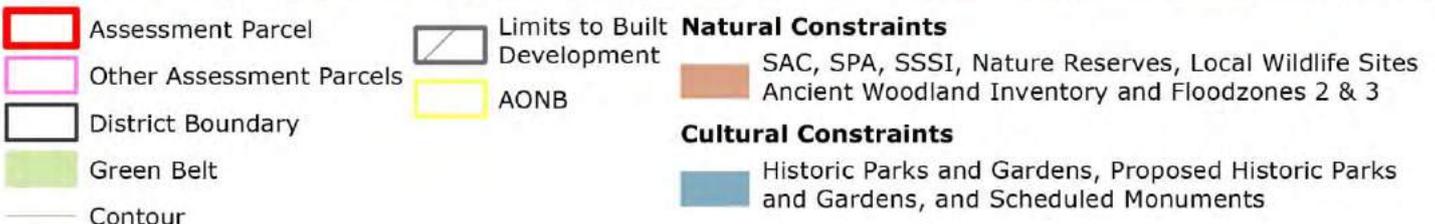
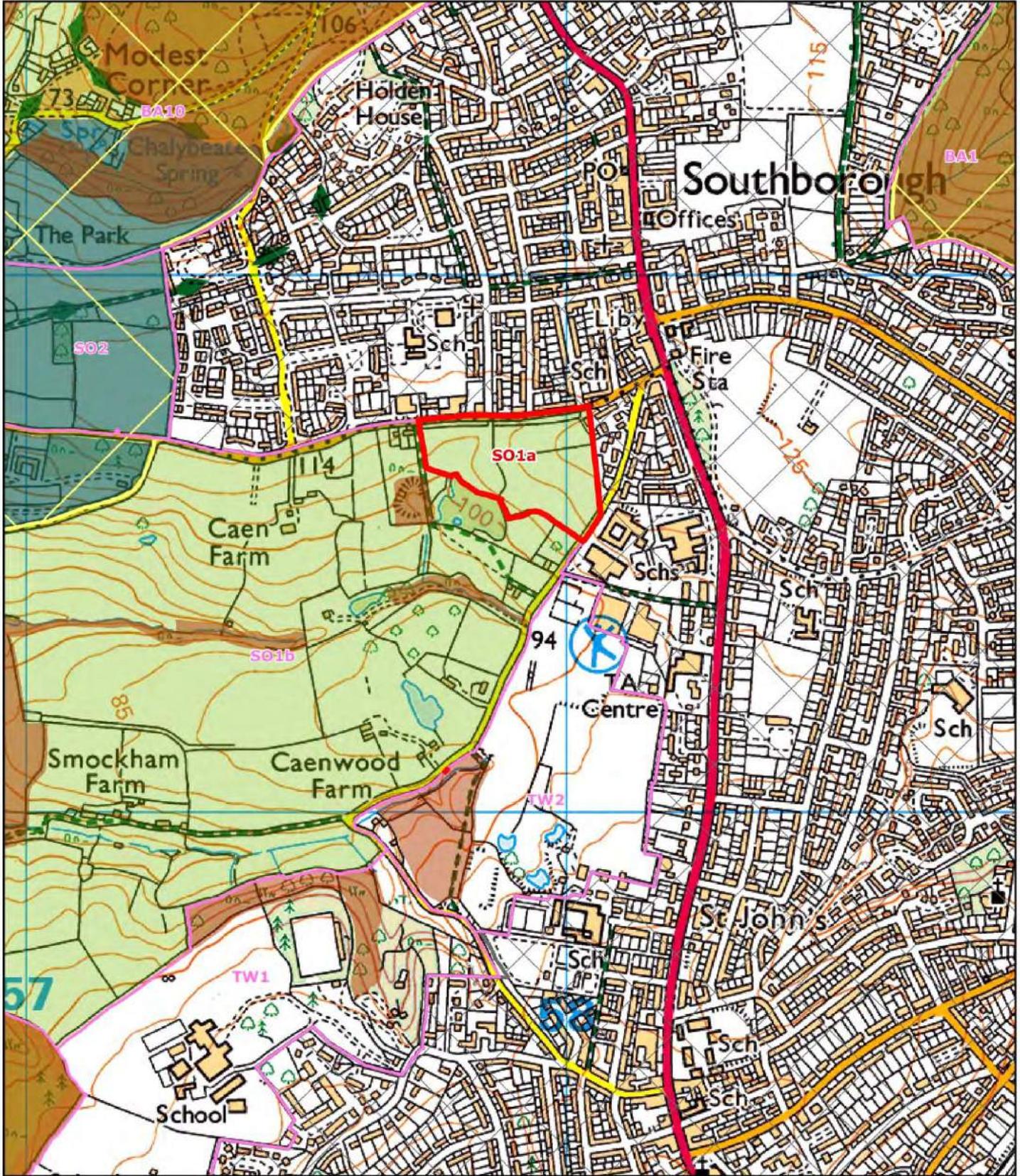


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- Assessment Parcel
- District Boundary
- Contour
- AONB
- Other Green Belt Parcels
- Green Belt
- Limits to Built Development



Settlement:	Southborough	Settlement Type:	Town
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Parcel	S01a
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Size (ha)	5.4	Parcel type	Green Belt Parcel
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Development/land use

The parcel comprises three grazed fields divided by hedgerow field boundaries. There is no development within the parcel.

Parcel boundaries

The northern boundary of the parcel abuts the urban edge of Southborough, defined by the tree-lined Speldhurst Road. Speldhurst Road marks the parish boundary between Royal Tunbridge Wells and Southborough, therefore the eastern boundary of the parcel abuts the urban edge of Royal Tunbridge Wells, which is formed by the back gardens of houses around Whitegate Close and along Reynolds Lane. Strong tree cover separates the parcel from the more undulating land to the west and south.

Relationship between settlement and countryside

The parcel lies at the head of a valley which forms a distinctive element in the rural landscape, but strong woodland on the western and southern boundaries gives the parcel some sense of separation from the countryside which, to the west and south becomes more undulating and rural. The trees along Speldhurst Road to the north also give the parcel a sense of separation from the settlement, although there is more of a relationship on the eastern boundary which is only defined by fences and occasional trees. Royal Tunbridge Wells and Southborough have already undergone a considerable degree of coalescence, but the parcel forms a small part of the wedge of countryside south of Speldhurst Road which maintains some sense of a gap between the two towns. The wooded, undulating character of the parcel contributes as part of the wider countryside setting of Royal Tunbridge Wells.

Contribution to Green Belt purposes

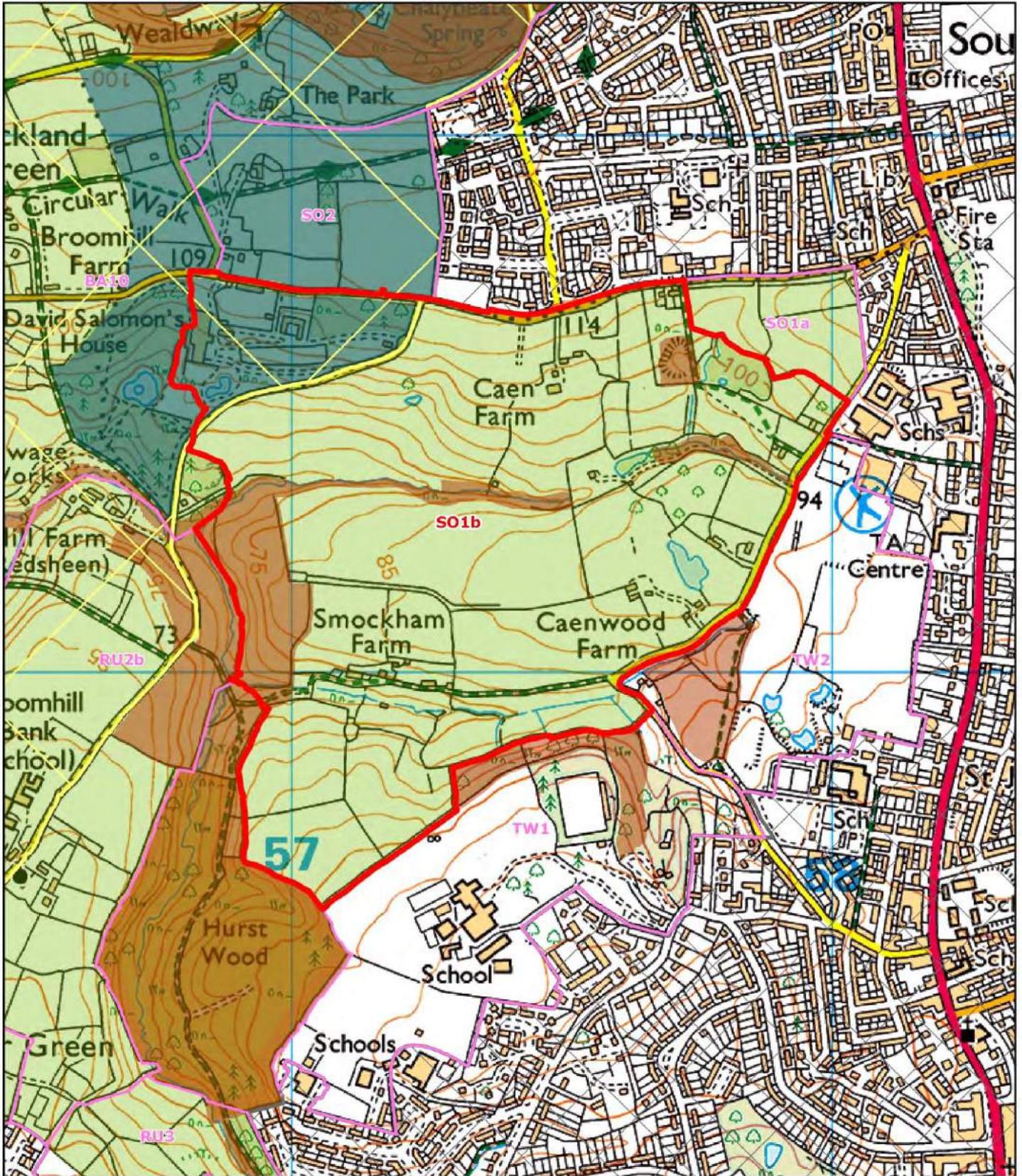
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is adjacent to the large built-up area and relates to both the settlement and the wider countryside.	Moderate
2 - Prevent neighbouring towns merging into one another	Development of this parcel would result in significant narrowing of the physical gap, but the countryside to the west would preserve a sense of separation.	Moderate
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 part of the wider setting of Tunbridge Wells but the parcel itself is only considered to form a minor element in the setting of the historic 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 existing Green Belt edge to the north is strongly defined by trees along Speldhurst Road. The trees along the southern edge of the parcel could form an alternative strong boundary although this would require additional planting to produce a strong feature. The existing Green Belt edge to the east is more weakly defined by back gardens. The western parcel boundary defined by woodland could potentially form a stronger Green Belt boundary edge.

Settlement: Southborough Settlement Type: Town

Parcel: SO1b



- 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:	Southborough	Settlement Type:	Town
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Parcel	SO1b
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Size (ha)	90.5	Parcel type	Green Belt Parcel
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Development/land use

The parcel consists of undulating open and grazed fields divided by gappy field boundaries with two heavily wooded east-west running valleys. Development consists of farms (Caen Farm, Caenwood Farm and Smockham Farm) and detached residential dwellings including four properties off Reynolds Lane, Little Knoll (in the valley in the centre of the parcel) and two residential properties south of Speldhurst Road. The parcel also contains a rifle range and occasional tracks and footpaths.

Parcel boundaries

The northern boundary is defined by Speldhurst Road which forms the settlement edge of Southborough. Woodland to the east of the parcel forms a strong edge to parcel SO1 A to the north-east, beyond which lies the urban edges of Royal Tunbridge Wells and Southborough. The wooded Reynolds Lane forms a defined boundary to the east of the parcel, beyond which lies the sports fields of parcel TW2 which abuts the urban edge of Royal Tunbridge Wells. Woodland forms a strong boundary to the south, separating the parcel from recreation grounds and the school in parcel TW1. The western boundary is strongly defined by the wooded valley, west of which lies the rural Broomhill Road.

Relationship between settlement and countryside

The parcel lies at the head of a valley which forms a distinctive element in the rural landscape, but strong woodland on the western and southern boundaries gives the parcel some sense of separation from the countryside which, to the west and south becomes more undulating and rural. The trees along Speldhurst Road to the north also give the parcel a sense of separation from the settlement, although there is more of a relationship on the eastern boundary which is only defined by fences and occasional trees. Royal Tunbridge Wells and Southborough have already undergone a considerable degree of coalescence, but the parcel forms a small part of the wedge of countryside south of Speldhurst Road which maintains some sense of a gap between the two towns. The wooded, undulating character of the parcel contributes as part of the wider countryside setting of Royal Tunbridge Wells.

Contribution to Green Belt purposes

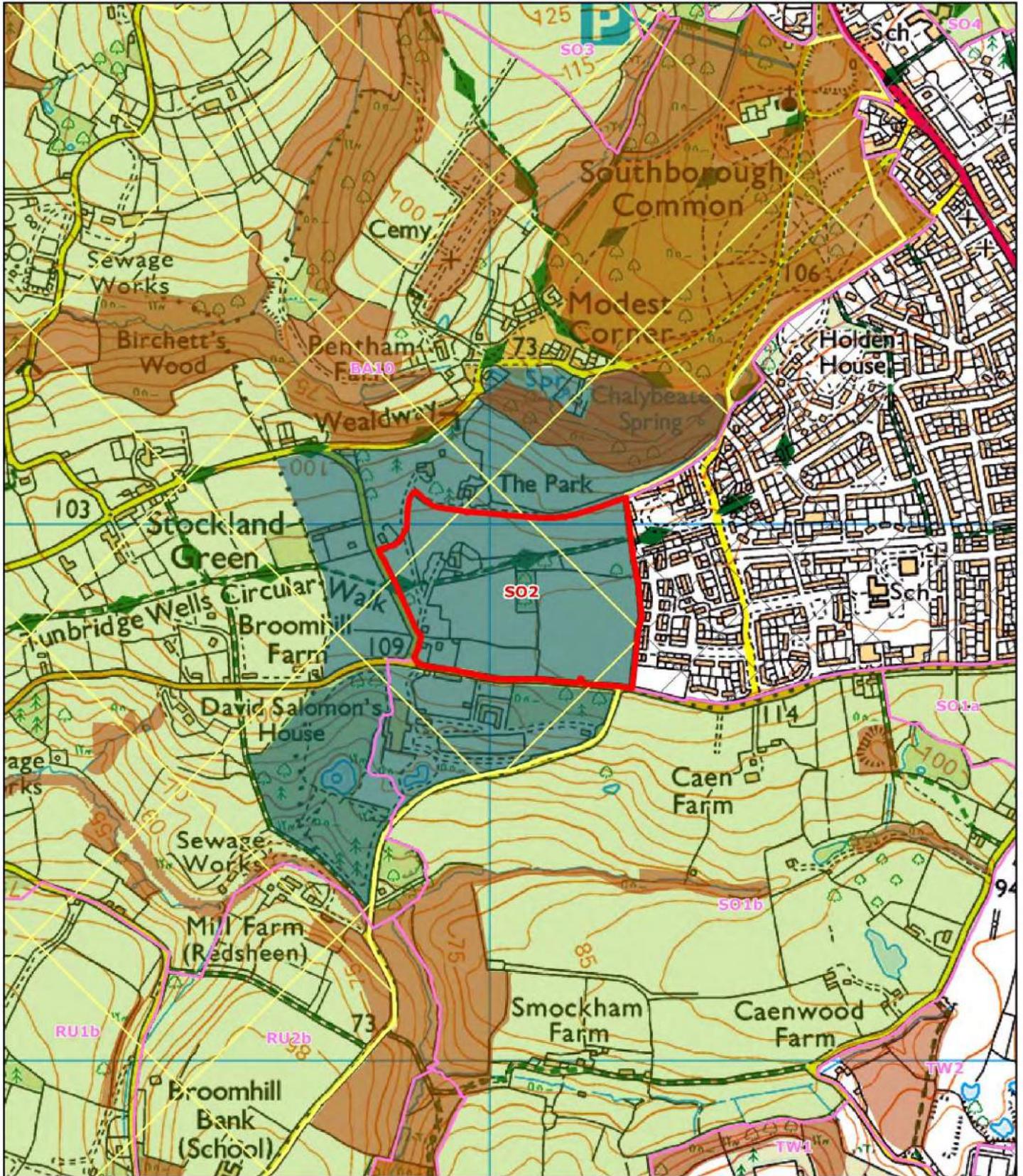
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is adjacent to the large built-up area but has some separation from it and relates strongly to the wider countryside – development would represent significant expansion of the large built-up area into countryside.	Strong
2 - Prevent neighbouring towns merging into one another	Development of this parcel would result in physical or visual coalescence of settlements which form a significant proportion of the land between towns.	Relatively strong
3 - Assist in safeguarding the countryside from encroachment	The parcel 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 parcel's openness contributes to the relationship between the settlement and characteristics identified as contributing to special character or historic setting.	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 existing Green Belt boundary along Speldhurst Road and the woodland along the south-west parcel boundary is strongly defined by the road and woodland. There are not any other features within the parcel which could form strong alternative boundaries although the wooded ghyll valley along the western edge of the parcel could form an alternative defined boundary.

Settlement: Southborough Settlement Type: Town

Parcel S02



- | | | |
|---|---|--|
|  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:	Southborough	Settlement Type:	Town
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Parcel	S02
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Size (ha)	13.4	Parcel type	Green Belt Parcel
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Development/land use

The parcel consists of relatively large arable fields divided by wooded boundaries. Development consists of two large isolated properties off Bentham Hill (road) and a further property at the end of a rural track in the middle of the parcel. The Tunbridge Wells Circular Walk crosses east-west through the parcel. A block of woodland lies in the centre of the parcel.

Parcel boundaries

The parcel adjoins the settlement edge of Southborough at its eastern boundary. Speldhurst Road forms a defined boundary to the south and is bordered by a hedgerow. The sunken and tree-lined Bentham Hill (road) forms a distinct boundary to the west of the parcel. The northern boundary is formed by the wooded private track leading to Bentham Hill House, north of which is parkland surrounding the historic park and garden.

Relationship between settlement and countryside

The parcel lies adjacent to the existing settlement edge on similar terrain. Trees along Bentham Hill (road) create a strongly wooded separating feature between the parcel and the countryside further west. Development within the parcel does not have an urbanising influence although there are views of the adjacent settlement edge which results in some relationship with the settlement. The parcel lies within the gap between Tunbridge Wells and Speldhurst but does not lie within the gap between towns.

Contribution to Green Belt purposes

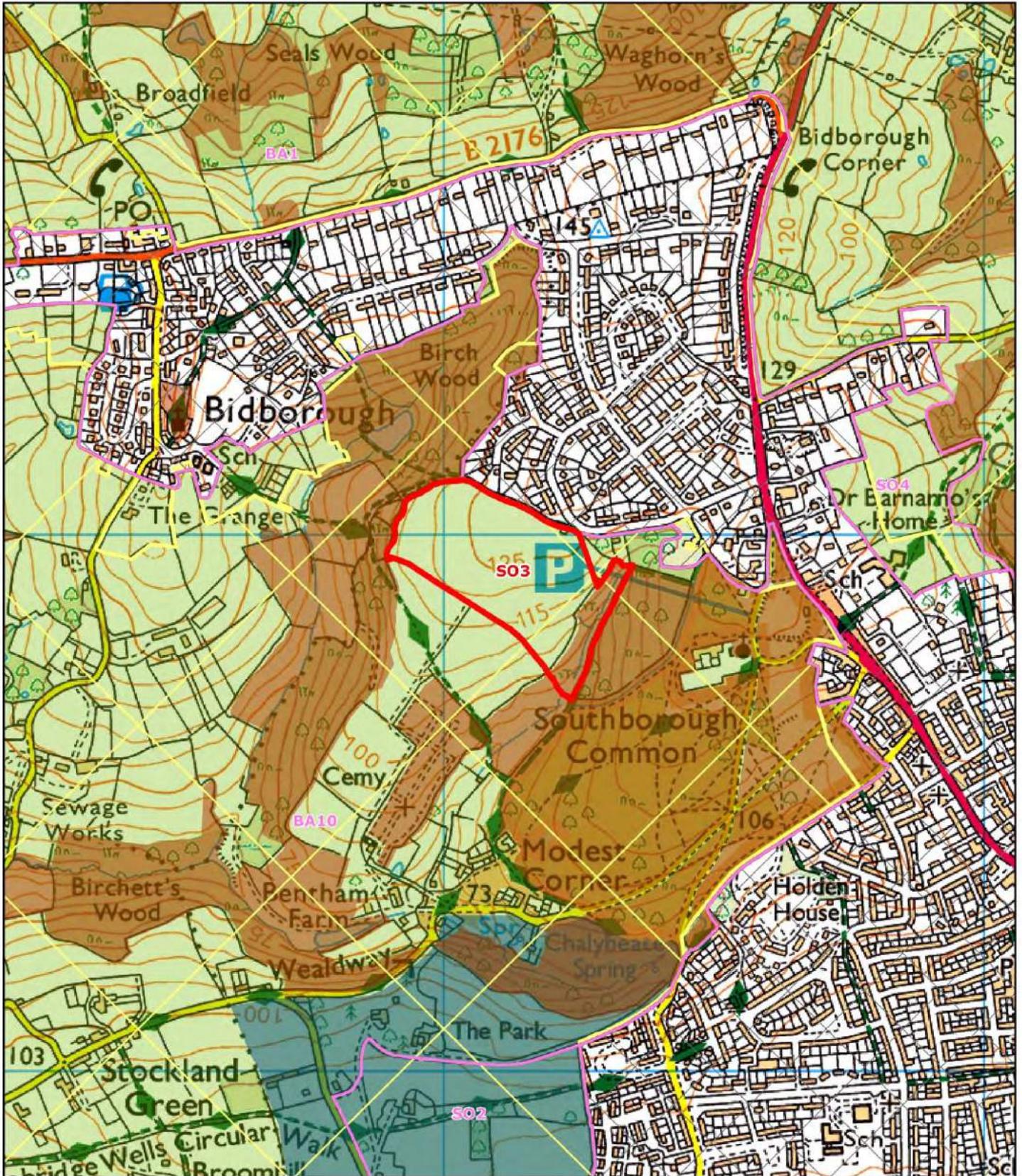
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is adjacent to the large built-up area and relates to both the settlement and the wider countryside.	Moderate
2 - Prevent neighbouring towns merging into one another	Development of this parcel would result in 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 to both the settlement and the wider countryside.	Moderate
4 - To preserve the special character of historic towns	The parcel does not form part of the setting of Royal 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 settlement edge is defined by a hedgerow along back gardens. The boundary line is clearly defined although there are open views to the row of houses creating the impression of a partially exposed urban edge. Bentham Hill (road) and adjacent trees and vegetation would potentially form an alternative, strong boundary that could contain settlement if development expanded west of the existing settlement edge.

Settlement: Southborough Settlement Type: Town

Parcel S03



- 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:	Southborough	Settlement Type:	Town
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Parcel	S03
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Size (ha)	8.6	Parcel type	Green Belt Parcel
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Development/land use

The parcel consists of a large open field which is part of a ridgeline and slopes down to the north-west and south-east. There is no development within the parcel.

Parcel boundaries

The northern parcel boundary abuts the settlement edge of Southborough. Beyond the parcel boundary in Southborough are a mixture of detached and semi-detached two storey houses in a cul-de-sac at Hardinge Avenue and Dower House Crescent and Birchwood Avenue. The eastern and western boundaries are defined by the distinct drop in topography which form the wooded ghyll valleys, beyond which lies Wortleberry Wood to the east and Brookhurst Field open space to the west. The southern boundary is defined by a wooded field boundary beyond which the landscape has stronger countryside character.

Relationship between settlement and countryside

The parcel lies adjacent to the settlement edge and occupies a similar terrain to the adjacent urban area. There is no development within the parcel itself although there are views through gaps in the wooded field boundaries to houses on the settlement edge which results in some urbanising influence.

Contribution to Green Belt purposes

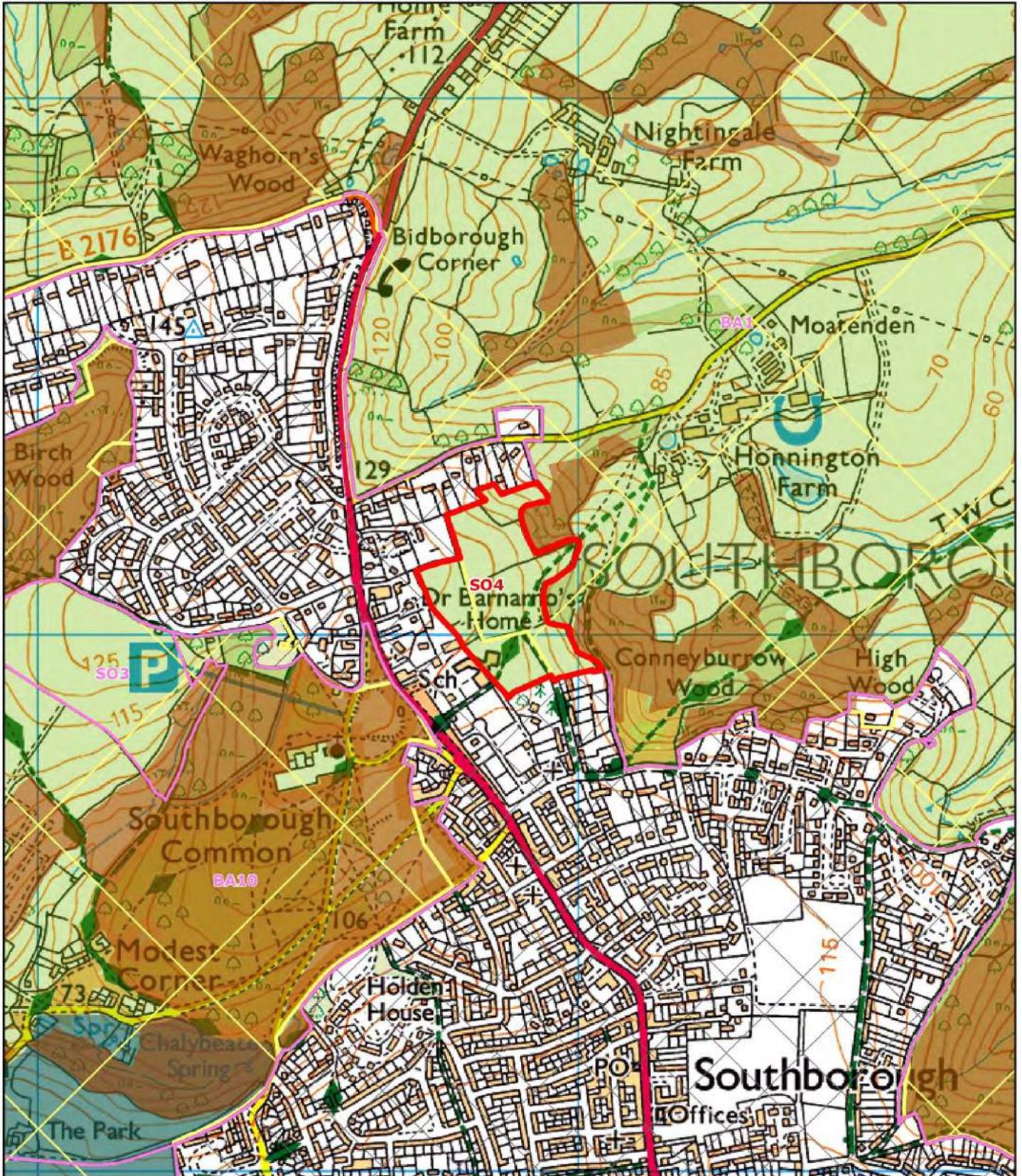
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is adjacent to the large built-up area and relates to both the settlement and the wider countryside.	Moderate
2 - Prevent neighbouring towns merging into one another	The parcel lies within the gap between Tunbridge Wells and Speldhurst but does not lie within the gap between towns and therefore does not contribute to this Purpose	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel relates to both the settlement and the wider countryside.	Moderate
4 - To preserve the special character of historic towns	The parcel 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

The existing Green Belt boundary consists of trees to the backs of gardens. In places where there are gaps in the trees this allows views of the houses from the parcel as well as from further south into the wider countryside. The outer parcel boundary could provide an alternative strong boundary but would require strengthening where there are gaps/ low hedges in the existing wooded field boundary.

Settlement: Southborough Settlement Type: Town

Parcel: SO4



- 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:	Southborough	Settlement Type:	Town
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Parcel	SO4
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Size (ha)	6.9	Parcel type	Green Belt Parcel
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Development/land use

The parcel consists of part of Meadows School, with tennis court, playing field and amenity open spaces.

Parcel boundaries

The parcel abuts the settlement edge of Southborough along the western, northern and southern boundaries. The eastern boundary is formed by a dense belt of woodland along a slope which drops steeply to the east, beyond which lies undulating countryside.

Relationship between settlement and countryside

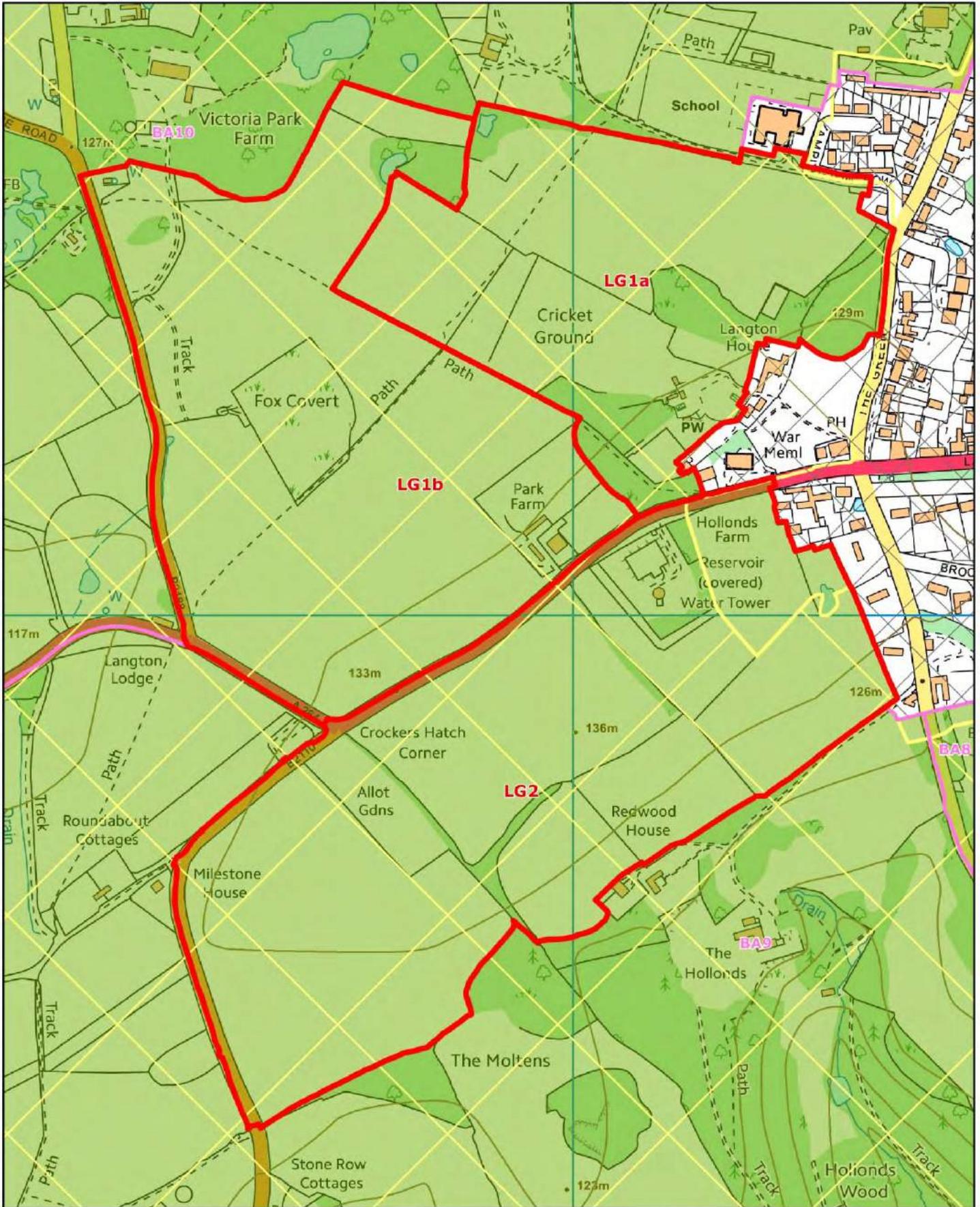
The parcel lies adjacent to the settlement edge, on similar flat to gently sloping topography. The recreational land uses of the parcel mean that the parcel shares some relationship with the adjacent settlement in addition to some of the Meadows School building being located within the parcel. The woodland and steeply sloping topography create a strong separating feature, reducing the parcel's relationship with 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 does not form part of a gap between towns. Development of the 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 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

The Green Belt edge is not strongly defined and passes through the middle of the Meadows School building. The woodland of Coneyburrow and Alder Shaw could potentially create an alternative strong boundary, with the land in between on higher ground and therefore quite well related to the settlement and well-contained.

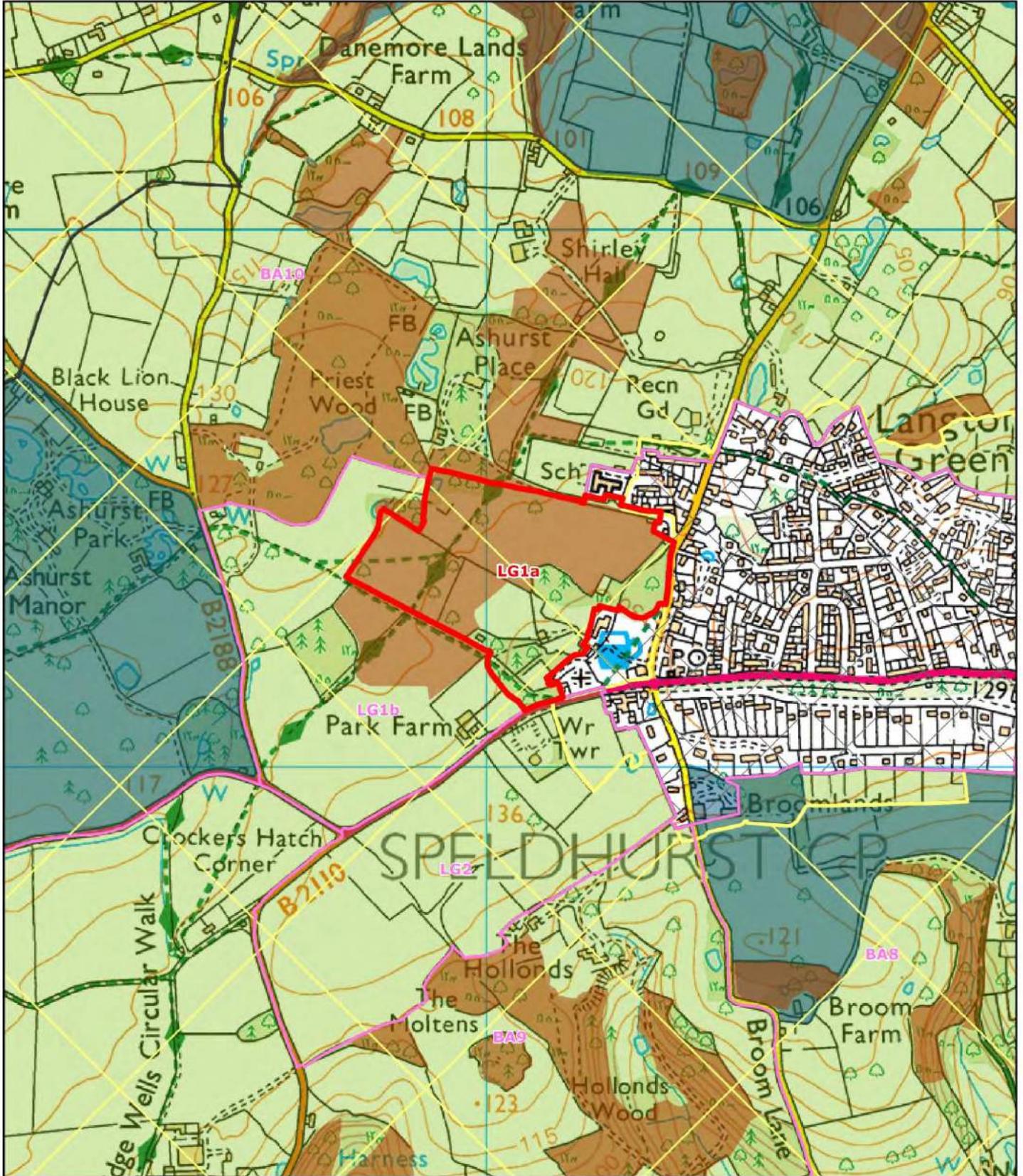


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- | | | | |
|---|--|---|--|
| Assessment Parcel | District Boundary | Contour | AONB |
| Other Green Belt Parcels | Green Belt | Limits to Built Development | |

Settlement: Langton Green Settlement Type: Town

Parcel LG1a



- 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:	Langton Green	Settlement Type:	Town
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Parcel	LG1a
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Size (ha)	14.7	Parcel type	Green Belt Parcel
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Development/land use

Pasture and mown grassland, with some individual field trees and peripheral small woodland blocks, situated to the west of Langton Green across Speldhurst Road from the main body of the settlement. A dense conifer line forms a high hedgerow containing the mown grassland, which forms part of the grounds of a large dwelling, Langton House, located just within the defined settlement edge. The parcel contains no built development other than outbuildings and a tennis court associated with Langton House.

Parcel boundaries

The parcel abuts the settlement edge along The Green (road) and to the west of the road alongside the primary school and houses on Lampington Row, and at the south-eastern corner of the parcel where the village green and surrounding buildings (notably the church and Langton House) are included within the Limits to Built Development. Small woodland blocks and hedgerows marks the outer edges of the parcel, beyond which lie open farmland to the south (across the A264) and west, and woodland and parkland to the north.

Relationship between settlement and countryside

Although within the defined built-up area, the development around the village green is open in character and does not represent an urbanising influence. Woodland blocks along the edge of the parcel combine with this to create a transition from the urban area to the east of The Green to the countryside, and the road (The Green) reinforces this distinction. There is less separation between the parcel and the Lampington Row houses and school, which represent a stronger **intrusion into the countryside, and tree cover around the parcel's outer edges creates some distinction from the wider countryside**, but the parcel has something of a parkland character which relates it to Green Belt land to the north.

Contribution to Green Belt purposes

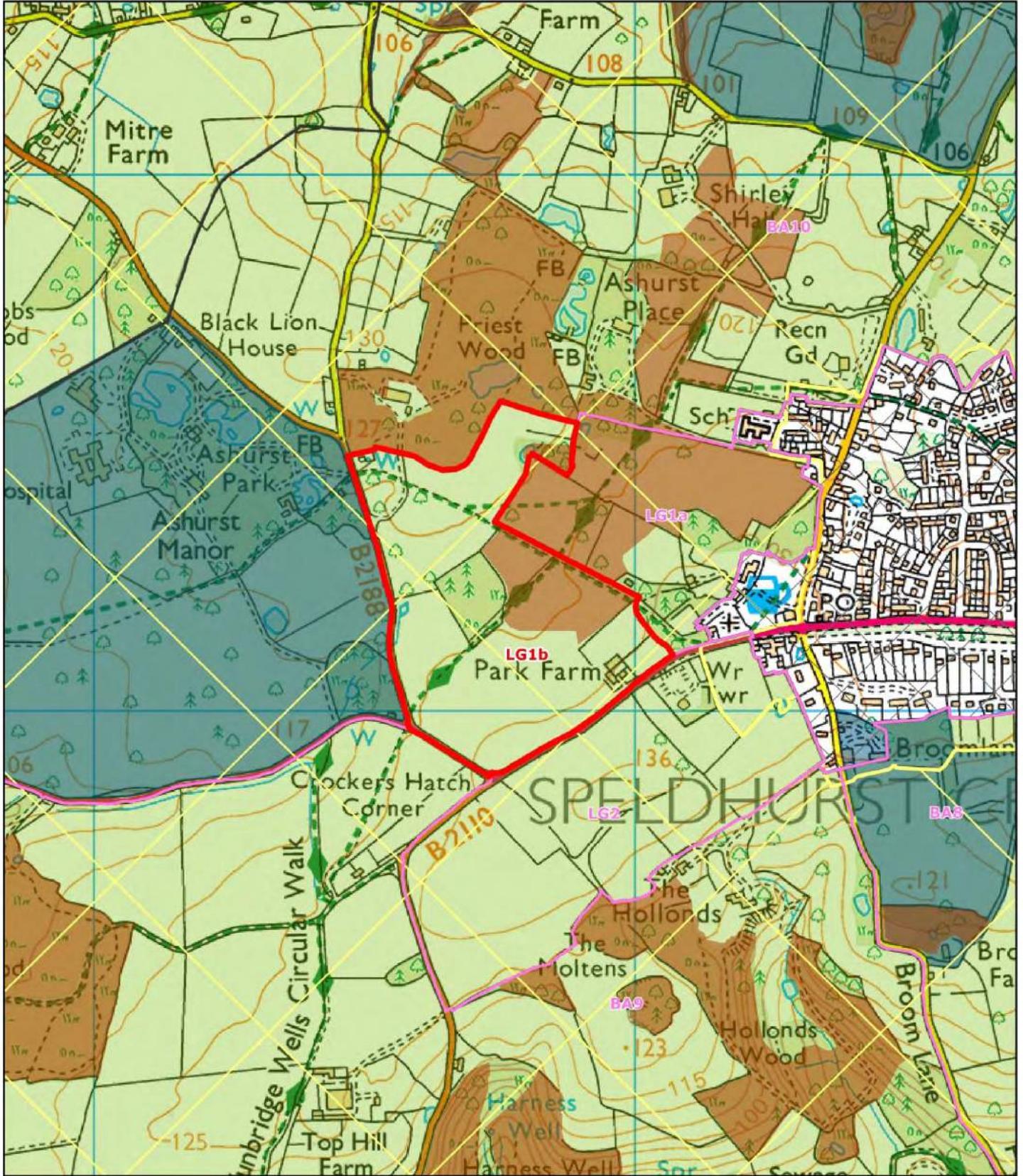
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	Although there is some relationship with developed land to the north, The Green and woodland areas along the eastern edge of the parcel constitute relatively strong barrier, beyond which development would be perceived as sprawl.	Relatively strong
2 - Prevent neighbouring towns merging into one another	Development in this location would not result in any perceived reduction in settlement gaps.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	Although the parcel has some containment and distinction in character from the wider countryside, it has stronger separation from the urban area.	Relatively strong
4 - To preserve the special character of historic towns	The parcel is too remote from Tunbridge Wells to form part of its historic setting.	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 inclusion of land to the west of The Green and Speldhurst Road within the Limits to Built Development means that existing boundary features are not in themselves strong, but the open character of development around the village green means that there is something of a transition between urban and rural, in which the road, village green and belt of wooded ground along the eastern edge of the parcel combine to form a stronger buffer.

Settlement: Langton Green Settlement Type: Town

Parcel: LG1b



- 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:	Langton Green	Settlement Type:	Town
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Parcel	LG1b
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Size (ha)	22.1	Parcel type	Green Belt Parcel
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Development/land use

Open farmland, centred on a woodland block (Fox Covert). Park Farm, towards the south-eastern corner of the parcel, is the only built development.

Parcel boundaries

A woodland block, situated on a former quarry to the east of Park Farm, marks the point at which the parcel adjoins the defined settlement edge. The A264 forms the southern boundary, Fordcombe Road the western edge and Priest Wood (an ancient woodland) the northern boundary. Further farmland, with a strong woodland component, forms the landscape to the south and west.

Relationship between settlement and countryside

Although the A264 and Priest Wood are strong landscape elements, neither they nor Fordcombe Road mark any distinction in terms of the relationship between settlement and countryside. All of the parcel area relates more strongly to the surrounding countryside than to urban development. The settlement area adjacent to the parcel consists only of a small number of historic buildings, notably All Saints Church and Langton House, set at low density around the village green, which retain a rural character and mark a transition from countryside to what can be considered the urban area proper, to the east of The Green. Park Farm does not constitute an urbanising influence.

Contribution to Green Belt purposes

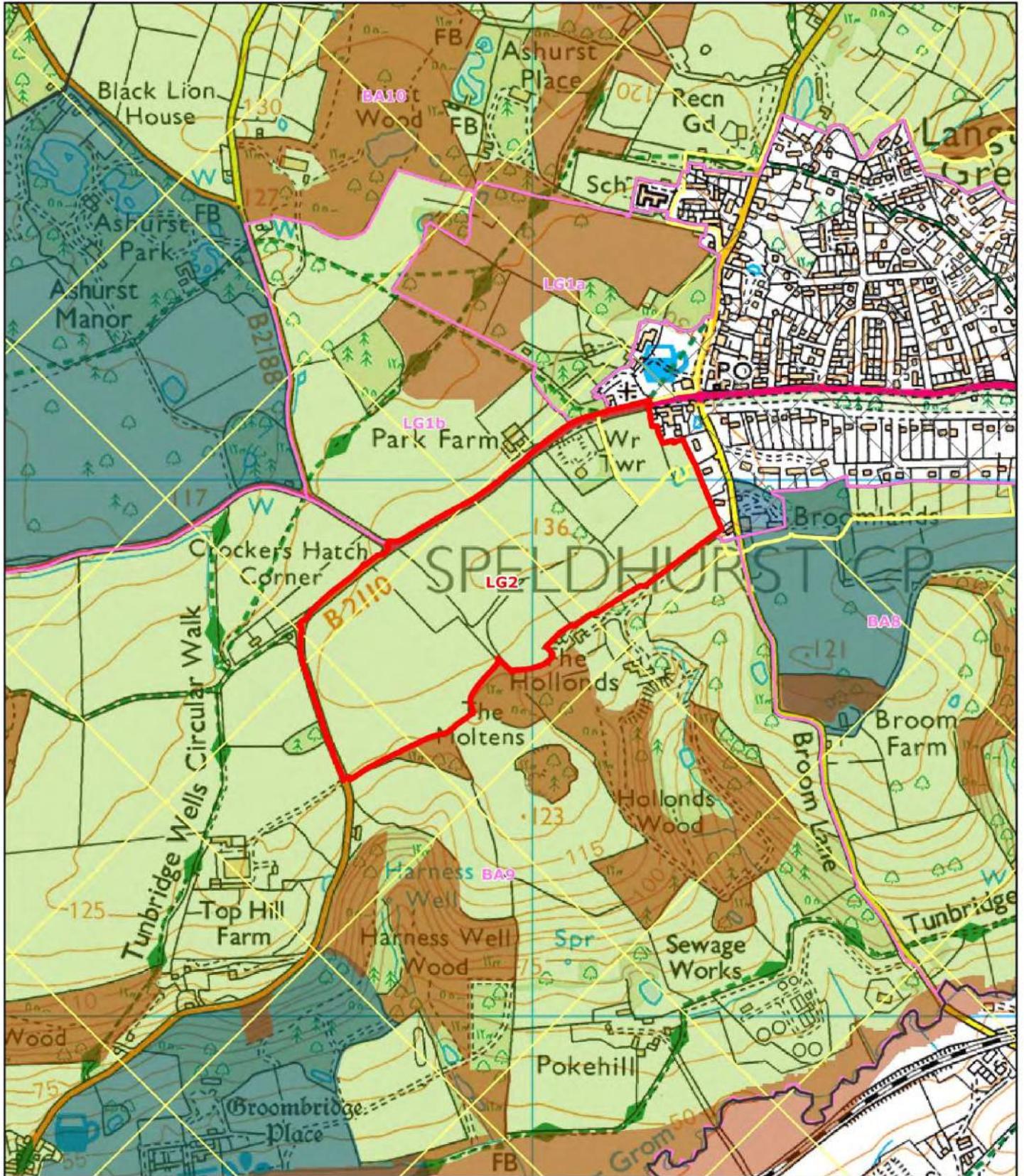
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	Any development within the parcel would relate badly to the urban form, and be considered significant sprawl of the large, built-up area.	Strong
2 - Prevent neighbouring towns merging into one another	Development in this location would not result in any perceived reduction in settlement gaps.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel has a weak relationship with the urban area, and forms part of a larger area of open farmland and woodland.	Strong
4 - To preserve the special character of historic towns	The parcel is too remote from Tunbridge Wells to form part of its historic setting.	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 parcel edges would form a clearly defined Green Belt boundary that would be no weaker than the existing one.

Settlement: Langton Green Settlement Type: Town

Parcel LG2



- 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:	Langton Green	Settlement Type:	Town
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Parcel	LG2
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Size (ha)	25.6	Parcel type	Green Belt Parcel
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Development/land use

Farmland with several internal hedgerows. A water tower and covered reservoir adjacent to the A264 are enclosed by tree cover.

Parcel boundaries

The parcel abuts houses on Broom Lane, along the western edge of Langton Green, and also to the north-east where All Saints Church lies within the Limits to Built Development. The A264 Langton Road forms the northern boundary and the B2110 Groombridge Hill the western boundary. A change in landform from plateau to valley side, accompanied by an associated change in land use to a more wooded terrain, marks the southern boundary.

Relationship between settlement and countryside

There is no strong distinction, either topographically or in terms of landscape screening, between the settlement edge and the parcel, and the water tower constitutes a minor urbanising influence close by, but the general character of development along the settlement edges – e.g. the church and Hollonds Farm alongside the A264 – gives the parcel a rural character despite its proximity to the main road. Relationship with the settlement edge weakens with distance westwards, but the parcel's landform definition to the south is consistent with the urban edge to the east, and the A264 forms a distinct boundary to the north.

Contribution to Green Belt purposes

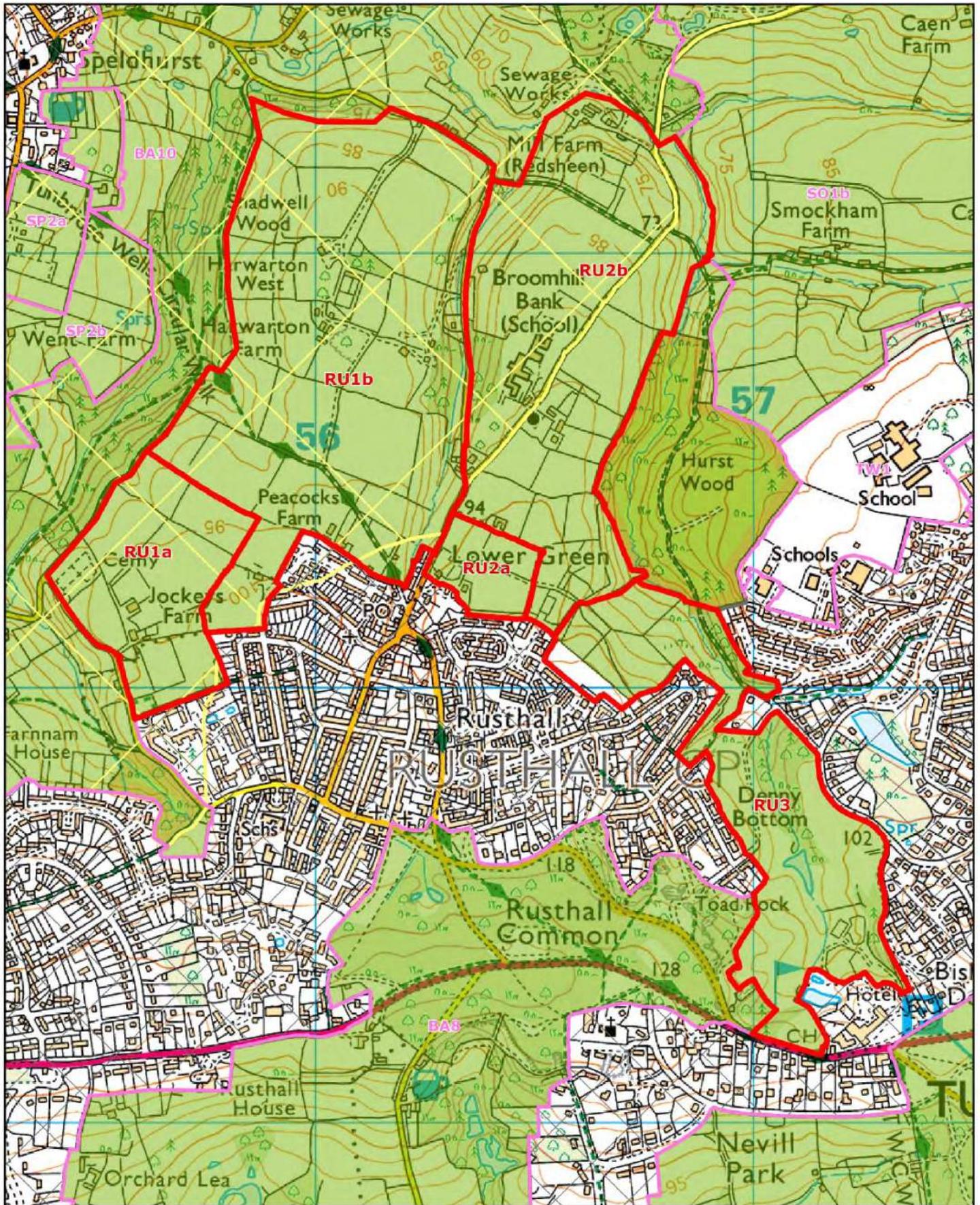
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	Any expansion westwards, requiring new roads west of Broom Lane and affecting perception of the rural settlement edge of Langton Green, would be perceived as sprawl.	Relatively strong
2 - Prevent neighbouring towns merging into one another	The parcel as a whole constitutes almost half of the gap between Langton Green and Groombridge, but the latter does not constitute a town and occupies a distinctly separate landscape setting.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The rural character of the western edge of Langton Green means that development within the parcel would be perceived as encroachment on the countryside.	Relatively strong
4 - To preserve the special character of historic towns	The parcel is too remote from Tunbridge Wells to form part of its historic setting.	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

Although the urban edge has crossed to the west of Broom Lane it still relates strongly to that road, and Broom Lane aligns with The Green, to the north of the A264, which marks a distinction between the more urban settlement form to the east and the more rural form to the west, centred on the village green. Any alternative western boundaries within the parcel would be weaker, although the parcel's southern boundary, following the ridge crest, is consistent with the urban edge to the east of Broom Lane.

Settlement: Rusthall

Settlement Type: Town

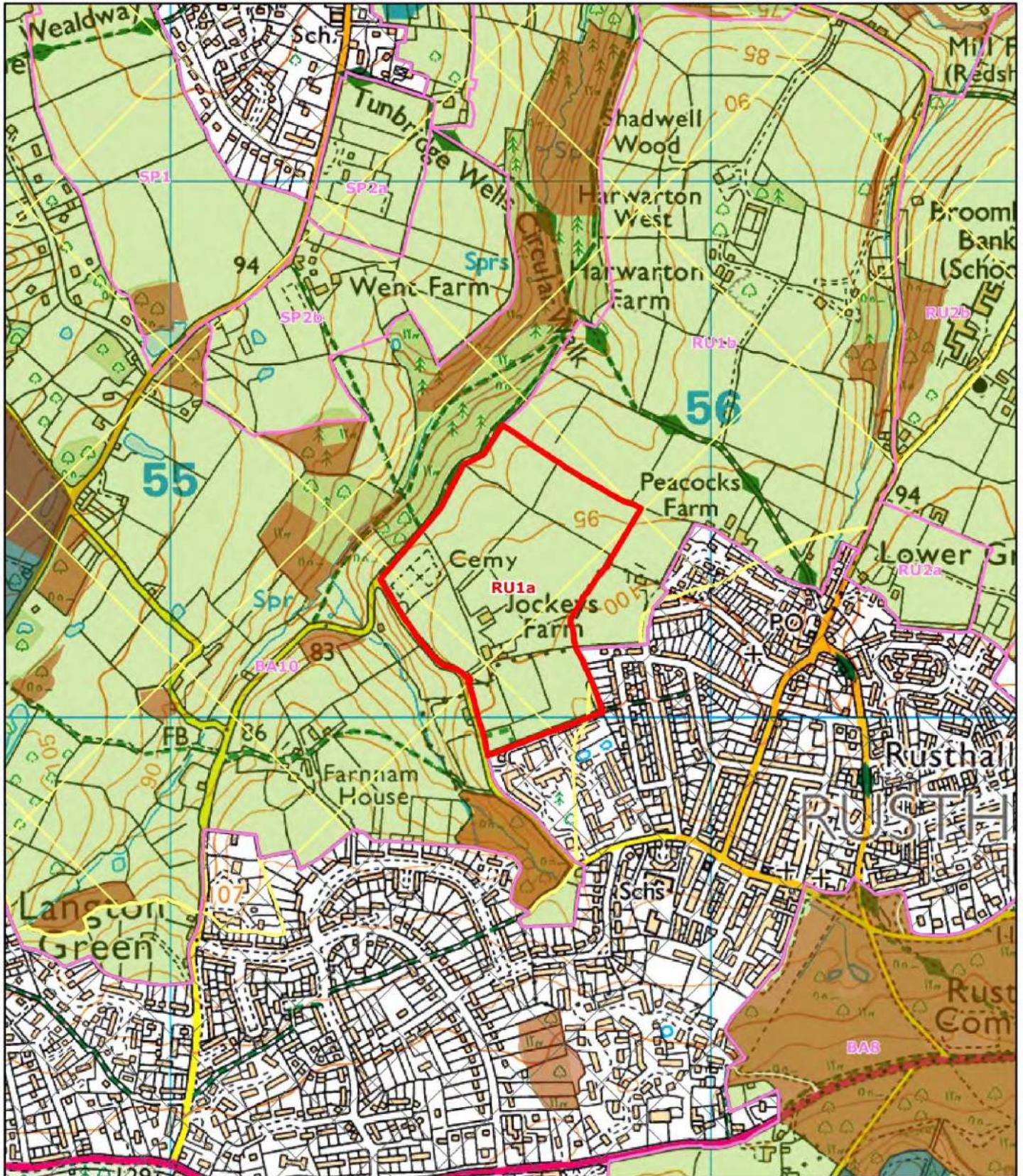


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- Assessment Parcel
- District Boundary
- Contour
- AONB
- Other Green Belt Parcels
- Green Belt
- Limits to Built Development

Settlement: Rusthall Settlement Type: Town

Parcel: RU1a



- | | | |
|--|--|---|
| 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:	Rusthall	Settlement Type:	Town
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Parcel	RU1a
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Size (ha)	16.0	Parcel type	Green Belt Parcel
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Development/land use

The parcel contains hedged pasture fields on the west-facing slopes to the west of Rusthall. There are several farms and detached residential properties in large grounds, and allotments, recreation grounds and a playground on the settlement edge.

Parcel boundaries

The parcel abuts the settlement edge of Rusthall to the east, formed by hedgerows and back gardens of the adjacent residential development. Farnham Lane, wooded on the far side, forms the south-western boundary, a steep, wooded ghyll forms the north-western edge and hedgerows form a boundary to further pastoral farmland to the north-east.

Relationship between settlement and countryside

There is little in the form of urbanising development within the parcel, with built development comprising farms and occasional detached dwellings, but land uses adjacent to the settlement edge – allotments, playgrounds and recreation grounds – create an association with the settlement. The parcel shares a similar topography to the adjacent settlement, creating a further link. Towards the southern and western edges of the parcel where the land slopes towards the valleys there is a weaker relationship with the settlement, but woodland creates strong edges which provide containment. Hedgerows do not create strong separation from similar farmland further north along the fairly flat ridge top.

Contribution to Green Belt purposes

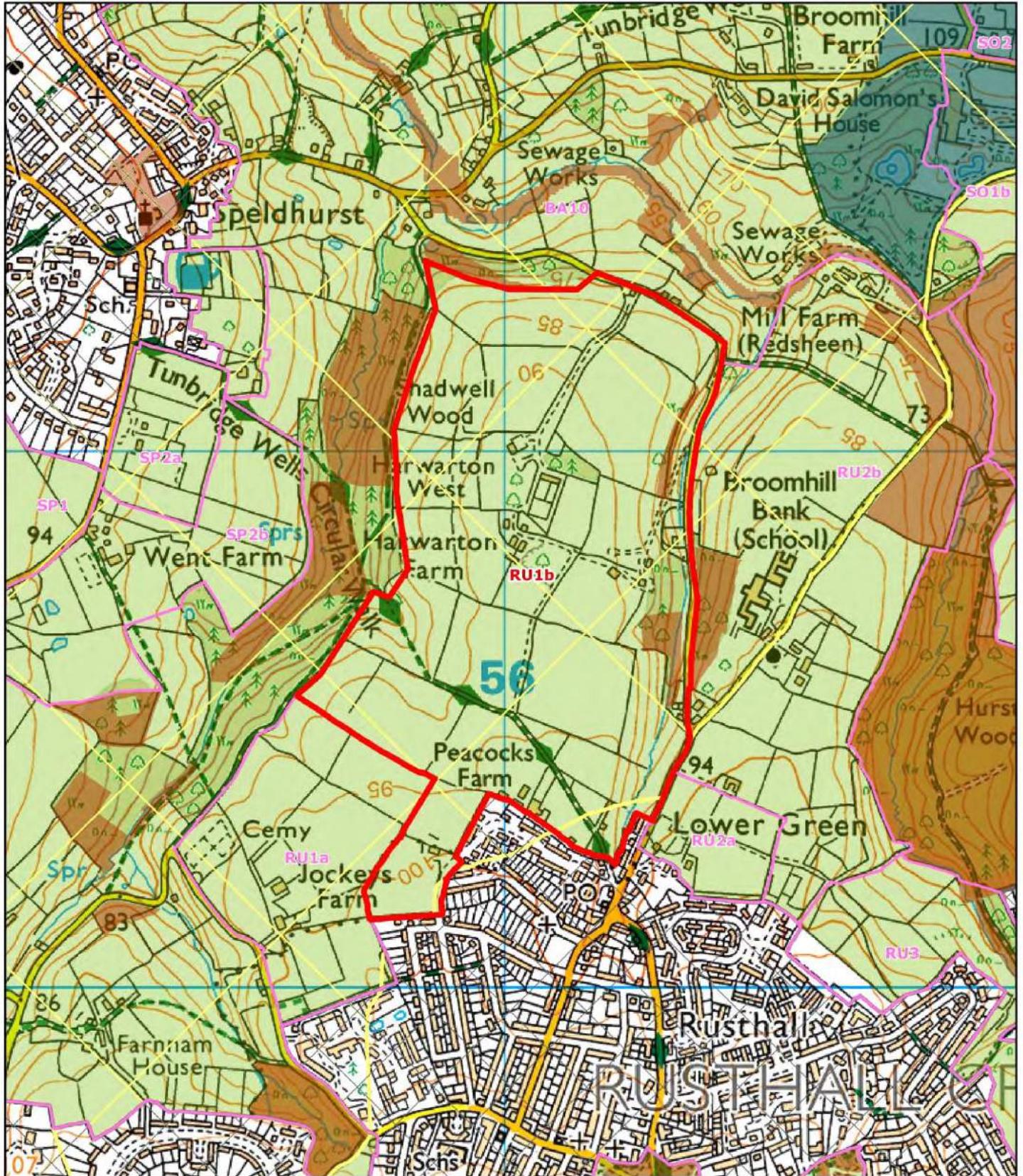
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is adjacent to the large built-up area and relates to both the settlement and the countryside.	Moderate
2 - Prevent neighbouring towns merging into one another	The parcel plays a role in the gap between Rusthall, Speldhurst and Royal Tunbridge Wells. However, Speldhurst is not a town and is therefore not considered as part of the assessment.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel relates to both the settlement and the wider countryside, and lacks urbanising development.	Moderate
4 - To preserve the special character of historic towns	The hills and wooded valleys around Tunbridge Wells contribute to its character, but this area has some detachment from the edges of the historic core of the town and an association with modern development at Rusthall.	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 existing inner Green Belt boundary is defined by hedgerows and trees along back gardens, and any other field boundaries within the parcel could potentially create an equally strong boundary. Farnham Lane and the wooded valley edge would constitute strong boundaries.

Settlement: Rusthall Settlement Type: Town

Parcel: RU1b



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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:	Rusthall	Settlement Type:	Town
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Parcel	RU1b
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Size (ha)	59.1	Parcel type	Green Belt Parcel
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Development/land use

The parcel contains a number of farms and detached residential properties in large grounds. There are also allotments, recreation grounds and a playground. This ridge top landform, sloping down more steeply at its eastern, western and northern fringes, is predominantly occupied by rectangular open and arable fields divided by hedgerows. There is one farmstead and a few isolated residential dwellings.

Parcel boundaries

The parcel forms the northern end of a ridge, abutting a hedgerow along the settlement edge of Rusthall to the south and fringed by steep, wooded slopes to the west, and by tree belts along Lower Green Road to the east and north.

Relationship between settlement and countryside

There is no urbanising development within the parcel, which has a consistent pattern of small, often well-hedged fields. The northern parts in particular have strong physical and visual connections to the wider countryside. The southern end of the parcel shares a similar topography to the adjacent settlement, but the flatter ridge top narrows to the north, giving most of the parcel a stronger relationship with the surrounding countryside.

Contribution to Green Belt purposes

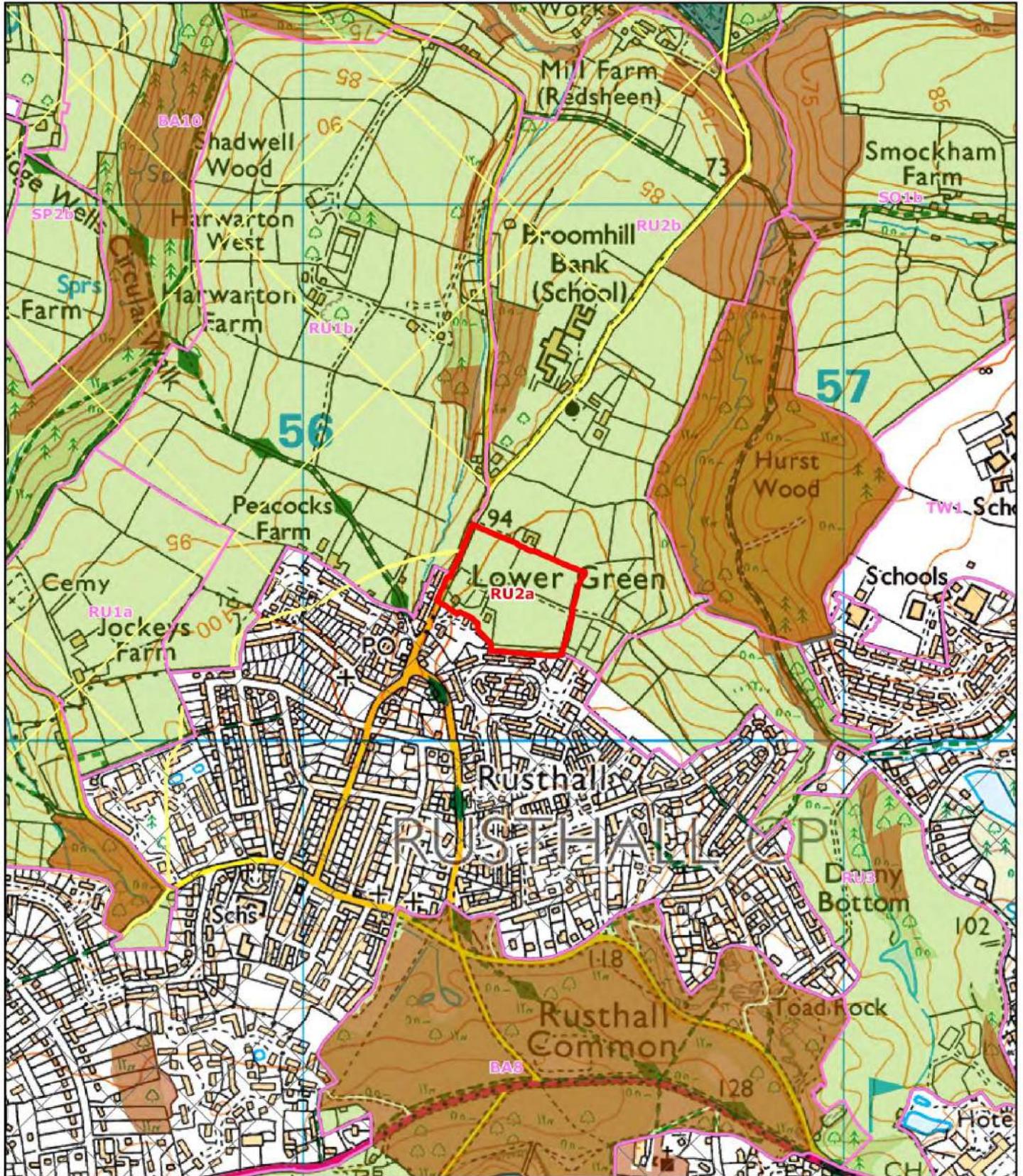
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	Expansion out from Rusthall this far along the ridge and this close to Speldhurst would constitute significant sprawl, but the parcel is contained by strong valley woodland belts.	Relatively strong
2 - Prevent neighbouring towns merging into one another	The parcel plays a role in the gap between Rusthall, Speldhurst and Royal Tunbridge Wells. However, Speldhurst is not a town and is therefore not considered as part of the assessment.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel relates more strongly to the wider countryside than the settlement and lacks urbanising development.	Relatively strong
4 - To preserve the special character of historic towns	The hills and wooded valleys around Tunbridge Wells contribute to its character, and this area combines with the ridges and valleys to the north and east to form part of the setting to the west of the historic core.	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 existing Green Belt boundary at Rusthall is defined by hedgerows and trees along back gardens. Any other field boundaries within the parcel could potentially create an equally strong Green Belt boundary. The outer edges are defined by strong woodland edges.

Settlement: Rusthall Settlement Type: Town

Parcel: RU2a



 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:	Rusthall	Settlement Type:	Town
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Parcel	RU2a
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Size (ha)	4.1	Parcel type	Green Belt Parcel
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Development/land use

The parcel consists of hedged fields around Home Farm, to the north of the settlement edge of Rusthall.

Parcel boundaries

The parcel abuts the settlement edge of Rusthall to the south formed by hedgerows and back gardens of the adjacent residential development. The well-treed Lower Green Road forms the western boundary and hedgerows form the other edges. The buildings of Lower Green Farm lie just to the north.

Relationship between settlement and countryside

The farm buildings within and just to the north of the parcel do not represent an urbanising influence, and fields within the parcel have no separation from farmland to the north, but the parcel shares a similar topography to the adjacent settlement to the south, from which it has no significant separation.

Contribution to Green Belt purposes

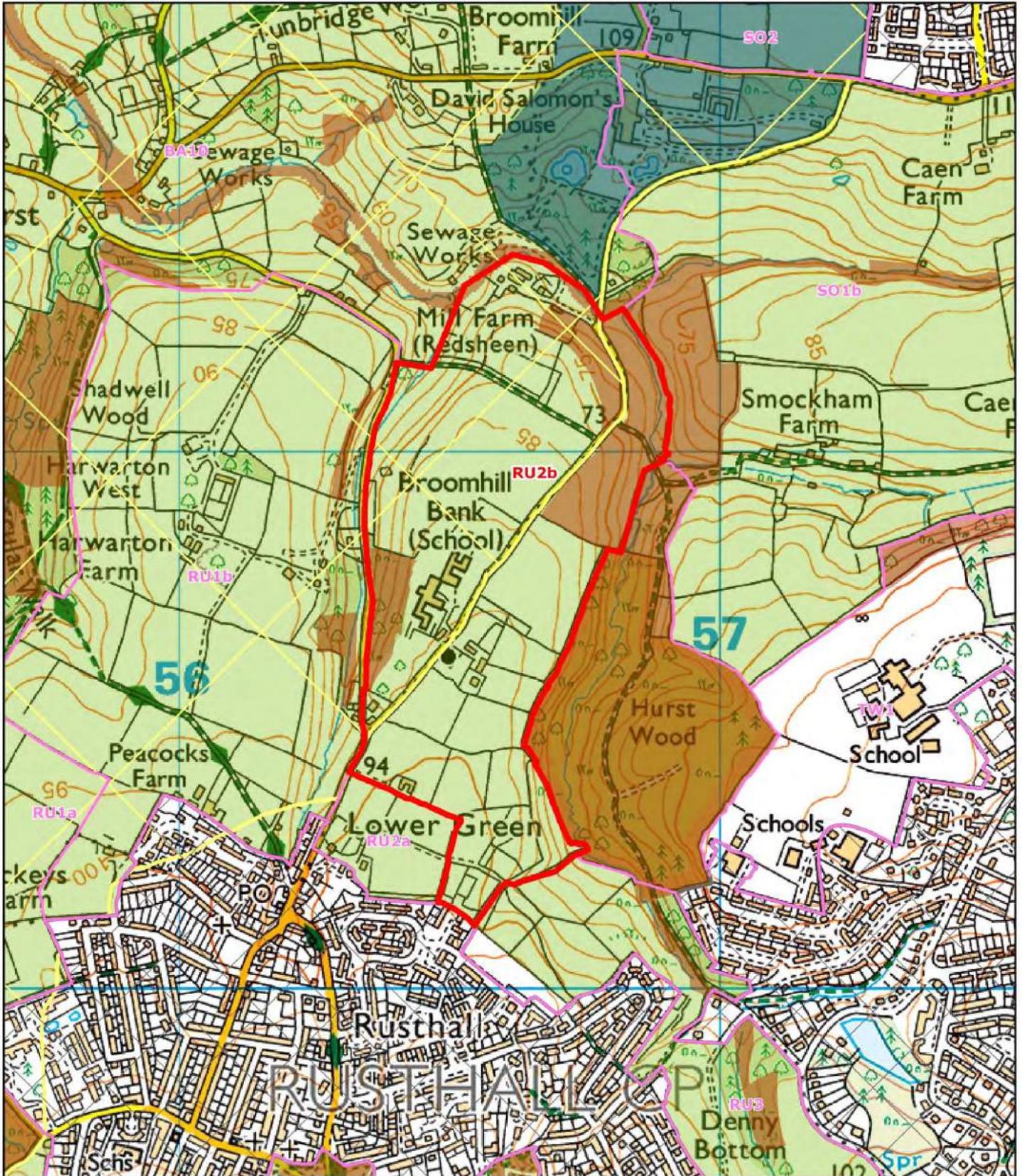
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is adjacent to the large built-up area but relates to both this and the wider countryside.	Moderate
2 - Prevent neighbouring towns merging into one another	The parcel plays a role in the gap between Rusthall, Speldhurst and Royal Tunbridge Wells. However, Speldhurst is not a town and is therefore not considered as part of the assessment.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel relates to both the settlement and the wider countryside, and lacks urbanising development.	Moderate
4 - To preserve the special character of historic towns	The hills and wooded valleys around Tunbridge Wells contribute to its character, but this area has some detachment from the edges of the historic core of the town and an association with modern development at Rusthall.	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 existing Green Belt boundary is defined by back gardens of properties on the settlement edge. A boundary defined by the hedgerows that border the parcel would not be any weaker.

Settlement: Rusthall Settlement Type: Town

Parcel: RU2b



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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:	Rusthall	Settlement Type:	Town
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Parcel	RU2b
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Size (ha)	43.6	Parcel type	Green Belt Parcel
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Development/land use

The parcel contains a number of farms and Broomhill Bank School on Broomhill Road, and occasional detached residential dwellings. The ridge top landform is predominantly occupied by rectangular open and arable fields divided by hedgerows and a block of woodland adjacent to Broomhill Bank School.

Parcel boundaries

The parcel abuts hedgerows to the south, with several fields separating it from the settlement edge of Rusthall. The eastern, western and northern boundaries are formed by woodland which follows steep valley slopes, with the valley-bottom Lower Green Road also running along the western boundary.

Relationship between settlement and countryside

Occasional buildings associated with Broomhill Bank School and farm holdings are present within the parcel but they do not represent an urbanising influence. The higher ground on which the settlement is located narrows within the parcel, with surrounding woodlands and the valley and high ground to the north, which the parcel shares a strong visual connection, creating a stronger relationship with the wider countryside than the settlement.

Contribution to Green Belt purposes

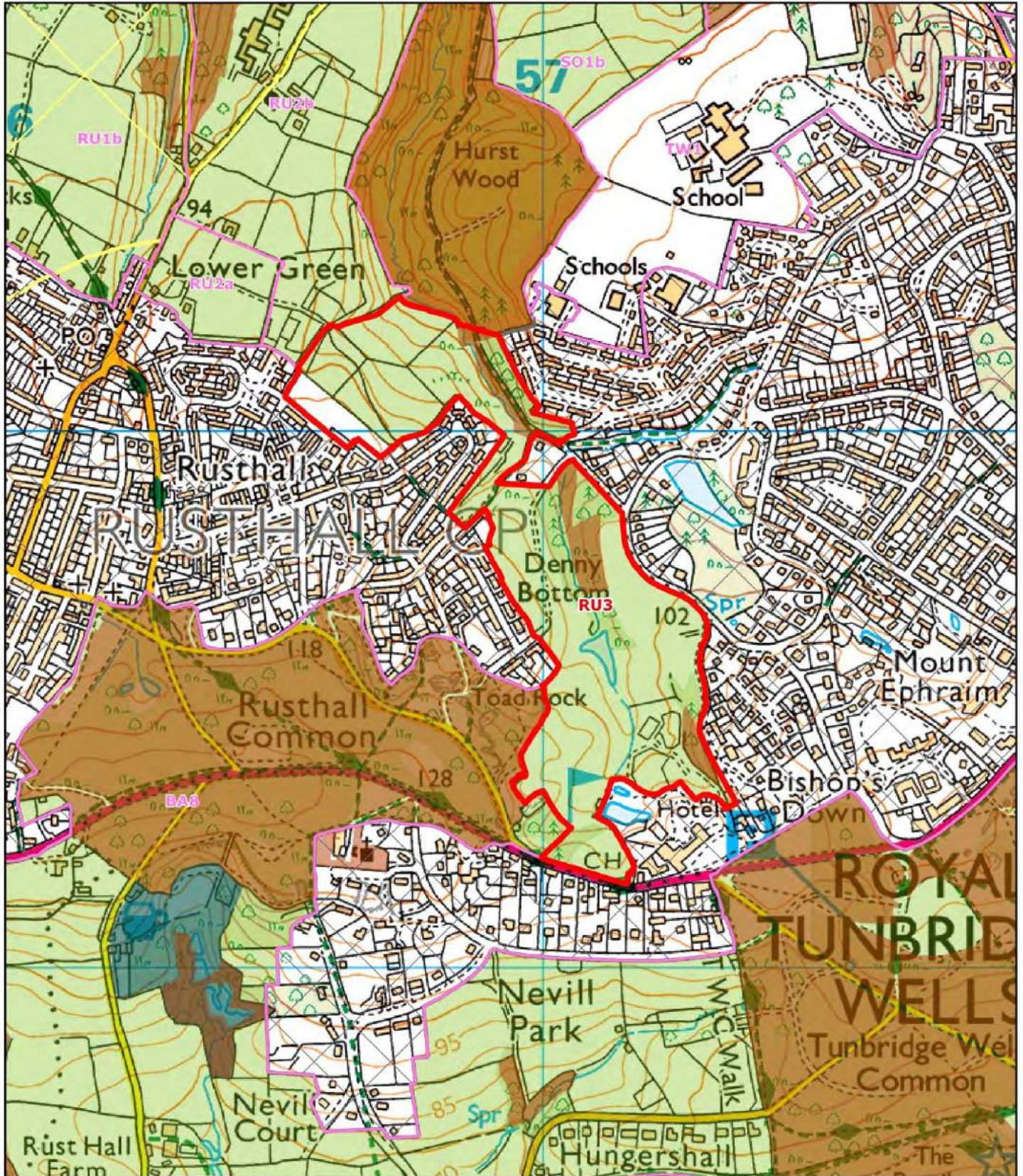
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	Development extending out this far from the settlement edge at Rusthall would represent significant sprawl into the countryside.	Relatively strong
2 - Prevent neighbouring towns merging into one another	The parcel plays a role in the gap between Rusthall, Speldhurst and Royal Tunbridge Wells. However, Speldhurst is not a town and is therefore not considered as part of the assessment.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel relates more strongly to the wider countryside than the settlement and lacks urbanising development.	Relatively strong
4 - To preserve the special character of historic towns	The hills and wooded valleys around Tunbridge Wells contribute to its character, and this parcel forms part of a distinctive area of ridges and valley topography that form part of the setting to the west of the historic core.	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 existing Green Belt boundary is defined by back gardens of properties on the settlement edge. Other hedgerows could form alternative boundaries. The woodlands edges of the parcel would constitute strong edges.

Settlement: Rusthall Settlement Type: Town

Parcel: RU3



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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:	Rusthall	Settlement Type:	Town
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Parcel	RU3
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Size (ha)	28.3	Parcel type	Green Belt Parcel
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Development/land use

The parcel comprises the wooded ghyll valley and stream of Denny Bottom and the Spa Golf Course. The northern part of the parcel contains allotment gardens.

Parcel boundaries

The parcel abuts the settlement edge of Rusthall on its western boundary which is defined by back gardens, and the settlement of Royal Tunbridge Wells on its southern and eastern boundaries, marked along roads to the east and a hotel to the south.

Relationship between settlement and countryside

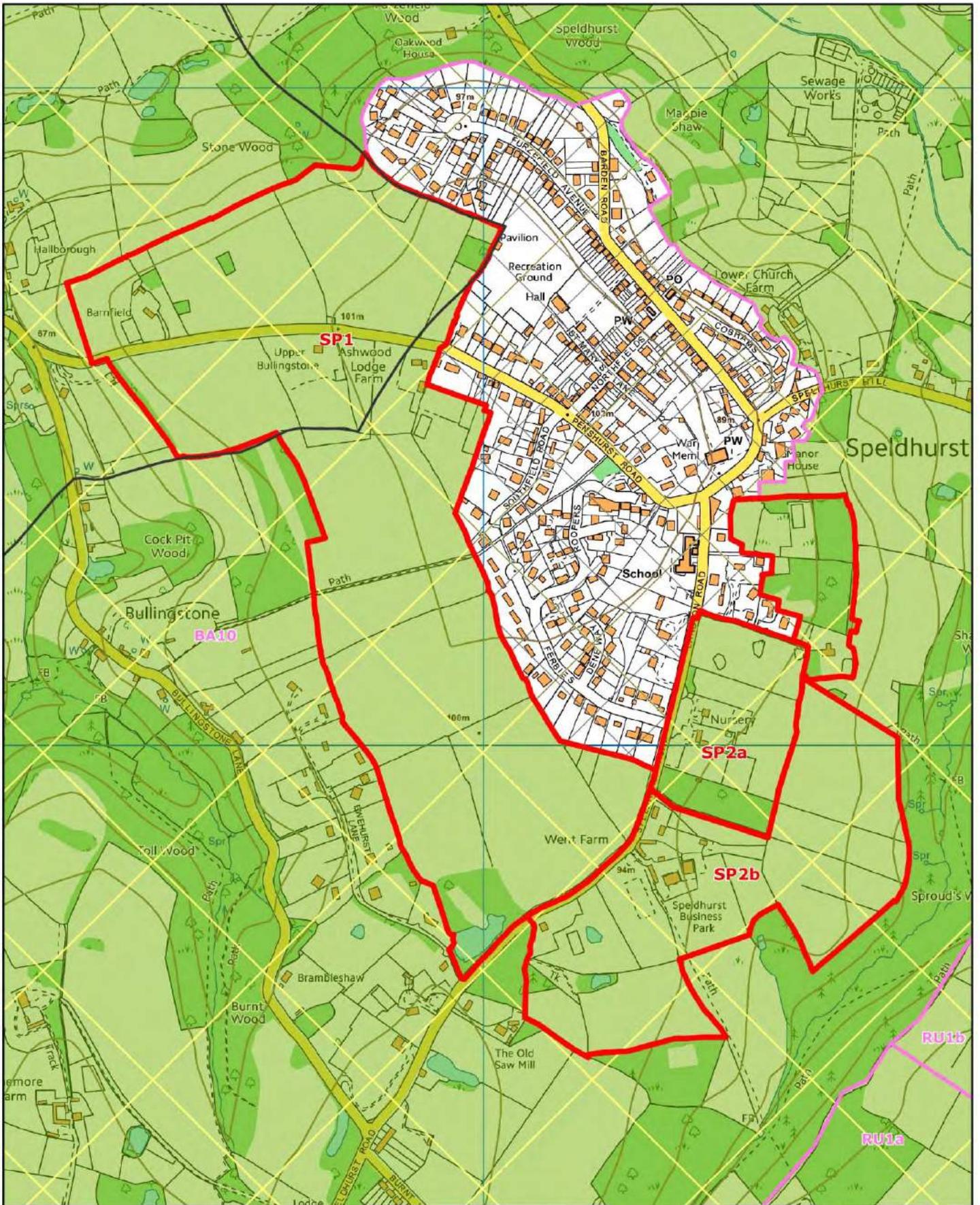
The parcel is almost entirely surrounded by settlement, and the golf course land use also provides a degree of association with the adjacent settlement. However, there is no built development within the parcel and the parcel itself is linked to the wider landscape through narrow points to the north and south. Further, the wooded ghyll valley landform share a close association and link to the wider surrounding countryside. The parcel therefore has a degree of separation from the urban settlement and the wider countryside.

Contribution to Green Belt purposes

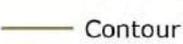
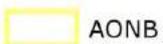
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is adjacent to the large built-up area and has a degree of separation from the settlement and wider countryside.	Moderate
2 - Prevent neighbouring towns merging into one another	The parcel plays an important role in providing a gap between Rusthall and Royal Tunbridge Wells. However, Rusthall is not considered a town for the purposes of this study and therefore is not considered as part of the assessment.	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 is an important part of the landscape setting of the historic town of Royal Tunbridge Wells. The parcel lies adjacent to Tunbridge Wells Conservation Area, and parts of the Conservation Area extend into the parcel. The adjacent Common is a fundamental part of the special character of Tunbridge Wells and the parcel provides an important link between this and the wider landscape.	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 existing Green Belt boundary follows the settlement edge along roads or back gardens. There are no alternative boundaries within the parcel which could form an alternative strong Green Belt boundary.

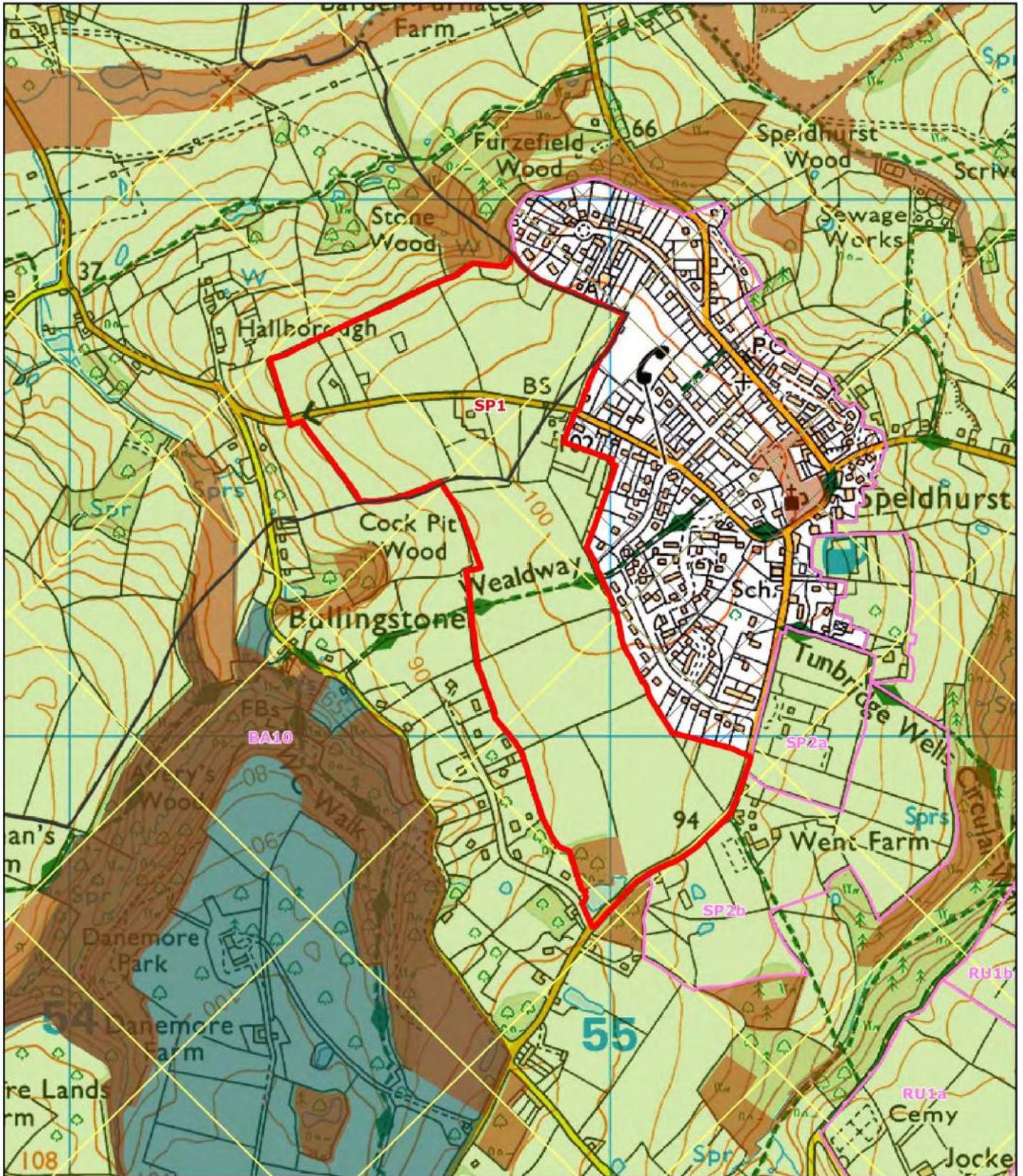


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|  Assessment Parcel |  District Boundary |  Contour |  AONB |
|  Other Green Belt Parcels |  Green Belt |  Limits to Built Development | |

Settlement: Speldhurst Settlement Type: Town

Parcel SP1



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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:	Speldhurst	Settlement Type:	Town
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Parcel	SP1
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Size (ha)	41.4	Parcel type	Green Belt Parcel
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Development/land use

There are individual detached properties sparsely arranged along Penshurst Road in the north of the parcel. The remainder of the parcel consists of open and arable fields divided by hedgerows.

Parcel boundaries

The eastern edge of the parcel abuts the settlement edge of Speldhurst, formed by hedgerows alongside back gardens of residential properties. The southern parcel boundary follows Speldhurst Road and the western boundary follows wooded hedgerow field boundaries. The northern parcel boundary follows a hedgerow boundary marking a distinct scarp slope which falls to the north.

Relationship between settlement and countryside

Detached houses along Penshurst Road do not have an urbanising influence as they are set within large grounds. The lack of development and presence of woodland blocks and open fields creates a relationship with the wider countryside. The parcel does share a similar topography with the settlement of Speldhurst situated on a ridge top, meaning that development within the parcel would not represent a step-change in settlement form, however, the existing settlement is well-integrated with trees and vegetation with little influence on the countryside character of the parcel.

Contribution to Green Belt purposes

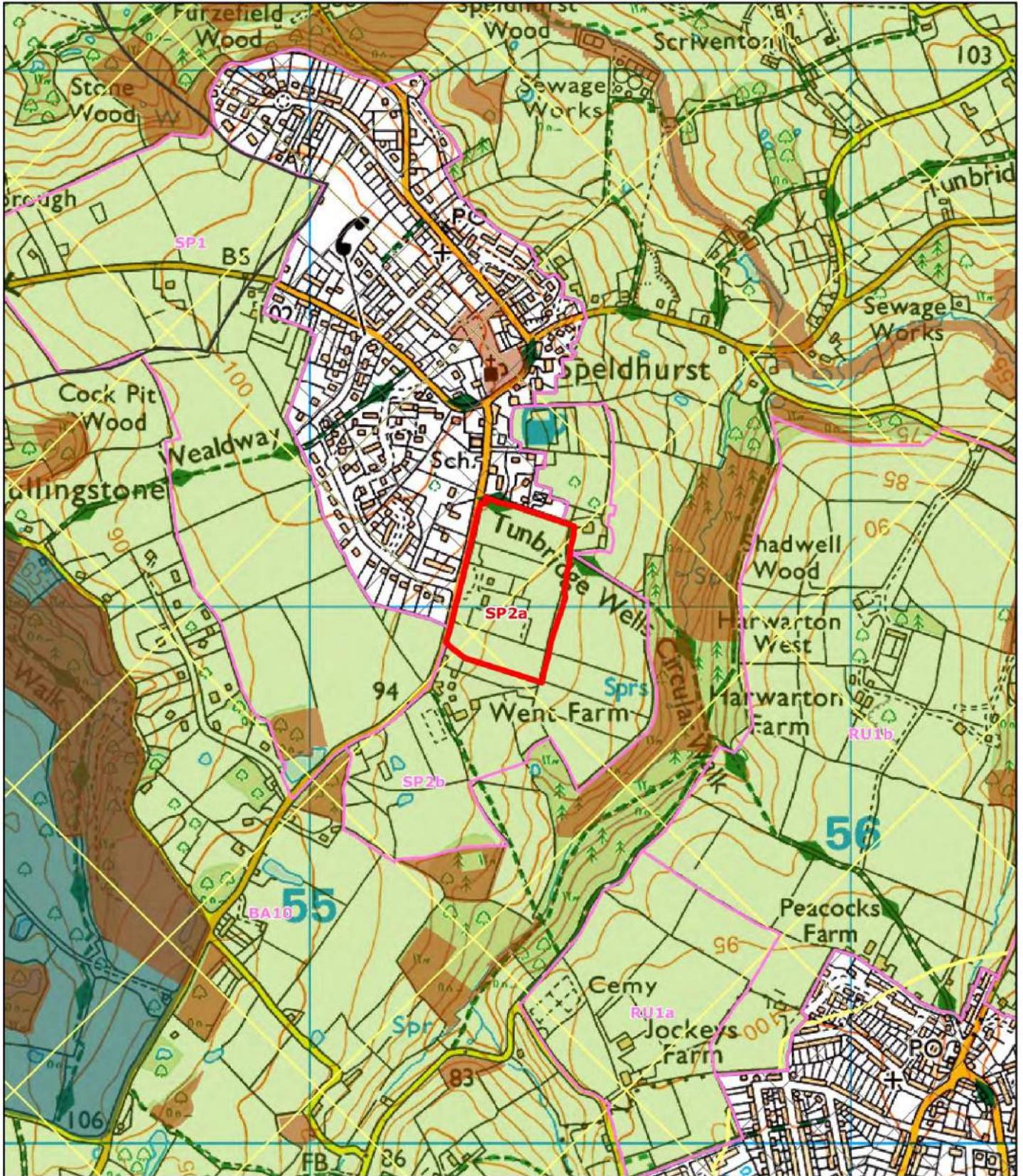
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to the large built-up area and development here would be associated with a different settlement.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel maintains a gap between Bullingstone and Speldhurst but neither of these settlements are considered as towns for the purposes of this assessment. The parcel does not lie between 'towns' and therefore does not contribute to this purpose.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	There is no urbanising development within the parcel and a stronger sense of relationship with the wider countryside than the settlement.	Relatively strong
4 - To preserve the special character of historic towns	The parcel 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

The existing Green Belt boundary is strongly defined by relatively dense trees and vegetation which creates a clear distinction between settlement and countryside. There are no alternative boundaries within the parcel which could potentially form an equally strong Green Belt boundary.

Settlement: Speldhurst Settlement Type: Town

Parcel SP2a



 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:	Speldhurst	Settlement Type:	Town
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Parcel	SP2a
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Size (ha)	5.5	Parcel type	Green Belt Parcel
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Development/land use

The parcel contains a nursery set within an open field and a field of amenity grassland and mature trees surrounded by hedgerows. Dense hedgerows and trees line Langton Road along the western boundary.

Parcel boundaries

The western edge of the parcel abuts the settlement edge of Speldhurst, formed by Langton Road and residential properties which have spread north of Langton Road. The eastern boundary follows a field boundary marked by a hedgerow whilst the southern boundary is defined by a hedgerow-lined lane south of the nursery.

Relationship between settlement and countryside

The nursery is relatively well-integrated into the landscape although the presence of built development does create a relationship with the settlement which continues along the western side of Langton Road. Despite the separation of the nursery from the settlement on the east side of Langton Road, the similar terrain of the parcel and settlement on a flat/gently sloping plateau top creates some continuity of pattern. Nevertheless, the elevated location of the parcel and relative lack of screening on the eastern side means there is strong intervisibility with the wider landscape and therefore development within the parcel may be perceived as encroachment into the countryside.

Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to the large built-up area and development here would be associated with a different settlement.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel contributes towards the gap between Speldhurst and Royal Tunbridge Wells but as Speldhurst is not considered as a town for the purposes of this assessment the parcel does not contribute to this purpose.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	There is some urbanising development within the parcel which lies on similar terrain to Speldhurst village.	Moderate
4 - To preserve the special character of historic towns	The parcel forms part of the wider setting of Royal Tunbridge Wells as part of its rural 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

The hedgerow field boundary which runs parallel to Langton Road could form an alternative boundary. This may be weaker compared with the boundary formed by the road but would be equally strong in comparison to the boundary around the residential development.

Settlement:	Speldhurst	Settlement Type:	Town
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Parcel	SP2b
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Size (ha)	19.1	Parcel type	Green Belt Parcel
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Development/land use

The parcel contains a nursery and business park and two detached houses in large grounds on the higher ground adjacent to Langton Road. The remainder of the parcel consists of open and arable fields on the east-facing slopes which fall towards the wooded ghyll valley to the east of the parcel.

Parcel boundaries

The western edge of the parcel abuts the settlement edge of Speldhurst, formed by Langton Road and residential properties which have spread north of Langton Road. The southern and eastern parcel boundaries follow the edges of woodland which forms a distinctive ghyll valley to the east of the parcel.

Relationship between settlement and countryside

The nursery and business centre are relatively well-integrated into the landscape although the presence of built development does create a relationship with the settlement. The landform falls away to the east of the parcel towards the ghyll valley to the east of the parcel, which gradually becomes more related to the wider countryside. The wooded ghyll valley provides a potential barrier to further encroachment into the wider countryside if the parcel were to be developed.

Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to the large built-up area and development here would be associated with a different settlement.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel contributes towards the gap between Speldhurst and Royal Tunbridge Wells but as Speldhurst is not considered as a town for the purposes of this assessment the parcel does not contribute to this purpose.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	There is some urbanising development within the parcel and the ghyll woodland to the east of the parcel forms a separating feature between the settlement and wider countryside. On the higher ground in the west of the parcel there is a stronger relationship with the settlement but on the east-facing slopes of the parcel the visual exposure of the landform means that development within the parcel may be perceived as encroachment into the countryside.	Moderate
4 - To preserve the special character of historic towns	The parcel forms part of the wider setting of Royal Tunbridge Wells as part of its rural 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

The hedgerow field boundary which runs parallel to Langton Road could form an alternative boundary. This may be weaker compared with the boundary formed by the road but would be equally strong in comparison to the boundary around the residential development.