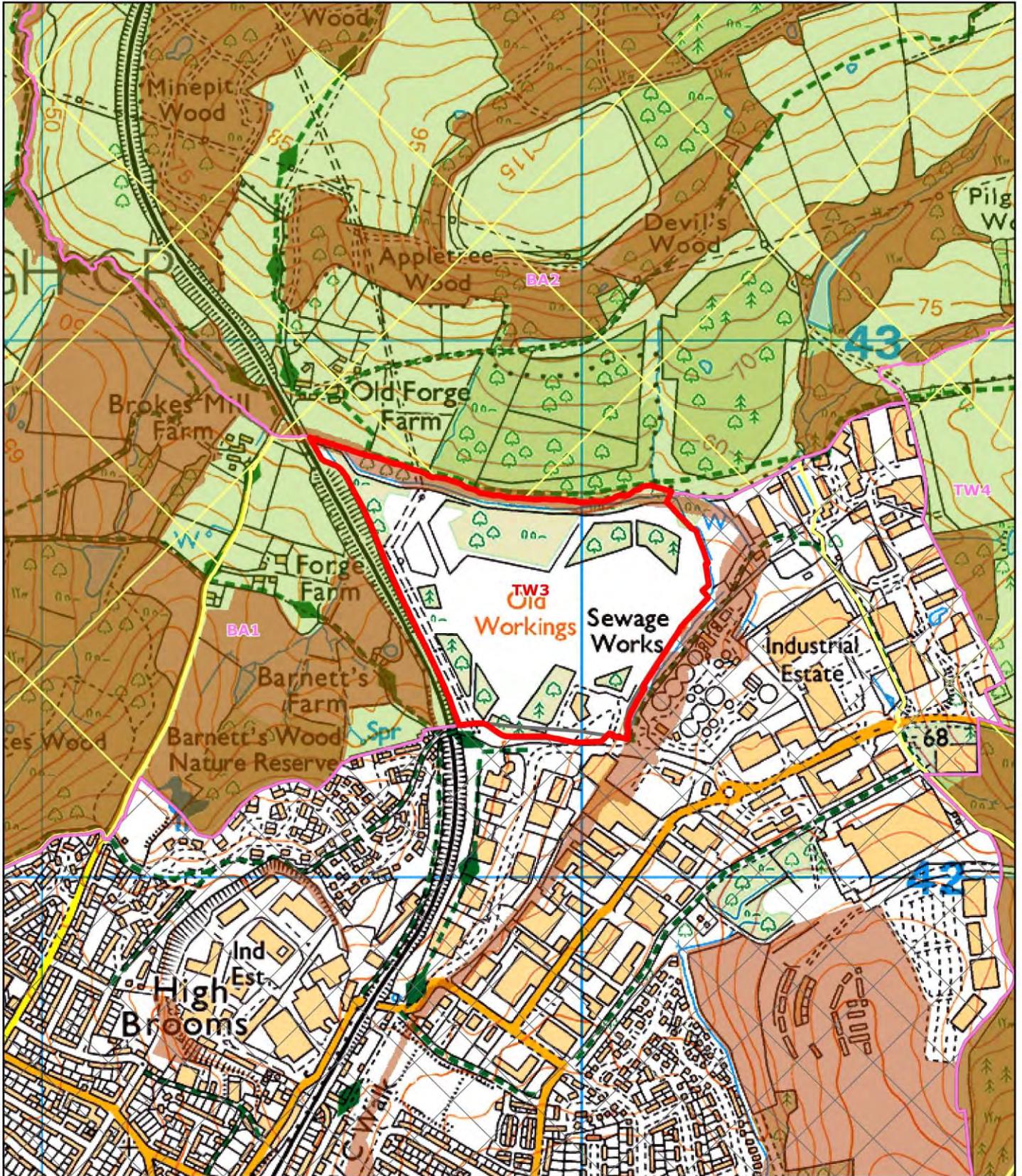
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is adjacent to the large built-up area and relates more strongly to this than to the wider countryside	Relatively weak
2 - Prevent neighbouring towns merging into one another	The parcel lies between Royal Tunbridge Wells and Southborough which are approximately 1.2km apart in this location. Woodland and the land within parcel SO1 provides a stronger separating feature, therefore development of this parcel would result in a moderate narrowing of the physical or perceived gap, but with landscape features to preserve separation.	Relatively weak
3 - Assist in safeguarding the countryside from encroachment	The parcel relates more strongly to the settlement than to the wider countryside.	Relatively weak
4 - To preserve the special character of historic towns	The openness of the hill top of the parcel contributes to the rural setting of the historic town of Royal Tunbridge Wells but is not considered to be of particular significance to the town's special character.	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 parcel is not currently within the Green Belt but does adjoin Green Belt land to the west. There is not an appropriate boundary which would provide a clear distinction between settlement and countryside.

Settlement: Tunbridge Wells Settlement Type: Town

Parcel TW3



- 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:	Tunbridge Wells	Settlement Type:	Town
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Parcel	TW3
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Size (ha)	23.1	Parcel type	Green Belt Parcel
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Development/land use

A former landfill site, North Farm Tip, restored as a rounded hill. Most of the land is used as rough grazing for horses, but there is a household waste recycling centre in the south-eastern corner.

Parcel boundaries

The parcel abuts the Limits to Built Development to the south on Dowding Way, and to the east on North Farm Lane. Both boundaries have belts of trees planted on the restored landform, beyond which are large commercial and industrial estates; a cluster of car dealerships and a sewage works are the nearest operations to the south and east respectively. The tree-edged Hastings Main Line railway forms the boundary to the west, and to the north a narrow, wooded valley, Prowles Gill, separates the parcel from slopes rising up to the wooded Castle Hill.

Relationship between settlement and countryside

The unnatural landform of the restored tip, the presence of the recycling centre and the scale of development bordering two sides of the parcel give it a strong association with the urban area. The rounded landform with its perimeter belts of trees and shrubs has a degree of physical separation from the natural slope rising up to the north of Prowles Gill, but there is also physical distinction between the parcel and the adjacent valley-floor industrial and commercial uses. Extensive woodlands on higher ground to the north, centred on Castle Hill, create strong separation between this edge of Tunbridge Wells and the town of Tonbridge. The industrial edge of Tunbridge Wells lacks relationship with the historic town centre and is atypical in that the edges of the town are for the most part on high ground; however the parcel's high hill does provide an open backdrop to the settlement.

Contribution to Green Belt purposes

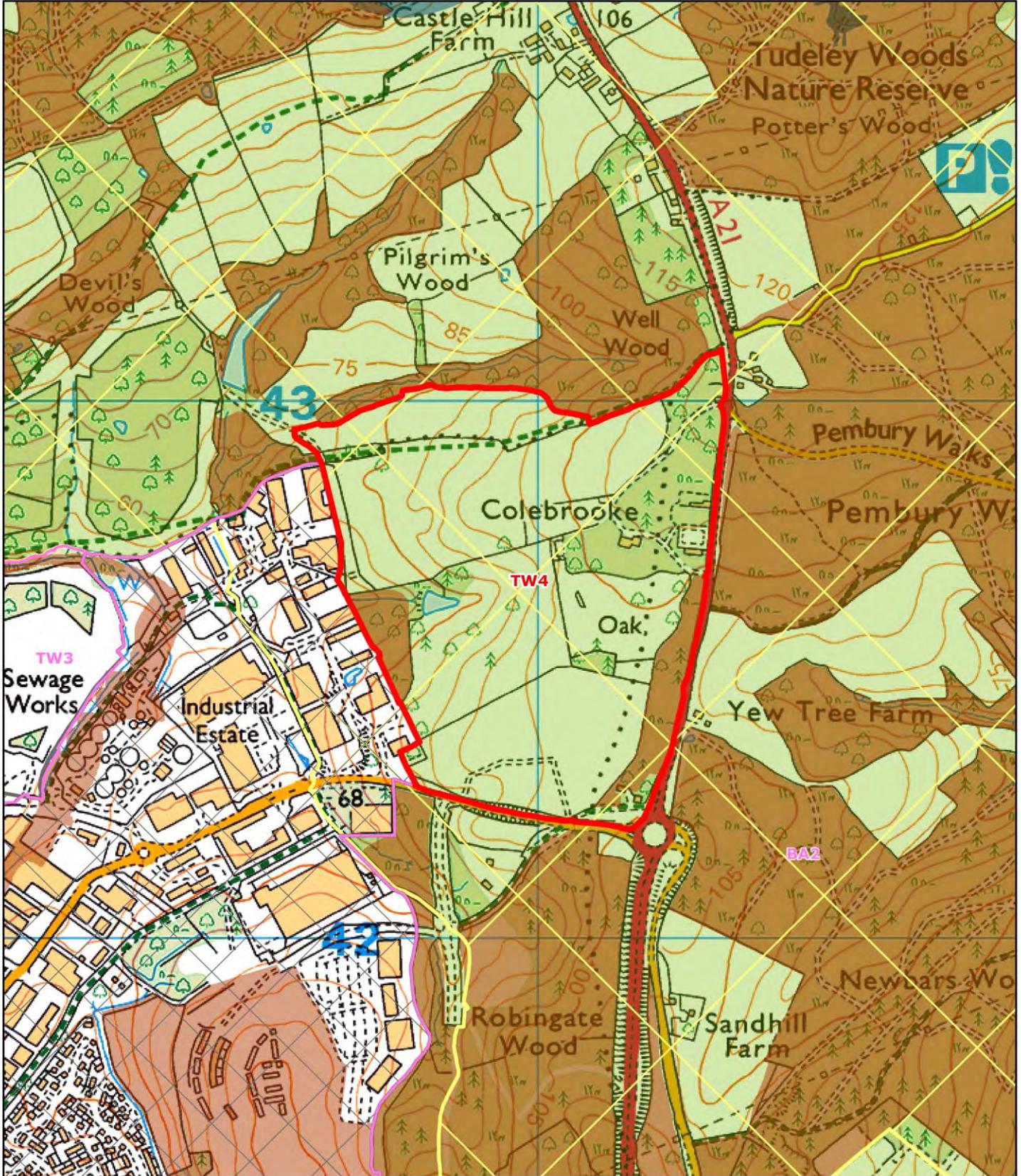
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is adjacent to the large built-up area and has a degree of separation from both the settlement and the wider countryside.	Moderate
2 - Prevent neighbouring towns merging into one another	Development of this parcel would result in little or no perception of the narrowing of the gap between towns.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel relates more strongly to the settlement than to the wider countryside.	Relatively weak
4 - To preserve the special character of historic towns	The parcel forms a minor element in the historic setting of Tunbridge Wells.	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 distinct change in landform, and the tree belts along the parcel boundary make this a relatively strong Green Belt boundary, but the northern edge of the parcel along Prowles Gill would similarly constitute a strong edge, aligned with the urban edge to the east and bounded by the railway line to the west. The domed hill crest would be a weaker Green Belt edge.

Settlement: Tunbridge Wells Settlement Type: Town

Parcel TW4



- 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:	Tunbridge Wells	Settlement Type:	Town
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Parcel	TW4
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Size (ha)	48.0	Parcel type	Green Belt Parcel
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Development/land use

Mostly open grassland, formerly parkland associated with the Colebrooke Park estate. It includes a small block of ancient woodland on the western edge and tree belts enclosing several houses on the eastern edge. Colebrook Park is used as an events space. Works to widen the A21 along the eastern edge of the sub-area are in progress. This will reduce the undeveloped land area, in particular in the south-eastern part of the sub-area, where the realigned route runs further to the west and there will be slip roads at the junction with Longfield Road.

Parcel boundaries

The parcel abuts the Limits to Built Development to the west on Kingstanding Way, where large-scale commercial development is located. Ancient woodland forms a barrier at the centre of this boundary, with screening belt of trees to either side. Longfield Road, with woodland beyond it, forms the southern edge, and the A21 forms the eastern edge. Ancient woodland in the path of the widened A21 was cleared, but new woodland is to be created to border the new road and junctions. To the north Well Wood, an ancient woodland, forms a strong edge.

Relationship between settlement and countryside

The rising eastward slope of the land and the presence of ancient woodland help to strengthen the existing edge, and landform and tree cover give the parcel some relationship in terms of landscape character with the area to the north. However the degree of containment around the parcel provided by roads and tree cover – containment that will increase with the realigned Longfield Road – A21 junction – limit the extent of this relationship. The isolated existing built development within the parcel is not urbanising, but the scale of adjacent development and the intrusive influence of the A21 and Longfield Road strengthen urban fringe character. Extensive woodlands on higher ground to the north, centred on Castle Hill, create strong separation between this edge of Tunbridge Wells and the town of Tonbridge. The industrial edge of Tunbridge Wells lacks relationship with the historic town centre and is atypical in that the edges of the town are for the most part on high ground. Tree cover in the parcel makes some contribution to the rural setting of the town but wooded higher ground to the north and east is more important in this respect.

Contribution to Green Belt purposes

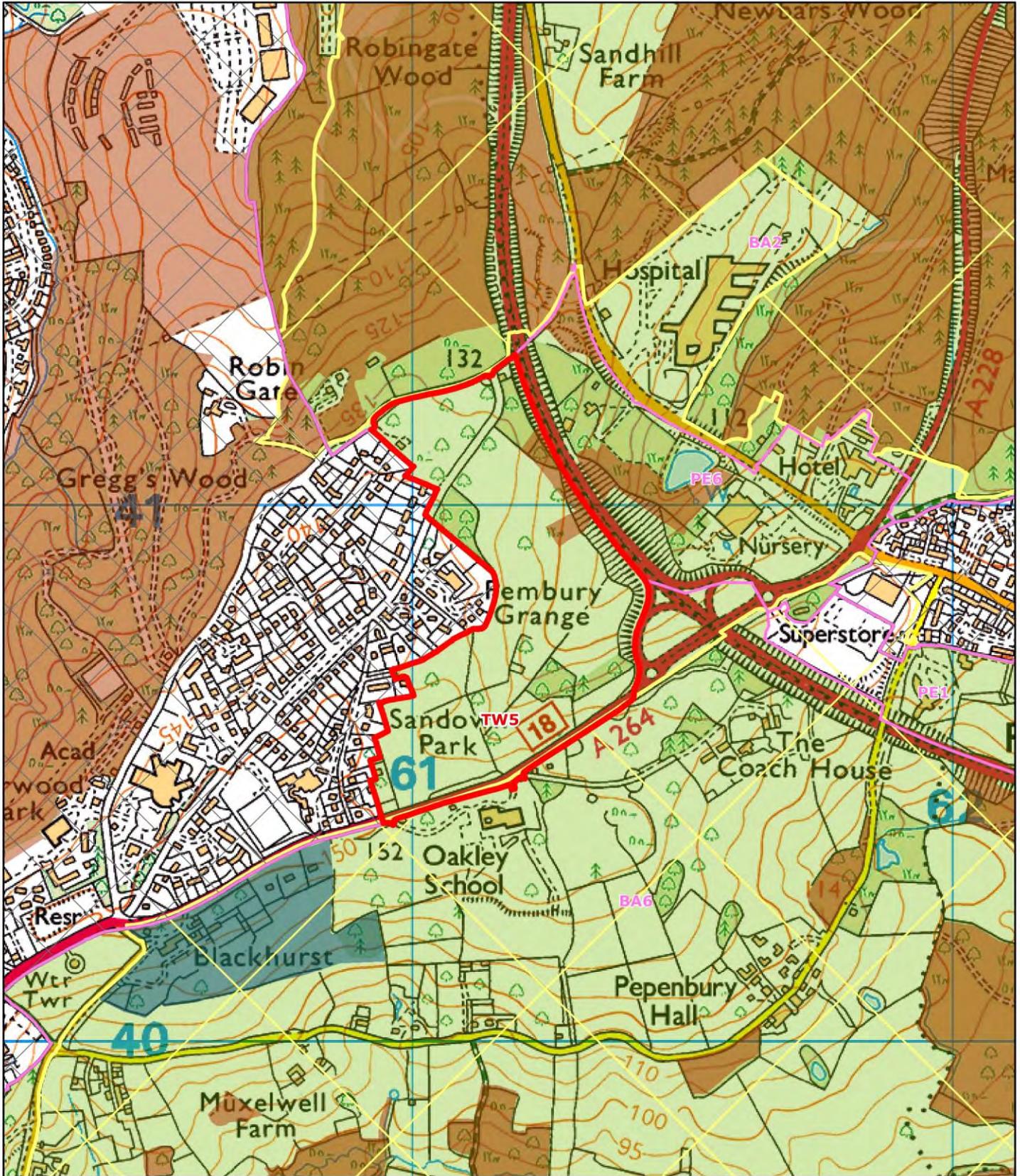
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is adjacent to the large built-up area and has a degree of separation from both the settlement and the wider countryside.	Moderate
2 - Prevent neighbouring towns merging into one another	Development of this parcel would result in little or no perception of the narrowing of the gap between towns.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel relates more strongly to the settlement than to the wider countryside.	Relatively weak
4 - To preserve the special character of historic towns	The parcel forms a minor element in the historic setting of Tunbridge Wells.	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 existing edge is clearly defined, and aligns approximately with the boundary to the south of Longfield Road, but the A21 would constitute a stronger boundary to the east and the edge of Well Wood to the north coincides with Prowles Gill, a valley which marks the Green Belt edge on the adjacent industrial estate.

Settlement: Tunbridge Wells Settlement Type: Town

Parcel: TW5



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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:	Tunbridge Wells	Settlement Type:	Town
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Parcel	TW5
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Size (ha)	24.7	Parcel type	Green Belt Parcel
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Development/land use

Small fields defined by lines of mature trees, together with several small woodland blocks, formerly parkland associated with Pembury Grange, a Grade II listed mid-19th century house on the edge of what is now the Sandown Park estate. There is no development within the parcel aside from some small-scale horticulture set within a block of trees in the north-western corner.

Parcel boundaries

The western edge of the parcel abuts the Limits to Built Development at the Sandown Park estate. The outer edges of the parcel are formed by the A264 Pembury Road to the south, the A21 to the east and Blackhurst Lane to the north. Robingate Wood forms a strong edge to the north, the A21 is set within trees and has woodland beyond it, and the tree-lined Pembury Road follows a ridge crest, beyond which several large houses sit within well-treed surrounds.

Relationship between settlement and countryside

Existing development in the adjacent Sandown Park estate occupies flat, high ground, so there is a topographical distinction between this and the parcel, which forms the head of a valley, and its well-treed character also creates some separation. However the parcel is in turn contained from the wider countryside by main roads and trees. The parcel forms the major part of the narrow gap between Tunbridge Wells and Pembury. The A21 and its containing tree cover, which prevents any intervisibility between the two settlements, is a key element in settlement separation, but the small size of the gap and the connection provided by the A264 mean that the open space within the parcel also makes an important contribution to the settlement gap. The parcel retains some historic parkland characteristics but is too contained, and too distant from the historic town centre, to play a significant role in the setting of Tunbridge Wells. The large houses along the ridge crest to the south of Pembury Road are part of the Tunbridge Wells Conservation Area, but it is the valley landscape to the south of the road that contributes to their setting, rather than land within the parcel.

Contribution to Green Belt purposes

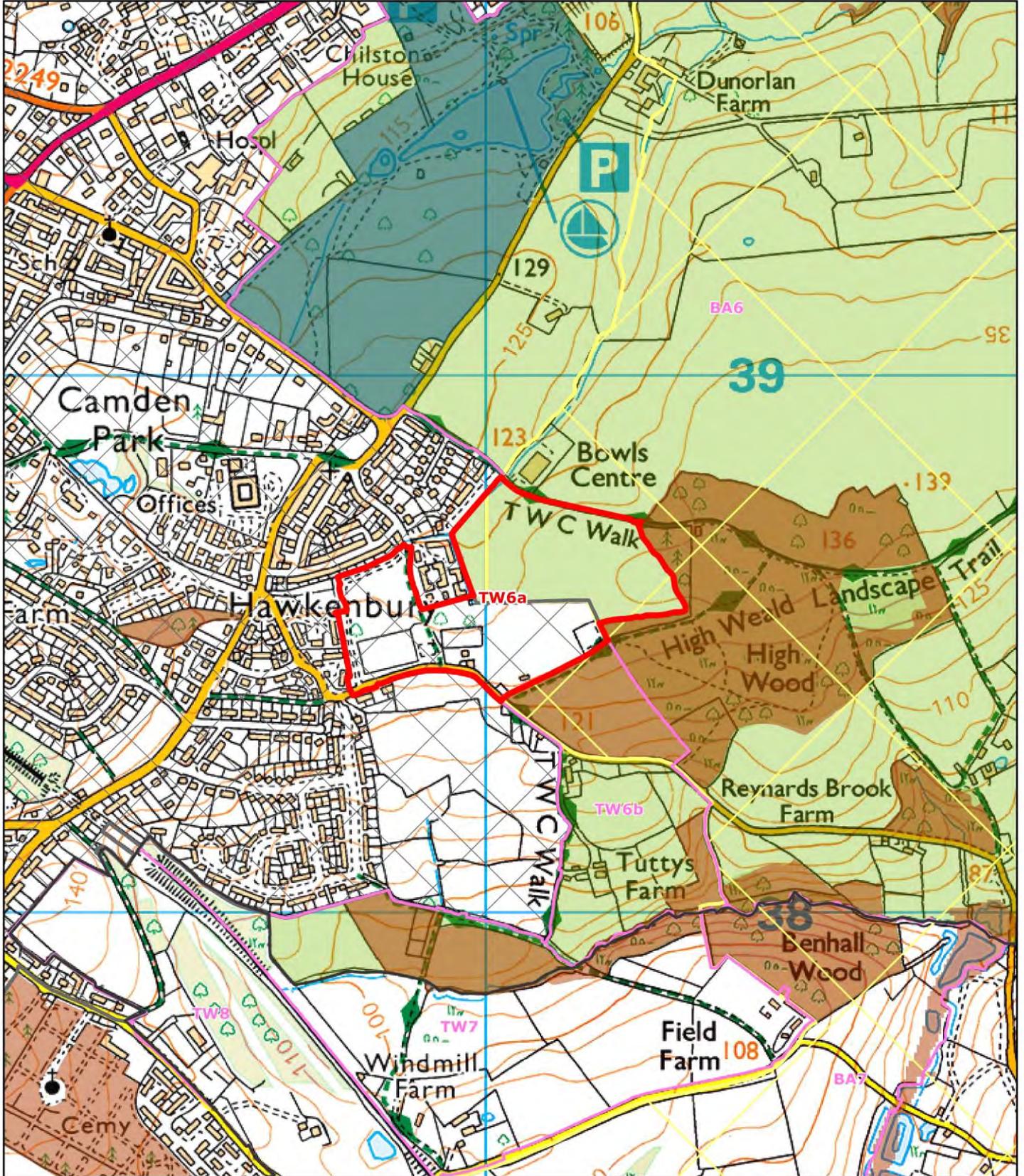
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is adjacent to the large built-up area and relates more strongly to this than to the wider countryside.	Relatively weak
2 - Prevent neighbouring towns merging into one another	Development of this parcel would leave only a very narrow physical gap, but the A21 and A264, and associated tree cover, would preserve a sense of separation.	Relatively strong
3 - Assist in safeguarding the countryside from encroachment	The parcel has a degree of separation from both the settlement and the wider countryside.	Moderate
4 - To preserve the special character of historic towns	The parcel forms a minor element in the historic setting of Tunbridge Wells.	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 existing edge is staggered around the edges of residential gardens. Tree blocks strengthen it in places, but the outer edges of the parcel, the A21 and A264, would form stronger boundaries.

Settlement: Tunbridge Wells Settlement Type: Town

Parcel TW6a



- 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:	Tunbridge Wells	Settlement Type:	Town
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Parcel	TW6a
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Size (ha)	14.7	Parcel type	Green Belt Parcel
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Development/land use

The parcel contains recreation grounds, open space with mature trees and playground to the south, and an arable field to the north, divided by a hedgerow. The southern part of the parcel lies within the Limits to Built Development and is therefore not within the Green Belt.

Parcel boundaries

The arable field abuts the Limits to Built Development to the west, along Cleeve Avenue and the backs of houses on Sherborne Close, and to the south at Hawkenbury Recreation Ground. High Wood forms the eastern boundary and High Woods Lane the northern edge, beyond which there is more arable farmland and, adjacent to the north-western corner of the parcel, an indoor bowls club. Hawkenbury Road separates the recreation ground from land to the south which has been allocated for housing.

Relationship between settlement and countryside

Housing on the western side of Hawkenbury slopes gently down from a ridge crest along Hall's Hole Road to a valley, the head of which forms the urban edge alongside the arable field. A line of trees alongside a narrow watercourse, a tributary of the River Teise, strengthens the boundary, and to the east of this the landform rises up towards High Wood, located prominently on the crest of a hill. Development on Sherborne Close, which sits at the head of the valley, is more exposed. The western end of the recreation ground is largely contained by the urban edge, but further eastward it has a stronger relationship with open countryside.

Contribution to Green Belt purposes

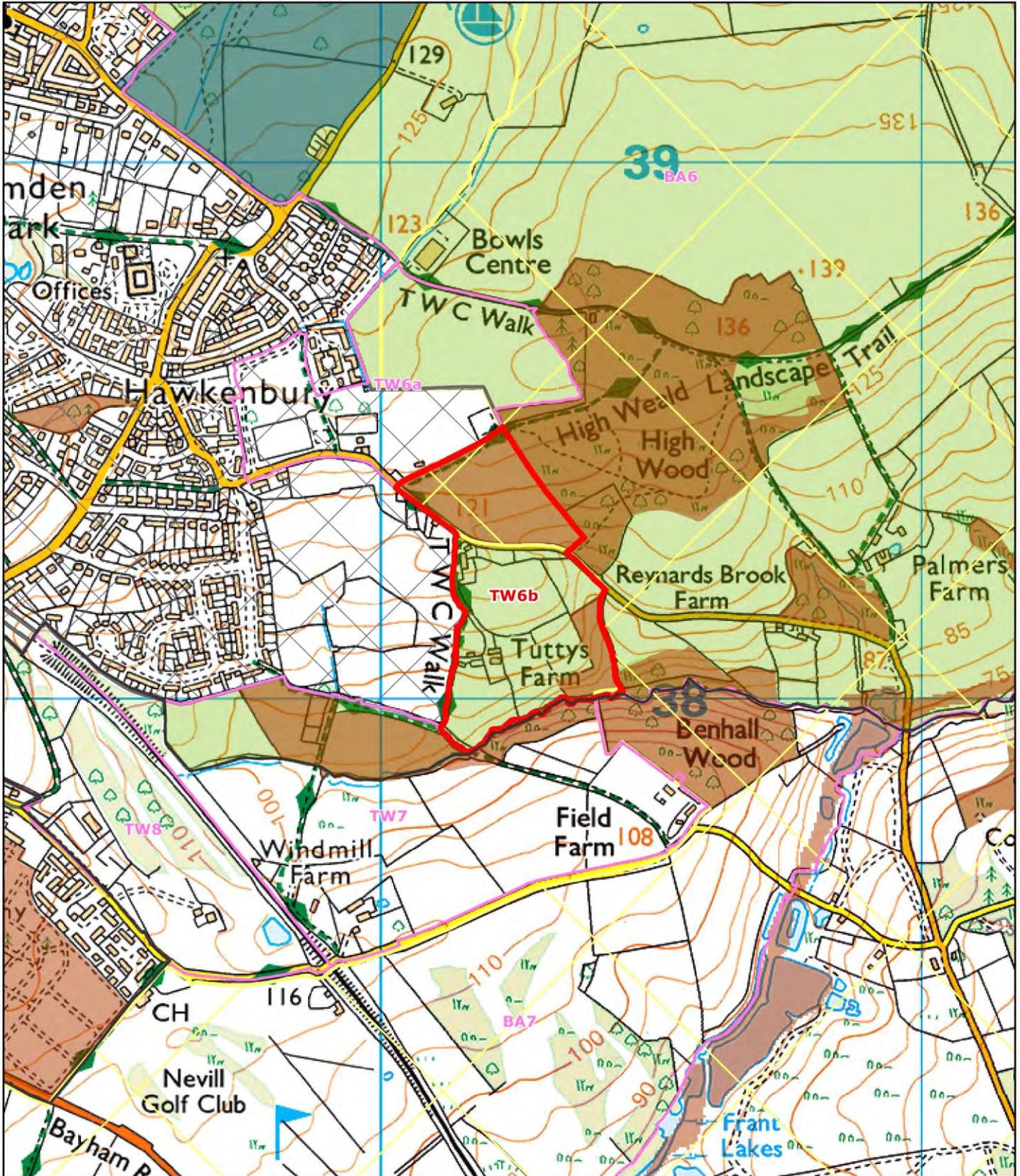
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is adjacent to the large built-up area but has a degree of separation from both the settlement and the wider countryside. The western part of the recreation ground has a stronger relationship with the urban area, but is too small to be assessed as a separate strategic parcel.	Moderate
2 - Prevent neighbouring towns merging into one another	Development of this parcel would result in little or no perception of the narrowing of the gap between towns.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel has a degree of separation from both the settlement and the wider countryside. The western part of the recreation ground has a stronger relationship with the urban area, but is too small to be assessed as a separate strategic parcel.	Moderate
4 - To preserve the special character of historic towns	The arable field in the northern part of the parcel is an element in views from Dunorlan Park (a Registered Park and Garden) of the open ridgeline forming the foreground to High Wood. The openness of this high ground contributes to the town's historic character, but development contained to the west of High Wood would have a limited impact on this. The western part of the recreation ground has a stronger relationship with the urban area.	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

Development on Sherborne Close and the inclusion of the recreation ground within the Limits to Built Development weakens the role of the valley floor stream channel as a Green Belt boundary, and High Woods Lane, along the northern edge of the parcel, would make a relatively strong alternative, representing a transition from the area contained by High Wood to the more exposed slopes to the north. However a boundary running north-south through the centre of the recreation ground to create a straighter Green Belt edge along the length of the parcel would represent a stronger distinction between land making at least a moderate contribution to Green Belt purposes and land making a weaker contribution.

Settlement: Tunbridge Wells Settlement Type: Town

Parcel TW6b



- 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:	Tunbridge Wells	Settlement Type:	Town
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Parcel	TW6b
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Size (ha)	13.1	Parcel type	Green Belt Parcel
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Development/land use

A grazed pasture on the western side of High Wood and paddocks around Tuttys Farm. Hawkenbury Road bisects the parcel. There are two farmsteads in the area.

Parcel boundaries

The parcel doesn't abut any urban development at present but the Limits to Built Development form the northern edge of the parcel, adjacent to Hawkenbury Recreation Ground, and the western edge on Hawkenbury Road and along a field boundary tree line, beyond which lies land allocated for development in the Local Plan (Policy AL/GB3L: Land at Hawkenbury Farm). Ancient woodland alongside the River Teise forms the southern boundary and High Wood and a strong hedgerow running alongside a stream channel form the eastern edge.

Relationship between settlement and countryside

Topographically the parcel is largely consistent with the allocated land to the west, but slopes are stronger to the south, and this valley-side has a relationship with the open countryside to the south (parcel TW7). The recreation ground to the north is open in character, with only one small building and associated parking, and does not represent a significant urbanising influence. High Wood provides strong containment to the north-east, but in terms of landscape character there is little distinction between this area and land further east along the valley. High Wood is a prominent landscape feature in the rural setting of Tunbridge Wells, and the open slopes beneath it contribute to its rural separation, but the contribution of the parcel in this respect is limited by the lack of relationship between the southern slopes of the ridge and either the historic core of the town or any elements of the Tunbridge Wells Conservation Area.

Contribution to Green Belt purposes

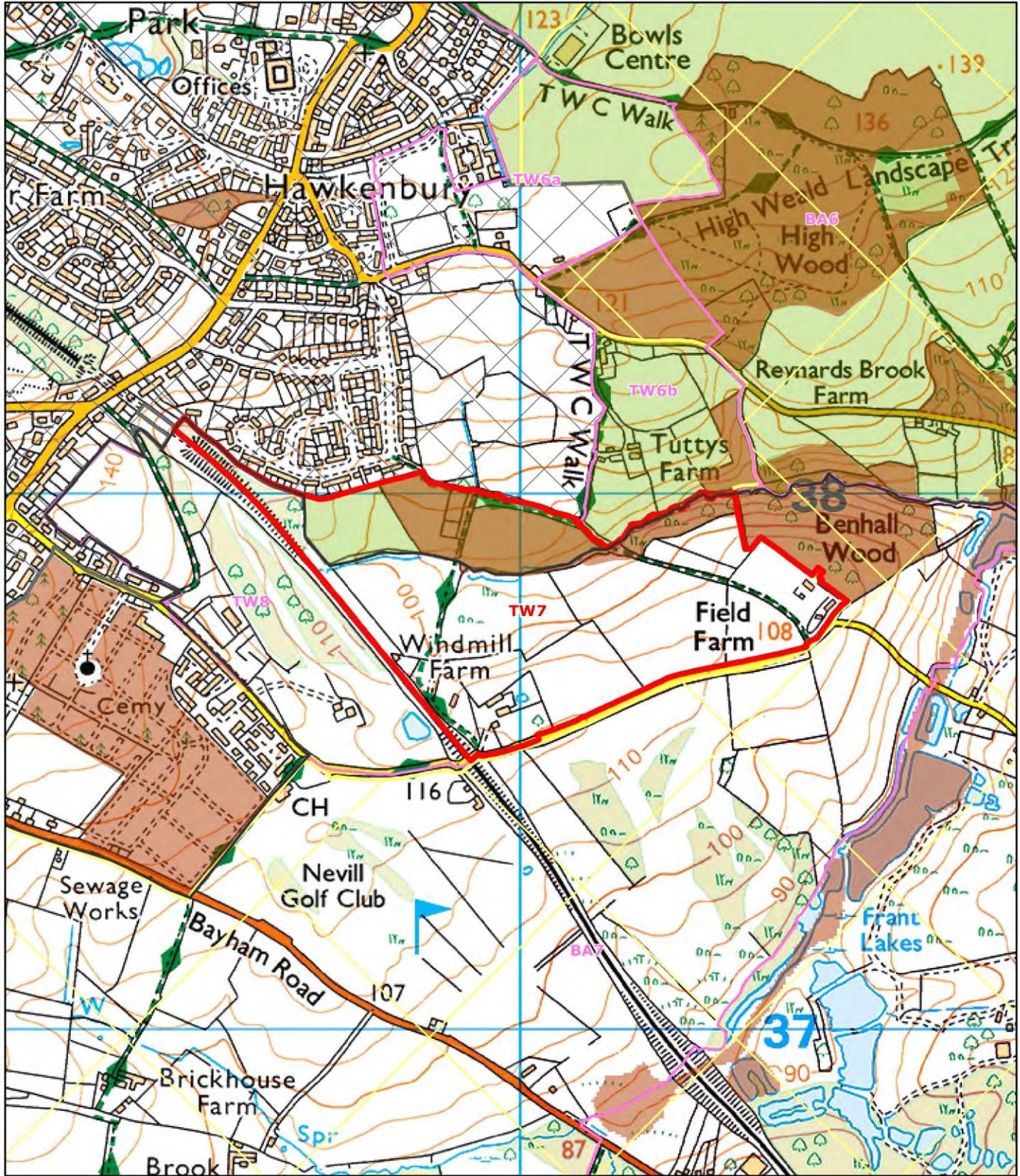
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is adjacent to the large built-up area but has a stronger relationship with the wider countryside.	Relatively strong
2 - Prevent neighbouring towns merging into one another	Development of this parcel would result in little or no perception of the narrowing of the gap between towns.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel has a stronger relationship with countryside than with the urban area.	Relatively strong
4 - To preserve the special character of historic towns	The parcel forms a minor element in the historic setting of Tunbridge Wells.	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 boundary between the recreation ground and the parcel is relatively strong – it marks a change from flat ridge top to sloping valley side, and mature trees along it create an association with High Wood – however the recreation ground severs the north-south Green Belt link to the west of High Wood. High Wood and the valley-floor woodland to the south are strong boundaries, and the hedgerow trees to the east are as strong an edge as the current Green Belt boundary to the west.

Settlement: Tunbridge Wells Settlement Type: Town

Parcel TW7



- 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:	Tunbridge Wells	Settlement Type:	Town
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Parcel	TW7
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Size (ha)	32.4	Parcel type	Parcel wholly or partly in District without Green Belt
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Development/land use

A valley at the head of the River Teise, to the south-east of Hawkenbury. There are two farmsteads and a residential dwelling close to the southern edge of the parcel. Most of the parcel - the area to the south of the watercourse - is in Wealden District. Only the area in Tunbridge Wells Borough is part of the Green Belt.

Parcel boundaries

The parcel only abuts a short length of urban development at present, on Chieveley Drive, but the Limits to Built Development form the northern edge of much of the parcel, with land allocated for development in the Local Plan (Policy AL/GB3: Land at Hawkenbury Farm). The railway line and associated tree cover form the western boundary, the tree-lined, ridge-top Benhall Mill Road forms the southern edge and Benhall Wood, sloping down to the watercourse, forms the eastern boundary.

Relationship between settlement and countryside

The parcel is a valley, and vegetation forms a fairly strong edge to the settlement; however development to the north already extends most of the way downslope from the ridge, and to the south the valley is separated from the wider countryside by the well-treed, ridge-top Benhall Mill Road. Development within the parcel does not have any significant urbanising influence. Open countryside around the edges of Tunbridge Wells contributes to the town's historic setting, but modern development down from the Forest Road ridge has weakened historic character in this area.

Contribution to Green Belt purposes

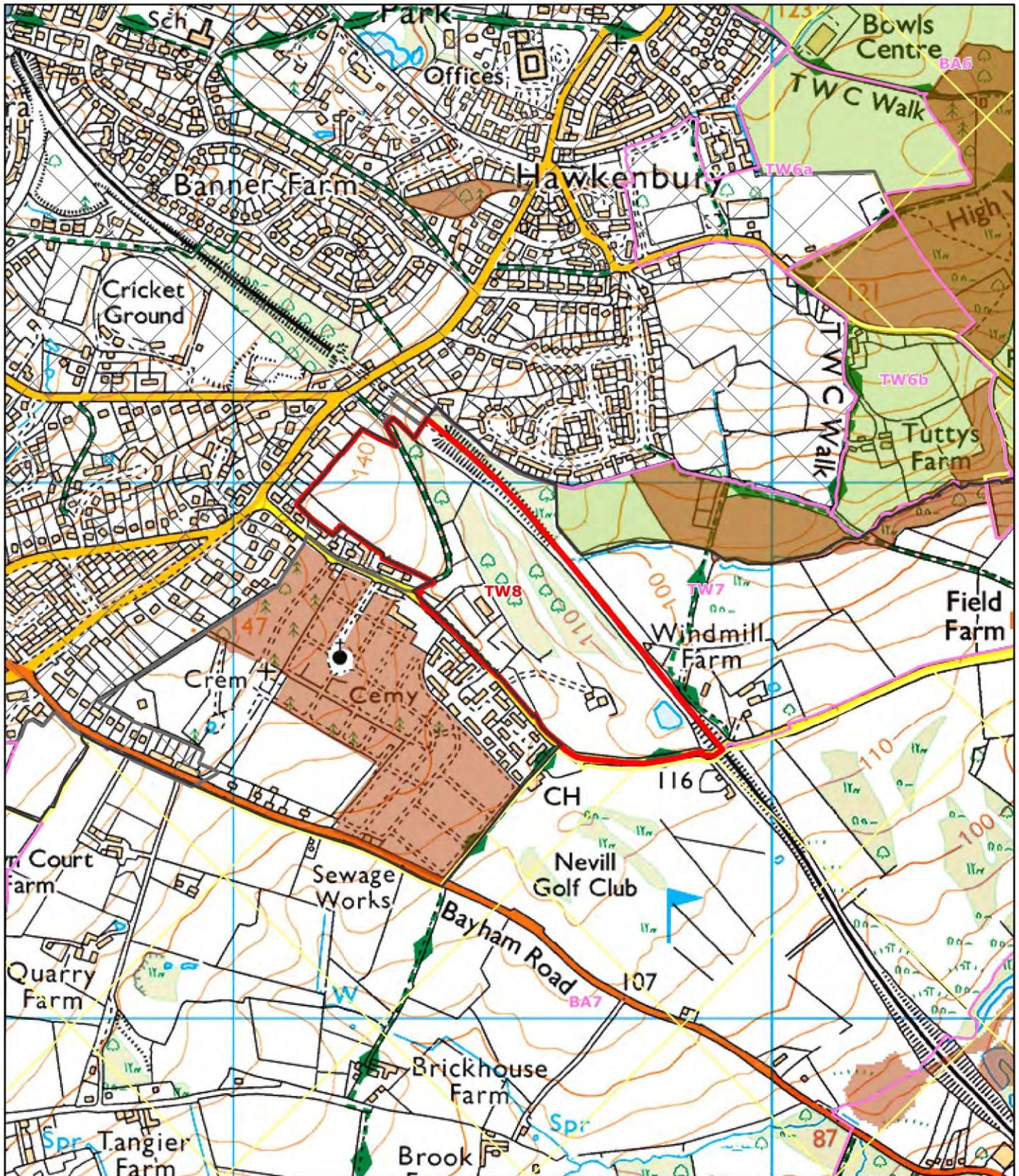
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is adjacent to the large built-up area but has a degree of separation from both the settlement and the wider countryside.	Moderate
2 - Prevent neighbouring towns merging into one another	Development of this parcel would result in little or no perception of the narrowing of the gap between towns.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel has a degree of separation from both the settlement and the wider countryside.	Moderate
4 - To preserve the special character of historic towns	The parcel forms a minor element in the historic setting of Tunbridge Wells.	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 land within Tunbridge Wells Borough forms a fairly narrow strip of Green Belt in this parcel. Were this to be released Benhall Wood, an ancient woodland at the eastern end of the parcel, would form a strong edge. Were the designated area to be extended to the south, Benham Mill Lane would constitute a strong boundary, but the hedged watercourse on the valley bottom is also a relatively strong edge.

Settlement: Tunbridge Wells Settlement Type: Town

Parcel: TW8



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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:	Tunbridge Wells	Settlement Type:	Town
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Parcel	TW8
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Size (ha)	19.3	Parcel type	Parcel wholly or partly in District without Green Belt
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Development/land use

A tree-lined track divides this parcel into an area of scrubby open space to the east and plantation woodland, on what was formerly a landfill site, to the west. Little Mount Farm, a house set in well-treed grounds, another dwelling and a large barn lie towards the southern end of the parcel. The parcel is wholly within Wealden District, and so is not **designated Green Belt, and was identified as a 'strategic development area' (SDA) in the Core Strategy Local Plan 2013** (although the Strategic Sites Local Plan that provided more detailed proposals was withdrawn in 2015 pending the creation of a new Wealden Local Plan). An application for development of 49 dwellings on land adjacent to Benhall Mill Road, to the south of the tree-lined track that subdivides the parcel, was approved in March 2017. There are potential development constraints associated with former landfill use on the eastern side of the parcel.

Parcel boundaries

The western half of the parcel is contained by the urban area on three sides, with housing on Forest Road to the west, Benhall Mill Road to the south and Forest Dene and Chieveley Drive to the north, although these latter two roads lie beyond the Hastings Main Line railway. Benhall Mill Road marks the outer edge of the parcel to the east of the Limits to Built Development, where it adjoins, from east to west, part of Tunbridge Wells Cemetery, a housing development centred on Acer Avenue and Nevill Golf Club. South of Chieveley Drive there is open countryside beyond the railway line.

Relationship between settlement and countryside

There is some distinction in terms of landform between the settlement edge on Forest Road and land within the parcel which slopes down eastwards towards the head of the River Teise. However, development both to the north and south of the parcel already extends some distance downslope from the ridge, to an extent negating this distinction, and the railway corridor and associated strong tree cover cuts across the head of the valley and reduces the relationship between the parcel and the countryside to the east. The development around Acer Avenue forms a narrow eastward extension of the Limits to Built Development, and is modern and urban in form, but strong tree cover along Benhall Mill Road limits its relationship with the assessment parcel. Benhall Mill Road follows a ridge line, strengthening the separation between the parcel and the golf course to the south. Development within the parcel does not have any significant urbanising influence, but neither do land uses within the area give it a strong countryside character. The land is not farmed, and the character of the plantation woodland within the eastern half of the parcel, and its containment in the wider landscape, limit the extent to which it represents countryside.

Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is adjacent to the large built-up area and relates more strongly to this than to the wider countryside.	Relatively weak
2 - Prevent neighbouring towns merging into one another	Development of this parcel would result in little or no perception of the narrowing of the gap between towns.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel relates more strongly to the settlement than to the wider countryside.	Relatively weak
4 - To preserve the special character of historic towns	The containment of this parcel means that it does not form part of the historic setting of Tunbridge Wells.	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

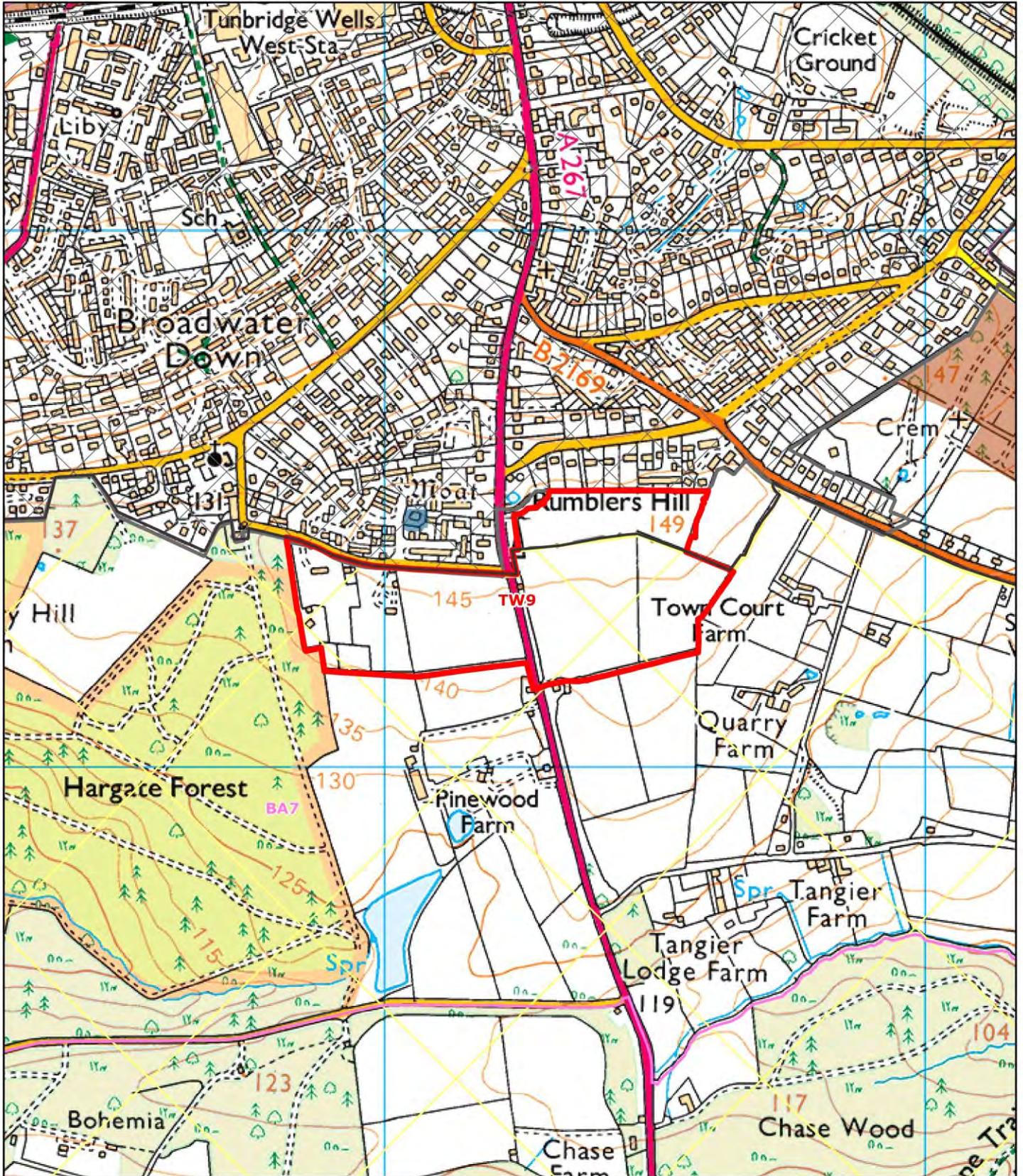
Green Belt boundary strength

The existing Limits to Built Development are clearly defined, but have an uneven edge that follows the developed edge rather than any consistent landscape element. Were Green Belt to be defined in Wealden District, Benhall Mill Road would mark a clearer distinction between settlement and countryside, with the golf course forming the western side of a broad valley that constitutes a landform distinctly separate to the urban area. In this eventuality, consideration could also be given to including the cemetery and adjacent housing on Bayham Road within the Limits to Built Development, so that a new Green Belt inner boundary could more clearly reflect a distinction between town and countryside and also

Settlement:	Tunbridge Wells	Settlement Type:	Town
follow the administrative boundary.			

Settlement: Tunbridge Wells Settlement Type: Town

Parcel TW9



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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:	Tunbridge Wells	Settlement Type:	Town
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Parcel	TW9
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Size (ha)	19.5	Parcel type	Parcel wholly or partly in District without Green Belt
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Development/land use

Grazing land and residential properties to the south of St Marks Road, and sports fields, together with a smaller area of pasture, to the east of the A267 Frant Road. Aside from the dwellings south of St Mark's Road there is a single house on Frant Road and the recreation ground pavilion immediately alongside the Limits to Built Development. None of the parcel is designated Green Belt: most is within Wealden District, which has no Green Belt, and the area within Tunbridge Wells Borough is isolated from any other Green Belt land.

Parcel boundaries

The northern side of parcel is the urban edge: the hedge-lined St Marks Road to the west of Frant Road and garden boundaries to the east. Development has been consented in the field to the north-east of the parcel, adjacent to Bayham Road. Field boundary hedgerows mark the outer southern edges of the parcel, and the eastern boundary, and Hargate Forest abuts the western edge. There is a plant nursery and several residential dwellings just south of the parcel on Frant Road and there are farmsteads a short distance to the south, off Frant Road and Bayham Road.

Relationship between settlement and countryside

The edge of Tunbridge Wells is on a ridge crest, so in broad terms there is a strong distinction between the settled area, predominantly north-facing towards the town centre, and the countryside to the south. However the south-facing slope within the parcel is very gentle, and the northern part of the sport ground is on the flat hill summit. St Mark's Road is a strong boundary, but is compromised to an extent by the residential development to the south, although the few dwellings here are widely spaced and set in extensive grounds, with little urbanising impact on the parcel. The back-garden boundary line to the east of Frant Road is not a strong edge, but to neither side of the road is there any strong separation between the parcel and the wider valley landform to the south, which gradually starts to slope more steeply and more variably in the vicinity of the farm buildings (Pinewood Farm, Quarry Farm and Town Court Farm).

Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel has a strong relationship with the wider countryside to the south, but development to the south of St Mark's Road and the weaker boundaries to the south of the settlement edge east of Frant Road mean that there is not a strong distinction between the parcel and the urban area.	Relatively strong
2 - Prevent neighbouring towns merging into one another	The parcel is 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	Although the boundary between settlement and countryside is not strong here, the land within the parcel, with the exception of the flat area at the top of Rumblers Hill that lies within Tunbridge Wells District and is contained on three sides by the LBD, relates more strongly to the valley to the south. Houses and the nursery alongside Frant Road to the south of the parcel represent only a minor urbanising influence.	Relatively 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 a key area of focus in terms of historic character, its openness makes some contribution to historic landscape setting.	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

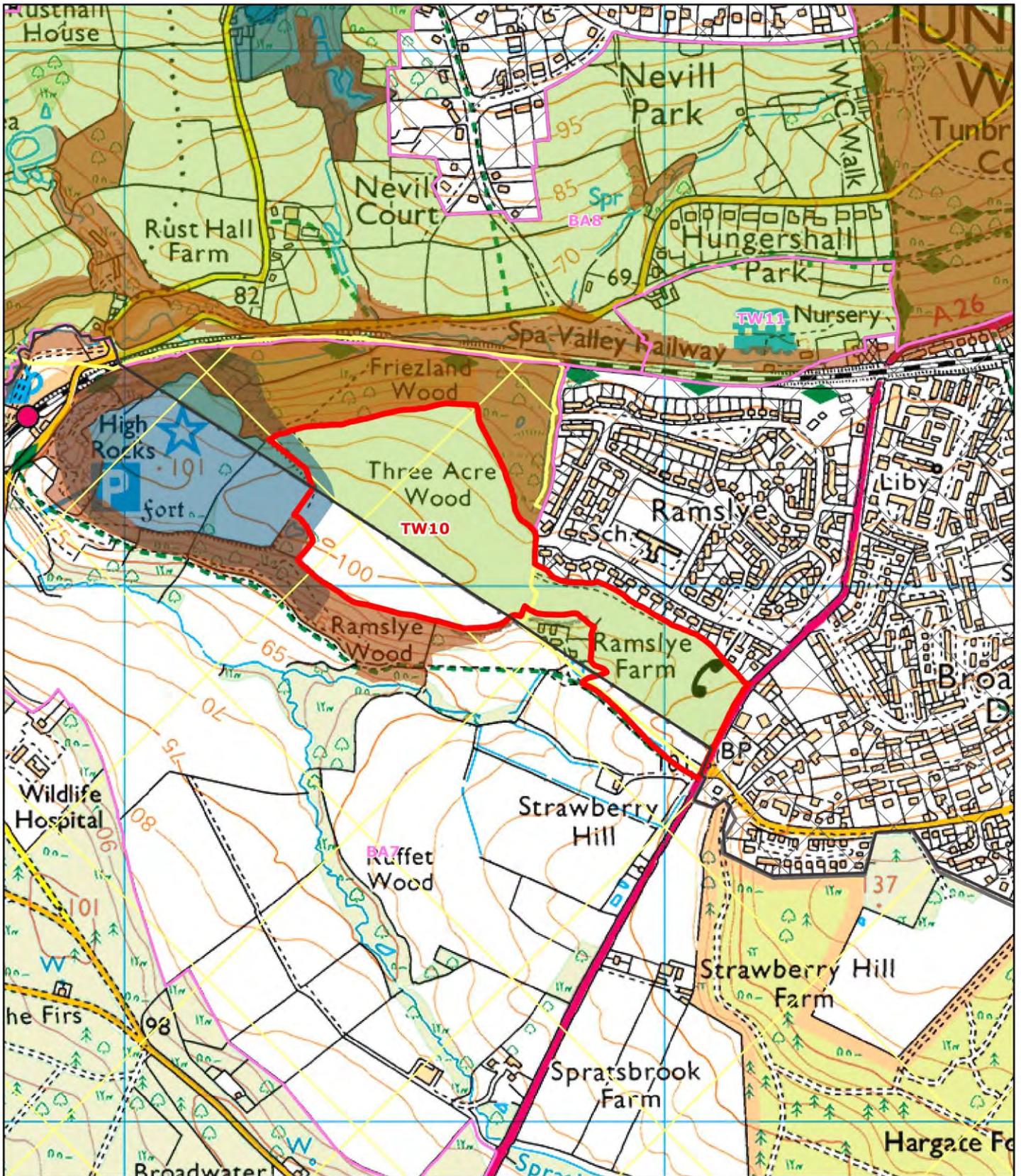
Green Belt boundary strength

There is no Green Belt in this area, but were it to be designated St Marks' Road, despite development to the south, still constitutes a clearer distinction between settlement and countryside than would be the case with a new Limit to Built Development further south. An extension of the Limits to Built Development southwards from Rumblers Hill to the parcel edge would weaken the justification for retaining the openness of land to the west of Frant Road, as it would be more contained by development than is the case at present, but a smaller expansion southwards to the Borough

Settlement:	Tunbridge Wells	Settlement Type:	Town
boundary would have little impact in this respect.			

Settlement: Tunbridge Wells Settlement Type: Town

Parcel TW10



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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:	Tunbridge Wells	Settlement Type:	Town
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Parcel	TW10
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Size (ha)	21.2	Parcel type	Parcel wholly or partly in District without Green Belt
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Development/land use

Arable farmland to the south and west of Ramslye. There is no built development, but the buildings of Ramslye Farm lie just to the south, set into the woodland edge.

Parcel boundaries

The parcel is defined by steep wooded slopes on the edge of the Grom valley to the north, by the edge of the High Rocks Hillfort to the west, by the wooded Sprat's Brook and the access road to Ramslye Farm to the south, and by the A26 Eridge Road to the east. The eastern half of the parcel abuts the urban edge along a ridge crest to the north, at Ramslye, and across the A26 to the east at Broadwater Down.

Relationship between settlement and countryside

The western end of the parcel rises up to a hilltop, the north-facing slopes of which are consistent with those in the adjacent Ramslye suburb. Intervening ancient woodland creates strong separation between most of the area and the urban edge, but it is also fairly well contained by woodland to the south and landform to the west. At the eastern end of the parcel the settlement edge to the north creates a stronger urbanising influence, but there is a change in topography that distinguishes the ridge-crest settlement edge at Ramslye from the slopes down towards the wooded Sprat's Brook valley below. The westward slope of the eastern half of the parcel is consistent with the urban area at Broadwater Down, but the tree-edged A26 forms a strong intervening edge, strengthened by its status as a boundary to the Tunbridge Wells Conservation Area. The farm access track that marks the southern edge of the parcel does not represent a strong distinction between the parcel and the wider countryside, but towards the eastern edge in particular the slope becomes steeper to the south of the road. The parcel does not relate to any other settlements, with Broadwater Forest creating strong separation between Tunbridge Wells and Groombridge.

Contribution to Green Belt purposes

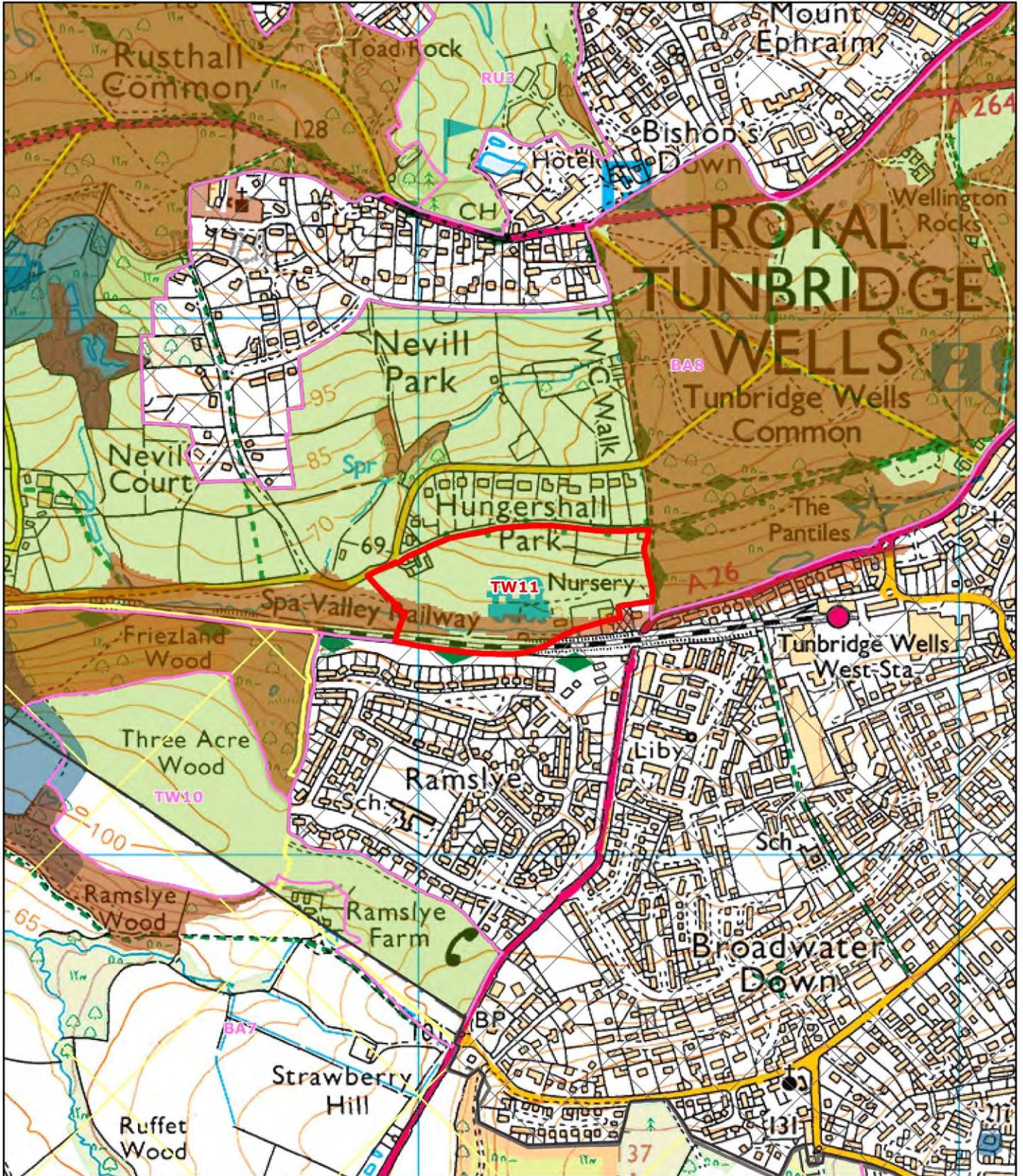
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	Extension of the settlement beyond the wooded settlement edge into the western half of the parcel, or down from the Ramslye ridge crest into the eastern half, would constitute sprawl, although containment of the western half and urban influence along two sides of the eastern half would temper this slightly.	Relatively strong
2 - Prevent neighbouring towns merging into one another	Development of this parcel would result in little or no perception of the narrowing of the gap between towns.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	There are differences in the relationship between the urban edge and the eastern and western halves of the parcel, but both areas retain a stronger relationship with countryside than with the urban area.	Relatively strong
4 - To preserve the special character of historic towns	Although the parcel excludes the High Rocks Hillfort, its openness contributes to the setting of the Scheduled Monument, which in turn contributes to the historic setting of Royal Tunbridge Wells. There is also intervisibility with high points along the northern crest of the Grom valley that lie within the Royal Tunbridge Wells and Rusthall Conservation Area. This relates to the western half of the parcel rather than the eastern half, but the latter makes some contribution to the setting of the adjoining Broadwater Down area of the town, which is a conservation area.	Relatively 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 ridge top and A26 constitute stronger Green Belt boundaries than an alternative edge drawn along either the Ramslye Farm access road or the streamline hedgerow that runs parallel to it further downslope to the south. GB edge should be altered?

Settlement: Tunbridge Wells Settlement Type: Town

Parcel TW11



- 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:	Tunbridge Wells	Settlement Type:	Town
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Parcel	TW11
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Size (ha)	9.3	Parcel type	Green Belt Parcel
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Development/land use

Aside from isolated dwellings on the north-eastern and north-western edges, accessed from a no-through road called Cabbage Stalk Lane, the parcel is a former nursery, a mixture of remnant formal planting and scrub vegetation, with some patches of open ground – located on the floor and lower northern slopes of the Grom valley. The upper reaches of the River Grom run through the lower part of the site.

Parcel boundaries

The parcel abuts the urban area to the south, where the Green Belt inner edge runs alongside a garden centre, adjacent to the A26, which was formerly part of the same nursery site, and alongside the Spa Valley Railway, beyond which is the suburb of Ramslye. To the north, Cabbage Stalk Lane adjoins the backs of a row of large houses within the Green Belt, Hungershall Park. Woodland within Tunbridge Wells Common forms the eastern edge of the parcel and a hedgerow running between High Rocks Lane and the railway line forms the western edge.

Relationship between settlement and countryside

The A26 Eridge Road to the west of the town centre marks a strong boundary between the urban edge to the south and the undeveloped Tunbridge Wells Common to the north. The site lies alongside the Common, which is a key element in the historic setting of the town centre, and the open Grom valley to the west is an important historic approach route. However the site is contained to the north by isolated residential development within the Green Belt at Hungershall Park, and faces, across the valley floor, residential development at Ramslye, creating some distinction from the valley further to the west. The historic character of the housing at Hungershall Park and its visual relationship with similar houses along the ridge to the north at Nevill Park means that both residential areas and the land in between are included in the Royal Tunbridge Wells and Rusthall Conservation Area, but the fact that the designation does not extend south of Cabbage Stalk Lane reflects the greater visual containment of the site.

Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The containment of the site by housing to the north and south limits the extent to which built development would represent sprawl.	Relatively weak
2 - Prevent neighbouring towns merging into one another	Development in this location would not result in any reduction in settlement gaps.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel has a degree of separation from both the wider countryside and the urban area.	Moderate
4 - To preserve the special character of historic towns	The parcel forms a minor element in the historic setting of Tunbridge Wells.	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 railway line forms a strong boundary feature to the existing settlement edge at Ramslye, and aligns well with the A26 to form a consistent Green Belt boundary along the valley floor. The northern edge of the parcel, along Cabbage Stalk Lane, would be a weak boundary because the Hungershall Park houses lie to the north of it, so it would not represent a distinction between settlement and countryside. Release of the parcel would therefore weaken the justification for retaining Hungershall Park in the Green Belt. The hedgerow forming the western boundary of the parcel is no weaker than the current boundary drawn around the garden centre.