

Landscape and Visual Appraisal

for Tonbridge & Malling Borough Council



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Snodland

Settlement: Snodland

Settlement overview

Snodland is a small town located on the western bank of the River Medway, between the Medway Gap and Halling. The landscape around Snodland is characterised by a mix of river valley, low-lying marshland, and gently rising chalk hills. To the east, the river meanders through broad floodplains, to the west land rises into the North Downs, with chalk escarpments and undulating hills that provide elevated views over the Medway Valley. The topography reflects its geological history, with chalk quarries historically prominent in the area, creating distinct man-made features. The settlement pattern has evolved from a historic riverside village into a small commuter town. In recent decades, new residential developments have expanded Snodland's footprint, particularly to the east and southeast, accommodating growth driven by its proximity to London and good transport links. These newer developments tend to be low-density estates, with cul-de-sacs, and landscaped green spaces that soften the transition to the surrounding countryside. Despite its growth, Snodland retains a semi-rural character, with clear boundaries between built-up areas and open farmland.



Site location

Base image: Google Maps (2025)

Settlement: Snodland

Site: 59727 - Land Adjacent Brookland Car Park, Brook Street

Proposed development type: Employment

Parish: Snodland

Ward: Snodland East & Ham Hill

The site is located just south of the settlement boundary within an industrial estate east of the A228. The railway line runs along the eastern boundary, with the paper mills directly beyond. It is a triangular shape plot, with tarmac hardstanding on the majority of the site, as it's currently being used as a car park. A toilet block is located in the northern corner of the site. Shrub and tree planting runs along the train tracks on the eastern boundary. It shows signs of little use.



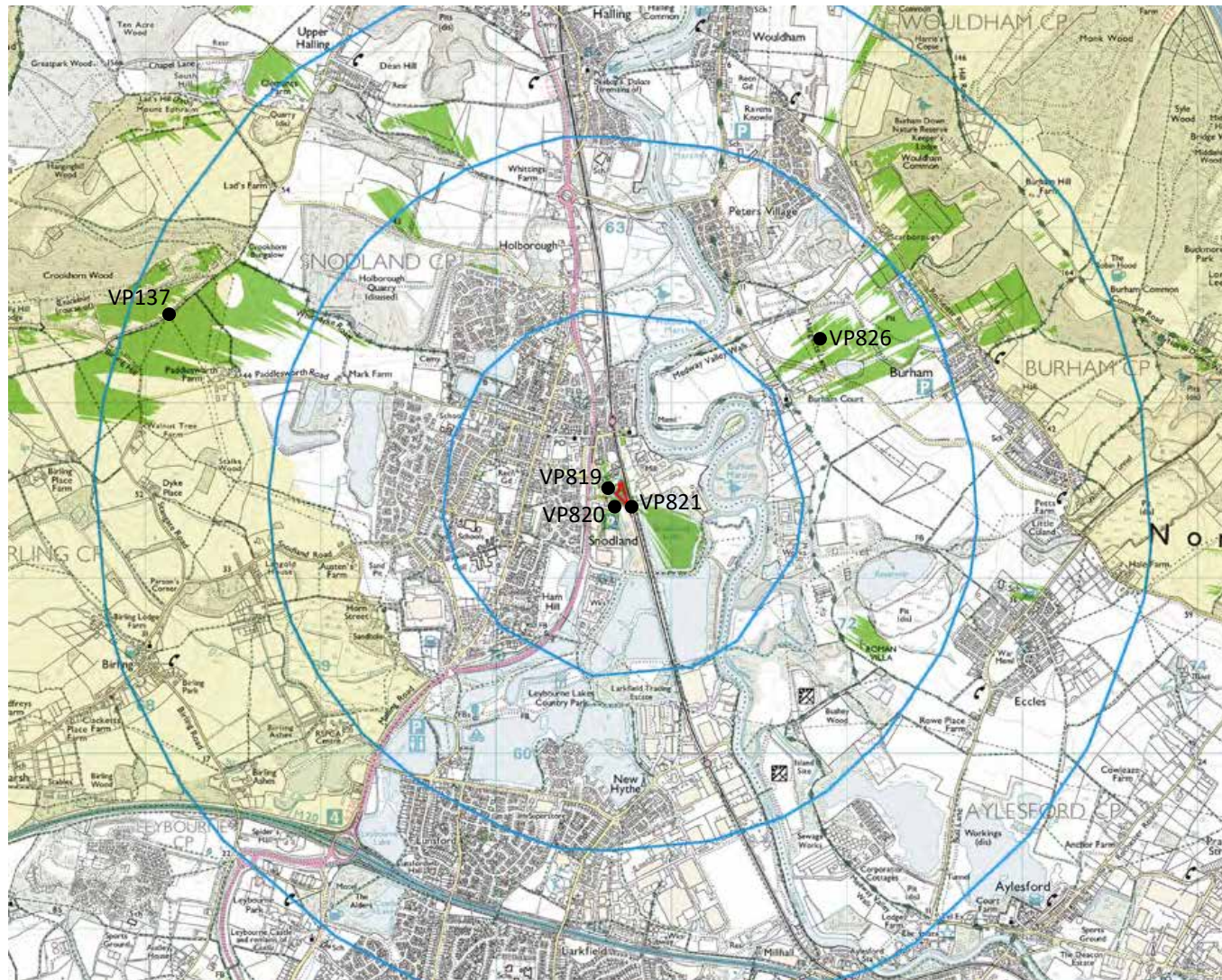
Site location

Base image: Google Maps (2025)

Visual Impact Appraisal

59727 - ZTV and Viewpoint Location Map

Proposed development type: Employment



Key

- Site boundary
- VPxx Viewpoint location and number
- ZTV
- National Landscape
- Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Employment

59727 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible in the surrounding landscape. While the theoretical viewshed extends to the north-east and north-west into the Kent Downs National Landscape and partially to the south-east, ranging from approximately 500 metres to 3 kilometres, site investigation and field work demonstrate that the long and mid distance views would be only partial views of the proposed development.

Long distance views are identified in both east and west from the elevated grounds within the Kent Downs National Landscape. These are very distant views and site investigation demonstrates that the site is difficult to identify in its surroundings. From North Downs Way (VP137) the views are just under 3km away and the site and any potential development would only be partially visible from locations along the route. The majority of the site is screened by existing vegetation and adjacent industrial buildings. Any development would be seen in the context of similar development in the area. The potential visual effects would be Moderate adverse for both medium and large scale development typologies.

Mid distance views from the right bank of River Medway, as the land rises to the Kent Downs in the east, such as from Margettes Lane (VP826) provide some open views across the fields. The site is located adjacent to already existing industrial uses, in the proximity of a large paper mill, therefore it is not only screened by surrounding buildings from most locations, but also development of this nature will be in keeping with the surrounding uses. Some views from PRoW around Brookland Lake were explored, from which the site is well screened by vegetation in the summer months, however it would be expected that they would become less filtered by existing trees and vegetation lining the reservoir during the wintertime. More open views present themselves where gaps in vegetation allow, however even in these locations the views

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP137 - North Downs Way junction with PRoW from Paddlesworth Road looking south-east	Very High	Recreational: High Susceptibility Very High Sensitivity	N/A	Negligible	Negligible	N/A	Moderate Adverse	Moderate Adverse
VP826 - Margetts Lane looking-south west	Moderate	Recreational: Moderate Susceptibility High Sensitivity	N/A	Negligible	Negligible	N/A	Moderate-Minor Adverse	Moderate-Minor Adverse
VP820 - PRoW along the channel running south of the site looking north	Moderate	Recreational: High/Moderate Susceptibility High Sensitivity	N/A	Moderate	Substantial	N/A	Major-Moderate Adverse	Major Adverse
VP819 - Site entrance looking south-east	Moderate	Recreational: Moderate Susceptibility High Sensitivity	N/A	Substantial	Very Substantial	N/A	Major Adverse	Major+ Adverse
VP821 - South-eastern corner of the site looking north	Moderate	Recreational: Moderate Susceptibility High Sensitivity	N/A	Substantial	Very Substantial	N/A	Major Adverse	Major+ Adverse

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

59727 - Summary of Visual Effects

Proposed development type: Employment

would be partial views of parts of the development, with large scale more prominent than medium scale development typologies.

Close range views from Brook Street unobstructed at the entrance to the site (VP819). Views from this location expose the central part of the site, with the norther and southern most parts screened by boundary vegetation. From the southern site (VP821) the site it seen it its full extent. Views from the adjacent PRow running along a water channel to the west of the site (VP820) the views are filtered in the summer, therefore only the upper parts of potential development would be visible form this location. The site would however be more exposed in the wintertime. Potential overall visual effects from the close range views would be Major-Moderate to Major adverse for medium scale and Major to Major+ adverse for large scale development typologies.

With strong existing screening along the majority of the site boundaries, medium scale employment typology could be accommodated on the site with additional mitigation in the form of hedge and tree planting along the western edge. With careful consideration of development massing and layout, a medium and large scale employment typology could be successfully integrated without undue visual harm. A large scale employment typology is considered inappropriate, as the adverse visual effects could not be successfully mitigated.

Visual Impact Appraisal

59727 - Viewpoint Images

VP137 - North Downs Way junction with PRoW from Paddlesworth Road looking south-east

Approximate site extent



VP826 - Margetts Lane looking west

Approximate site extent



VP820 - PRoW along the channel running south of the site looking north

Approximate site extent



Visual Impact Appraisal

59727 - Viewpoint Images

VP819 - Site entrance looking south-east

Approximate site extent



VP821 - South-eastern corner of the site looking north

Approximate site extent



Landscape and Visual Impact Appraisal

Proposed development type: Employment

59727 - Summary of Landscape and Visual Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
3b: Aylesford Medway Valley	MGN05	No	Low	Medium: Medium-Low Large: Medium	Medium: Low Large: Medium-Low	N/A	Substantial	Very Substantial	N/A	Moderate-Minor Adverse	Major-Moderate Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA MGN05, which has been assessed as having Low sensitivity to medium scale employment typology and Medium-Low sensitivity to large scale employment typology.

The site is an existing car park, with the majority of the plot being a tarmac surface. A toilet block is located in the norther corner. The vegetation is limited to boundary shrub and tree planting, which makes the site blend into the surrounding context, especially to the south. The main landscape changes would be the potential loss of onsite tree and shrub planting, change in use of the site and urbanising effects of development on the edge of existing settlement. These changes would have a Moderate-Minor adverse impact in the case of medium and Major-Moderate adverse impact for large employment typologies.

The site is located in area with low landscape value and the proximity of an existing industrial uses justifies the potential for development and a medium to large scale employment typology could be accommodate on the site.

With a carefully considered design approach, incorporating a sympathetic layout and building massing, together with retention and enhancement of existing boundary planting development could be integrated into the setting.

Landscape and Visual Appraisal Conclusions

The enclosed nature of the site and the location on the edge of an existing industrial estate provides an appropriate context for potential development.

A medium to large scale employment typology could be accommodated, provided that adequate mitigation measures are implemented in a way that respect and integrate with the existing landscape character and fit into the context.

Settlement: Snodland

Site: 59836 - Land south of Vantage Point, Holborough Road, Snodland

Proposed development type: Employment

Parish: Snodland
Ward: Snodland East & Ham Hill

The highlighted site is located on the eastern edge of Snodland, positioned between the A228 and the nearby railway line. The site is roughly triangular in shape and is bordered by industrial and commercial units to the north. The A228 runs along the western and the railway line runs along the eastern boundary. Both these edges are lined with a dense native hedge with trees. Holborough Marshes lie directly beyond the railway tracks. To the south, the site adjoins residential houses on Cantium Place. The site is accessed from A228 half way along the western boundary, with signs of previous use in the form of derelict structures towards the north-eastern part of the site.

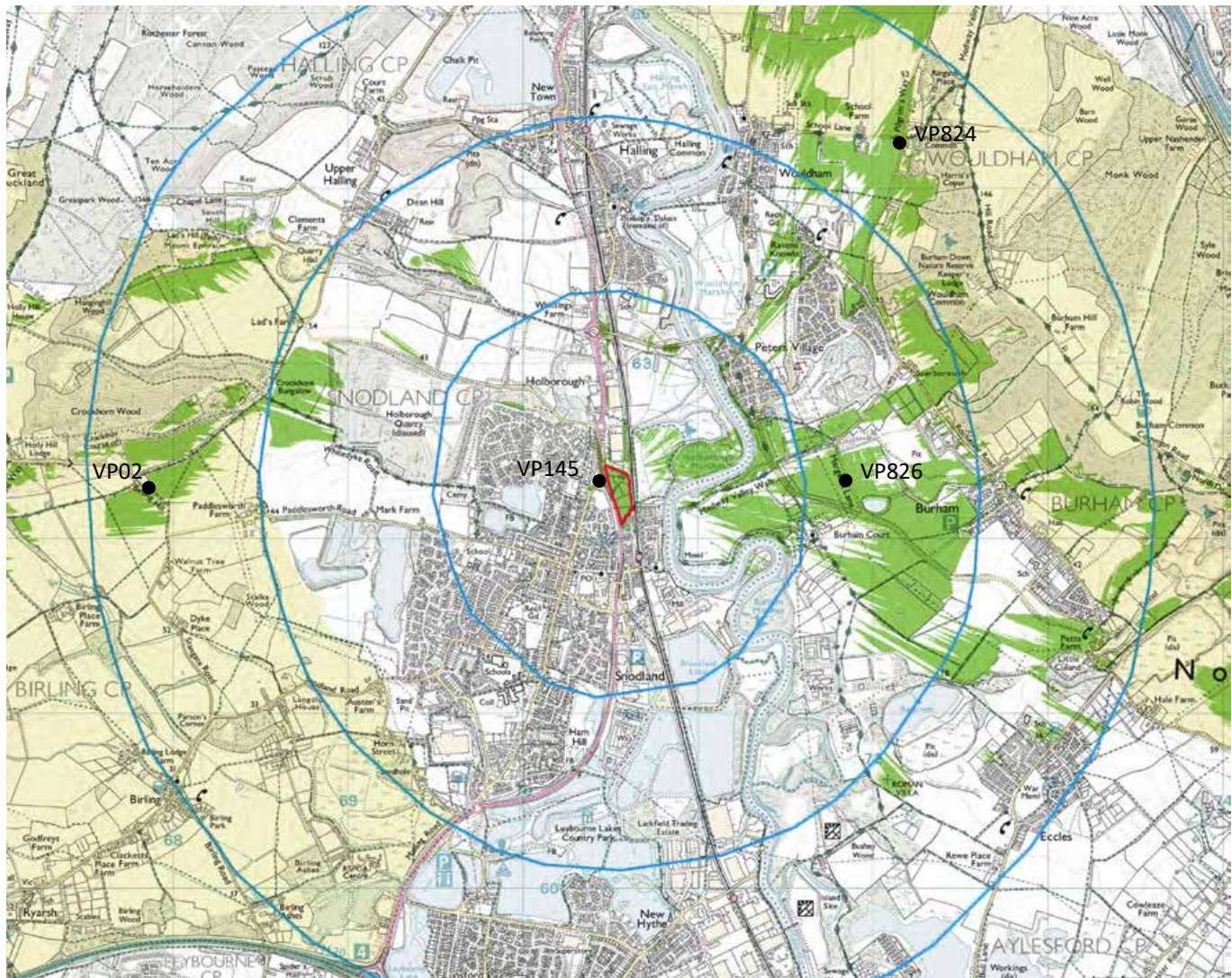


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

59836 - ZTV and Viewpoint Location Map

Proposed development type: Employment



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Employment

59836 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible in the surrounding landscape. The theoretical viewshed extends from the site boundary to just over 3km to the east, north-east and some views towards the west. Site investigation and field work demonstrate that the long views from the elevated scarp of the National Landscape would offer only partial views of parts of the potential development in summer. The ZTV is based on summer conditions and, for this site, it can be expected that the extent of winter views of a potential development in views from the elevated parts of the Kent Downs to the west and east, albeit partial ones filtered by some vegetation, would be more extensive. There are no obvious views towards the south and north.

Long distance views to the west from the North Downs National Landscape on Birling Hill (VP02) and from Pilgrims Way (VP824) to the east provide views towards the site. These views are between 2.5km and 3km away and the site and any potential development would only be partially visible from these locations. The majority of the site is screened by existing boundary vegetation of native shrubs and trees. The potential overall visual effects would be Moderate-Minor adverse for medium and large scale development typologies.

Mid distance views from Margetts Lane (VP826) and public footpaths south of Burham are very limited, due to the site's existing screening and any views from these locations would only partial views of parts of potential development. The potential overall visual effects would be Moderate-Minor adverse for medium and Moderate adverse for large scale development typology.

Close range views from A228 (VP145) are heavily screened by mature, dense boundary planting of shrubs and trees and provide obscured views of potential development. Some views are possible through gaps in vegetation, however

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP02 - Birling Hill looking east	High	Recreational: High/Moderate Susceptibility High Sensitivity	N/A	Negligible	Negligible	N/A	Moderate- Minor Adverse	Moderate- Minor Adverse
VP824 - Pilgrim's Way / School Lane looking west	High	Recreational: High/Moderate Susceptibility High Sensitivity	N/A	Negligible	Negligible	N/A	Moderate- Minor Adverse	Moderate- Minor Adverse
VP826 - Margetts Lane looking west	Moderate	Recreational: Moderate Susceptibility Moderate Sensitivity	N/A	Slight	Moderate	N/A	Moderate- Minor Adverse	Moderate Adverse
VP145 - A228 at junction with Holborough Road looking east	Moderate	Recreational: Moderate Susceptibility Moderate Sensitivity	N/A	Moderate	Substantial	N/A	Moderate Adverse	Major- Moderate Adverse

Note: * Assessments based on effects without mitigation

these are only partial views. Potential overall visual effects from the close range views would be Moderate adverse for medium scale and Major-Moderate adverse for large scale development typologies.

With strong existing screening along the eastern and western boundaries, development could be accommodated on the site with some additional mitigation to further lessen any visual impact. With careful consideration of massing and layout, a medium employment typology could be successfully integrated without undue visual harm. A large scale development typology may be difficult to accommodate even

with mitigation, as given the nature of the A228, access to the site will most likely require a slip road to enter and exit, therefore a large portion of the current planting along the main road will require cutting back, opening the site to views from the west.

Visual Impact Appraisal

59836 - Viewpoint Images

VP02 - Birling Hill looking east

Approximate site extent



VP824 - Pilgrim's Way / School Lane looking west

Approximate site extent



VP826 - Margetts Lane looking west

Approximate site extent

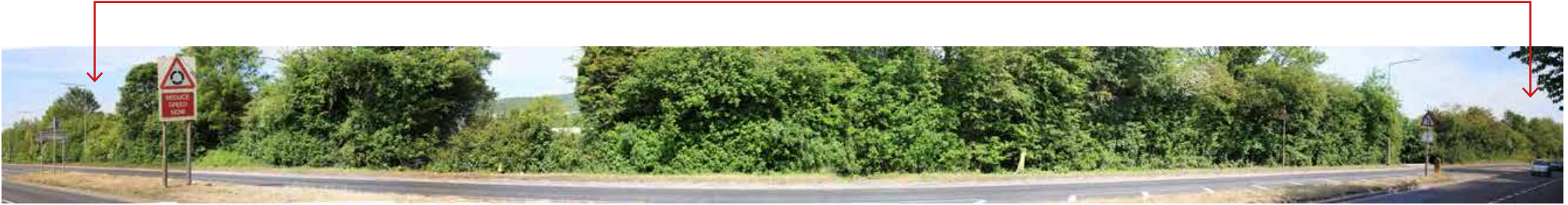


Visual Impact Appraisal

59836 - Viewpoint Images

VP145 - A228 at junction with Holborough Road looking east

Approximate site extent



Landscape and Visual Impact Appraisal

Proposed development type: Employment

59836 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Suseptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
1c: Kent Downs Medway Western Scarp Foot 3a: Lower Medway Valley Floor	MGN06	No	Low	Medium: Low Large: Medium	Medium: Low Large: Medium	N/A	Substantial Adverse	Very Substantial Adverse	N/A	Major-Moderate Adverse	Major Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within MGN06, which has been assessed as having Low sensitivity to medium scale employment typologies and Medium sensitivity to large scale employment typology.

The site is currently a field with no signs of active use. There is no notable vegetation on the site other than hedgerow planting to the eastern, western and southern boundaries. The main landscape changes would be the potential loss of boundary planting, change in use and loss of its openness and partial urbanising effect on the countryside, however in the context of existing settlement. These changes would have a Major-Moderate adverse impact in the case of medium employment typology and Major adverse impact for large employment typology.

The site is located in area with Low landscape value and the proximity of existing industrial uses to the north justifies the potential for development and a medium scale employment typology could be accommodate on the site.

A carefully considered design approach, incorporating a sympathetic layout and building massing, alongside introduction of tree groupings and hedgerow planting reflective of the local landscape character, especially along all the more open boundaries to the north, could help integrate development and reduce the impact on the local character. Large scale employment typology is not considered appropriate as development at this scale would be out of keeping with the adjacent development scale.

Landscape and Visual Appraisal Conclusions

The site exhibits Low to Medium landscape sensitivity and has limited visibility from the elevated grounds within the Kent Downs National Landscape to the west and east. From mid and close range views in the proximity of the site, it is heavily screened by mature vegetation along the eastern and western boundaries, with the northern boundary partially open to the neighbouring site.

A medium scale employment typology could be accommodated, provided that adequate mitigation measures are implemented. The visual effects are mostly Moderate and the sensitivity of the landscape is Low. With thoughtful design, carefully considering building layout, massing, scale and the introduction of locally appropriate landscape features, the site has the potential to accommodate limited development in a way that respects and integrates with the existing landscape character and fits into the context.

Large scale typology is not considered suitable for this site. The scale and intensity of such development would be inconsistent with landscape and the surrounding pattern of development, leading to significant adverse effects that could not be effectively mitigated.

In summary a medium scale development typology would be appropriate, subject to high quality design and effective landscape integration. Large scale development typology is inappropriate as adverse landscape and visual impacts could not be adequately mitigated.

Settlement: Snodland

Proposed development type: Employment

Site: 59874 - Land West of Hays Road, Snodland

Parish: Snodland

Ward: Snodland East & Ham Hill

The site is located adjacent to the southern most tip of Snodland, just off the A228 roundabout. Hays Road runs along the eastern boundary with a dense woodland belt screening the road from the site. A public footpath, which connects Hollow Lane and Sandy Lane, runs along the northern boundary. From the north the site is screened from the neighbours with a dense tree and shrub line, however the site edge is sparsely planted and visually open to the PRow. The site is made of two fields sub divide by a hedge and tree planting about a third way up, looking from the south. A hedgerow forms the western boundary and provides separation form the adjacent field. The site is almost a rectangular shape and slopes quite significantly from north to south, with the level difference being about 15m.



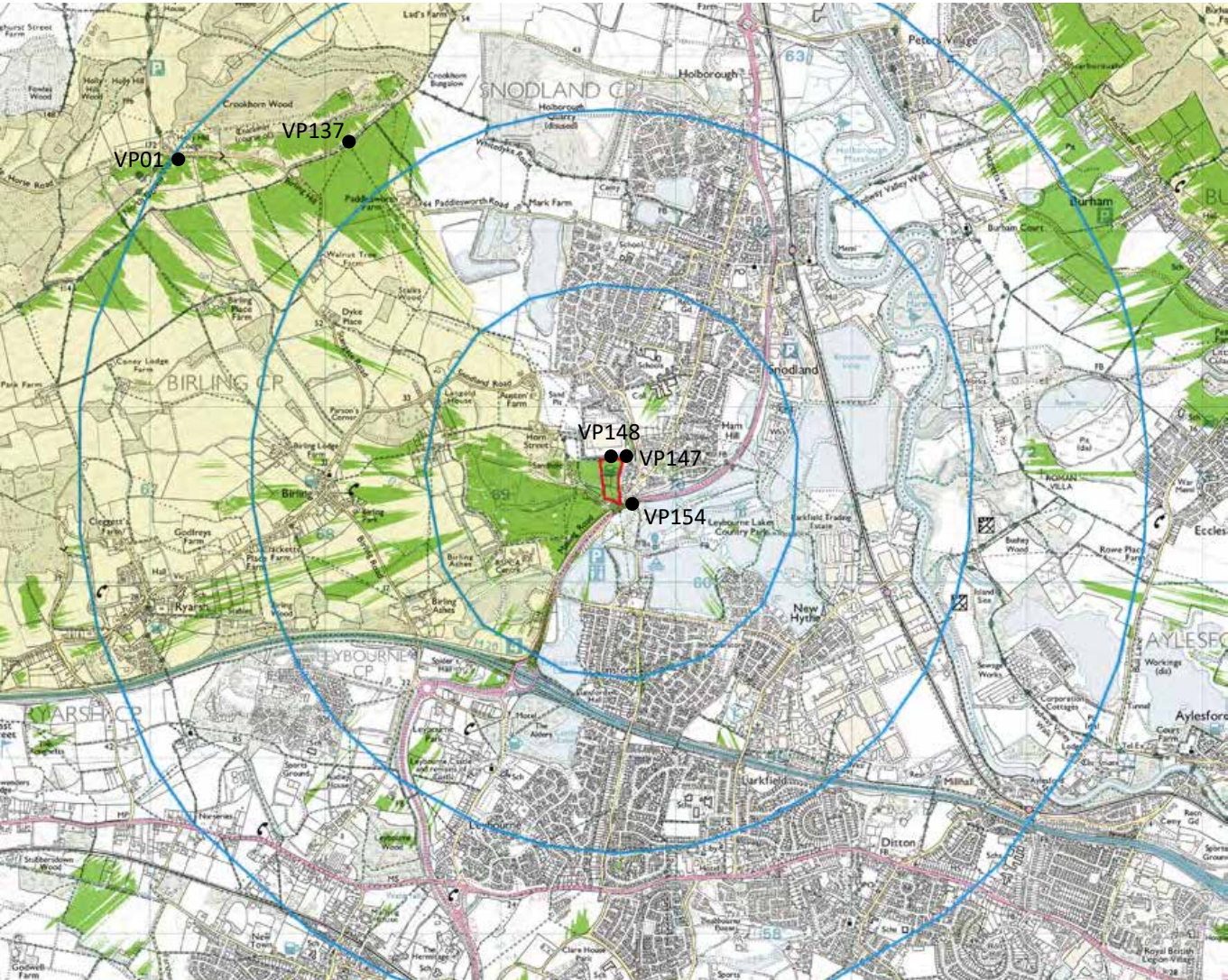
Site location

Base image: Google Maps (2025)

Visual Impact Appraisal

59874 - ZTV and Viewpoint Location Map

Proposed development type: Employment



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Employment

59874 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible in the surrounding landscape. While the theoretical viewshed extends to the north-east, ranging from approximately 500 metres to 3 kilometres, site investigation and field work demonstrate that the long and mid distance views would be only partial views of the proposed development.

Long distance views from the North Downs National Landscape at Holly Hill (VP01) and from North Downs Way (VP137) provide views towards the site. These views are between 2.5km and 3km away and the site and any potential development would only be partially visible from these locations. The majority of the site is screened by existing woodland vegetation. The potential magnitude of visual effects would be Moderate adverse for medium and Major-Moderate adverse for large scale development typologies.

Mid distance views are very limited, due to the site's existing screening, topography and vegetation in the area. The ZTV indicates some views from the west, however these are only partial views of parts of potential development.

Close range views from A228 (VP154) and Hays Road (VP147) are heavily screened by mature, dense boundary planting of shrubs and trees and provide obscured views of potential development. Some views are possible through gaps in vegetation, however these are only partial views and limited primarily to the southern end of the site. The views from the public footpath running along the northern boundary of the site are open and direct, with very little screening, however due to the site's topography the southern end of the site is not visible from this route.

Potential magnitude of visual effects from the close range views would be Moderate-Minor to Major adverse for medium scale and Moderate-Minor to Major+ adverse for large scale development typologies.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP01 - North Downs Way at Holly Hill	Very High	Recreational: High Susceptibility Very High Sensitivity	N/A	Negligible	Slight	N/A	Moderate Adverse	Major- Moderate Adverse
VP137 - North Downs Way junction with PRoW from Paddlesworth Road looking south-east	Very High	Recreational: High Susceptibility Very High Sensitivity	N/A	Negligible	Slight	N/A	Moderate Adverse	Major- Moderate Adverse
VP154 - A228 roundabout looking north	Moderate	Recreational: Moderate Susceptibility Moderate Sensitivity	N/A	Moderate	Substantial	N/A	Moderate Adverse	Major- Moderate Adverse
VP147 - Hays Road / PRoW along the north of the site looking south	Moderate	Recreational: Moderate Susceptibility Moderate Sensitivity	N/A	Slight	Slight	N/A	Moderate- Minor Adverse	Moderate- Minor Adverse
VP148 - PRoW along the northern boundary looking south	Moderate	Recreational: Moderate Susceptibility High Sensitivity	N/A	Substantial	Very Substantial	N/A	Major Adverse	Major+ Adverse

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

59874 - Summary of Visual Effects

With strong existing screening along the eastern and partially southern boundaries, development could be accommodated on the site with additional mitigation in the form of hedge and tree planting, particularly along the northern but also western edges. Locating development on lower ground would also improve outlook from the PRoW running to the north. With robust planting, careful consideration massing and layout, a medium employment typology could be successfully integrated without undue visual harm. A large scale development typology may be difficult to accommodate even with mitigation.

Proposed development type: Employment

Visual Impact Appraisal

59874 - Viewpoint Images

VP01 - North Downs Way at Holly Hill

Approximate site extent



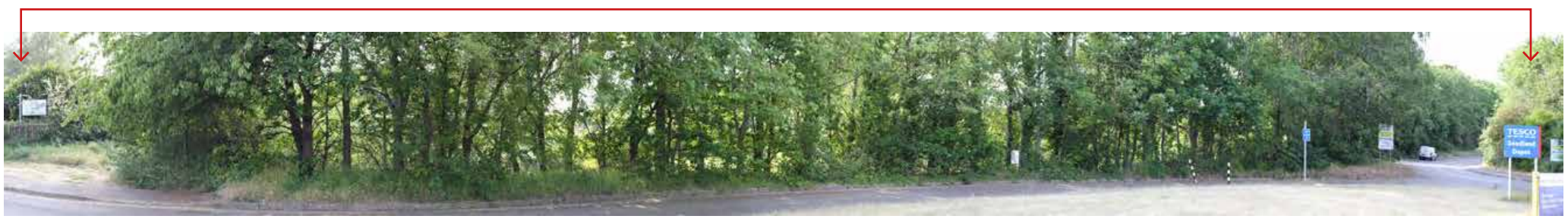
VP137 - North Downs Way junction with PRoW from Paddlesworth Road looking south-east

Approximate site extent



VP154 - A228 roundabout looking north

Approximate site extent



Visual Impact Appraisal

59874 - Viewpoint Images

VP147 - Hays Road / PRoW along the north of the site looking south

Approximate site extent



VP148 - PRoW along the northern boundary looking south

Approximate site extent



Landscape and Visual Impact Appraisal

Proposed development type: Employment

59874 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
1c: Kent Downs Medway Western Scarp	MGN04	No	Medium	Medium: Medium Large: High-Medium	Medium: Medium Large: High-Medium	N/A	Substantial Adverse	Very Substantial Adverse	N/A	Major-Moderate Adverse	Major Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within MGN04, which has been assessed as having Medium sensitivity to medium scale employment typologies and High-Medium sensitivity to large scale employment typology.

The site is a grazing field with strong boundary vegetation, therefore potential development would impact the vegetation on the site itself and the partially the boundary planting, where access to site would be required. The site is open in character, which along the sense of rurality and tranquillity would be the key perceptual landscape characteristic that would be altered and lost through the introduction of built form and associated hard surfacing. There would also be change in use and partial urbanising effect of development on the countryside, although in the context of an existing settlement. These changes would have a Major-Moderate adverse impact in the case of medium and Major adverse impact for large employment typologies.

The site is located in area with Medium landscape value and the proximity of an existing industrial uses to the north justifies the potential for development and a medium scale employment typology could be accommodate on the site.

A carefully considered design approach, incorporating a sympathetic layout and building massing, alongside introduction of tree groupings and hedgerow planting reflective of the local landscape character, especially along all the more open boundaries to the north, east and partially to the, could help integrate development and reduce the impact on the local character. Due to the site's topography, development would need to most likely be located in the southern part, where the site is flatter.

Large scale employment typology is not considered appropriate as development at this scale would be out of keeping with the adjacent development scale.

Landscape and Visual Appraisal Conclusions

The site exhibits Medium to High-Medium landscape sensitivity and is open to a long views from Kent Downs National Landscape to the north and limited mid distance views from the west. From close range views in the proximity of the site, it is heavily screened by mature vegetation along the eastern and most of the southern boundaries, with the northern and partially western boundaries quite open.

A medium scale employment typology could be accommodated in the southern part of the site, provided that adequate mitigation measures are implemented. Locating development in the southern part provides an opportunity to introduce meaningful visual and landscape mitigation and enhancement in the northern part, which would help integrate development into its context. Large scale typology is not considered suitable for this site. The scale and intensity of such development would be inconsistent with landscape and the surrounding pattern of development, leading to significant adverse effects that could not be effectively mitigated.

In summary a medium scale development typology would be appropriate, subject to high quality design and effective landscape integration. Large scale development typology is inappropriate as adverse landscape and visual impacts could not be adequately mitigated.

Settlement: Snodland

Site: 68423 - Land north of Holborough Lakes

Parish: Snodland

Ward: Snodland West & Holborough Lakes

This is an extensive site that includes large areas of agricultural land, former quarries, woodlands, a hamlet, and some other development alongside the A228. The site includes former clay quarries, now an area of lakes and mature woodland, and the former chalk quarry of Holborough Quarry, now essentially restored to some grazing and with woodland. Both of these are associated with the cement industry of the Medway Valley of the relatively recent past, serving the former Holborough Cement Works. The site also includes part of a system of older and now densely wooded chalk quarries at Upper Halling. It is understood that mineral consents remain in place for further extraction, but an active cement industry has been absent from the Medway Valley for some 20 or more years.

Whilst past quarrying activities have significantly altered large parts of the site and some older chalk faces by Upper Halling remain exposed in the landscape, the former quarrying activities have been largely subsumed back into the rolling foothills. The primary land use is agricultural, mainly large scale arable fields, with some fields of pasture. This land use, its open, broadly undulating topography, are the predominant site characteristics. The topography, rising steadily away from the valley floor, together with openness of much of the landscape allow views to the wooded scarp of the Kent Downs to the west and long views across the Medway Valley to the elevated downland to the east, also within the National Landscape. A twin line of overhead powerlines cross the southern part of the site. These are a detracting feature. The site is crossed east-west by two country lanes (Paddlesworth Road and Ladds Lane) by a Byeway (Whitedyke Road) and several other Public Rights of Way.

The site includes the hamlet farmstead of Paddlesworth, which is a Conservation Area and includes the diminutive

flint St Benedict's Church, sited by Paddlesworth Road and a Grade II* Listed Building. The hamlet and the landscape of arable fields to its west and south lie within the Kent Downs National Landscape. The remainder of the site lies outside the designation but its boundary along Pilgrim's Way to the north-west is contiguous with the National Landscape boundary. Beyond Pilgrim's Way, to the west, the topography within the National Landscape rises more abruptly and includes wooded spurs and dry valleys from which various Public Rights of Way provide characteristic views from the Kent Downs, from west to east across the broad Medway Valley.

Proposed development type: Residential



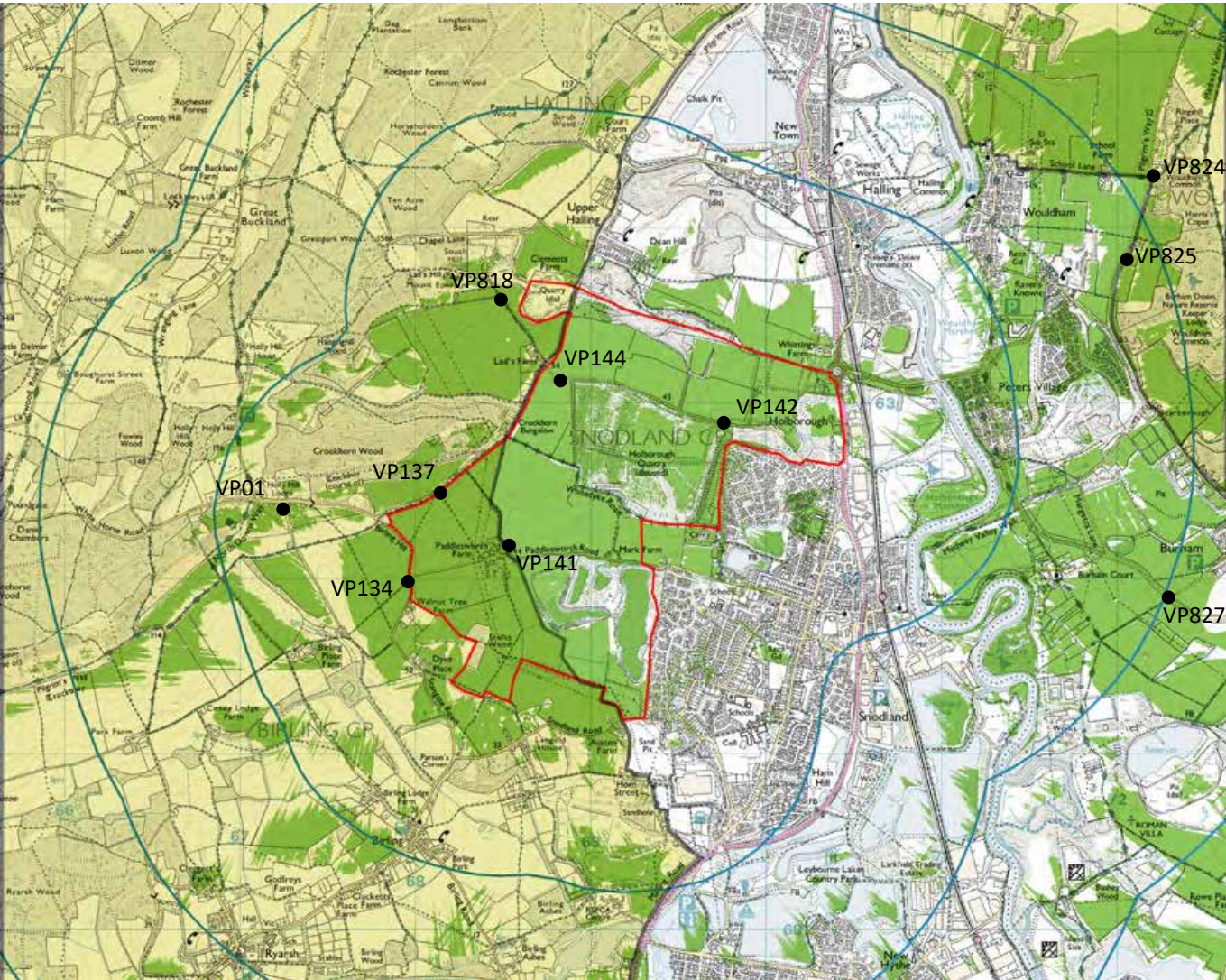
Site location

Base image: Google Maps (2025)

Visual Impact Appraisal

68423 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

68423 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible from within in the surrounding landscape. This extends to the south and south-west, into the National Landscape, but is partially restricted by the undulating nature of the topography of the foothills. These views are mainly of the southern parts of the site, particularly the area around and including Paddlesworth. To the west and north-west, the elevated nature of the scarp slope and spurs provide nearby areas with visibility across larger parts of the site. Those from the scarp to the west are limited to the southern part and the Paddlesworth area, whereas those from the elevated spurs and dry valley are of the central and northern parts. Most of these available views are from within the National Landscape. Views from the east include those from the low-lying floodplain of the River Medway, from the rising and undulating foothills to the east of the floodplain and the open areas of the eastern chalk scarp. The floodplain and foothills are generally not within the National Landscape, except on the eastern bank of the river north of Wouldham, but the scarp is. Overall, this is an extensive ZTV which includes large areas within the National Landscape.

There is a wide range of important views. This appraisal has sought to capture a selection of representative viewpoints that address the main visual issues. These include views from the Public Rights of Way and country lanes within and at the boundaries of the site, including Pilgrim's Way, views from the elevated scarp, spurs and dry valleys to the west and views from the east of the River Medway, particularly those more elevated, from the foothills and from the scarp slope.

Views from within the site and from its boundaries are generally very open in character (VPs 134, 137, 141 and 142), especially so for the more elevated of these in the west, from where the southern part of the site is particularly visually exposed, this part of the site lying largely within the National

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP01 - North Downs Way at Holly Hill looking south	Very High	Recreational: High Susceptibility Very High Sensitivity	Moderate	Moderate	Substantial	Major Adverse	Major Adverse	Major+ Adverse
VP817 - PRoW north of Lad's Farm looking south	High	Recreational: High Susceptibility High Sensitivity	Moderate	Substantial	Very Substantial	Major-Moderate Adverse	Major Adverse	Major+ Adverse
VP824 - Pilgrim's Way / School Lane looking west	High	Recreational: High-Moderate Susceptibility High Sensitivity	Moderate	Moderate	Substantial	Major-Moderate Adverse	Major-Moderate Adverse	Major Adverse
VP825 - Pilgrim's Way / PRoW running west looking west	High	Recreational: High-Moderate Susceptibility High Sensitivity	Moderate	Moderate	Substantial	Major-Moderate Adverse	Major-Moderate Adverse	Major Adverse
VP827 - New Court Road looking north-west	Moderate	Recreational: Moderate Susceptibility Moderate Sensitivity	Moderate	Moderate	Substantial	Moderate Adverse	Moderate Adverse	Major-Moderate Adverse
VP137 - PRoW from Paddlesworth Road across field to North Downs Way looking south	Very High	Recreational: High Susceptibility Very High Sensitivity	Very Substantial	Very Substantial	Very Substantial	Major++ Adverse	Major++ Adverse	Major++ Adverse

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

Proposed development type: Residential

68423 - Summary of Visual Effects

Landscape. Views from within the site to the east, on the lower ground towards Snodland and the floodplain, tend to be more enclosed by hedges and woodland alongside the country lanes and Public Rights of Way.

From the elevated and nearby National Landscape to the west, most parts of the site are visible from various viewpoints although those in the south-west largely view the southern part of the site (VP01) and those in the west and north-west largely view the northern part of the site (VP817). The site forms some or all of the foreground and/or middle distance parts of what are long views across the Medway Valley to the downland to the east. Typically, these are characteristic views of the Kent Downs National Landscape. The site is, therefore, an essential component in these views.

In the views from the foothills and open parts of the scarp to the east, the upper, western parts of the site are highly visible, albeit at a greater distance than those from the elevated downs to the west (VP824, VP825, VP827). The lower, eastern areas tend to be set into the more settled and wooded landscape at the base of the foothills and on the floodplain. In these views, the settled floodplain is a key element, and views of the site has this as part of the context, to a greater or lesser extent. Crucially, however, the urban areas are contained within the valley floor and the rising agricultural foothills and wooded scarp beyond are almost entirely undeveloped in these views, the small hamlet of Paddlesworth being an exception, and the arrangement of these two landscape types remains the dominant characteristic.

In addition to the lower eastern areas that are generally less visually exposed, the former chalk quarry (Holborough Quarry) and the wooded clay quarries west of Snodland are also relatively less visually exposed.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP134 - Birling Hill looking east	High	Recreational: Moderate Susceptibility High Sensitivity	Very Substantial	Very Substantial	Very Substantial	Major+ Adverse	Major+ Adverse	Major+ Adverse
VP142 - Ladds Lane eastern end looking north	Moderate	Recreational: Moderate Susceptibility Moderate Sensitivity	Very Substantial	Very Substantial	Very Substantial	Major Adverse	Major Adverse	Major Adverse
VP144 - Ladds Lane western end looking north	Moderate	Recreational: Moderate Susceptibility Moderate Sensitivity	Very Substantial	Very Substantial	Very Substantial	Major Adverse	Major Adverse	Major Adverse
VP141 - PRoW adjacent to Paddlesworth Farm looking north-east	High	Recreational: High-Moderate Susceptibility High Sensitivity	Very Substantial	Very Substantial	Very Substantial	Major+ Adverse	Major+ Adverse	Major+ Adverse

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

68423 - Summary of Visual Effects

Proposed development type: Residential

For all residential development typologies, the overall visual effects on receptors using the country lanes and Public Rights of Way on or at the boundaries of the site would be of an overall Major to Major+ adverse effect. Where the receptor would be using a promoted route, such as the Pilgrim’s Way, the overall visual effect would be Major++ adverse. These represent substantial and significant levels of visual effect. For the nearby elevated viewpoints from the National Landscape to the west, the overall level of visual effects for all residential development typologies would range from Major to Major+ and would rise to Major++ for the views from Pilgrim’s Lane, where these are available. Again, these represent substantial and significant levels of visual effect and include, typically, characteristic elevated views from the Kent Downs across countryside. The levels of overall adverse visual effects on the views from the foothills and scarp east of the Medway Valley are mitigated slightly by the distance from these viewpoints to the

site. These range from generally Major-Moderate adverse for the small scale residential development typology, where these viewpoints are located in the National Landscape, to Major+ for the large scale residential development typology. Evidently, the methodology used for this appraisal is not informed by layouts or mitigation and the overall appraisal represents, in effect, worst case outcomes. However, it is likely that for any reasonably significant scale of development on this site that the extent of the visual effects would be widespread across parts of the National Landscape, both west and east of the Medway Valley, and there would be high levels of adverse visual effect on a range of views, including some that are particularly characteristic of the Kent Downs views from the scarp and elevated parts of the foothills. Such potential visual effects suggest that any development on the site would have to be carefully considered to ensure that material harm to these views was either fully mitigated or than these harms were outweighed by other landscape considerations.

Notwithstanding the residual visual harms that would be likely to occur, this might be possible, depending on the nature and scale of the development, its precise location within the site likely to be in the east, its design and any mitigation and enhancements that could also be provided.

Visual Impact Appraisal

68423 - Viewpoint Images

VP01 - North Downs Way at Holly Hill looking south

Approximate site extent



VP818 - PRoW north of Lad's Farm looking south

Approximate site extent



Visual Impact Appraisal

68423 - Viewpoint Images

VP824 - Pilgrim's Way / School Lane looking west

Approximate site extent



VP825 - Pilgrim's Way / PROW running west looking west

Approximate site extent



VP827 - New Court Road looking north-west

Approximate site extent



Visual Impact Appraisal

68423 - Viewpoint Images

VP137 - PRoW from Paddlesworth Road across field to North Downs Way looking south

Approximate site extent



VP134 - Birling Hill looking east

Approximate site extent



Visual Impact Appraisal

68423 - Viewpoint Images

VP142 - Ladds Lane eastern end looking north

Approximate site extent



VP144 - Ladds Lane western end looking north

Approximate site extent



VP141 - PRoW adjacent to Paddlesworth Farm looking north-east

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

68423 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
1d: Kent Downs Birling Scarp Foot	MGN01	Yes	High (National Value)	Small: High-Medium Medium: High Large: High	Small: High Medium: High Large: High	Substantial	Substantial	Very Substantial	Major Adverse	Major Adverse	Major+ Adverse
1c: Kent Downs Medway Western Scarp Foot	MGN02	No	High (National Value)	Small: Medium Medium: High Large: High	Small: Medium Medium: High Large: High	Very Substantial	Very Substantial	Very Substantial	Major Adverse	Major+ Adverse	Major+ Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within two Landscape Character Areas and two Landscape Sensitivity Assessment areas. That southern part of the site that lies within the National Landscape is part of LCA: 1d Kent Downs Birling Scarp Foot and LSA MGN01. The northern part is within LCA 1c: Kent Downs Medway Western Scarp Foot and LSA MGN02. Both LCAs and LSAs are considered to be landscapes of High value and the landscape sensitivity of both landscapes to all scale of development typologies is considered to be High, except for the small scale residential development typology within LSA MGN02 which is considered to be Medium.

This is an extensive site that includes large areas of agricultural land, former quarries, woodlands, a hamlet, and some other development alongside the A228. The former quarries include clay and chalk quarries (Holborough Quarry) associated with the cement industry of the Medway Valley and a system of older and now densely wooded chalk quarries at Upper Halling. The former quarries have been largely subsumed back into the rolling foothills. The primary land use is agricultural and this land use, its open, broadly undulating topography, are the predominant site characteristics. The topography, rising steadily away from the valley floor, together with openness of much of the landscape allow views to the wooded scarp of the Kent Downs to the west and east of the Medway Valley. A twin line of overhead powerlines cross the southern part of the site. These are a detracting feature.

The site has a range in its sense of tranquillity and remoteness from relatively minimal in the east alongside the A228 and settlement of the floodplain to relatively high in the west within and at the boundary of the National Landscape. Within the southern part of the site that lies in the National Landscape, the sense of tranquillity and remoteness is moderated by the

presence of the farm and businesses at Paddlesworth and by the overhead powerlines.

The main landscape change would be a change in use from a rural landscape to an essentially urban one and, consequently, a substantial loss of its openness and its rural quality across an extensive area, a significant part of which lies within the National Landscape. There would also be the urbanising effects of residential development on the adjacent countryside, much of which lies within the National Landscape. That part of the site that lies outside of the National Landscape evidently lies within the setting of the National Landscape (this is supported by the visual appraisal above) and there would be substantial and significant landscape effects on the character of the National Landscape to the west (noting that this area does not form part of an LSA and so has not been fully assessed).

Potential development in the southern and western parts of the site would significantly compromise the relatively high levels of tranquillity and sense of remoteness, especially in the west. These adverse perceptual effects would also translate to the National Landscape to the west of Pilgrim's Way. This would be harmful to the character of this part of the National Landscape. Evidently, as with the visual appraisal, the methodology used for this appraisal is not informed by layouts or mitigation and the overall appraisal represents, in effect, worst case outcomes. However, landscape changes across a substantial part of the site would have an overall Major adverse impact in the case of the small scale residential development typology, rising to Major+ adverse impact for the large scale residential development typology. Potential development on this site would, therefore, have a substantial and significant adverse landscape effect on that part of the site within the National Landscape and also a similarly significant landscape effect on the setting of the National Landscape, particularly that to the immediate west of the site.

Kent Downs Special Components Appraisal

Special components, characteristics and qualities of the Kent Downs National Landscape	Site assessment against these special characteristics
Dramatic landform and views; a distinctive landscape character ▪ Dramatic and diverse topography ▪ Breath-taking panoramic views	The southern part of the site lies in the foothills landscape type of the National Landscape and at the base of the scarp slope. The northern part lies in a similar landscape type but outside of the National Landscape. The landscape to the west within the National Landscape includes part of the south facing scarp, scalloped and hidden dry valleys and is part of a broad, steep-sided river valley. The whole site, including that within the National Landscape and that part that is within the setting of the National Landscape, is seen in various views as part of the foreground and middle distance from within the elevated foothills and from the scarp. The site makes a significant contribution to this special component, aspects of which are likely to be harmed by development.
Biodiversity-rich habitats ▪ Rich and distinctive biodiversity ▪ Varied habitats ▪ Hedgerows and trees outside woodlands ▪ Wildlife in the farmed landscape is special	The site lies within the agricultural slopes of the foothills and includes a range of habitat types associated with a farmed landscape, such as hedgerows and woodland. The site makes some contribution to this special component, aspects of which could be harmed by development. There are opportunities for enhancements through strategic scale habitat creation and long term management improvements.
Farmed landscape ▪ Long standing tradition of mixed farming ▪ Concentrated areas of horticultural production	The site is predominantly a mixed farming landscape, mainly with arable uses with some pasture. The site makes some contribution to this special component, aspects of which would be likely to be harmed by development.
Woodland and trees ▪ Wooded landscape scarps, dry valleys and plateaux ▪ Woodland is a much-valued component ▪ Individual, hedgerow and ancient trees	The site lies within the agricultural slopes of the foothills and includes a range of habitat types, such as hedgerows, hedgerow trees and woodland. The site makes only a limited contribution to this special component, aspects of which are unlikely to be harmed by development. There are opportunities for enhancements through strategic scale habitat creation and long term management improvements.
A rich legacy of historic and cultural heritage ▪ Outstanding cultural inheritance and strong 'time-depth' ▪ Rich historic mosaic of fields of varying shapes and sizes ▪ Architectural distinctiveness with local materials used ▪ Inspiration to artists, scientists and leaders	The site includes two Conservation Areas, one of which lies within the National Landscape. The Paddlesworth Conservation Area includes the hamlet and farmstead of Paddlesworth and the diminutive, flint Grade II* Listed St Benedict's Church. It's open, farmed landscape setting within the National Landscape is a vital part of the character of the Conservation Area and this part of the National Landscape. The part of the site within the National Landscape makes an important contribution to this special component, and development that affects the setting of the Paddlesworth Conservation Area and the Grade II* Listed church are likely to harm this special component.
Geology and natural resources ▪ Landform, special geology and considerable natural capital ▪ Carbon sequestration and biodiversity importance of soils ▪ Water and rivers teeming with wildlife, enchanting landscapes ▪ Vegetation pattern effective at removing air pollution	The site lies within the agricultural slopes of the foothills close to the floodplain and Medway Valley. The site makes a minor contribution to this special component and harms to this aspect would be limited.
Tranquillity and remoteness ▪ Surprisingly tranquil and remote countryside, dark night skies	The site has a range in its sense of tranquillity and remoteness from relatively minimal in the east alongside the A228 and settlement of the floodplain to relatively high in the west within and at the boundary of the National Landscape. Within the southern part of the site that lies in the National Landscape, the sense of tranquillity and remoteness is moderated by the presence of the farm and businesses at Paddlesworth and by the overhead powerlines. Potential development in the southern and western parts of the site would nevertheless compromise the relatively high levels of tranquillity and sense of remoteness. These adverse perceptual effects would also translate to the National Landscape to the west of Pilgrim's Way. There would also be some nighttime effects and potential further harm to dark night skies. The west and southern parts of the site make some contribution to this special component, aspects of which would be likely to be harmed by development.

Landscape and Visual Impact Appraisal

Proposed development type: Residential

68423 - Summary of Landscape and Visual Effects

Landscape and Visual Appraisal Conclusions

It is likely that for any reasonably significant scale of development on this site that the extent of the visual effects would be widespread across parts of the National Landscape, both west and east of the Medway Valley, and there would be high levels of adverse visual effect on a range of views, including some that are particularly characteristic of the Kent Downs views from the scarp and elevated parts of the foothills. Such potential visual effects suggest that any development on the site would have to be carefully considered to ensure that material harm to these views was either fully mitigated or that these harms were outweighed by other landscape considerations. Notwithstanding the residual visual harms that would be likely to occur, this might be possible, depending on the nature and scale of the development, its precise location within the site likely to be in the east, its design and any mitigation and enhancements that could also be provided.

The main landscape change would be a change in use from a rural landscape to an essentially urban one and, consequently, a substantial loss of its openness and its rural quality across an extensive area, a significant part of which lies within the National Landscape. There would also be the urbanising effects of residential development on the adjacent countryside, much of which lies within the National Landscape. That part of the site that lies outside of the National Landscape evidently lies within the setting of the National Landscape (this is supported by the visual appraisal above) and there would be substantial and significant landscape effects on the character of the National Landscape to the west (noting that this area does not form part of an LSA and so has not been fully assessed).

Potential development in the southern and western parts of the site would significantly compromise the relatively high levels of tranquillity and sense of remoteness, especially in the west. These adverse perceptual effects would also translate to the National Landscape to the west of Pilgrim's Way. This would be harmful to the character of this part of the National Landscape. Evidently, as set out above, the methodology used for this appraisal is not informed by layouts or mitigation and the overall appraisal represents, in effect, worst case outcomes. However, the appraisal has identified the considerable potential likelihood for substantial and significant adverse landscape and visual effects on landscapes within the National Landscape and on the setting of the National Landscape, if development takes place within that part of the site that is within the National Landscape and also in the western areas of that part of the site that is not within the National Landscape. The eastern part of the site, that is that part that lies close to the settled floodplain and potentially that within the former quarries in particular Holborough Quarry, and outside of the National Landscape, could provide some opportunity for modest scale and well considered development, designed to ensure limited visual effects on views from the National Landscape to both the west and east and to ensure no adverse harm on the setting of the National Landscape.

Settlement: Snodland

Site: 68458 - Land off Sandy Lane

Parish: Birling

Ward: Birling, Leybourne & Ryarsh

The site is a former 9-hole golf course and driving range located to the south-west of Snodland but separated from the settlement by several fields and larger residencies that lie outside of the settlement boundary. It adjoins the A228 along its south-east boundary but is otherwise surrounded by countryside.

The golf course was in operation from around 2010 but for only a few years. Formerly the land was under arable and horticultural production and the layout of the course retained much of the more substantial vegetation, including some significant lines of Lombardy Poplars that acted as shelterbelts and the boundary hedgerows, now overgrown. The lines of Poplars are strong vertical and somewhat uncharacteristic features in the landscape today. As part of the course construction, a large volume of inert fill materials was imported and was used to form extensive systems of mounding as part of the surrounds of the golf course; this has transformed much of the natural topography of the site. The whole site area has not been managed since the golf course closed and it is slowly becoming overgrown with scrubby species. The former clubhouse was demolished when the golf course closed, and the driving range shed has fallen into disrepair. One Public Right of Way crosses the site from north to south and the rest of the site is apparently used informally for dog walking. There is also evidence of misuse of the site for dirt bike riding.

The site lies within the Kent Downs National Landscape and is contiguous with its boundary along the A228. The landscape to the west and north of the site lie within the undulating foothills. This rises steadily to the north and north-west, up to the wooded scarp, and from which there are opportunities for some long open views back across the foothills, including the site, towards the Medway Gap settlements to the south-east.

Proposed development type: Residential



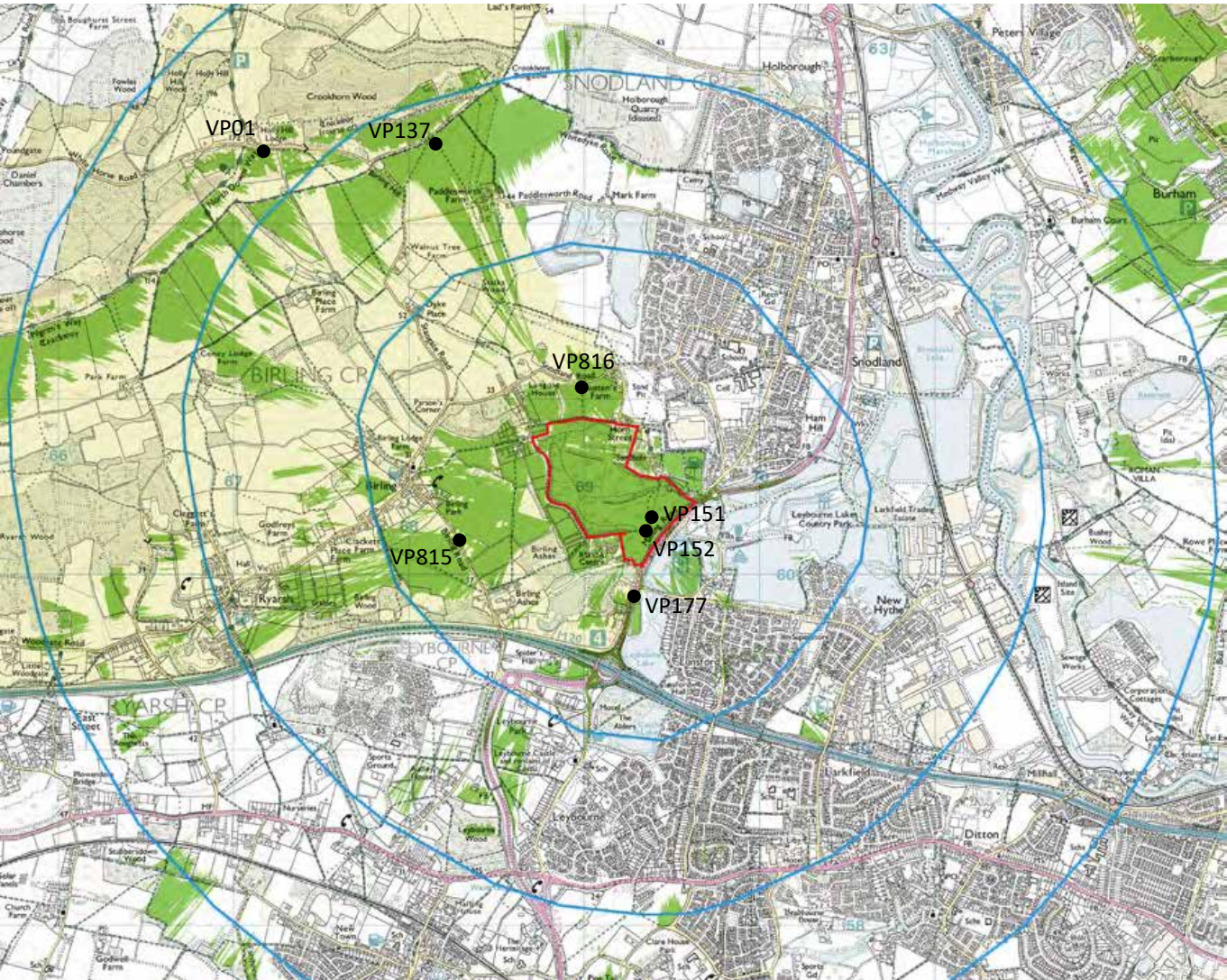
Site location

Base image: Google Maps (2025)

Visual Impact Appraisal

68458 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

68458 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible from within in the surrounding landscape. The local theoretical viewshed is largely restricted to views from immediately next to the boundaries of the site. There are also local views from the north up to Snodland Road and longer views from in the vicinity of Birling and Ryarsh to the west, all from within the National Landscape. Otherwise, there are few areas with mid-distance views from around 500m to 1.5km away. The theoretical viewshed also indicates areas with longer views from within the National Landscape to the north-west (1-5-2.5km). These are views from the more elevated and parts of the open foothills to the scarp and from some parts of the scarp itself, where open areas between the woodland allow. The theoretical viewshed also indicates that there are views from east of the Medway Valley and from within the National Landscape. However, these areas are some 3km and more from the site and any likely visual effects are considered to be barely perceptible at this range.

The key views include views from the immediate suite boundaries, including from the A228, from local areas to the north and west from within the National Landscape, from longer distances to the north-west, also from within the National Landscape and from the various Public Right of Way that runs through the site itself.

Views from the A228 are largely screened by boundary vegetation along the road and/or within the site, although potential development would be likely to be seen above and through this, in particular the large development typology (VP177). Close range views from the north, in the vicinity of Snodland Road, are of the northern portion of the site and from the nearby public footpath are relatively open (VP816). From the west, from near Bull Road, views are more broken up

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP01 - North Downs Way at Holly Hill	Very High	Recreational: High Susceptibility Very High Sensitivity	Slight	Moderate	Sustantial	Major- Moderate Adverse	Major+ Adverse	Major+ Adverse
VP137 - PRoW from Paddlesworth Road across field to North Downs Way looking south	Very High	Recreational: High Susceptibility Very High Sensitivity	Slight	Moderate	Sustantial	Major- Moderate Adverse	Major Adverse	Major+ Adverse
VP815 - Bull Road looking east	High	Recreational: High -Moderate Susceptibility High Sensitivity	Moderate	Sustantial	Very Sustantial	Major- Moderate Adverse	Major Adverse	Major+ Adverse
VP816 - PRoW south off Snodland Road looking south	High	Recreational: High -Moderate Susceptibility High Sensitivity	Sustantial	Very Sustantial	Very Sustantial	Major Adverse	Major+ Adverse	Major+ Adverse
VP177 - Castle Way looking north-east	Moderate	Recreational: Moderate Susceptibility Moderate Sensitivity	Slight	Moderate	Sustantial	Moderate- Minor Adverse	Moderate Adverse	Major Adverse

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

Proposed development type: Residential

68458 - Summary of Visual Effects

by intervening blocks of woodland and hedgerow vegetation (VP815). The longer views from the elevated foothills to the north, include open views from various Public Rights of Way (VP137), including some glimpses from the comparatively enclosed Pilgrim's Way that generally follows the top of the foothills where these meet the base of the scarp. Those open, southerly views are broad and include the foreground rolling foothills of the National Landscape that fall away into the Medway Valley, the development within the valley that lies outside of the National Landscape, with the wooded Greensand ridge beyond. The site is seen towards the middle of this view and potential development on it would be relatively visible, despite the vegetation within the site. Similarly for the even more elevated views from the scarp above the foothills (VP01), these are broad views, highly characteristic of the long views from the Kent Downs, including a view from the North Downs Way, in which the site is seen towards the centre of the panorama. Development on the site would be potentially relatively noticeable despite the distance (around 2km). The visual context of the public footpath within the site would evidently be significantly altered (VP151 and VP152).

For the small scale residential development typology, the overall visual effects on receptors using the public footpath network and highways within the National Landscape to the north and west would generally be of an overall Major-Moderate to Major adverse effect. These overall levels of visual effect would increase to Major and Major+ adverse with the medium and large scale development typologies.

For the longer range viewpoints from within the National Landscape to the north-west, the overall levels of effect would be Major-Moderate adverse for the small scale development typology, again rising to Major and Major+ adverse for the medium and large scale development typologies.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP151 - PRoW cutting through the site looking north- east	High	Recreational: High-Moderate Susceptibility High Sensitivity	Very Sustantial	Very Sustantial	Very Sustantial	Major+ Adverse	Major+ Adverse	Major+ Adverse
VP152 - PRoW cutting through the site looking north- west	High	Recreational: High-Moderate Susceptibility High Sensitivity	Very Sustantial	Very Sustantial	Very Sustantial	Major+ Adverse	Major+ Adverse	Major+ Adverse

Note: * Assessments based on effects without mitigation

The extent of the visual effects would be relatively widespread across this part of the National Landscape and there would be relatively high levels of adverse visual effect on a range of views, including some that are particularly characteristic of the Kent Downs views from the scarp and elevated parts of the foothills. Such potential visual effects suggest that any development on the site would have to be carefully considered to ensure that material harm to these views was either fully mitigated or than these harms were outweighed by other landscape considerations. Notwithstanding the residual visual harms that would be likely to occur, this might be possible, depending on the nature and scale of the development, its precise location within the site likely to be in the east, its design and any mitigation and enhancements that could also be provided.

Visual Impact Appraisal

68458 - Viewpoint Images

VP01 - North Downs Way at Holly Hill

Approximate site extent



VP137 - PRoW from Paddlesworth Road across field to North Downs Way looking south

Approximate site extent



VP177 - Castle Way looking north-east

Approximate site extent



Visual Impact Appraisal

68458 - Viewpoint Images

VP815 - Bull Road looking east

Approximate site extent



VP816 - PRoW south off Snodland Road looking south

Approximate site extent



Visual Impact Appraisal

68458 - Viewpoint Images

VP151 - PRoW cutting through the site looking north-east

Approximate site extent



VP152 - PRoW cutting through the site looking north-west

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

68458 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Suseptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
1d: Kent Downs Birling Scarp Foot	MGN01	Yes National Value)	High	Small: High-Medium Medium: High Large: High	Small: High Medium: High Large: High	Substantial	Substantial	Very Substantial	Major Adverse	Major Adverse	Major+ Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA MGN01, which has High landscape sensitivity to all scales of development typologies.

This large site is a former golf course, abandoned some ten years or so ago. Previously arable and horticultural land, the site was much disturbed through the importation of large volumes of inert fill materials to build a widespread system of bunds around the course and as the land has been unmanaged for this time it has begun to evolve into scrubland. There is some evidence of misuse, is in poor landscape condition and, overall, has a sense of dereliction. Nevertheless, the site does lie within the National Landscape, albeit at its boundary with the largely developed Medway Valley, but is out of keeping with the characteristic farmed foothills of its National Landscape surroundings to the north and west.

The site includes the base of the demolished clubhouse, some hardstanding and the derelict driving range shed, but it remains otherwise undeveloped but also, whilst there is some scattered development adjoining some parts of its boundaries, it is slightly separated from areas of settlement, such as Snodland to the north. The presence of this array of development and the adjacent A228, with its lighting and the traffic noise, detract significantly from the sense of tranquillity and remoteness enjoyed by the National Landscape of the foothills to the north and west.

The main landscape change would be a change in use from a rural landscape, albeit one in poor landscape condition to an urban one and, consequently, a substantial loss of its openness and to a lesser degree, its rural quality. There would also be the urbanising effects of residential development on the countryside, the site being narrowly separated from the settlement of Snodland and otherwise having a rural context to the north and west and relatively high scenic value. The site has a limited sense of tranquillity and remoteness, although this increases towards slightly to the west and north away from the development and A228 in the east, but the tranquillity and remoteness of those parts of the National Landscape beyond would be adversely affected by potential development away from the eastern side of the site.

Given the scale of the site and the potential development on it, it is likely that this would be considered to be major development in the National Landscape, in respect of paragraph 190 of the NPPF.

These landscape changes would have an overall Major adverse impact in the case of the small and medium scale residential development typology, and an overall Major+ adverse impact for the large scale residential development typology.

Kent Downs Special Components Appraisal

Special components, characteristics and qualities of the Kent Downs National Landscape	Site assessment against these special characteristics
Dramatic landform and views; a distinctive landscape character ▪ Dramatic and diverse topography ▪ Breath-taking panoramic views	The site lies on the foothills landscape type of the National Landscape but close to the Medway Valley. It lies a little away from the settlement of Snodland to its north and the development of the Medway Gap settlements lie beyond to the south-east. The longer views from the elevated foothills to the north, include open views from various Public Rights of Way, including some glimpses from the comparatively enclosed Pilgrim's Way that generally follows the top of the foothills where these meet the base of the scarp. Those open, southerly views are broad and include the foreground rolling foothills of the National Landscape that fall away into the Medway Valley, the development within the valley that lies outside of the National Landscape, with the wooded Greensand ridge beyond. The even more elevated views from the scarp above the foothills are broad panoramas, highly characteristic of the long views from the Kent Downs. The site is seen towards the centre of these panoramas albeit at some distance (around 2km). The site makes some contribution to this special component, aspects of which could be harmed by development.
Biodiversity-rich habitats ▪ Rich and distinctive biodiversity ▪ Varied habitats ▪ Hedgerows and trees outside woodlands ▪ Wildlife in the farmed landscape is special	The site lies within the agricultural slopes of the foothills and is enclosed to the north and west by a pattern of large arable fields subdivided by hedgerows with some smaller fields of pasture. As the site is a former golf course that is unmanaged and becoming overgrown with scrubby species, the site includes few habitats that are distinctive or characteristic, these being limited to its boundary hedgerows that are largely overgrown. The site makes only a limited contribution to this special component, aspects of which are unlikely to be harmed by development. There are opportunities for enhancements through strategic scale habitat creation and long term management improvements.
Farmed landscape ▪ Long standing tradition of mixed farming ▪ Concentrated areas of horticultural production	The site adjoins the characteristic farmland landscape of the foothills to the north and west, with a pattern of mainly arable and pasture fields subdivided by hedgerows draped over the rolling topography, but is itself not in agricultural use, unmanaged and unproductive. The site makes no contribution to this special component. There are opportunities for enhancements through long term management improvements.
Woodland and trees ▪ Wooded landscape scarps, dry valleys and plateaux ▪ Woodland is a much-valued component ▪ Individual, hedgerow and ancient trees	Significant woodland and tree vegetation on the site is limited to tress within the overgrown hedgerows around the boundaries of the site and to several lines of Lombardy Poplars that acted a shelterbelts when the site was in agricultural and horticultural use. The Poplars are somewhat uncharacteristic features of the National Landscape. The site makes only a limited contribution to this special component, aspects of which are unlikely to be harmed by development. There are opportunities for enhancements through strategic scale habitat creation and long term management improvements.
A rich legacy of historic and cultural heritage ▪ Outstanding cultural inheritance and strong 'time-depth' ▪ Rich historic mosaic of fields of varying shapes and sizes ▪ Architectural distinctiveness with local materials used ▪ Inspiration to artists, scientists and leaders	The site lies away from existing settlements and includes no built heritage of value. The former field pattern has been largely lost through the golf course development, with only the boundary vegetation and lines of Lombardy Poplars remaining from the former agricultural use. The site makes no contribution to this special component. There are opportunities for enhancements through long term management improvements.
Geology and natural resources ▪ Landform, special geology and considerable natural capital ▪ Carbon sequestration and biodiversity importance of soils ▪ Water and rivers teeming with wildlife, enchanting landscapes ▪ Vegetation pattern effective at removing air pollution	The site lies within the agricultural slopes of the foothills close to the floodplain and Medway Valley. The site makes a minor contribution to this special component and harms to this aspect would be limited.
Tranquillity and remoteness ▪ Surprisingly tranquil and remote countryside, dark night skies	The site adjoins the A228, of which the lighting and traffic noise adversely effects the sense of tranquillity and remoteness of the site. Albeit slightly separated from Snodland, nearby development and the derelict development on the site, also contribute to a relatively low sense of tranquillity and remoteness. To the north and west of the site, closer to the countryside of the National Landscape, the sense of tranquillity and remoteness increase. Development across the site would adversely affect these perceptual characteristics and also reduce the sense of tranquillity and remoteness within the nearby National Landscape. There would also be some nighttime effects and potential further harm to dark night skies.

Landscape and Visual Impact Appraisal

Proposed development type: Residential

68458 - Summary of Landscape and Visual Effects

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be relatively widespread across this part of the National Landscape and there would be relatively high levels of adverse visual effect on a range of views, including some that are particularly characteristic of the Kent Downs views from the scarp and elevated parts of the foothills. Such potential visual effects suggest that any development on the site would have to be carefully considered to ensure that there was no material harm to these views. This might be possible, depending on the nature and scale of the development, its precise location within the site likely to be in the east, its design and any mitigation that could also be provided.

The main landscape change would be a change in use from a rural landscape, albeit one in poor landscape condition to an urban one and, consequently, a substantial loss of its openness and to a lesser degree, its rural quality. There would also be the urbanising effects of residential development on the countryside, the site being narrowly separated from the settlement of Snodland and otherwise having a rural context to the north and west and relatively high scenic value. The site has a limited sense of tranquillity and remoteness, although this increases towards slightly to the west and north away from the development and A228 in the east, but the tranquillity and remoteness of those parts of the National Landscape beyond would be adversely affected by potential development away from the eastern side of the site.

The relatively poor condition of this site in the National Landscape suggests that some form of change is needed to bring the site back into a suitable managed use that reflects its location in a nationally designated landscape. Given the condition of the site and the legacy of the inert infill, it is unlikely that this could be an agricultural use and given the high levels of likely landscape and visual effects of a substantive development, of any development typology, this too is unlikely to be a suitable future use. Largely open outdoor uses, including some buildings located in the east of the site, are potentially a suitable form of development that could provide for substantial overall landscape enhancement and long term active management.

St Mary's Platt

Settlement: St Mary's Platt

Settlement overview

St Mary's Platt, known as Platt, is sited on the gentle south-facing slopes of the Greensand Ridge and is centered on the 19th Century church located between the junctions of country lanes and Long Mill Lane. The village has expanded north and south along these lanes in the post-war period, in particular to the north. The northern part of the village includes a section of the east-west A25 and it partly abuts the London-Maidstone railway line. The western and southern parts adjoin open countryside, whilst the village 'backs' onto the wooded hill of High Haugh to the east.

The southern part of the village is comprised of very low density, mainly two-storey detached housing, set in generous 'leafy' gardens. The northern part is a mix of short terraces, semi-detached and detached two-storey housing and somewhat denser in character than to the south. The part of the village along the A25 includes residential, employment and community/education uses and has a more urban character than other parts of the village. Along the A25 Platt adjoins Borough Green where the two settlements merge.



Sites location

Base image: Google Maps (2025)

Settlement: St Mary's Platt

Proposed development type: Residential

Site: 58613 - Rear of Platt Mill Close, Platt

Parish: Platt

Ward: Borough Green & Platt

The site is located along the western edge of the settlement. It is an L shape parcel of land which wrap around dwellings on Platt Mill Close, bordering with rear gardens to the north. It is accessible from a route leading to Stonehouse Field recreational grounds, which wraps around the eastern and southern edge of the site. Some tree planting is located in a grassed area between the site and the road, but otherwise the south-eastern edge is very open. The western boundary is formed by a belt of mature trees, which provide a visual and physical enclosure.



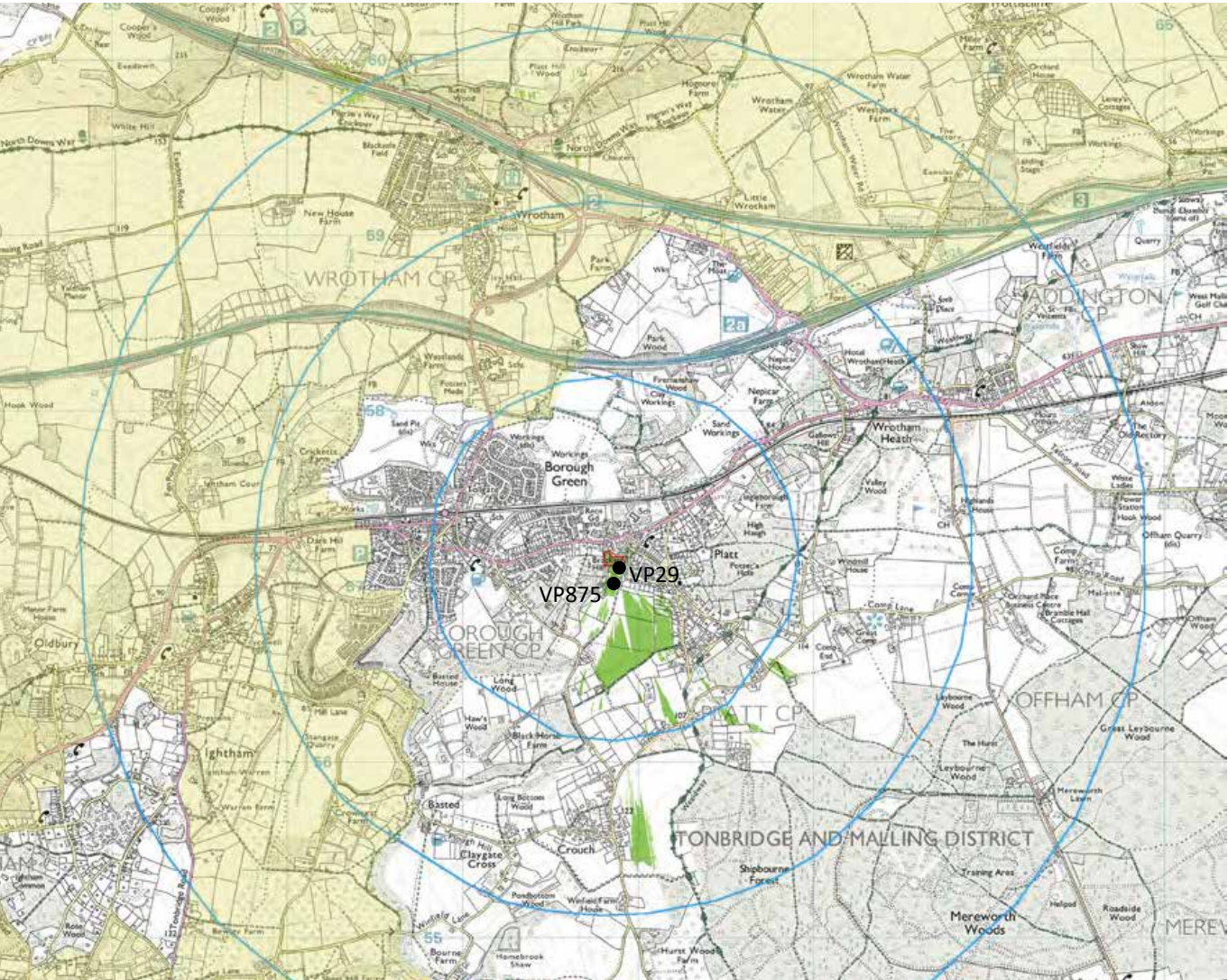
Site location

Base image: Google Maps (2025)

Visual Impact Appraisal

58613 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

58613 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible in the surrounding landscape. While the theoretical viewshed extends to the south, ranging from approximately 500m to 2km, site investigation and field work demonstrate that the most distant views would be only partial views of the proposed development.

Long distance views from Long Mill Lane are limited to gaps in hedgerow planting, with some limited open views from the bridleway connecting Crouch Lane and Long Mill Lane. These would however be filtered by mature tree planting along the southern side of Stonehouse Field and would be quite typical of views from this location, as these are looking back at the settlement.

Mid distance views from Stonehouse Field and Platt Park (VP875) are partially open from the northern part of the recreational area, however views from the two cricket pitches in the southern part are heavily obstructed by the centrally located buildings and associated tree planting.

Direct and unobstructed views of the site are available from the access road running along the site's edge (VP29). Views when approaching from the north-east open up past the existing houses, however views from the south are unobstructed along the full extent of the southern edge.

The potential magnitude of visual effects at these locations would be most affected by any development, with small scale development rated as Moderate adverse and medium scale development rated as Major-Moderate adverse.

Despite the visual impact, with appropriate mitigation of incorporating landscape features typical of the local character

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect (Significance) by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP875 - Stonehouse Field looking north	Moderate	Recreational: Moderate Susceptibility Moderate Sensitivity	Moderate	Substantial	N/A	Moderate Adverse	Major- Moderate Adverse	N/A
VP29 - Access route to Stonehouse Field looking north	Moderate	Recreational: Moderate Susceptibility Moderate Sensitivity	Moderate	Substantial	N/A	Moderate Adverse	Major- Moderate Adverse	N/A

Note: * Assessments based on effects without mitigation

area, such as field boundary hedgerows and groups of trees, particularly to the south and west and along the public footpath running along the boundary, alongside sensitive consideration of development density and layout, a small scale residential development could be successfully integrated without undue visual harm. The mitigation concept would lead to an ultimate reduction of visual effects at Year 15 when the planting had matured.

In contrast, medium scale development is considered inappropriate due to the significant visual impact, the size of the plot and scale of the prevailing vernacular.

Large scale residential typology is deemed inappropriate for this location and has not been assessed.

Visual Impact Appraisal

58613 - Viewpoint Images

VP875 - Stonehouse Field looking north

Approximate site extent



VP29 - Access route to Stonehouse Field looking north

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

58613 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
4a: Wrotham Heath Greensand Vale Slopes	IBP05	No	High	Small: Medium Medium: High Large: High	Small: Medium Medium: High-Medium Large: High	Slight	Substantial	N/A	Moderate-Minor Adverse	Major Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA IBP05, which has been assessed as having Medium sensitivity small scale and High-Medium sensitivity to medium scale residential development. Large scale residential typology is deemed inappropriate for this location and has not been assessed.

The site is open in character with a strong edge and sense of enclosure due to mature tree planting along the western edge and its direct relationship with residential dwellings along northern boundary. With the introduction of development loss to vegetation would be minimal, as it is currently limited to an unmaintained grassland. The site's proximity to settlement makes it feel quite suburban, making it feel less tranquil and rural, despite the proximity of Stonehouse Field and open fields to the south. Potential development would not significantly alter the perceptual characteristics of the landscape, as in the suburban context the nature and magnitude of the change on the landscape will be fairly limited.

These changes would have a Moderate-Minor Adverse impact in the case of small scale residential development typology, and a Major Adverse impact for medium scale development typology. The presence of existing residential dwellings immediately to the north suggests that small scale residential development could be accommodated with appropriate mitigation primarily focused on introduction of strategic planting along the southern and eastern edge. A carefully considered design approach, incorporating sensitive siting and layout, the use of tree groupings and hedgerow planting reflective of local landscape character, could help integrate development and reduce its impact.

Medium scale residential development is not considered appropriate, given the site's size and the adverse effects on the perceptual characteristics of the area. In addition, development at this scale would be out of keeping with the two-storey, low density in the surrounding context.

Landscape and Visual Appraisal Conclusions

The site exhibits Medium to High-Medium landscape sensitivity and is open to a range of mid distance views from the south and from close range at the site boundaries.

Medium scale residential development typology is not considered suitable for this site. The scale and intensity of such development would be inconsistent with both the sensitivity of the landscape and the surrounding pattern of development, leading to significant adverse effects that could not be effectively mitigated.

A small scale residential development typology could be accommodated, provided that robust mitigation measures are implemented. While the visual effects are considered medium, the nearby presence of existing residential dwellings provides an element of built context that helps reduce the degree of visual sensitivity. With sensitive design, carefully considering building layout, scale, and density and the introduction of locally appropriate landscape features, the site has the potential to accommodate limited development in a way that respects and integrates with the existing landscape character.

In summary small scale development typology may be appropriate, subject to high quality design and effective landscape integration. Medium scale development typology is inappropriate as adverse landscape and visual impacts could not be adequately mitigated.

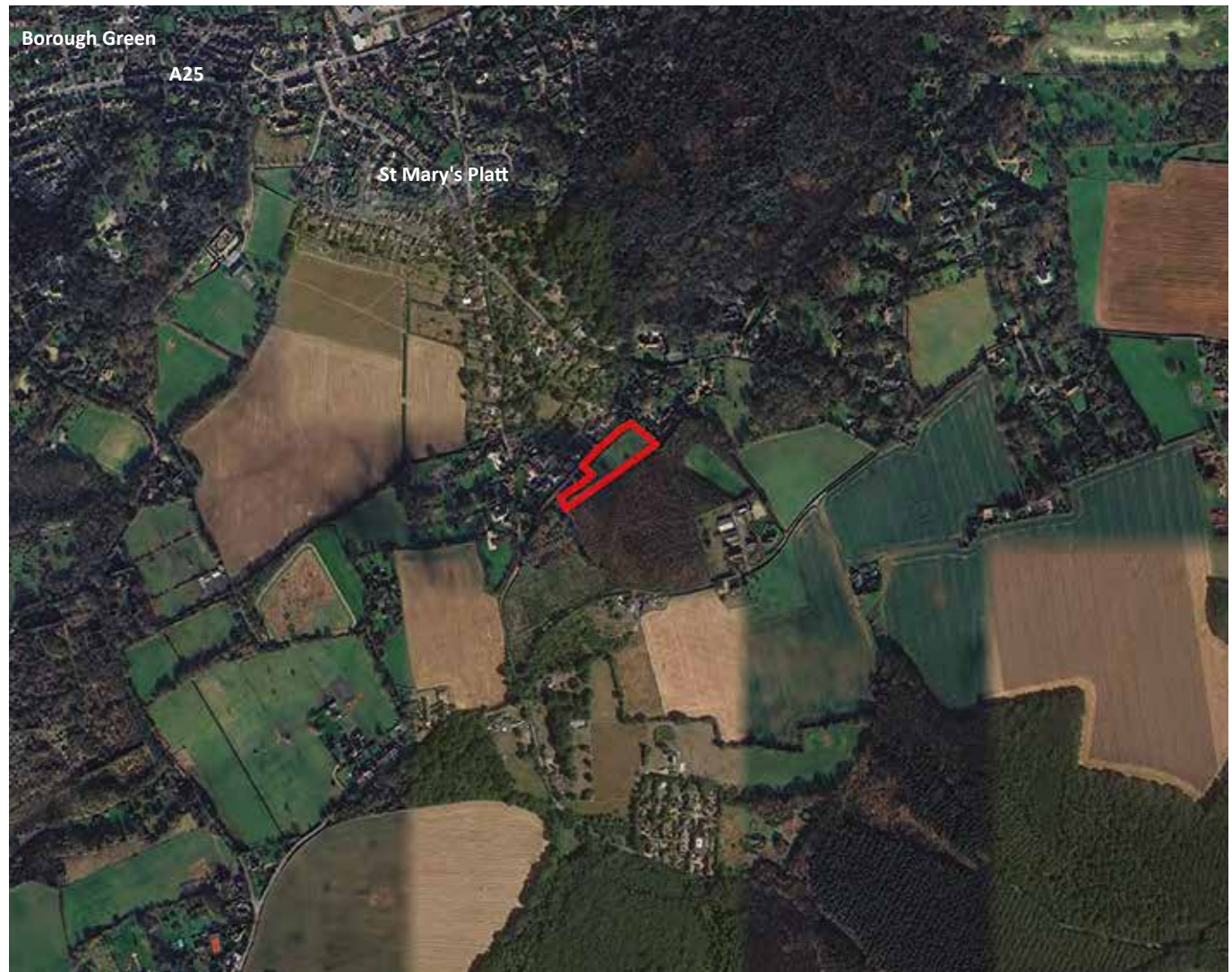
Settlement: St Mary's Platt

Site: 59617 - Land South of Potash Lane and North of Paddock Orchard

Proposed development type: Residential

Parish: Platt
Ward: Borough Green & Platt

The site is located along the southern edge of the settlement. It is an L shape parcel of which meets gardens of dwellings on the western and eastern side, with a narrow strip of land that wrap around 2 houses on Potash Lane on the western side. To the north it is bound by Potash Lane and a mature hedgerow which runs along the extent of this boundary. To the south it borders directly with a woodland block, which provides strong backdrop. The planting to the north and south provides a visual and physical enclosure.

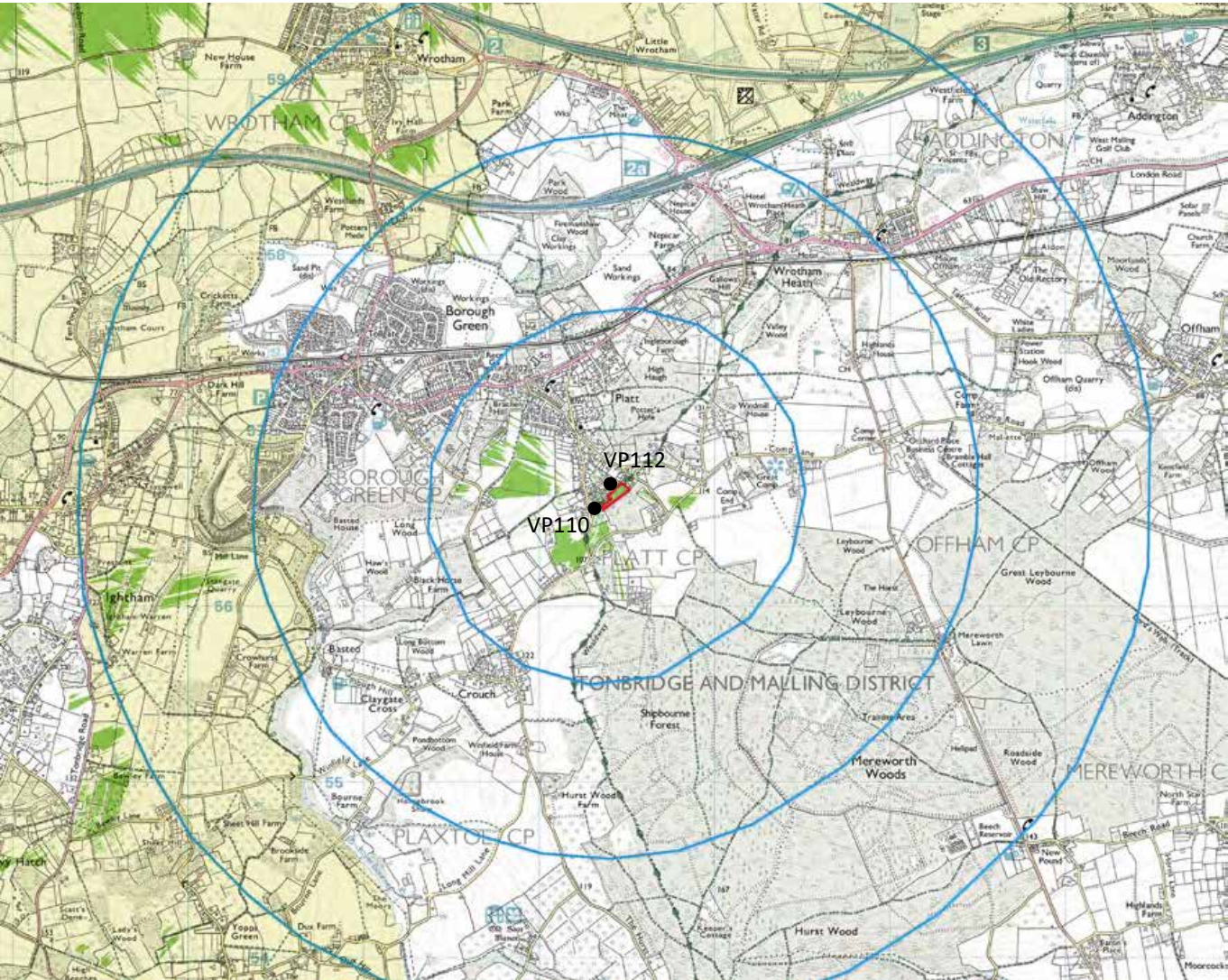


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

59617 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

59617 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible in the surrounding landscape. While the theoretical viewshed extends to the south, ranging from approximately 500m to over 2km, however the long and mid distance views are very limited, with only some identified to the north and west. Site investigation and field work demonstrate that from the most distant views the site would be barely discernible in the landscape.

Mid distance views from Stonehoue Field and Platt park are identified across the adjacent field. These views are screened by existing field boundary vegetation and planting in the gardens of residential properties of Platt. In the summer the site will not be visible from this direction, however it could be expected that there may be some partial views of potential development in the wintertime.

Direct views from Potash Lane are obstructed by an established hedgerow with intermittent tree planting, which runs the full length of the southern boundary. Some unobstructed views of the site are available from the road on the western corner (VP110) and eastern corner (VP112), where the boundary hedge becomes lower or stops.

The overall visual effects at these locations would be most affected by any development, with small scale development rated as Moderate adverse and medium scale development rated as Major-Moderate adverse.

Despite the visual impact, with appropriate mitigation and retention of where possible the established hedgerow and trees, introduction groups of trees, alongside sensitive consideration of development density and layout, a small scale residential development could be successfully integrated without undue visual harm.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect (Significance) by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP110 - Potash Lane looking east	Community value	Recreational: Moderate Susceptibility Moderate Sensitivity	Moderate	Substantial	N/A	Moderate Adverse	Major- Moderate Adverse	N/A
VP112 Potash Lane looking west	Community value	Recreational: Moderate Susceptibility Moderate Sensitivity	Moderate	Substantial	N/A	Moderate Adverse	Major- Moderate Adverse	N/A

Note: * Assessments based on effects without mitigation

In contrast, medium scale development is considered inappropriate due to the significant visual impact, the size of the plot and prevailing local vernacular.

Large scale residential typology is deemed inappropriate for this location and has not been assessed.

Visual Impact Appraisal

59617 - Viewpoint Images

VP110 - Potash Lane looking east

Approximate site extent



VP112 - Potash Lane looking west

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

59617 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
5a: West Malling Greensand Fruit Belt	IBP04	No	Medium	Small: Medium Medium: High Large: High	Small: Medium Medium: High-Medium Large: High	Moderate	Substantial	N/A	Moderate Adverse	Major Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA IBP04, which has been assessed as having Medium sensitivity small scale residential development typology and High- Medium sensitivity to medium scale residential development typology. Large scale residential typology is deemed inappropriate for this location and has not been assessed.

The site is open in character with a strong edges and sense of enclosure thanks to a mature hedgerow with trees along the northern and a mature woodland block along the southern boundary. The sense of calm, tranquillity and rurality would be the main perceptual landscape characteristic impacted by potential development. Loss to vegetation would be minimal, as it is currently a grass field with only some small trees within the site.

These changes would have a Moderate Adverse impact in the case of small scale residential development, and a Major Adverse impact for medium scale development.

The enclosed nature of the parcel and presence of existing residential dwellings immediately to the east and west suggests that small scale residential development could be accommodated. A carefully considered building layout, and landscape mitigation incorporating the use of tree groupings and hedgerow planting reflective of local landscape character, could help integrate development and reduce its impact.

Medium scale residential development is not considered appropriate, given the site's size and the adverse effects on the perceptual characteristics of the area. In addition, development at this scale would be out of keeping with the two-storey, low density in the surrounding context.

Landscape and Visual Appraisal Conclusions

The site exhibits Medium to High landscape sensitivity, however visibility is mainly constrained to close range views at the site's northern boundary.

A small scale residential development typology could be accommodated, provided that mitigation measures are implemented. The strong boundary planting and the nearby presence of existing residential dwellings helps reduce the degree of visual sensitivity. With appropriate design, carefully considering building layout, scale, and density and the introduction of locally appropriate landscape features, the site has the potential to accommodate limited development in a way that respects and integrates with the existing landscape character.

Medium scale residential development typology is not considered suitable for this site. The scale and intensity of such development would be inconsistent with both the sensitivity of the landscape and the surrounding pattern of development, leading to significant adverse effects that could not be effectively mitigated.

In summary small scale development may be appropriate, subject to high quality design and effective landscape integration. Medium scale development is inappropriate as adverse landscape and visual impacts could not be adequately mitigated.

Settlement: St Mary's Platt

Proposed development type: Employment

Site: 59822 - Land East of Platt Industrial Estate, Platt

Parish: Platt

Ward: Borough Green & Platt

The site is located along the northern boundary of St Mary's Platt and occupies a parcel of land which wraps around the Platt Industrial Estate and Mill Place to the west. To the east it borders with Nepicar Sand Quarry, the railway line to the south and a disused quarry to the north-east. It is currently a densely wooded plot across the majority of the site, with only some areas without tree cover.

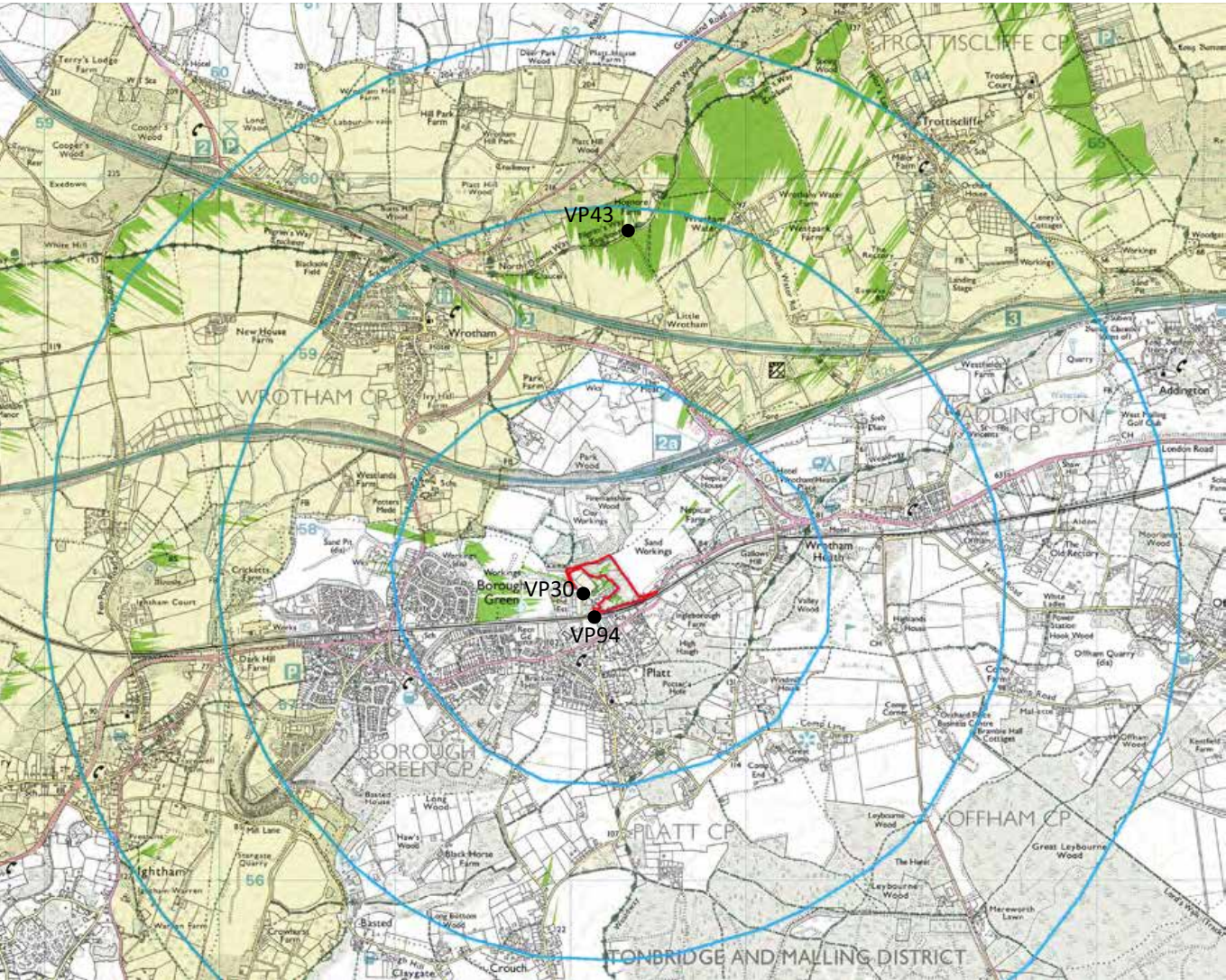


Site location plan
Base image: Google Maps (2025)

Visual Impact Appraisal

59822 - ZTV and Viewpoint Location Map

Proposed development type: Employment



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Employment

59822 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the site may be visible in the surrounding landscape. While the theoretical viewshed extends to the north-east and north-west, with some views to the south-west ranging from approximately 500m to over 3km, site investigation and field work demonstrate that the most distant views would be only partial views of the proposed development.

Long distance views from the Kent Downs National Landscape such as from Pilgrims Way/North Downs Way (VP43) are about 2km away and are partially screened by established hedgerow planting along the route. Where the hedgerow allows open views, from these locations the site visually merges with its setting and development would be mostly screened by established woodlands and tree copses. The overall visual effects from this elevated grounds would be Moderate adverse for medium scale development typology and Major-Moderate for large scale development typology.

Mid distance views from the A20, within 1km distance from site, are partially open across fields, M26 and the sand workings, however these views are quite limited to only a short stretch of the road, beyond which they become screened by vegetation and existing buildings. Views from A25, on the approach from the west open up onto the site from Long Mill Lane across the school grounds and adjacent undeveloped land. These views are heavily screened by existing vegetation, therefore the mid distance views would be partial views of parts of the development.

Close range views from Maidstone Road (VP30, VP94) provide partial views of the site and the overall visual effects at these locations would be most affected by any development, with medium scale development typology rated as Minor adverse and large scale development typology rated as Moderate-Minor adverse.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect (Significance) by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP43 - Pilgrim's Way/North Downs Way at Nepicar Lane looking south	Very High	Recreational: High Susceptibility Very High Sensitivity	N/A	Negligible	Slight	N/A	Moderate Adverse	Major- Moderate Adverse
VP94 - Maidstone Road looking north- east	Low	Walkers: Moderate Susceptibility Low Sensitivity	N/A	Slight	Moderate	N/A	Minor Adverse	Moderate- Minor Adverse
VP30 - Maidstone Road looking east	Low	Walkers: Moderate Susceptibility Low Sensitivity	N/A	Slight	Moderate	N/A	Minor Adverse	Moderate- Minor Adverse

Note: * Assessments based on effects without mitigation

Despite visual impact, there is scope to incorporate development within the site, provided that adequate mitigation measures are in place. Mitigation should focus on retention of existing tree cover, especially towards the northern part of the site where the site faces more sensitive views from the National Landscape. With these measures, along introduction of boundary hedging, consideration for density and layout, a medium scale development could be successfully integrated without undue visual harm. Large scale development would require careful siting of buildings and robust mitigation to make sure proposal the proposal could be successfully integrated without adverse visual impacts, however given the size of the plot it will most likely not be possible to be accommodated.

Visual Impact Appraisal

59822 - Viewpoint Images

VP43 - Pilgrim's Way/North Downs Way at Nepicar Lane looking south



VP94 - Maidstone Road looking north-east



Visual Impact Appraisal

59822 - Viewpoint Images

VP30 - Maidstone Road looking east

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Employment

59822 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology **			Potential Overall Landscape Effect by Typology**		
						Small	Medium	Large	Small	Medium	Large
4a: Wrotham Heath Greensand Vale and Slopes	IBP03	Partially	High	Medium: Medium Large: High	Medium: Medium Large: High	N/A	Moderate Adverse	Substantial Adverse	N/A	Major-Moderate Adverse	Major Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA IBP03, which has been assessed as having Medium sensitivity to medium scale typology and High sensitivity to large scale employment development typology. The site is densely covered with woodland planting across the majority of the area. With the introduction of development loss to vegetation would be quite substantial.

The levels fall from south to the centre and then start rising back up again towards the north and the site provides a sense of relief and green backdrop to the context of the mineral working and light industrial uses. Potential development would significantly alter the perceptual characteristics of the landscape, however given the existing industrial context the nature and magnitude of the change on the landscape would be fairly limited.

These changes would have a Major-Moderate adverse impact in the case of medium scale

employment development, and a Major adverse impact for large scale development.

The varying topography of the parcel presents an opportunity to accommodate medium scale development with the lowest part of the site, which would respond to the existing uses on the west. Appropriate mitigation primarily focused on the retention and enhancement of existing woodland planting to the north and the south. A carefully considered building layout and massing and landscape mitigation reflective of local landscape character, could help integrate development and reduce its impact.

Large scale residential development does not seem appropriate due to the intensity and scale of such proposal which could not be successfully integrated into the landscape without adverse landscape effects.

Landscape and Visual Appraisal Conclusions

The site exhibits Medium to High landscape sensitivity, however visibility is mainly constrained to partial views.

A medium scale employment development typology could be accommodated, provided that mitigation measures are implemented. Existing tree cover, varying topography and the nearby presence of light industrial uses helps reduce the degree of visual sensitivity. With appropriate design, placement of buildings within the more sunken part of the site, controlling scale, and density and the introduction of locally appropriate landscape features, the site has the potential to accommodate limited development in a way that respects and integrates with the existing landscape character.

Large scale development typology would not be appropriate given the visual and landscape impact. The nature of the site, topography and current vegetation cover limits to potential for a large scale development to be integrated into the context without adverse visual and landscape harm.

In summary medium scale development typology may be appropriate, subject to high quality design and effective landscape integration.

Tonbridge and Hilden Park

Settlement: Tonbridge and Hilden Park

Settlement overview

Tonbridge, together with the adjoining Hilden Park, is the borough's largest settlement. Tonbridge is a medieval market town centred on the crossing of the River Medway that flows through the town. The town has retained its market town character, and its high street has undergone something of a transformation in recent times with help of the introduction of new housing within the town centre. There is a strong retail aspect to the town, not only on its high street but in its various retail areas in outer parts of the town. It has a strong employment base too and is a significant centre for education in the county with several grammar schools, academies and Tonbridge School, the public school. The town is served by the Ashford-London railway and is a busy London commuter base. Tonbridge's origins are based around a crossing point of the River Medway close to which the 11th Century Tonbridge Castle is sited on a slightly raised promontory about the floodplain. The Tonbridge Conservation Area lies mainly to the north of the river, centred on the high street. It includes the site and surrounds of the castle, Tonbridge School and its immediate playing fields and multiple residential streets. The town development has been shaped around the River Medway and its floodplain, and by the railway line. The town is narrow where the river flows through it, bringing a sense of countryside close into the town centre. To the north are the post war areas of Trench Wood and Cage Green and Higham Wood to the north-east. Areas to the south of the river include the estates of Brook Street to the south-west, and the Victorian railway terraces around Douglas Road, Barden Park and Vauxhall.



Site location

Base image: Google Maps (2025)

Settlement: Tonbridge and Hilden Park

Site: 59615 - Land South of Stocks Green Road

Proposed development type: Residential

Parish: Hildenborough
Ward: Hildenborough

The site comprises one roughly triangular shaped field of grassland, set between Stocks Green Road to the north, the Ashford-London mainline railway to the south-west and a further grassed field to the east. To the north of Stocks Green Road and south of the railway there is open countryside. At the western edge of the site, where Stocks Green Road passes under the railway, are two detached houses with gardens. The site's boundary with Stocks Green Road has a tall hedgerow along it. The eastern boundary with the field beyond is open with only scattered vegetation. The boundary with the railway is well wooded and the railway is on an embankment. The landform falls notably from the railway, in the south-eastern corner of the site, down to Stocks Green Road. To the south of the railway the land falls steadily towards the floodplain of the River Medway to the south. A Public Right of Way (public footpath) runs along the south-eastern boundary between the railway and Stocks Green Road.

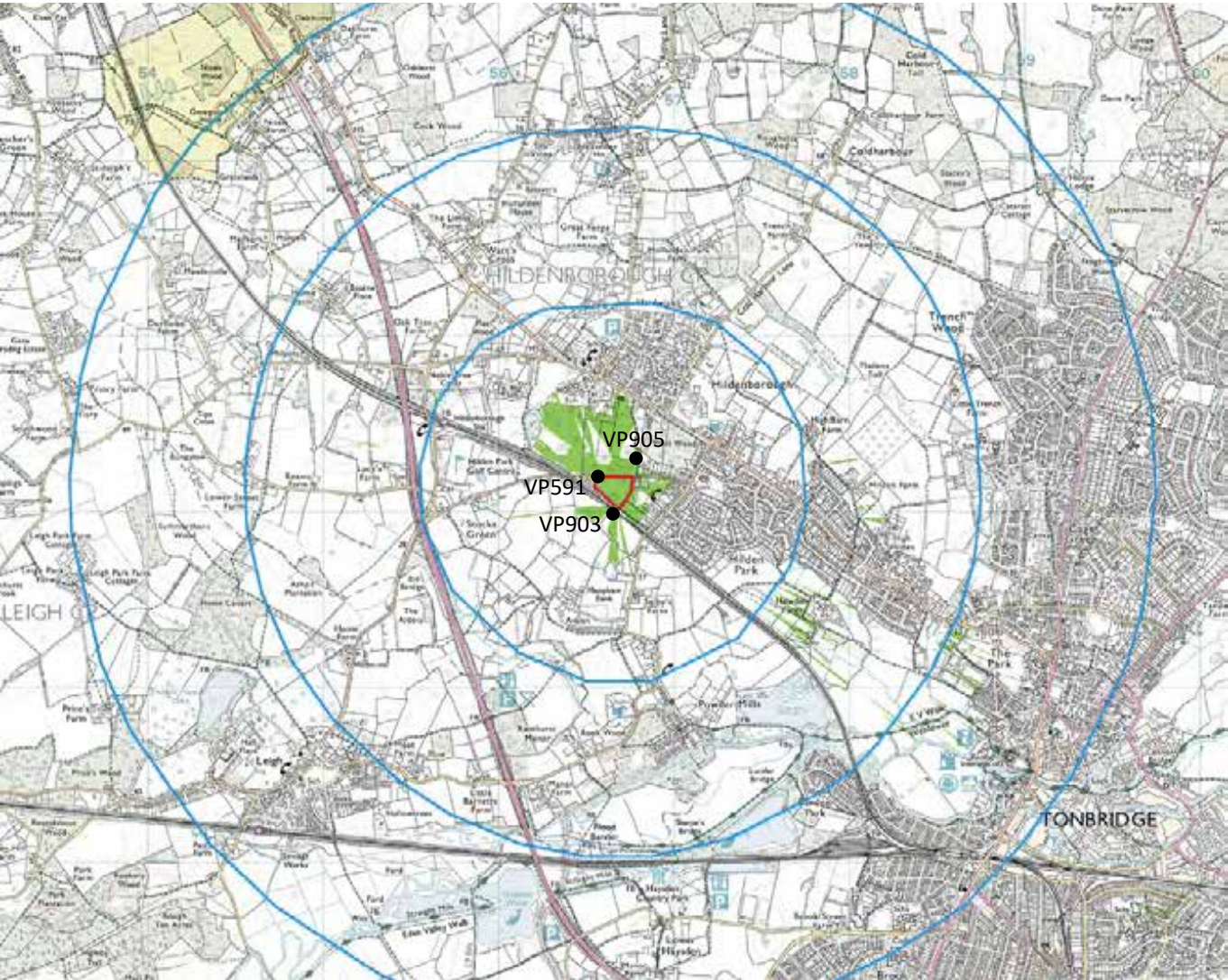


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

59615 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

59615 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the combined site may be visible from within in the surrounding landscape. The theoretical viewshed is largely restricted to local views from within 1km of the boundary of the site to the north, north-west, east and south. While the viewshed identifies some small, scattered areas around 1km to the south-east, the results of fieldwork suggest that these views would be glimpses only and likely to be heavily filtered by intervening vegetation.

From Stocks Green Road along the site's northern boundary there are a limited number of glimpsed views into the site through gateways into the fields in which the potential development would be likely to be seen in the foreground of this view. For the small scale residential development typology, the visual effects on receptors adjacent to the site would generally be of an overall Major-Moderate adverse effect. This would rise to an overall Major adverse effect for the medium scale typology.

In views of the potential development from the Public Right of the Way along the eastern boundary the visual effects would be significant with the potential development seen in the immediate foreground of these views (VP903). For the small scale residential development typology, the visual effects on receptors adjacent to the site would generally be of an overall Major-Moderate adverse effect. This would rise to an overall Major adverse effect for the medium scale typology.

From a Public Right of Way (public footpath) to the north of Stocks Green Road there are partial views back across the road to the site (VP905). The potential development would be seen as being largely isolated from other development and Hilden Park. For the small scale residential development typology, the visual effects on receptors adjacent to the site would generally be of an overall Moderate adverse effect.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP591 - Stocks Green Road looking south	Low	Recreational: Moderate Susceptibility Moderate Sensitivity	Substantial	Very Substantial	N/A	Major- Moderate Adverse	Major Adverse	N/A
VP903 - PRoW along the eastern boundary looking west	Low	Recreational: High Susceptibility Moderate Sensitivity	Substantial	Very Substantial	N/A	Major- Moderate Adverse	Major Adverse	N/A
VP905 - PRoW north of Stocks Green Road looking south	Low	Recreational: High Susceptibility Moderate Sensitivity	Moderate	Substantial	N/A	Moderate Adverse	Major- Moderate Adverse	N/A

Note: * Assessments based on effects without mitigation

This would rise to an overall Major-Moderate adverse effect for the medium scale typology. The large scale residential development typology is not considered to be appropriate for this site and no assessment has been undertaken.

The extent of the visual effects would be highly constrained but there would still be several views that would be significantly impacted on or at the boundary of the site. Any development would need to seek to minimise these visual effects through setbacks of the development and strategic buffer planting.

Visual Impact Appraisal

59615 - Viewpoint Images

VP591 - Stocks Green Road looking south

Approximate site extent



VP903 - PRow along the eastern boundary looking west

Approximate site extent



Visual Impact Appraisal

59615 - Viewpoint Images

VP904 - PRoW north of Stocks Green Road looking south

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

59615 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology *			Potential Overall Landscape Effect by Typology*		
						Small	Medium	Large	Small	Medium	Large
8c: West Hildenborough Farmlands	THHP03	No	Low	Small: Medium-Low Medium: Medium Large: Medium	Small: Medium-Low Medium: Medium Large: Medium	Substantial	Very Substantial	N/A	Major-Moderate to Moderate Adverse	Major Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA THHP03, which has Medium-Low landscape sensitivity to the small scale residential development typology and Medium landscape sensitivity to the medium scale typology. The large scale residential development typology is not considered to be appropriate for this site and no assessment has been undertaken.

The site comprises one roughly triangular shaped field of grassland, set between Stocks Road to the north, the Ashford-London mainline railway to the south-west and a further grassed field to the east. To the north of Stocks Green Road and south of the railway there is open countryside. At the western edge of the site, where Stocks Green Road passes under the railway, are two detached houses with gardens. The site's boundary with Stocks Green Road has a tall hedgerow along it. The eastern boundary with the field beyond is open with only scattered vegetation. The boundary with the railway is well wooded and the railway is on an embankment. The landform falls notably from the railway, in the south-eastern corner of the site, down to Stocks Green Road. To the south of the railway the land falls steadily towards the floodplain of the River Medway to the south.

The site is separated from the nearby settlement of Hilden Park to the east but it is contained to some degree from the wider countryside to the south by the wooded embankment of the railway line. The presence of the small group of houses to the west of the site on Stocks Green Road provides some sense of development. The site is, however, relatively well related to the countryside to the north and north-west and has some rural qualities.

The main landscape changes would be the change in the land use of the site to an urban one and, consequently, a loss of its openness. There would also be the partial urbanising effects of further residential development on the countryside to the north and north-west.

The landscape change would have an overall Major-Moderate/Moderate adverse impact in the case of the small scale residential development typology, rising to Major/Major-Moderate adverse for the medium scale residential development typology. The large scale residential development typology is not considered to be appropriate for this site and no assessment has been undertaken.

Landscape and Visual Impact Appraisal

Proposed development type: Residential

59615 - Summary of Landscape and Visual Effects

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be highly constrained but there would still be several views that would be significantly impacted on and adjacent to the site. Any development would need to seek to minimise the greatest of these visual effects through the careful design of setbacks of the development and strategic buffer planting.

There would be a significant change to the landscape character of the site and there is limited or no potential in landscape character terms for development of the small and medium scale residential development typologies, without undue harm to the landscape character of the surrounds.

However, land around this site is also being promoted and assessed by this appraisal (site 59692 to the immediate east and sites 68432 and 59653 to the north). Should all these sites come forward for development, or that to the immediate east, this would change the landscape context of the site. Whilst there is limited or no potential for development on this site in its own right, in tandem with these other sites there would be some potential for development of the small scale residential development typology. The consideration of the landscape and visual matters raised by this appraisal for all of these sites would be best addressed jointly in a coordinated approach.

Settlement: Tonbridge and Hilden Park

Site: 59625 - Little Trench Farm, Trench Road

Parish: Hildenborough
Ward: Hildenborough

The site comprises a former farmstead with farmhouse, converted into several separate private residences with associated gardens and small fields, all served by a driveway accessed from Beaulieu Road.

The site adjoins a large tree and shrub nursery to the east and south, Beaulieu Road to the north and open countryside to the west. The boundary with the nursery is well vegetated. The two grassed fields lie along the western part of the site. These are only demarcated from the agricultural fields to the west by a post and wire fence. The large garden of the former farmhouse is mature with a number of large trees and a pond. A Public Right of Way (bridleway) runs along the northern boundary of the site, along Beaulieu Road. The countryside to the west of the site, within 1km, includes several Public Rights of Way.

Proposed development type: Residential

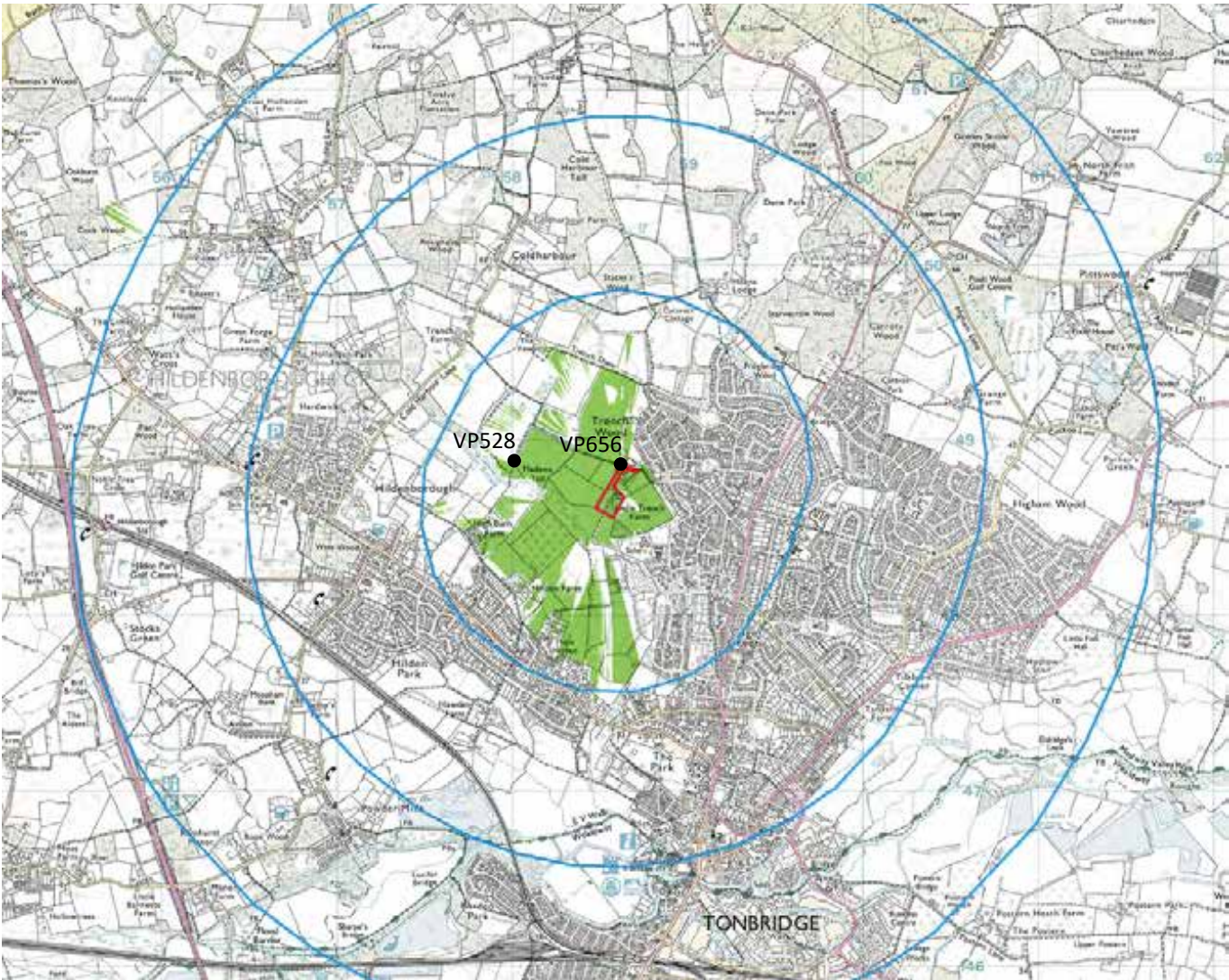


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

59625 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

59625 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the combined site may be visible from within in the surrounding landscape. The theoretical viewshed is almost entirely restricted to local views from within 1km of the boundary of the site in all directions except from the north-east within the settlement of Trench Wood.

From the Public Right of Way on Beaulieu Road at the site's northern boundary, there are some partial but close range views through gaps in the hedgerow into the northern of the two fields (VP 657). For the small and medium scales of the residential development typologies, the visual effects on receptors adjacent to the site would generally be of an overall Major adverse effect.

There would be several open views from the closest Public Right of Way to the north-west and west of the site, from up to around 550m away (VP528). In these views back to the settlement edge of Trench Wood, the existing built edge is largely screened by its wooded boundaries. The site lies in the foreground of the vegetation that helps screen the settlement, however, the site has no defining vegetated boundary along its western side, and a potential development would be clearly visible in these views. For the small scale of the residential development typology, the visual effects on receptors on this Public Right of Way would be of an overall Major-Moderate adverse effect. This would rise to an overall Major adverse visual effect for the medium residential development typologies.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP528 - PRoW between Tonbridge Road and Coldharbour Lane	Medium	Recreational: High Susceptibility High Sensitivity	Moderate	Substantial	N/A	Major- Moderate Adverse	Major Adverse	N/A
VP656 - PRoW along northern boundary looking south west	Medium	Recreational: High Susceptibility High Sensitivity	Substantial	Substantial	N/A	Major Adverse	Major Adverse	N/A

Note: * Assessments based on effects without mitigation

The large scale residential development typology is not considered appropriate for this site and has not been further assessed.

The extent of the visual effects would be relatively constrained but there would still be several views that would be significantly impacted close to and potentially more distant from the site to the west. Any development would need to seek to minimise the greatest of these visual effects through the careful design of the new access, setbacks of the development and strategic buffer planting.

Visual Impact Appraisal

59625 - Viewpoint Images

VP528 - PRoW between Tonbridge Road and Coldharbour Lane

Approximate site extent



VP656 - PRoW along northern boundary looking south west

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

59625 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology *			Potential Overall Landscape Effect by Typology*		
						Small	Medium	Large	Small	Medium	Large
8b: East Hildenborough Farmlands	THHP01	No	Low	Small: Medium-Low Medium: Medium-Low Large: High	Small: Medium Medium: Medium Large: High-Medium	Moderate	Substantial	N/A	Moderate Adverse	Major-Moderate Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA THHP01, which has Medium-Low landscape sensitivity to the small scale residential development typology and Medium landscape sensitivity to the medium scale typology.

The site comprises a former farmstead with farmhouse, converted into several separate private residences with associated gardens and small fields, all served by a driveway accessed from Beaulieu Road. The site adjoins a large tree and shrub nursery to the east and south, Beaulieu Road to the north and open countryside to the west. The boundary with the nursery is well vegetated. The two grassed fields lie along the western part of the site. These are only demarcated from the agricultural fields to the west by a post and wire fence. The large garden of the former farmhouse is mature with a number of large trees and a pond.

The site is separated from the existing settlement of Trench Wood by a large tree and shrub nursery to the east. The former farmstead, although converted into various residencies, retains a strong sense of rurality and the open character of the two fields have a strong association with the countryside to the west. The former farmhouse and garden have a more distinctly residential or domestic character.

The main landscape changes would be the change in character of the site from a rural to an urban one, a substantial loss of its openness and the potential for tree loss to form access roads with possible tree loss within the gardens. There would also be the partial urbanising effects of further residential development on the countryside, away from the existing settlement edge. The landscape change would have an overall Moderate adverse impact in the case of the small scale residential development typology, rising to Major-Moderate adverse for the medium scale typology.

Landscape and Visual Impact Appraisal

Proposed development type: Residential

59625 - Summary of Landscape and Visual Effects

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be relatively constrained but there would still be several views that would be significantly impacted close to and potentially more distant from the site to the west. Any development would need to seek to minimise the greatest of these visual effects through the careful design of the new access, setbacks of the development and strategic buffer planting.

There would be a significant change to the landscape character of the site and there is limited or no potential in landscape character terms for development of the small and medium scale residential development typologies, without undue harm to the landscape character of the surrounds.

However, land around this site is also being promoted and assessed by this appraisal (sites 59746 to the east and 59804 to the west). Should one or both of these sites come forward for development this would change the landscape context of the site. Whilst there is limited or no potential for development on this site in its own right, in tandem with one or more of the other sites there would be some potential for development of the small scale residential development typology. The consideration of the landscape and visual matters raised by this appraisal for all of these sites would be best addressed jointly in a coordinated approach.

Settlement: Tonbridge and Hilden Park

Proposed development type: Residential

Site: 59683 - Land (extensive area) covering Tonbridge Cricket Pavilion on Welland Road, Allotments Rear of Longmead Way, and Tonbridge Farm Sportsground at Darenth Avenue

Parish: Tonbridge
Ward: Cage Green & Angel

The site comprises the site of Tonbridge Angels Football Club, its ground, clubhouse and parking area, a bowls club, two cricket clubs, a multi-purpose games area, two 5-a-side pitches, a skate and bike park and play area, together with several other grassed fields. The site is publicly accessible from the adjoining settlement of Trench Wood to the east via cycleway from Darenth Avenue and Welland Road, to London Road in the south.

The adjoining part of Trench Wood to the east includes several four storey apartment blocks at Hamble Road, Longmead Allotments, housing on Beaulieu Road and Welland Road and the playing fields of Hilden Grange Prep School. To the west is open countryside other than in the south-west where this part of the site adjoins housing on the edge of High Hilden Close. The site's boundaries are all well vegetated, with strong wooded edges to the west by the football ground and along parts of the eastern boundary against the settlement. The various fields of the site are divided by hedgerows and wooded strips and the football club's car park is set within a woodland. A cycleway runs through the site. Whilst publicly accessible, this is not a formal Public Right of Way. The countryside to the west of the site, within 1km, includes several Public Rights of Way.

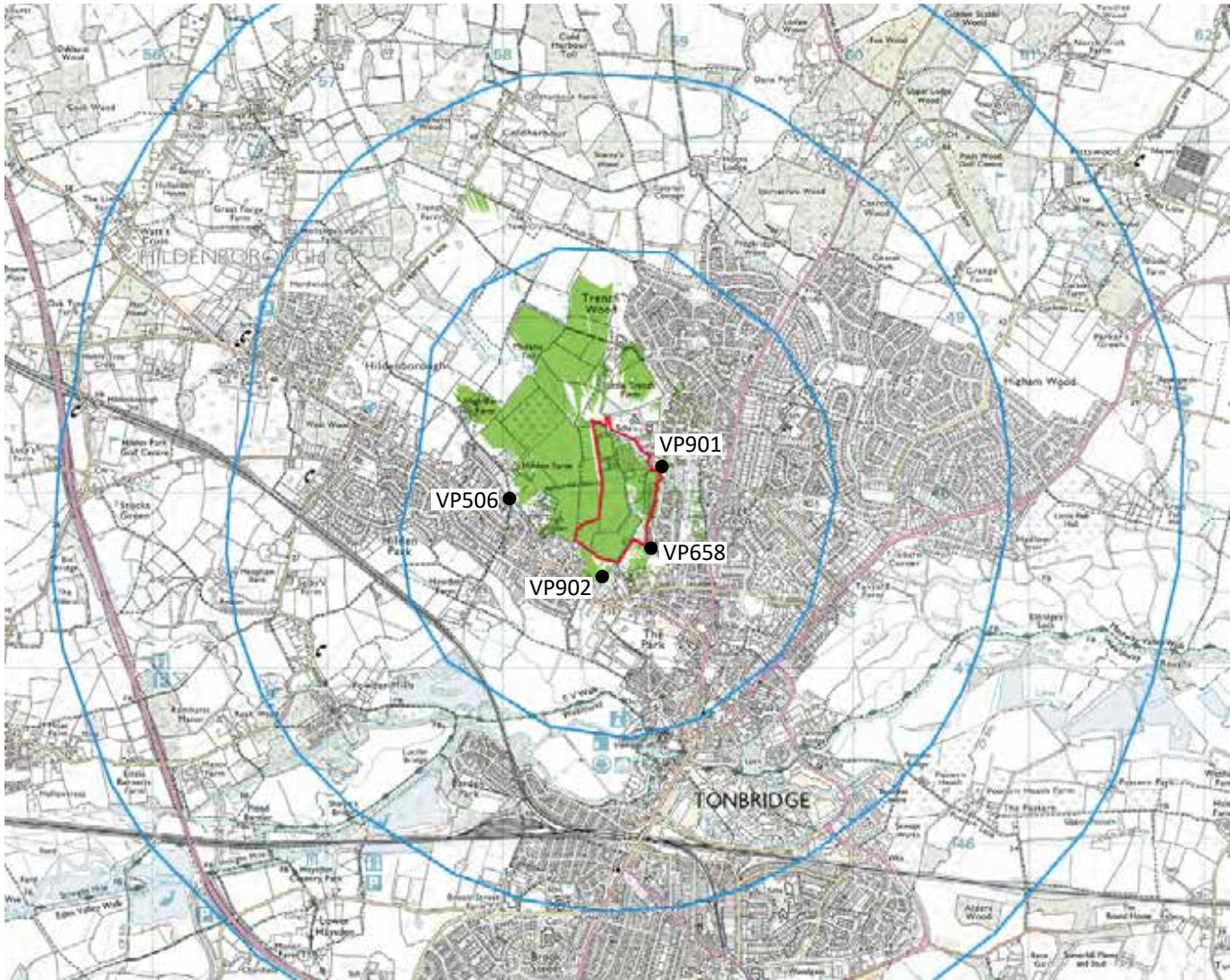


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

59683 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

59683 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the combined site may be visible from within in the surrounding landscape. The theoretical viewshed is entirely restricted to local views from within 1km of the boundary of the site and mainly to the west and north.

From Welland Road on the site's eastern boundary, there are some partial views through the existing vegetation into the site (VP658), and from the existing site entrance at Darenth Avenue there is a more open view (VP901). Otherwise views from the existing settlement into the site are almost entirely screened by the wooded boundaries. Depending on the nature of the access proposals associated with a potential development, these relatively narrow existing views may be opened up. For the small and medium scales of the residential development typologies, the visual effects on receptors adjacent to the site would generally be of an overall Moderate adverse effect. For the large scale residential development typology this would increase to an overall Major-Moderate adverse effect.

From the cycleway to the south, approaching the site from London Road, the existing view is towards the southern side of one of the cricket grounds (VP902). The hedgerow is somewhat broken along this edge, with some mature trees, and there would be views of the potential development between and over this hedgerow. For the small scale of the residential development typology, the visual effects on receptors adjacent to the site would generally be of an overall Major-Moderate adverse effect, rising to an overall Major adverse effect for the medium scale typology. For the large scale residential development typology this would increase to an overall Major+ adverse effect.

Views to the site from the nearest Public Right of the Way in the countryside to the west, about 500m away, are generally partially or wholly restricted by intervening vegetation (VP506). In these views back to the settlement edge of Trench

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP658 - Welland Road	Moderate	Recreational: High Susceptibility Moderate Sensitivity	Moderate	Moderate	Substantial	Moderate Adverse	Moderate Adverse	Major- Moderate Adverse
VP901 - Longmead Sports Ground	Moderate	Recreational: High Susceptibility Moderate Sensitivity	Moderate	Moderate	Substantial	Moderate Adverse	Moderate Adverse	Major- Moderate Adverse
VP902 - Cycleway to the south looking north	Moderate	Recreational: High Susceptibility High Sensitivity	Moderate	Substantial	Very Substantial	Major- Moderate Adverse	Major Adverse	Major+ Adverse
VP506 - PRoW to the west looking east	Moderate	Recreational: High Susceptibility High Sensitivity	Negligible	Negligible	Slight	Moderate- Minor Adverse	Moderate- Minor Adverse	Moderate Adverse

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

59683 - Summary of Visual Effects

Proposed development type: Residential

Wood, the existing built edge is largely screened by its wooded boundaries, and the site is not evident and the existing buildings on the site are screened. Only the tall floodlights of the football ground are visible above the tree line on the western boundary. The potential development would be likely to be almost entirely screened, other than in the case of the large scale residential development typology, where the upper parts of the buildings would be likely to be visible. For the small and medium scales of the residential development typologies, the visual effects on receptors on this Public Right of Way would be of an overall Moderate-Minor adverse effect. This would rise to an overall Moderate adverse visual effect for the large scale residential development typology.

The extent of the visual effects would be relatively constrained but there would still be several views that would be significantly impacted close to and potentially more distant from the site to the west. Any development would need to seek to minimise the greatest of these visual effects through the careful design of the new access, setbacks of the development and strategic buffer planting.

Visual Impact Appraisal

59683 - Viewpoint Images

VP658 - Welland Road

Approximate site extent



VP901 - Longmead Sports Ground

Approximate site extent



Visual Impact Appraisal

59683 - Viewpoint Images

VP902 - Cycleway to the south looking north

Approximate site extent



VP506 - PRoW to the west looking east

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

59683 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology *			Potential Overall Landscape Effect by Typology*		
						Small	Medium	Large	Small	Medium	Large
8b: East Hildenborough Farmlands	THHP01	No	Low	Small: Medium-Low Medium: Medium-Low Large: High	Small: Medium Medium: Medium Large: High-Medium	Substantial	Substantial	Very Substantial	Major-Moderate Adverse	Major-Moderate Adverse	Major Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA THHP01, which has Medium-Low landscape sensitivity to the small scale residential development typology, Medium landscape sensitivity to the medium scale typology and High-Medium landscape sensitivity to the large scale typology.

The site comprises the site of Tonbridge Angels Football Club, its ground, clubhouse and parking area, a bowls club, two cricket clubs, a multi-purpose games area, two 5-a-side pitches, a skate and bike park and play area, together with several other grassed fields. The adjoining part of Trench Wood to the east includes several four storey apartment blocks at Hamble Road, Longmead Allotments, housing on Beaulieu Road and Welland Road and the playing fields of Hilden Grange Prep School. To the west is open countryside other than in the south-west where this part of the site adjoins housing on the edge of High Hilden Close.

The site adjoins the settlement edge of Trench Wood to the east. Open countryside lies to the west of the site. The playing fields and built development in the northern part of the site, has reduced this part of the site's sense of rurality. The southern part has retained its hedgerow structure, and some sense of countryside prevails, particularly where there are views of the countryside to the west.

The main landscape changes would be the change in use of the site to an urban one and, consequently, a loss of its openness and remnant sense of countryside. There would also be the partial urbanising effects of further residential development on the countryside to the west. There may also be some tree loss associated with improving and creating new accesses. The landscape change would have an overall Major-Moderate/Moderate adverse impact in the case of the small scale residential development typology, rising to Major-Moderate adverse for the medium scale and an overall Major adverse impact for the large scale residential development typology.

Proposed development type: Residential

59683 - Summary of Landscape Effects

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be relatively constrained but there would still be several views that would be significantly impacted close to and potentially more distant from the site to the west. Any development would need to seek to minimise the greatest of these visual effects through the careful design of the new access, setbacks of the development and strategic buffer planting, especially along the more open sections of the vegetation on the west side.

Whilst there would be a significant change to the landscape character of the site, there is potential in landscape character terms for development of the small and medium scale residential development typologies, without undue harm to the landscape character of the surrounds. Much of the western boundary of the site is robust in landscape terms but detailed consideration is still required as to the location and height of development along this edge to ensure visual effects on the countryside to the west are minimised. The amenity of the cycleway through the site needs to be protected as far as possible and for it to be integrated into the development's green infrastructure. Care needs to be taken with the design of a potential new access arrangements to minimise tree loss.

The large scale residential development typology could be appropriate in the northern part of the site where this adjoins existing four storey development at Hamble Road to the east. Otherwise, elsewhere on the site, i.e. in the southern part, this scale of development would represent a substantial 'step up' in scale from the immediate existing residential area to the east and the visual effects on the countryside to the west would be significant.

Settlement: Tonbridge and Hilden Park

Proposed development type: Residential

Site: 59685 - Land West of Hadlow Road East and South of Cuckoo Lane

Parish: Tonbridge
Ward: Higham

This site is comprised of one large, essentially flat arable field and borders the A26 Hadlow Road to the east with part of its northern boundary against Cuckoo Lane. To the west and south the site borders onto further agricultural land.

The site's boundary with the A26 is marked by a hedgerow with some denser woodland strips. The boundary with the field to the south is only marked by a ditch and some scattered vegetation along this. There is a wooded belt of trees along the western boundary with grazing land beyond this. The northern boundary lies against the gardens of several residential properties and an agricultural grain storage business. These boundaries include lines of trees along some edges and hedges of varying quality. The site is not crossed by any Public Rights of Way.

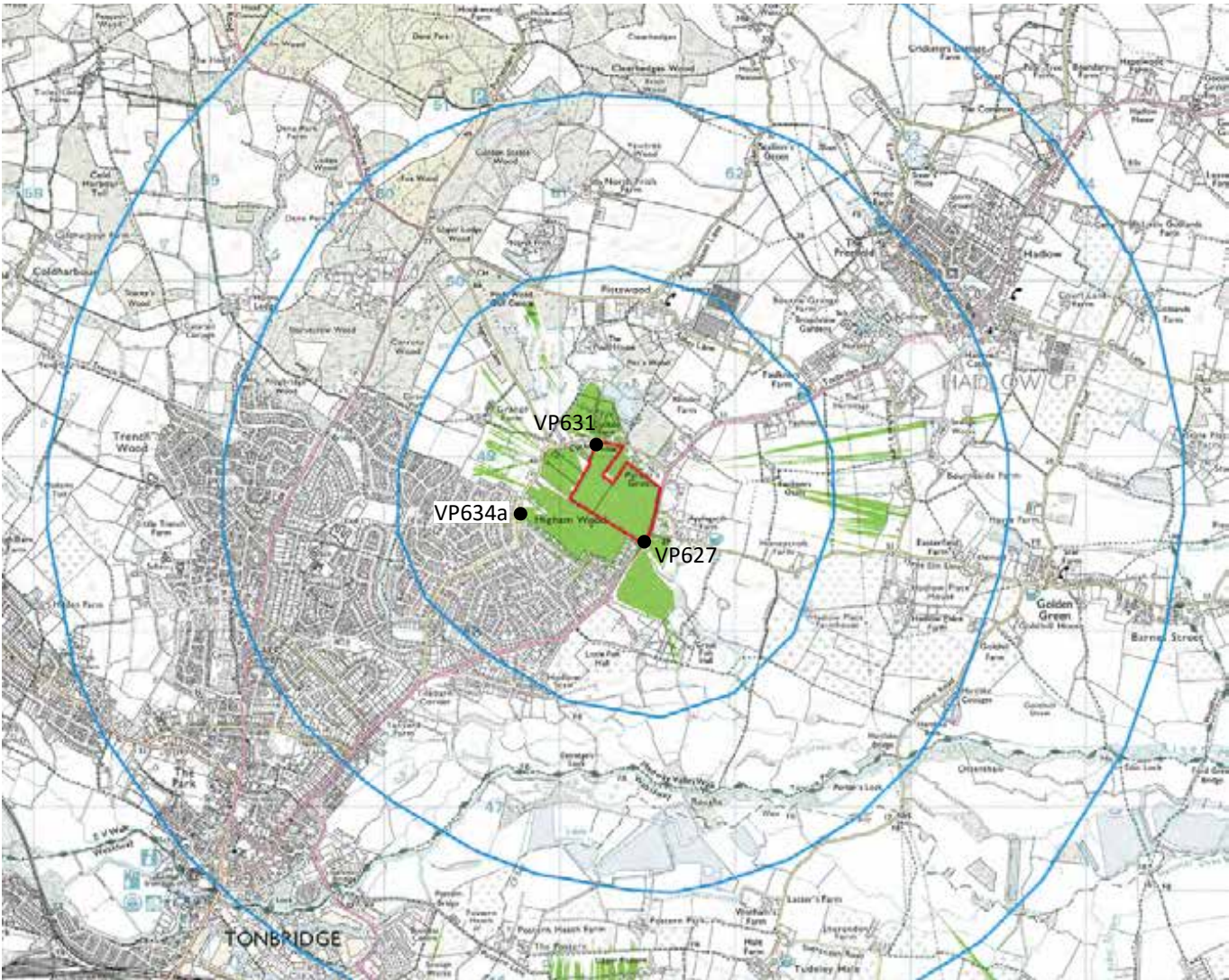


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

59685 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

59685 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the combined site may be visible from within in the surrounding landscape. The theoretical viewshed is almost entirely restricted to local views from within 500m of the boundary of the site to the west, south and south-east. While the viewshed identifies some small, scattered areas beyond 1km to the east, the results of fieldwork suggest that these views would be glimpses only and likely to be heavily filtered by intervening vegetation. The visual effects on the views from beyond 500m of the site's boundaries of potential development on the site are likely to be limited. Only from the south, from the edge of the settlement at Higham Wood, would there be open views towards and across the site. Views from the A26 to the east of the site are largely screened by the hedgerow and wooded strips immediately alongside the road. At the site boundaries, there would be some glimpsed views from Higham Lane to the west (VP 643b) of the southern part of the site. There would be an overall Moderate-Minor adverse visual effect on these views with the small scale residential development typology, rising to an overall Moderate adverse visual effect with the medium scale residential development typology.

From Cuckoo Lane to the north there are views into the northern part of the site and across it (VP 631). In these views the existing settlement edge is visible beyond the site to the south. The potential new development would be likely to obscure these views. There would be an overall Major adverse visual effect on these views with both the small and medium scale residential development typologies.

Views from the A26 Hadlow are largely obscured by the hedgerow and wooded strips alongside the road. However, there would still be glimpses of the potential development between, through and over this vegetation where the site abuts the road (VP 627). Generally, the overall visual effects

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP634a - Higham Lane looking north-east	Low	Recreational: High Susceptibility Moderate Sensitivity	Slight	Moderate	N/A	Moderate-Minor Adverse	Moderate Adverse	N/A
VP627 - Hadlow Road East A26 looking north west	Low	Recreational: High Susceptibility Moderate Sensitivity	Moderate	Substantial	N/A	Moderate Adverse	Major-Moderate Adverse	N/A
VP631 - Cuckoo Lane looking south	Low	Recreational: High Susceptibility Moderate Sensitivity	Very Substantial	Very Substantial	N/A	Major Adverse	Major Adverse	N/A

Note: * Assessments based on effects without mitigation

would be Moderate adverse on these views with the small scale residential development typology, rising to an overall Major-Moderate adverse visual effect with the medium scale residential development typology.

The large scale development typology is considered inappropriate for this site and has not been assessed.

The extent of the visual effects would be highly constrained but there would still be a series of views that would be significantly impacted close to the site. Any development would need to seek to minimise the greatest of these visual effects through setbacks of the development and strategic buffer planting, especially along the northern and western boundaries.

Visual Impact Appraisal

59685 - Viewpoint Images

VP634a - Higham Lane looking north-east

Approximate site extent



VP627 - Hadlow Road East A26 looking north west

Approximate site extent



VP631 - Cuckoo Lane looking south

Approximate site extent



Landscape and Visual Impact Appraisal

Proposed development type: Residential

59685 - Summary of Landscape and Visual Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology *			Potential Overall Landscape Effect by Typology*		
						Small	Medium	Large	Small	Medium	Large
8a: Hadlow Farmlands	THHP09	No	Low	Small: Medium-Low Medium: Medium Large: High-Medium	Small: Medium-Low Medium: Medium Large: High-Medium	Very Substantial	Very Substantial	N/A	Major-Moderate to Major Adverse	Major Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA THHP09, which has Medium landscape sensitivity to both small and medium scale residential development typologies. The large scale development typology is considered inappropriate for this site and has not been assessed.

This site is comprised of one large, essentially flat arable field and borders the A26 to the east with part of its northern boundary against Cuckoo Lane. To the west and south the site borders onto agricultural land. The site's boundary with the A26 is marked by a hedgerow with some denser woodland strips. The boundary with the field to the south is only marked by a ditch and some scattered vegetation along this. There is a wooded belt of trees along the western boundary. The northern boundary lies against properties and an agricultural grain storage business. These boundaries include lines of trees along some edges and hedges of varying quality.

The character of the site is rural in character although the presence of the residential area to the south and houses and the agricultural grain storage business to the north provide some development context.

The main landscape changes would be the loss of the arable land use and loss of its openness. There would also be the partial urbanising effects of residential development on the countryside, physically separated from other settlement although adjoining some scattered rural development to the north.

The landscape change would have an overall Major to Major-Moderate adverse impact in the case of both of the residential development typologies.

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be highly constrained but there would be a significant degree of overall visual effect at the site's boundaries. Otherwise, visual harms of the potential development would be likely to be minimal.

There would be a significant change to the landscape character of the site and there is limited or no potential in landscape character terms for development of the small and medium scale residential development typologies, without undue harm to the landscape character of the surrounds.

However, land around this site is also being promoted and assessed by this appraisal (sites 59721, 59693 and 68388, with site 59960 to the west of Higham Lane). Should these sites come forward for development this would change the landscape context of the site. Whilst there is limited or no potential for development on this site in its own right, in tandem with these other sites there would be some potential for development of the small scale residential development typology. The consideration of the landscape and visual matters raised by this appraisal for all of these sites would be best addressed jointly in a coordinated approach.

Settlement: Tonbridge and Hilden Park

Proposed development type: Residential

Site: 59690 - Land North of Tonbridge and West of Higham Lane (Grange Farm)

Parish: Tonbridge
Ward: Higham

This large site is comprised of some nine irregular shaped medium sized arable fields subdivided by hedges and woodland shaws. Towards the centre of the site but excluded from it is Grange Farm, which is a collection of residential properties, small scale rural employment businesses and some agricultural barns.

The site adjoins the Higham Wood residential area of Tonbridge to the south and is bordered by Higham Lane to the east and north-east. To the north and west the site adjoins part of the Poult Wood golf course and Carrotty Wood respectively. Poult Wood golf course also lies to the north-east of Higham Lane. The topography of the site is gently undulating, sloping essentially south and rising up to Carrotty Wood to the west. There is a gentle valley feature that runs north to south through the western part of the site along which there is a narrow lake.

The site's boundaries are all well vegetated, with robust wooded edges to the west and north especially. Higham Lane is wooded on the golf course side and enclosed by tall hedgerows to the east. The boundary with the settlement to the south has a more mixed boundary. There are wooded shaws along some edges whilst others where the rear gardens of properties back onto the fields with only garden fences to define the boundary.

The site is crossed by two Public Rights of Way. One follows the drive from Higham Lane to Grange Farm where it joins a second that runs from Higham Lane to the east, to Shipbourne Road to the west, and beyond Carrotty Wood.

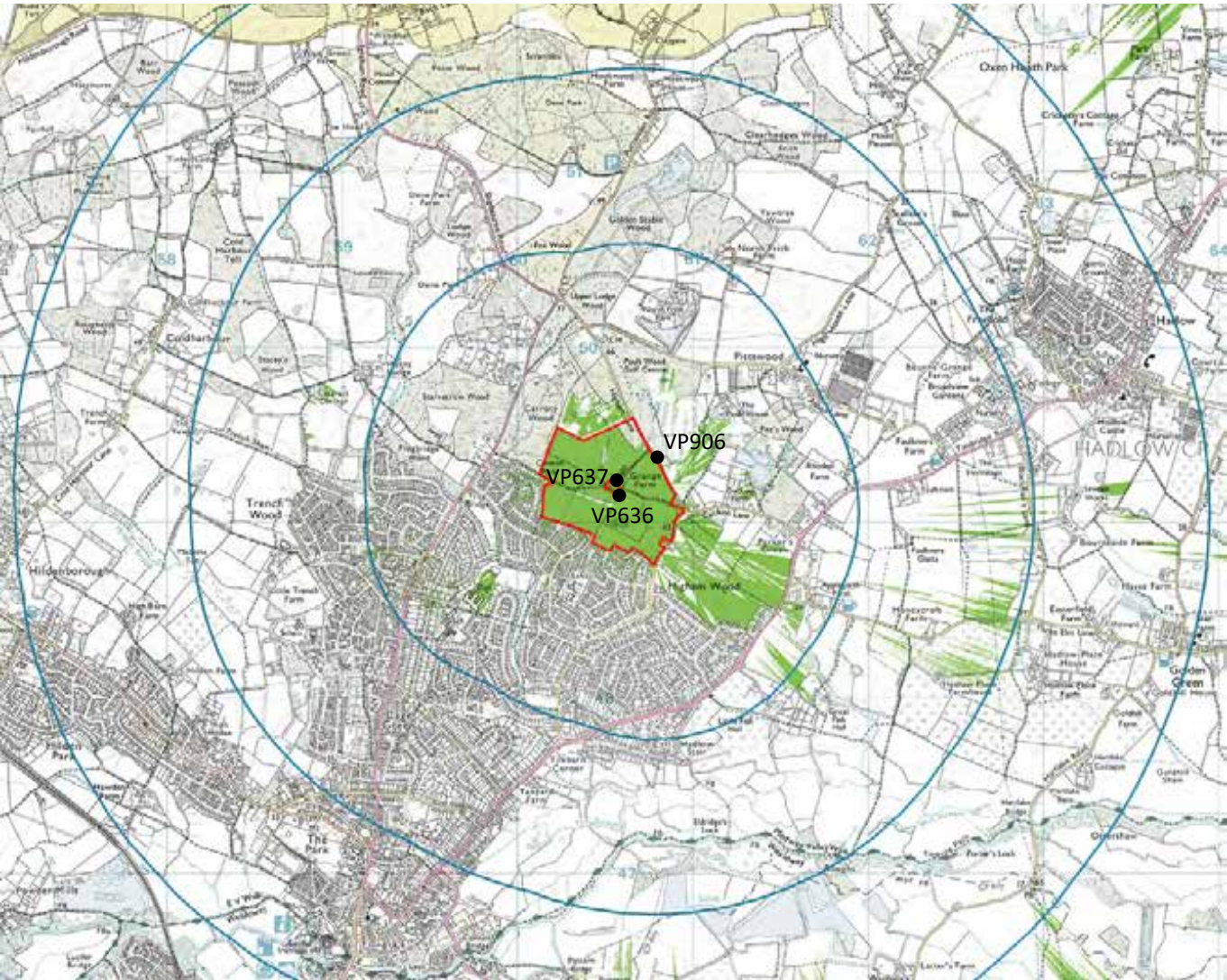


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

59690 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape within the borough
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

59690 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the combined site may be visible from within in the surrounding landscape. The theoretical viewshed is almost entirely restricted to local views from within 1km of the boundary of the site to the north, north-east and east. Some partial views of small parts of the potential development may be expected from within Poult Wood golf course to the north and north-east. While the viewshed identifies some small, scattered areas beyond 1km to the east, the results of fieldwork suggest that these views would be glimpses only and likely to be heavily filtered by intervening vegetation. The visual effects on the views from beyond the site's boundaries of potential development on the site are likely to be limited.

At the site boundaries, there would be some views from Higham Lane to the north-east (VP906) and from some residencies and roads and footways within the settlement to the south. Depending on the siting of development and the scale and nature of the mitigation the visual change could be quite marked for these views in which the potential development would change the views from rural to suburban ones. For all scales of the residential development typologies, the overall visual effects on receptors adjacent to the site would generally be of an overall Major adverse effect.

There would be multiple open views from the two Public Rights of Way that cross the site (VP637 and VP636). As with the views from locations at the site's boundaries depending on the siting of potential development and the scale and nature of the mitigation the visual change could be quite marked. For all scales of the residential development typologies, the overall visual effects on receptors adjacent to the site would generally be of an overall Major adverse effect.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP906 - Hightham Lane looking south	Low	Recreational: High Susceptibility Moderate Sensitivity	Very Substantial	Very Substantial	Very Substantial	Major Moderate	Major Moderate	Major Moderate
VP637 - Public Right of Way at Grange Farm looking north west	Low	Recreational: High Susceptibility Moderate Sensitivity	Very Substantial	Very Substantial	Very Substantial	Major Moderate	Major Moderate	Major Moderate
VP636 - Public Right of Way at Grange Farm looking south east	Low	Recreational: High Susceptibility Moderate Sensitivity	Very Substantial	Very Substantial	Very Substantial	Major Moderate	Major Moderate	Major Moderate

Note: * Assessments based on effects without mitigation

The extent of the visual effects would be relatively constrained but there would still be a series of views that would be significantly impacted close to and within the site. Any development would need to seek to minimise the greatest of these visual effects through setbacks of the development and strategic buffer planting.

Visual Impact Appraisal

59690 - Viewpoint Images

VP906 - Hightham Lane looking south

Approximate site extent



VP637 - Public Right of Way at Grange Farm looking north west

Approximate site extent



Visual Impact Appraisal

59690 - Viewpoint Images

VP636 - Public Right of Way at Grange Farm looking south east

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

59690 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology *			Potential Overall Landscape Effect by Typology*		
						Small	Medium	Large	Small	Medium	Large
8a: Hadlow Farmlands	THHP09	No	Low	Small: Medium-Low Medium: Medium Large: High-Medium	Small: Medium-Low Medium: Medium Large: High-Medium	Substantial	Substantial	Very Substantial	Major-Moderate to Moderate Adverse	Major-Moderate Adverse	Major Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA THHP09, which has Medium landscape sensitivity to both small and medium scale residential development typologies and High-Medium to large scale residential.

The site is comprised of irregular shaped, medium sized arable fields subdivided by hedges and woodland shaws. Towards the centre of the site but excluded from it is Grange Farm, which is a collection of residential properties, small scale rural employment businesses and some agricultural barns. The Higham Wood residential area of Tonbridge lies to the south. To the north and west the site adjoins part of the Poult Wood golf course and Carroty Wood respectively. The site is gently undulating, sloping essentially south and rising up to Carroty Wood to the west. A valley feature runs through the western part of the site along which there is a narrow lake.

The site's boundaries are all well vegetated, with robust wooded edges to the west and north especially. Higham Lane is wooded on the golf course side and enclosed by tall hedgerows to the east. The boundary with the settlement to the south has a more mixed boundary. There are wooded shaws along some edges whilst others where the rear gardens of properties back onto the fields with only garden fences to define the boundary.

The main landscape changes would be the loss of the arable land use and potentially changes and losses to the internal structure of hedgerows and wooded shaws for new accesses. There would be a change in use of the site from a rural landscape to an urban one and, consequently, a substantial loss of its openness and rural quality. There would also be the partial urbanising effects of further residential development on the countryside, as although it would adjoin well defined and partially developed edges to the south.

The landscape change would have an overall Major/Major-Moderate adverse impact in the case of the small scale residential development typology, rising to Major-Moderate adverse for the medium scale and an overall Major adverse impact for the large scale residential development typology.

Landscape and Visual Impact Appraisal

Proposed development type: Residential

59690 - Summary of Landscape and Visual Effects

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be highly constrained but there would be a significant degree of overall visual effect at the site's boundaries and on receptors using the Public Rights of Way within the site. Otherwise, visual harms of the potential development would be likely to be minimal. Whilst there would be a significant change to the landscape character of the site, there is potential in landscape character terms for development of the small and medium scale residential development typologies, framed in part by the hedgerow and wooded shaw vegetation, without undue harm to the landscape character of the surrounds. The northern and western boundaries of the site are robust in landscape terms and require set-backs only to protect the boundary and adjoining vegetation. The north-east and eastern boundary against Higham Lane require the careful design of set backs and structural screen planting to mitigate the visual effects on these views. The routes and amenity of the two Public Rights of Way that cross the site need to be protected as far as possible and integrated with the site's green infrastructure and into the open space areas.

Whilst the assessment outcomes of the landscape and visual effects of the large scale residential development typology are similar to the smaller scale typologies, in practice this scale of development would represent a substantial 'step up' in scale of development from the residential area to the south. It is considered that there is no potential for this scale of development within this site.

Settlement: Tonbridge and Hilden Park

Proposed development type: Residential

Site: 59692 - Land West of Leigh Road, Stocks Green

Parish: Hildenborough
Ward: Hildenborough

The extent of the visual effects would be highly constrained but there would be a significant degree of overall visual effect at the site's boundaries and on receptors using the Public Rights of Way within the site. Otherwise, visual harms of the potential development would be likely to be minimal.

Whilst there would be a significant change to the landscape character of the site, there is potential in landscape character terms for development of the small and medium scale residential development typologies, framed in part by the hedgerow and wooded shaw vegetation, without undue harm to the landscape character of the surrounds. The northern and western boundaries of the site are robust in landscape terms and require set-backs only to protect the boundary and adjoining vegetation. The north-east and eastern boundary against Higham Lane require the careful design of set backs and structural screen planting to mitigate the visual effects on these views. The routes and amenity of the two Public Rights of Way that cross the site need to be protected as far as possible and integrated with the site's green infrastructure and into the open space areas.

Whilst the assessment outcomes of the landscape and visual effects of the large scale residential development typology are similar to the smaller scale typologies, in practice this scale of development would represent a substantial 'step up' in scale of development from the residential area to the south. It is considered that there is no potential for this scale of development within this site.

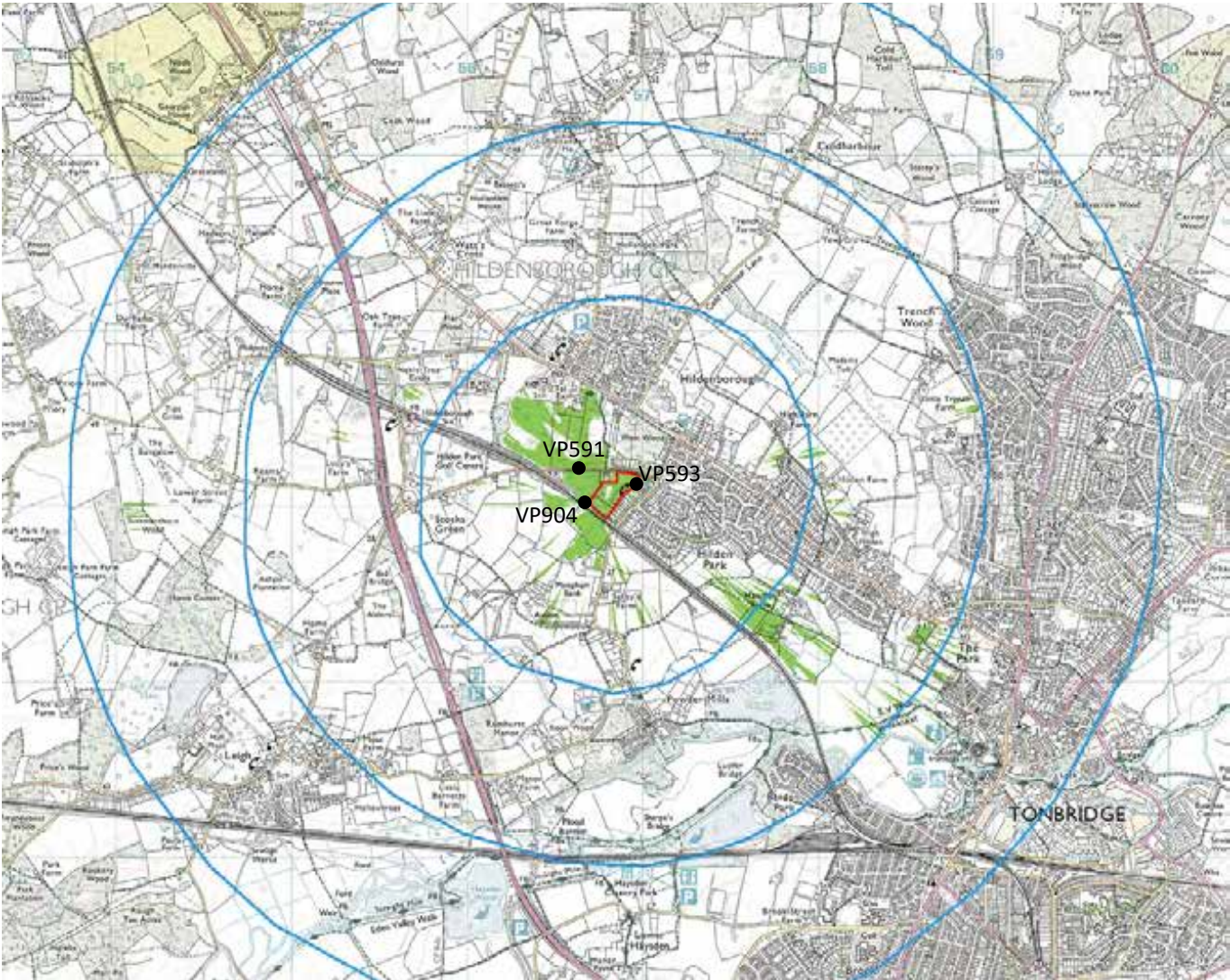


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

59692 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape within the borough
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

59692 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the combined site may be visible from within in the surrounding landscape. The theoretical viewshed is largely restricted to local views from within 1km of the boundary of the site to the north-west, west and south. While the viewshed identifies some small, scattered areas around 1km to the south-east, the results of fieldwork suggest that these views would be glimpses only and likely to be heavily filtered by intervening vegetation.

From Stocks Green Road, including along the site's northern boundary, there are a limited number of glimpsed views into the site through gateways into the fields in which the potential development would be likely to be seen. Seen from Stocks Green Road to the west, the land rises up to the site's western boundary such that the site itself is not visible (VP591). Potential development would, however, be likely to be visible in this view along this boundary. For the small scale residential development typology, the visual effects on receptors adjacent to the site would generally be of an overall Moderate adverse effect. This would rise to an overall Major-Moderate adverse effect for the medium scale typology.

From Stocks Green Road beside the site the potential development would be seen in the foreground of this view (VP593). The houses on Leigh Road form part of the view. For the small scale residential development typology, the visual effects on receptors adjacent to the site would generally be of an overall Major-Moderate adverse effect. This would rise to an overall Major adverse effect for the medium scale typology. In views of the potential development from the Public Right of the Way along the western and southern boundaries the visual effects would be significant with the potential development seen in the immediate foreground of these views (VP904).

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP591 - Stocks Green Road looking south	Low	Recreational: Moderate Susceptibility Moderate Sensitivity	Moderate	Substantial	N/A	Moderate Adverse	Major- Moderate Adverse	N/A
VP593 - Stocks Green Road looking south-west	Low	Recreational: Moderate Susceptibility Moderate Sensitivity	Substantial	Very Substantial	N/A	Major- Moderate Adverse	Major Adverse	N/A
Vp904 - PRoW along the south boundary looking north-east	Low	Recreational: High Susceptibility Moderate Sensitivity	Substantial	Very Substantial	N/A	Major- Moderate Adverse	Major Adverse	N/A

Note: * Assessments based on effects without mitigation

For the small scale residential development typology, the visual effects on receptors adjacent to the site would generally be of an overall Major-Moderate adverse effect. This would rise to an overall Major adverse effect for the medium scale typology.

The large scale residential development typology is not considered to be appropriate for this site and no assessment has been undertaken.

The extent of the visual effects would be highly constrained but there would still be several views that would be significantly impacted on or at the boundary of the site. Any development would need to seek to minimise these visual effects through setbacks of the development and strategic buffer planting.

Visual Impact Appraisal

59692 - Viewpoint Images

VP591 - Stocks Green Road

Approximate site extent



VP593 - Stocks Green Road looking south-west

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

59692 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology *			Potential Overall Landscape Effect by Typology*		
						Small	Medium	Large	Small	Medium	Large
8c: West Hildenborough Farmlands	THHP03	No	Low	Small: Medium-Low Medium: Medium Large: Medium	Small: Medium-Low Medium: Medium Large: Medium	Moderate	Moderate	N/A	Moderate to Moderate-Minor Adverse	Moderate Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA THHP03, which has Medium-Low landscape sensitivity to the small scale residential development typology and Medium landscape sensitivity to the medium scale typology. The large scale residential development typology is not considered to be appropriate for this site and no assessment has been undertaken.

The site comprises one main field of grassland subdivided by fences into several grazing paddocks. There are several small prefabricated buildings in the south-east part of the site and two copses of trees within the site as well. The site is set to the immediate west of houses and gardens in Hilden Park along Leigh Road. The northern boundary is along Stocks Green Road. Fronting onto Stocks Green Road, opposite the site, are a row of detached houses and gardens that lie within the settlement boundary. The western boundary lies against a further grassed field and also against a small group of houses and gardens on the south side of Stocks Green Road. These houses lie outside of the settlement boundary. The southern boundary adjoins the Ashford-London mainline railway. To the south of the railway there is open countryside.

The site is well related to the adjoining settlement to the east and north and is contained to some degree from the wider countryside to the south by the rising topography and by the railway line. The presence of the small group of houses to the south of Stocks Green Road provides some enclosure from the countryside to the west and north-west. The site has an urban edge quality to it and is not strongly related to the countryside to the west, north-west and south of the railway.

The main landscape changes would be the change in the land use of the site to an urban one and, consequently, a loss of its openness. There would also be the partial urbanising effects of further residential development on the countryside to the west.

The landscape change would have an overall Moderate to Moderate-Minor adverse impact in the case of the small scale residential development typology, rising to Moderate adverse for the medium scale residential development typology.

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be highly constrained but there would still be several views that would be significantly impacted on and adjacent to the site. Any development would need to seek to minimise the greatest of these visual effects through the careful design of setbacks of the development and strategic buffer planting.

There would be a relatively moderate change to the landscape character of the site and there is potential in landscape character terms for development of the small and medium scale residential development typologies, without undue harm to the landscape character of the surrounds. Detailed consideration is still required as to the location and height of development along the western edge to ensure visual effects on the countryside to the west are minimised and strategic buffer landscaping would be necessary. The amenity of the Public Right of Way (public footpath) along the southern and western boundaries would need to be protected as far as possible and integrated into the green infrastructure of any potential scheme.

Settlement: Tonbridge and Hilden Park

Site: 59693 - Land South of Kerromoor, Higham Lane

Parish: Tonbridge
Ward: Higham

This site is comprised of one large, essentially flat arable field and adjoins the Higham Wood residential area of Tonbridge to the south and east. It is bordered by Higham Lane to the west and by the gardens of two residential properties that front onto Higham Lane. To the north the site borders onto further agricultural land.

The site's boundary with Higham Lane is marked by a hedgerow with some hedgerow trees. The boundary with the residential area to the south and east is made up mainly of rear garden fences with little by the way of significant vegetation. There is a wooded belt of trees along the western section of the northern boundary, dividing it from an area of pasture to the north but to along the remainder of the northern boundary the boundary is only marked by a ditch and some scattered vegetation along this.

The site is not crossed by any Public Rights of Way.

Proposed development type: Residential

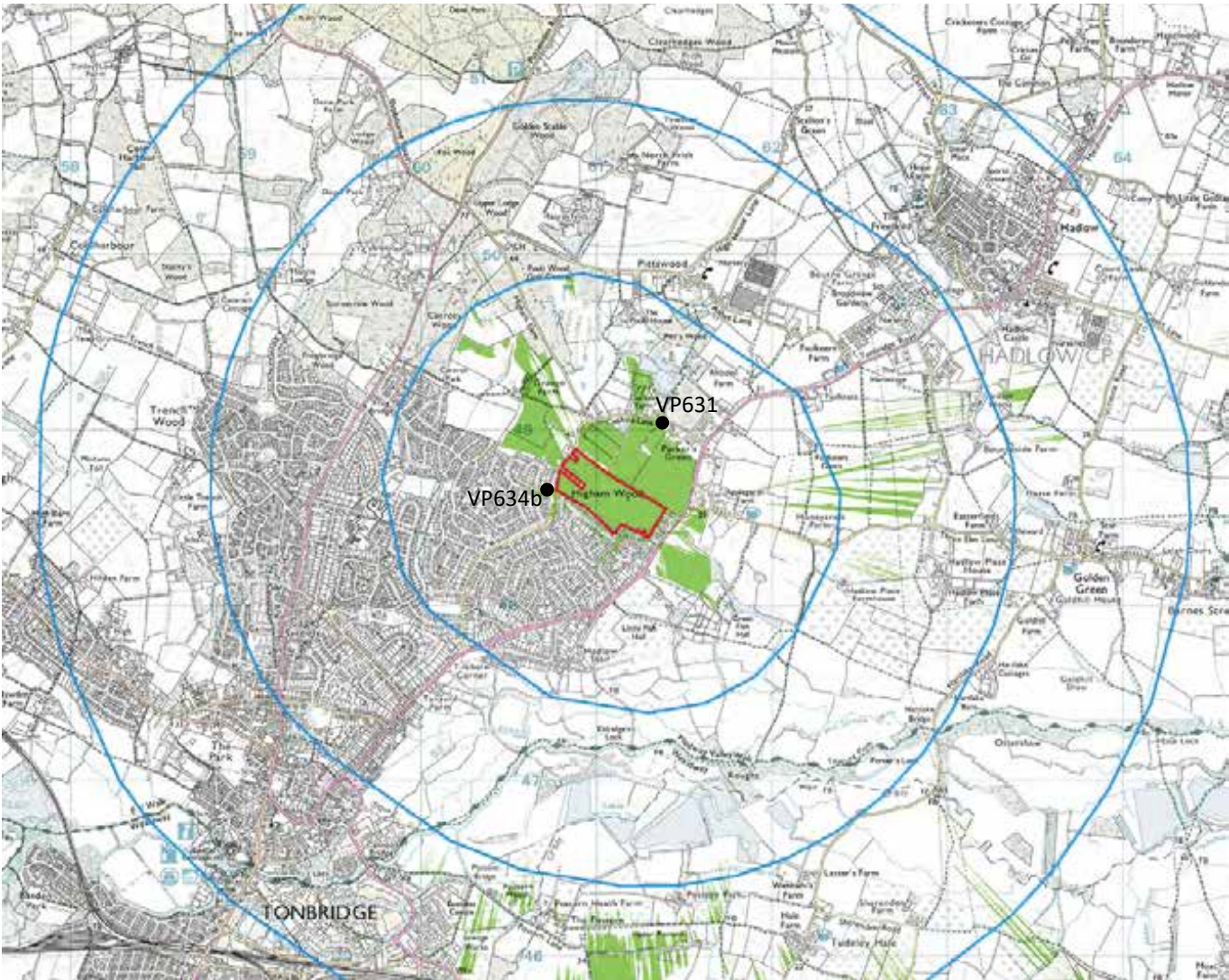


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

59693 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

59693 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the combined site may be visible from within in the surrounding landscape. The theoretical viewshed is almost entirely restricted to local views from within 1km of the boundary of the site to the north and east. While the viewshed identifies some small, scattered areas beyond 1km to the east, the results of fieldwork suggest that these views would be glimpses only and likely to be heavily filtered by intervening vegetation. The visual effects on the views from beyond 1km of the site's boundaries of potential development on the site are likely to be limited. Only from the north, from Cuckoo Lane, would there be open views towards the site. Views from the A26 to the north-east of the site are screened by the hedgerow and wooded strips immediately alongside the road.

At the site boundaries, there would be some views from Higham Lane to the west (VP643b) and from more or less all of residencies and from some roads and footways along the edge the settlement to the south. Depending on the siting of development and the scale and nature of the mitigation the visual change could be quite marked for these views in which the potential development would change the views from rural to suburban ones. There would be an overall Moderate adverse visual effect on these views with the small scale residential development typology, rising to an overall Major-Moderate adverse visual effect with the medium scale residential development typology.

From Cuckoo Lane to the north there would be glimpsed views across the flat arable fields across much of the site (VP631). In these views the existing settlement edge is visible immediately beyond the site to the south. Potential development on the site would be seen in these views but as the existing settlement

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP631 - Cuckoo Lane looking south	Low	Recreational: High Susceptibility Moderate Sensitivity	Slight	Substantial	N/A	Moderate- Minor Adverse	Major- Moderate Adverse	N/A
VP634b - Higham Lane looking east	Low	Recreational: High Susceptibility Moderate Sensitivity	Moderate	Substantial	N/A	Moderate Adverse	Major- Moderate Adverse	N/A

Note: * Assessments based on effects without mitigation

edge is clearly visible the small scale residential development typology would not significantly change the nature of the view. The medium scale residential development typology would be a more marked change in character. There would be an overall Moderate-Minor adverse visual effect on these views with the small scale residential development typology, rising to an overall Major-Moderate adverse visual effect with the medium scale residential development typology.

The large scale development typology is considered inappropriate for this site and has not been assessed.

The extent of the visual effects would be highly constrained but there would still be a series of views that would be significantly impacted close to and within the site. Any development would need to seek to minimise the greatest of these visual effects through setbacks of the development and strategic buffer planting, especially along the northern and western boundaries.

Visual Impact Appraisal

59693 - Viewpoint Images

VP634b - Higham Lane looking east

Approximate site extent



VP631 - Cuckoo Lane looking south

Approximate site extent



Landscape and Visual Impact Appraisal

Proposed development type: Residential

59693 - Summary of Landscape and Visual Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology *			Potential Overall Landscape Effect by Typology*		
						Small	Medium	Large	Small	Medium	Large
8a: Hadlow Farmlands	THHP09	No	Low	Small: Medium-Low Medium: Medium Large: High-Medium	Small: Medium-Low Medium: Medium Large: High-Medium	Moderate	Substantial	N/A	Moderate to Moderate-Minor Adverse	Major-Moderate Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA THHP09, which has Medium landscape sensitivity to both small and medium scale residential development typologies. The large scale development typology is considered inappropriate for this site and has not been assessed.

This site is comprised of one large, essentially flat arable field and adjoins the Higham Wood residential area of Tonbridge to the south and east. It is bordered by Higham Lane to the west and by the gardens of two residential properties that front onto Higham Lane. To the north the site borders onto further agricultural land. The boundary with the residential area to the south and east is made up mainly of rear garden fences with little by the way of significant vegetation. Much of the northern boundary the boundary is only marked by a ditch and some scattered vegetation along this.

The character of the site is influenced by the adjoining settlement to the south, west and east, and the open nature of the boundaries along the south and east sides. The northern side is

more rural in character but the site whilst evidently countryside, is something of a transitional area between the suburban area of Higham Wood to the south and the wider countryside to the north.

The main landscape changes would be the loss of the arable land use and loss of its openness. There would also be the partial urbanising effects of further residential development on the countryside, as although it would adjoin developed edges.

The landscape change would have an overall Moderate to Moderate-Minor adverse impact in the case of the small scale residential development typology, rising to Major-Moderate adverse for the medium scale residential development typology.

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be highly constrained but there would be a significant degree of overall visual effect at the site's boundaries. Otherwise, visual harms of the potential development would be likely to be minimal.

Whilst there would be a significant change to the landscape character of the site, there is potential in landscape character terms for development of the small and medium scale residential development typologies, without undue harm to the landscape character of the surrounds although a significant landscaped edge is required along the northern boundary.

Land to the north of this site is also being promoted and assessed by this appraisal (sites 59721, 59865 and 68388, with site 59960 to the west of Higham Lane). Should these sites come forward for development this would change the landscape context of the site. Whilst there is potential for development on this site in its own right, the consideration of the landscape and visual matters raised by this appraisal for all of these sites would be best addressed jointly in a coordinated approach.

Settlement: Tonbridge and Hilden Park

Proposed development type: Residential

Site: 59721 - Land At Little Peppyns Orchards, Higham Lane

Parish: Tonbridge
Ward: Higham

This site is comprised of two small, essentially flat grassed fields. The site borders Higham Lane to the west with part of its northern boundary against Cuckoo Lane. To the east and south the site borders onto further agricultural land. The two fields are divided by a hedgerow. The southern of the two fields is occupied by a small commercial business with some hardstanding and a few single storey sheds.

The site's boundary with Higham Lane and Cuckoo Lane are marked by tall hedgerows with some denser woodland strips. The boundary with the field to the south is formed of a wooded belt of trees. There is a mixed quality hedgerow to the east, with some gaps, but also some hedgerow trees. To the north, forming a triangle of land between the site and Cuckoo Lane is an area of scattered woodland. The site is not crossed by any Public Rights of Way.



Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

59721 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

59721 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the combined site may be visible from within in the surrounding landscape. The theoretical viewshed is almost entirely restricted to local views from within 500m of the boundary of the site to the west, south and east. While the viewshed identifies some small, scattered areas beyond 1km to the east, the results of fieldwork suggest that these views would be glimpses only and likely to be heavily filtered by intervening vegetation. The visual effects on the views from beyond 500m of the site's boundaries of potential development on the site are likely to be limited. Only from the south, from the edge of the settlement at Higham Wood, would there be open views towards and across the site. Views from the A26 to the east of the site are largely screened by the hedgerow and wooded strips immediately alongside the road and by vegetation along the site's eastern boundary.

At the site boundaries, there would be some glimpsed views from Higham Lane and Cuckoo Lane to the west through the vegetation along this boundary (VP632). There would be an overall Moderate-Minor adverse visual effect on these views with the small scale residential development typology, rising to an overall Moderate adverse visual effect with the medium scale residential development typology.

Views from the A26 Hadlow are largely obscured by the hedgerow and wooded strips alongside the road. However, there would still be glimpses of the potential development between, through and over this vegetation where the site abuts the road (VP627).

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP627 - A26 looking east	Low	Recreational: High Susceptibility Moderate Sensitivity	Slight	Moderate	N/A	Moderate- Minor Adverse	Moderate Adverse	N/A
VP632 - Higham Lane looking south east	Low	Recreational: High Susceptibility Moderate Sensitivity	Slight	Moderate	N/A	Moderate- Minor Adverse	Moderate Adverse	N/A

Note: * Assessments based on effects without mitigation

Generally, the overall visual effects would be Moderate-Minor adverse on these views with the small scale residential development typology, rising to an overall Moderate adverse visual effect with the medium scale residential development typology. The large scale development typology is considered inappropriate for this site and has not been assessed.

The extent of the visual effects would be highly constrained but there would still be a series of views that would be significantly impacted close to the site. Any development would need to seek to minimise the greatest of these visual effects through some strategic buffer planting, especially along the eastern boundary.

Visual Impact Appraisal

59721 - Viewpoint Images

VP627 - A26 looking east

Approximate site extent



VP632 - Higham Lane looking south east

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

59721 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology *			Potential Overall Landscape Effect by Typology*		
						Small	Medium	Large	Small	Medium	Large
8a: Hadlow Farmlands	THHP09	No	Low	Small: Medium-Low Medium: Medium Large: High-Medium	Small: Medium-Low Medium: Medium Large: High-Medium	Very Substantial	Very Substantial	N/A	Major to Major-Moderate Adverse	Major Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA THHP09, which has Medium landscape sensitivity to both small and medium scale residential development typologies. The large scale development typology is considered inappropriate for this site and has not been assessed.

This site is comprised of two small, essentially flat grassed fields. The site borders Higham Lane to the west with part of its northern boundary against Cuckoo Lane. To the east and south the site borders onto further agricultural land. The two fields are divided by a hedgerow. The southern of the two fields is occupied by a small commercial business with some hardstanding and a few single storey sheds. The site's boundary with Higham Lane and Cuckoo Lane are marked by tall hedgerows with some denser woodland strips. The boundary with the field to the south is formed of a wooded belt of trees. There is a mixed quality hedgerow to the east, with some gaps, but also some hedgerow trees.

The character of the site is rural in character although the presence of the business on the site and presence of houses along Higham Lane and Cuckoo Lane provide some development context.

The main landscape changes would be the loss of the pasture use and loss of its openness. There would be the need for some hedgerow and tree loss to form a new residential access onto Higham Lane, probably at the location of the existing access, although this would need widening and sight lines created. This vegetation loss and impact on the rural character of Higham Lane would be likely to be significant. There would also be the partial urbanising effects of residential development on the countryside, physically separated from other settlement although adjoining some scattered rural development to the north.

The landscape change would have an overall Major to Major-Moderate adverse impact in the case of both of the residential development typologies.

Landscape and Visual Impact Appraisal

Proposed development type: Residential

59721 - Summary of Landscape and Visual Effects

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be highly constrained but there would be a significant degree of overall visual effect at the site's boundaries. Otherwise, visual harms of the potential development would be likely to be minimal.

There would be a significant change to the landscape character of the site and the new residential access onto Higham Lane would have a significant effect on existing vegetation and the rural character of Higham Lane. There is limited or no potential in landscape character terms for development of the small and medium scale residential development typologies, without undue harm to the landscape character of the site and surrounds.

However, land around this site is also being promoted and assessed by this appraisal (sites 59685, 59693 and 68388, with site 59960 to the west of Higham Lane). Should these sites come forward for development this would change the landscape context of the site. Whilst there is limited or no potential for development on this site in its own right, in tandem with these other sites there would be some potential for development of the small scale residential development typology. The consideration of the landscape and visual matters raised by this appraisal for all of these sites would be best addressed jointly in a coordinated approach.

Settlement: Tonbridge and Hilden Park

Proposed development type: Residential

Site: 59745 - Hilden Farm Road

Parish: Hildenborough
Ward: Hildenborough

The site comprises two fields. The southerly one is rough grassland with two copses and several separate mature trees. The northerly one is mown or grazed grass. It has a single mature tree in it but otherwise is open in character. The site adjoins the residential area of Hilden Park to the south and partly along the west, specifically houses and gardens along Oaklands Way and Hill View Road, and is accessed via Hilden Avenue. To the west is a former farmstead, Hilden Farm, now converted to a number of residences. To the north and east there is agricultural land. The site's boundaries have a number of mature trees and small copses scattered along its length but there are only hedges to the north and the east and west boundaries are relatively open. The site and the adjoining Hilden Farm lie on a raised dome of landform with the land falling steadily away to the north towards the course of the Hilden Brook. A Public Right of Way (public footpath) runs diagonally across the southern of the two fields. The countryside to the west and north of the site, within 1km, includes several Public Rights of Way. The countryside to the east, between the site and the edge of Trench Wood, has no Public Rights of Way, but there is public access to various playing fields at Longmead to the east at the edge of Trench Wood.

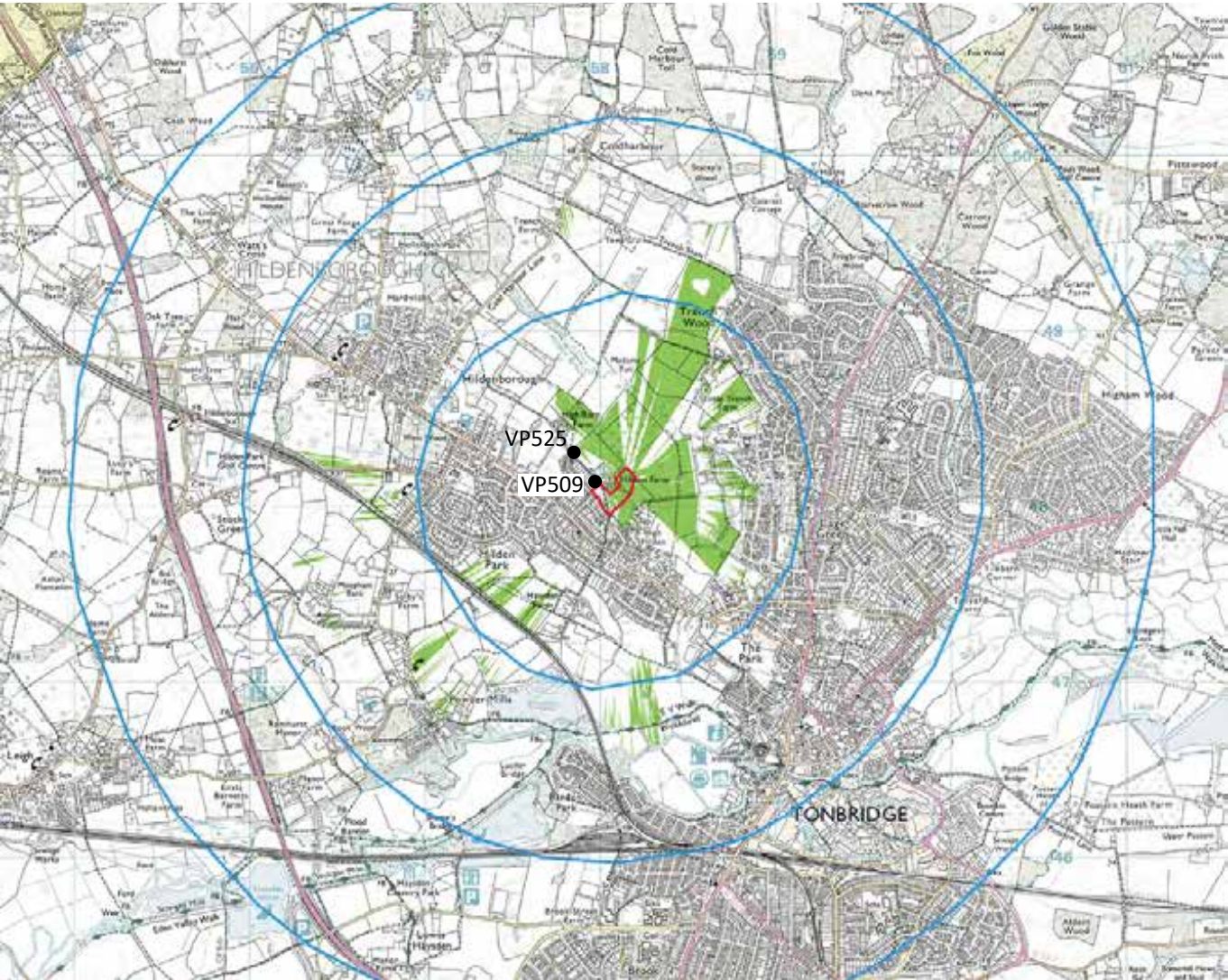


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

59745 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

59745 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the combined site may be visible from within in the surrounding landscape. The theoretical viewshed includes local views from within 1km of the boundary of the site to the north-west, east and south-east, as well as an area to the south of Hilden Park to the south. While the viewshed identifies some small, scattered areas around 1km to the south and north, the results of fieldwork suggest that these views would be glimpses only and likely to be heavily filtered by intervening vegetation.

From the Public Right of Way at the crossing point of the drive to Hilden Farm, there are views across the southern field and to the edge of the settlement (VP509). Other than where the Public Right of Way crosses the site there are very few other views from it due to the presence of vegetation along much of its length. Only to the north where the route crosses diagonally through a field are there more open views to the northern part of the site (VP525). For the small and medium scales of the residential development typologies, the visual effects on receptors on the Public Right of Way on the site would be of an overall Major-Moderate adverse effect. For the other views from the same path, to the north-west, the visual effects would be an overall Moderate adverse effect for both the small and medium development typologies.

The large scale residential development typology is not considered to be appropriate for this site and no assessment has been undertaken.

The extent of the visual effects would be relatively constrained but there would still be several views that would be significantly impacted on and close to the site to the north-west. Any development would need to seek to minimise the greatest of these visual effects through the careful design of the new access, setbacks of the development and strategic buffer planting.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP525 - PRoW parallel to Hill View Road looking south-east	Moderate	Recreational: High Susceptibility High Sensitivity	Slight	Slight	N/A	Moderate Adverse	Moderate Adverse	N/A
VP509 - PRoW off Hill View Road looking south	Moderate	Recreational: High Susceptibility High Sensitivity	Very Substantial	Very Substantial	N/A	Major+ Adverse	Major+ Adverse	N/A

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

59745 - Viewpoint Images

VP525 - PRoW parallel to Hill View Road looking south-east

Approximate site extent



VP509 - Public Right of Way, within the site, looking south

Approximate site extent



Landscape and Visual Impact Appraisal

Proposed development type: Residential

59745 - Summary of Landscape and Visual Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology *			Potential Overall Landscape Effect by Typology*		
						Small	Medium	Large	Small	Medium	Large
8b: East Hildenborough Farmlands	THHP01	No	Low	Small: Medium-Low Medium: Medium-Low Large: High	Small: Medium Medium: Medium Large: High-Medium	Moderate	Substantial	N/A	Moderate Adverse	Major-Moderate Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA THHP01, which has Medium-Low landscape sensitivity to the small scale residential development typology and Medium landscape sensitivity to the medium scale typology.

The site comprises two fields. The southerly one is rough grassland with two copses and several separate mature trees. The northerly one is mown or grazed grass. It has a single mature tree in it but otherwise is open in character. The site adjoins the residential area of Hilden Park to the south and partly along the west, specifically houses and gardens along Oaklands Way and Hill View Road. To the west is a former farmstead, Hilden Farm, now converted to a number of residences. To the north and east there is agricultural land. The site's boundaries have a number of mature trees and small copses scattered along its length but there are only hedges to the north and the east and west boundaries are relatively open. The site and the adjoining Hilden Farm lie on a slightly raised promontory of landform with the land falling steadily away

to the north towards the course of the Hilden Brook and south back to Hilden Park.

The main landscape changes would be the change in use of the site to an urban one and, consequently, a loss of its openness. There would also be the partial urbanising effects of further residential development on the countryside, although it would adjoin the existing area of Hilden Park to the south and partly to the south-west.

The landscape change would have an overall Moderate adverse impact in the case of the small scale residential development typology, rising to Major-Moderate adverse for the medium scale typology. The large scale development typology is not considered to be appropriate and has not been assessed.

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be relatively constrained but there would still be several views that would be significantly impacted on and close to the site to the north-west. Any development would need to seek to minimise the greatest of these visual effects through the careful design of the new access, setbacks of the development and strategic buffer planting.

Whilst there would be a significant change to the landscape character of the site, there is potential in landscape character terms for development of the small and medium scale residential development typologies, without undue harm to the landscape character of the surrounds. Care would be required with the layout and massing to minimise the visual effects in views from the north-west and the boundaries would require strategic buffer planting in places where these are open in character. The amenity of the Public Right of Way (public footpath) across the southern part of the site would need to be protected as far as possible and integrated into the green infrastructure of the layout, and care taken with the design of a potential new access arrangement from Hilden Avenue.

Settlement: Tonbridge and Hilden Park

Site: 59746 - Coblands Nursery, Trench Road

Proposed development type: Residential

Parish: Tonbridge
Ward: Trench

The site comprises the land, a large barn-like building, roads, hardstanding, some polytunnels and a reservoir associated with a tree and shrub nursery. The nursery use occupies much of the site and other than the boundary vegetation, the only notable other vegetation surrounds the reservoir. The barn building is located close to the north-west boundary, where there is car parking and some outdoor storage. The site slopes noticeably from its northeastern boundary down to the south-west where the reservoir is sited. The site adjoins the Trench Wood residential area of Tonbridge to the east and is accessed from Trench Road. It is bordered by housing and woodland along Northwood Road. To the north is St Margaret Clitheroe Primary School and, to the south, are some allotments, a pre-school, Oakley School and Tonbridge Angels Football Club. To the west there are various private residences and gardens, with agricultural land and countryside beyond this. The site's boundaries are all well vegetated, with wooded edges to the south-east and along part of the north-east boundary. A Public Right of Way (bridleway) runs around the northern part of the site, along Beaulieu Road. The countryside to the west of the site, within 1km, includes several Public Rights of Way.

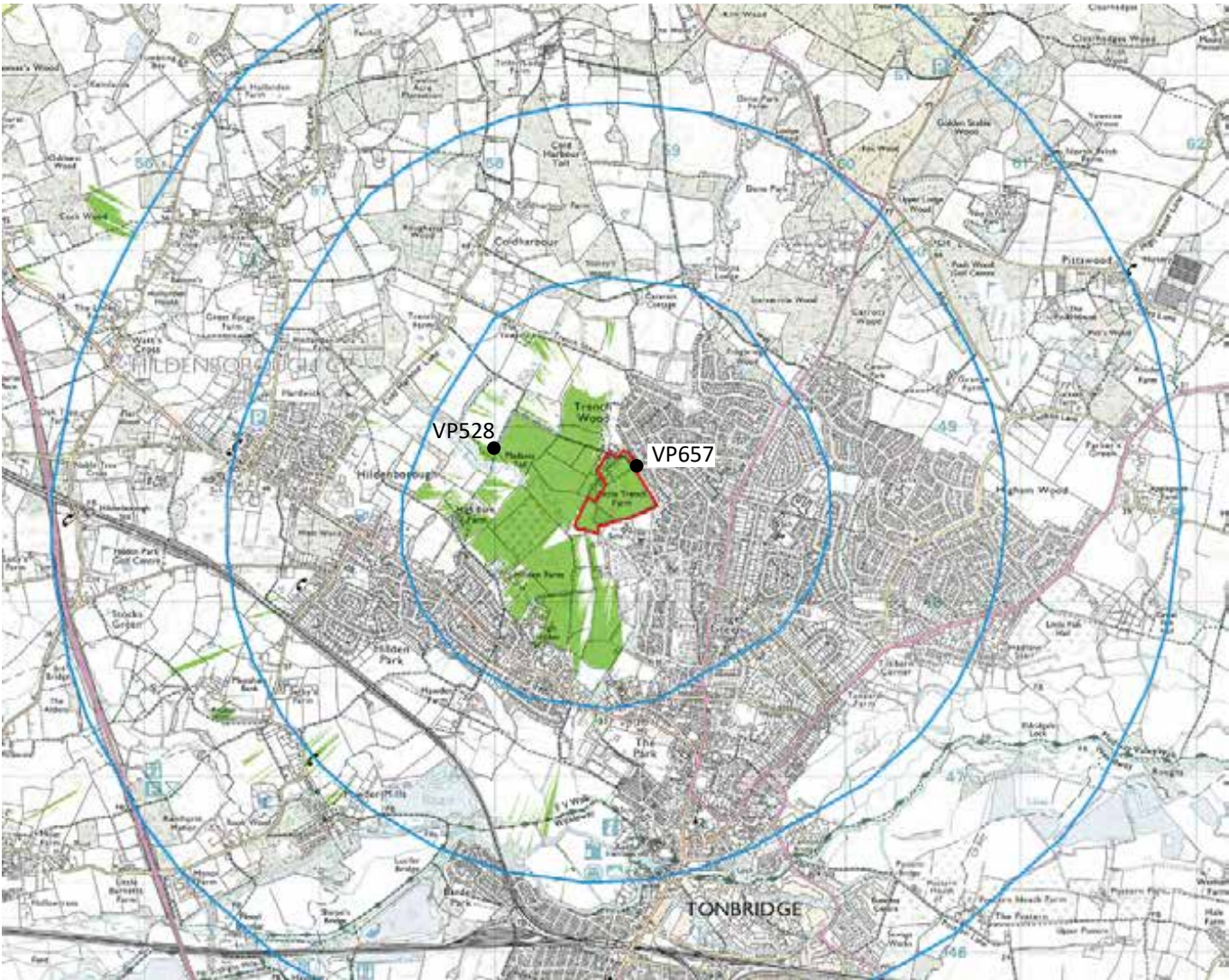


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

59746 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

59746 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the combined site may be visible from within in the surrounding landscape. The theoretical viewshed is almost entirely restricted to local views from within 1km of the boundary of the site to the north-west, west and south. While the viewshed identifies some small, scattered areas beyond 1km to the south and west, the results of fieldwork suggest that these views would be glimpses only and likely to be heavily filtered by intervening vegetation.

From the Public Right of Way on Beaulieu Road at the site's northern boundary, there are some partial views through gateways into the site (VP657). Otherwise views from the existing settlement into the site are almost entirely screened by the wooded boundaries. Depending on the nature of the access proposals associated with a potential development, these relatively narrow existing views may be opened up. For the small and medium scales of the residential development typologies, the visual effects on receptors adjacent to the site would generally be of an overall Major-Moderate adverse effect. For the large scale residential development typology this would increase to an overall Major adverse effect.

There would be several open views from the closest Public Right of Way to the west of the site, from around 600m away (VP528). In these views back to the settlement edge of Trench Wood, the existing built edge is largely screened by its wooded boundaries, and the site is not evident and the barn building and various polytunnels on the site are screened. However, the potential development would be likely to be visible above some of the trees that border the site, depending on the form

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP528 - PRoW north of High Barn Farm looking east	Moderate	Recreational: High Susceptibility High Sensitivity	Slight	Moderate	Substantial	Moderate Adverse	Mjor- Moderate Adverse	Major Adverse
VP657 - Beaulieu Road looking south west	Moderate	Recreational: High Susceptibility Moderate Sensitivity	Substantial	Substantial	Very Substantial	Mjor- Moderate Adverse	Mjor- Moderate Adverse	Major Adverse

Note: * Assessments based on effects without mitigation

and height of the potential development. For the small scale of the residential development typology, the visual effects on receptors on this Public Right of Way would be of an overall Moderate adverse effect. This would rise to an overall Major-Moderate and Major adverse visual effect for the medium and large scale residential development typologies respectively. The extent of the visual effects would be relatively constrained but there would still be several views that would be significantly impacted close to and potentially more distant from the site to the west. Any development would need to seek to minimise the greatest of these visual effects through the careful design of the new access, setbacks of the development and strategic buffer planting.

Visual Impact Appraisal

59746 - Viewpoint Images

VP528 - PRoW north of High Barn Farm looking east

Approximate site extent



VP657 - Beaulieu Road looking south west

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

59746 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology *			Potential Overall Landscape Effect by Typology*		
						Small	Medium	Large	Small	Medium	Large
8b: East Hildenborough Farmlands	THHP01	No	Low	Small: Medium-Low Medium: Medium-Low Large: High	Small: Medium Medium: Medium Large: High-Medium	Moderate	Substantial	Very Substantial	Moderate Adverse	Major-Moderate Adverse	Major Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA THHP01, which has Medium-Low landscape sensitivity to the small scale residential development typology, Medium landscape sensitivity to the medium scale typology and High-Medium landscape sensitivity to the large scale typology.

The site comprises the land, a large barn-like building, roads, hardstanding, some polytunnels and a reservoir associated with a tree and shrub nursery. The nursery use occupies much of the site and other than the boundary vegetation, the only notable other vegetation surrounds the reservoir. The site adjoins the Trench Wood residential area of Tonbridge to the east. It is bordered by housing and woodland along Northwood Road. To the north is St Margaret Clitheroe Primary School and, to the south, are some allotments, a pre-school, Oakley School and Tonbridge Angels Football Club. To the west there are various private residences and gardens, with agricultural land and countryside beyond this. The site's boundaries are all well vegetated, with wooded edges to the south-east and along part of the north-east boundary. The site adjoins the settlement edge of Trench Wood and is partially contained to both the north and south by the various schools and other uses, as described above, although these land uses are not within the defined settlement. Open countryside lies to the west of the site. The intensively used character of the nursery, its roads, hardstandings, polytunnels and large building means that the site has a reduced sense of rurality, although despite the structures it retains a sense of visual openness with some views of the countryside to the west.

The main landscape changes would be the change in use of the site to an urban one and, consequently, a loss of its openness. There would also be the partial urbanising effects of further residential development on the countryside, although it would adjoin the existing area of Trench Wood to the east.

The landscape change would have an overall Moderate adverse impact in the case of the small scale residential development typology, rising to Major-Moderate adverse for the medium scale and an overall Major adverse impact for the large scale residential development typology.

Landscape and Visual Impact Appraisal

Proposed development type: Residential

59746 - Summary of Landscape and Visual Effects

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be relatively constrained but there would still be several views that would be significantly impacted close to and potentially more distant from the site to the west. Any development would need to seek to minimise the greatest of these visual effects through the careful design of the new access, setbacks of the development and strategic buffer planting.

Whilst there would be a significant change to the landscape character of the site, there is potential in landscape character terms for development of the small and medium scale residential development typologies, without undue harm to the landscape character of the surrounds. Much of the western boundary of the site is robust in landscape terms but detailed consideration is still required as to the location and height of development along this edge to ensure visual effects on the countryside to the west are minimised. The amenity of the Public Right of Way (bridleway) along the northern boundary would need to be protected as far as possible and care taken with the design of a potential new access arrangement.

The large scale residential development typology would represent a substantial 'step up' in scale of development from the existing residential area to the east and the visual effects on the countryside to the west would be considerable. It is considered that there is no potential for this scale of development within this site.

Settlement: Tonbridge and Hilden Park

Proposed development type: Residential

Site: 59765 - Land Part of Manor Farm, Lower Haysden Lane

Parish: Tonbridge
Ward: Judd

The site comprises two irregular shaped arable fields. The site is essentially flat and bound by hedges on all sides, except along the south-western part of the boundary which cuts across two fields and is not demarcated by any features on the ground. The north-western boundary lies against several other fields that separate the site from the hamlet of Lower Haysden to the west. There are several scattered mature hedgerow trees along the southern boundary with the Nexus School site and a highways depot and narrow a wooded area between the site and where it adjoins the A21 Tonbridge Bypass embankment, but otherwise the boundaries are made up of well-tended hedges. The site borders Upper Haysden Lane, to the east, and part of Lower Haysden Lane to the north. There is a roughly triangular shaped field to the east that lies between the site and the junction of these two roads with Brook Street.

To the immediate north of Lower Haysden Lane are some of the playing fields of Judd School, including a fenced and lit 3G pitch and storage building, and to the north-east is a new residential development partly complete (Barden Croft). To the east of Upper Haysden Lane is the residential area of the Brook Street part of Tonbridge. The site, therefore, adjoins the settlement boundary along this side.

To the south of the site is the A21 Tonbridge Bypass, a dual two lane carriageway, set on a wooded embankment to the south-west before it passes into a wooded cutting at its junction with the A26. These features define the southern edge of Tonbridge and form part of the northern edge of the High Weal National Landscape which covers the rising hills to the south.

One Public Right of Way (public footpath) runs along part of the western boundary of the site. The countryside to the west of the site, within 1km, includes several Public Rights of Way including a section of the Wealdway that runs through



Site location

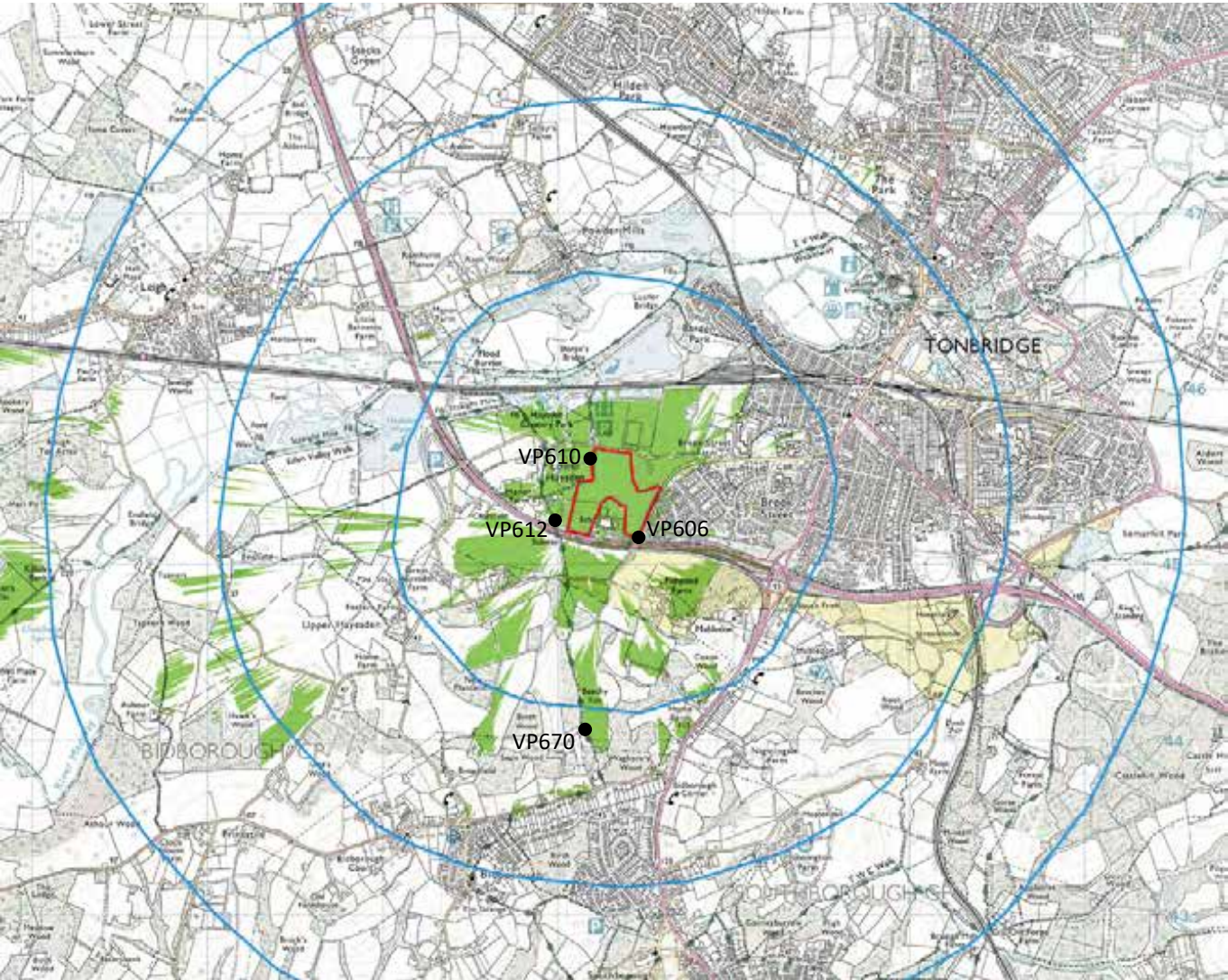
Base image: Google Maps (2025)

Lower Haysden before crossing the A21 to the south via an underpass.

Visual Impact Appraisal

59765 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape within the borough
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

59765 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the combined site may be visible from within in the surrounding landscape. The theoretical viewshed is largely restricted to local views from within 1km of the boundary of the site to the north, west and south. The viewshed also identifies scattered areas with views from beyond 1km to the south of the A21. The areas to the south-east lie mainly within the High Weald National Landscape. While the viewshed identifies these areas, the results of fieldwork suggest that in many cases these views would be glimpses only and likely to be heavily filtered by intervening vegetation. There are views of the site from the higher ground south towards the Bidborough Ridge, as reviewed further below.

From Upper Haysden Lane to the east there are views towards the site from the road and footways, as well as the residencies on this edge of Brook Street. These views into the site are largely screened by the hedgerow along the site's boundary but the potential development would be seen over and beyond this hedge. There is a one gap in this hedgerow, to the south, at the access to the Nexus School site and highways depot (VP606). This provides an open view of the eastern part of the site. Similarly for the views from Lower Haysden Lane, these are largely over the hedgerow that borders the site and across other fields, although there are a few gaps from where more open views into the site can be obtained. The potential development would be seen over the hedge and through the gaps and be seen at close range from these roads and footways. A new residential access would need to be provided from one or both roads and this would open up further views into the potential development. For both sets of views from the roads adjacent to the site, for the small and medium scales of the residential development typologies, the visual effects on receptors adjacent to the site would generally be of an overall Major-Moderate adverse effect. For the large

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP670 - Wealdway footpath at Beechy Toll in Bidborough looking north	Very High	Recreational: High Susceptibility Very High Sensitivity	Slight	Slight	Moderate	Major- Moderate Adverse	Major- Moderate Adverse	Major Adverse
VP606 - Upper Haysden Lane looking north west	Low	Recreational: Moderate Susceptibility Moderate Sensitivity	Substantial	Substantial	Very Substantial	Major- Moderate Adverse	Major- Moderate Adverse	Major Adverse
612 - PRoW north of The Wealdway Subway looking north-east	Low	Recreational: High Susceptibility Moderate Sensitivity	Substantial	Substantial	Very Substantial	Major- Moderate Adverse	Major- Moderate Adverse	Major Adverse
610 - PRoW south of Lower Haysden Road Looking east	Low	Recreational: High Susceptibility Moderate Sensitivity	Very Substantial	Very Substantial	Very Substantial	Major Adverse	Major Adverse	Major Adverse

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

59765 - Summary of Visual Effects

Proposed development type: Residential

scale residential development typology this would increase to an overall Major adverse effect.

To the west of the site, there are various Public Rights of Way (public footpaths and a bridleway) within 1km of the site. A public footpath runs from Lower Haysden Lane along part of the western boundary (VP610). The current view includes part of the residential area at the edge of Brook Street and also the wooded hills of the National Landscape to the south-east beyond the A21. A potential development would be likely to be seen in the immediate foreground of this view. For all scales of the residential development typologies, the visual effects on receptors adjacent to the site would generally be of an overall Major adverse effect.

The route of the Wealdway runs through Lower Haysden to the west. Views towards the site are largely obscured by intervening vegetation. Where there are breaks in these views towards the site would be over hedgerows. From the southern end of Lower Haysden, where the Wealdway cuts diagonally across a field, is a view towards that part of the site boundary which is not demarcated on the ground (VP612). The potential development would be seen over an intervening hedgerow at relatively close range. The visual effects on the section of the Wealdway through Lower Haysden would be relatively limited except at this more southerly part. For the small and medium scales of the residential development typologies, the visual effects on receptors adjacent to the site would generally be of an overall Major-Moderate adverse effect. For the large scale residential development typology this would increase to an overall Major adverse effect.

The ZTV identifies scattered areas of potential visibility from within the National Landscape to the south. However, few of these areas coincide with publicly accessible locations. The route of the Wealdway climbs from its underpass under the A21 up the hills to the Bidborough Ridge from where there are views north over the A21 and across the floodplain of the River Medway in the Low Weald to the Greensand Ridge and part of the Kent Downs National Landscape to the north (VP670). The site is visible at around 1.5km distant and seen in the context of parts of Tonbridge both close to and more distant from the site, the new development under construction and the playing fields of Judd School beyond the site, and the Nexus School and highways depot in the foreground of the site. Potential development on the site would be visible, but it would be seen to extend the existing urban area noticeably westwards. For the small and medium scale of the residential development typologies, the visual effects on receptors on this view from the Wealdway would be of an overall Major-Moderate adverse effect. This would rise to an overall Major adverse visual effect for the large scale residential development typology where the scale of this development typology would be noticeably different to the adjoining development.

The extent of the visual effects would be relatively constrained but there would still be several views that would be significantly impacted close to and adjacent to the site with some views available from the Wealdway in the National Landscape to the south. The visual effects of the small and medium scale residential development typologies are likely to be Major-Moderate on users of the Wealdway in this part of the National

Landscape and, consequently, these development typologies on this site are considered to be potentially harmful to the setting of the National Landscape. The large scale residential development typology would be seen as a 'step-up' in scale relative to its context and would be a noticeable new built feature in these views. This visual effect is considered to be harmful to the setting of the National Landscape, albeit at a low level of harm.

Any potential development on the site would need to seek to minimise the visual effects on receptors at the site's boundaries and using the Public Rights of Way to the west. This would require the careful design of the new access, setbacks of the development from some boundaries and the provision of appropriate strategic buffer planting.

Visual Impact Appraisal

59765 - Viewpoint Images

VP670 - Wealdway footpath at Beechy Toll in Bidborough looking north

Approximate site location



VP606 - Upper Haysden Lane looking north west

Approximate site extent



Visual Impact Appraisal

59765 - Viewpoint Images

612 - PRoW north of The Wealdway Subway looking north-east

Approximate site extent



610 - PRoW south of Lower Haysden Road Looking east

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

59765 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology *			Potential Overall Landscape Effect by Typology*		
						Small	Medium	Large	Small	Medium	Large
10a: Upper Medway Floodplain	THHP04	No	Low	Small: Medium-Low Medium: Medium-Low Large: Medium	Small: Medium-Low Medium: Medium-Low Large: Medium	Substantial	Substantial	Very Substantial	Moderate to Major-Moderate Adverse	Moderate to Major-Moderate Adverse	Major Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA THHP04, which has Medium-Low landscape sensitivity to the small and medium scale residential development typologies and Medium landscape sensitivity to the large scale typology.

The site comprises two irregular shaped arable fields. The site is essentially flat and bound by hedges on all sides, except along the south-western part of the boundary which is not demarcated by any features on the ground. The north-western boundary lies against several other fields that separate the site from the hamlet of Lower Haysden to the west. There are several scattered mature hedgerow trees along the southern boundary with the Nexus School site and a highways depot and narrow a wooded area between the site and where it adjoins the A21 Tonbridge Bypass embankment. The site borders Upper Haysden Lane, to the east, and part of Lower Haysden Lane to the north. There is a roughly triangular shaped field to the east. To the immediate north of Lower Haysden Lane are some of the playing fields of Judd School and to the north-east is a new residential development partly complete (Barden Croft). To the east of Upper Haysden Lane is the residential area of the Brook Street part of Tonbridge. The site, therefore, adjoins the settlement boundary along this side.

To the south of the site is the A21 Tonbridge Bypass, a dual two lane carriageway, set on a wooded embankment to the south-west before it passes into a wooded cutting at its junction

with the A26. These features define the southern edge of Tonbridge and form part of the northern edge of the High Weald National Landscape which covers the rising hills to the south. The site adjoins the settlement boundary along its eastern side, and the Barden Croft development will, when complete, extend that settlement edge close to the north-east of the site. The countryside character of the eastern part is partially suburbanised as a result. The western part, however, is relatively distant from the settlement and has a largely rural context and countryside character. Also, from the site and surrounds the wooded hills of the High Weald National Landscape are seen as a prominent and attractive landscape backdrop to the south.

The main landscape changes would be the change in land use of the site from agricultural fields to an urban one and, consequently, a loss of its sense of rurality and its openness. There would also be the partial urbanising effects of further residential development on the countryside to the west.

The landscape change would have an overall Moderate to Major-Moderate adverse impact in the case of both the small and medium scale residential development typologies, rising to an overall Major adverse impact for the large scale residential development typology.

Landscape and Visual Impact Appraisal

Proposed development type: Residential

59765 - Summary of Landscape and Visual Effects

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be relatively constrained but there would still be several views that would be significantly impacted close to and adjacent to the site with some views available from the Wealdway in the National Landscape to the south. The visual effects of the small and medium scale residential development typologies are considered to be potentially harmful to the setting of the National Landscape. The large scale residential development typology would be seen as a 'step-up' in scale relative to its context and would be a noticeable new built feature in these views. This visual effect is considered to be harmful to the setting of the National Landscape, albeit at a low level of harm.

Any potential development on the site would need to seek to minimise the visual effects on receptors at the site's boundaries and using the Wealdway to the west. This would require the careful design of the new access, setbacks of the development from some boundaries and the provision of appropriate strategic buffer planting. The amenity of the public footpath within the site would need to be protected integrated into the green infrastructure of the scheme.

Whilst there would be a significant change to the landscape character of the site, subject to a well-considered scheme including appropriate set-backs and strategic buffer landscaping, and careful assessment and appropriate responses to that analysis of the views from the National Landscape, there is some potential in landscape character terms for development of the small and medium scale residential development typologies, without undue harm to the landscape character of the surrounds.

The large scale residential development typology would represent a substantial 'step up' in scale of development from the existing residential area to the east and the visual effects on the countryside to the west would be significant and it would be harmful to the setting of the National Landscape. It is considered that there is no potential for this scale of development within this site.

Settlement: Tonbridge and Hilden Park

Proposed development type: Residential

Site: 59804 - Land West of Tonbridge

Parish: Hildenborough
Ward: Hildenborough

This extensive site includes a swathe of countryside that extends from the northern edge of Tonbridge at Trench Wood, around its western side and south to part of the northern edge of Hilden Park. The land use is all agricultural and a mix of arable and pasture, with the majority being pasture. The fields are irregular in shape and small to medium in size. In the north they are generally bound by hedges and wooded shaws, whilst to the south the boundaries are more modest with some low hedges and fences.

The site adjoins the Trench Wood residential area of Tonbridge in the north where the edge of the site is densely wooded. The eastern site boundary does not adjoin the settlement edge but runs along the western edge of various uses, such as a tree and shrub nursery, schools and their playing fields, the Tonbridge Angels FC football ground and a number of sports fields. The southern boundary adjoins the settlement edge of Hilden Park but also runs around the boundaries of Hilden Farm and High Farm on the edge of Hilden Park.

To the west and north the site borders onto open countryside, with agricultural fields to the west. The northern boundary is formed by Horns Lodge Lane which is a Public Right of Way (bridleway). Beyond the bridleway is woodland and groups of residential properties that lie outside of the settlement.

The site's boundaries are largely all well vegetated. Hilden Brook runs west to east through the middle part of the site. The landform to the south of this rises notably up towards the edge of Hilden Park. Elsewhere within the site, topographical change is limited, although the land does rise to the north towards Horns Lodge.

In addition to the Horns Lodge Lane bridleway, two other Public Rights of Way cross the site. A public footpath runs west along Trench Shaw, with a footpath link to the north to Horns



Site location

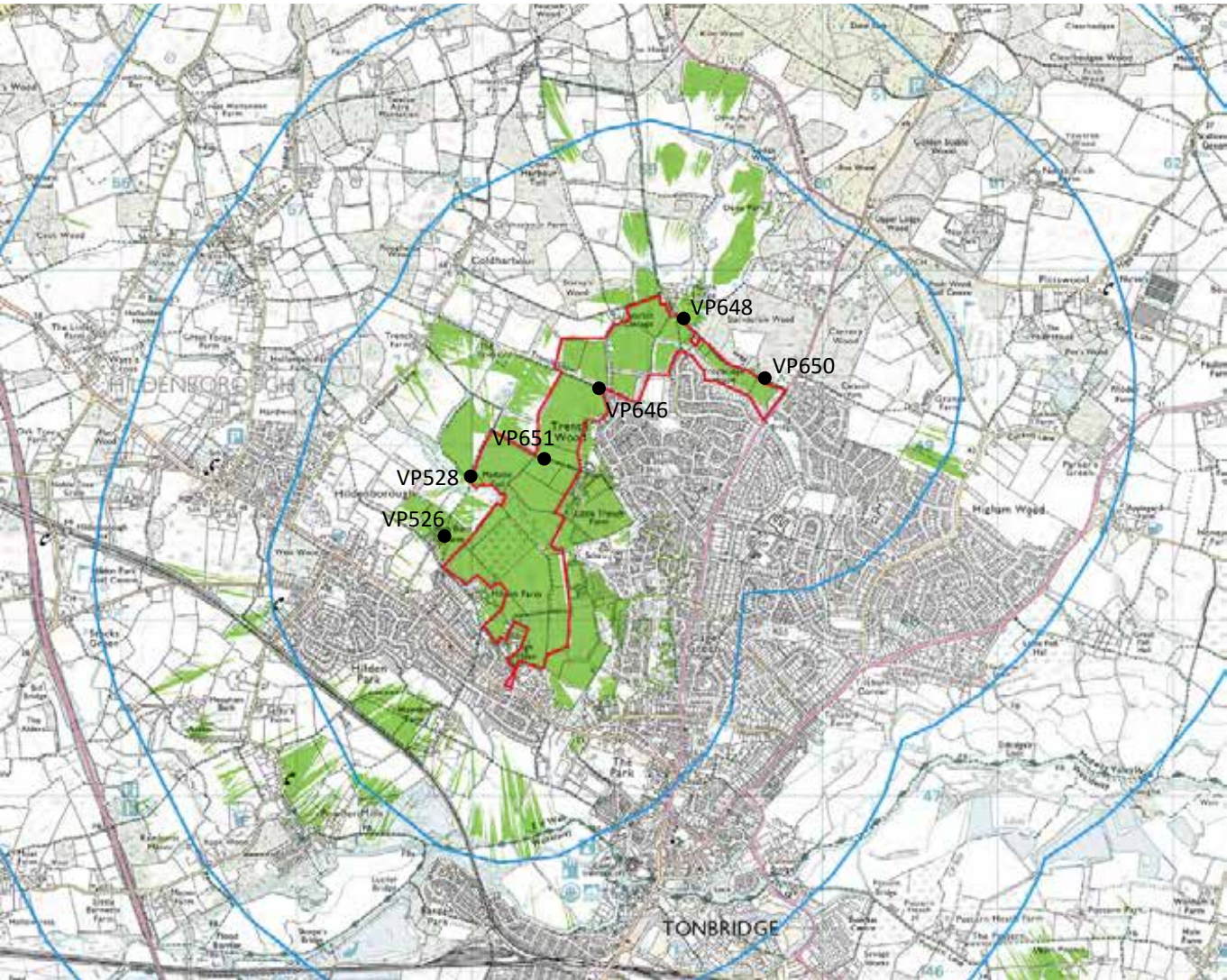
Base image: Google Maps (2025)

Lodge Lane, and a bridleway crosses the middle part of the site, along Beaulieu Road, to Coldharbour Lane to the west. The countryside to the west of the site, within 1km, includes several other Public Rights of Way.

Visual Impact Appraisal

59804 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

59804 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the combined site may be visible from within in the surrounding landscape. The theoretical viewshed is almost entirely restricted to local views from within 1km of the boundary of the site. While the viewshed identifies some small, scattered areas beyond 1km to the north and south, the results of fieldwork suggest that these views would be glimpses only and likely to be heavily filtered by intervening vegetation.

From the bridleway along Horns Lodge Lane there are views over the adjoining hedgerow and through gateways into the fields that make up the northern part of the site (VP 650). The potential development would be in the immediate foreground, and it seems likely that this part of the site would be used mainly to provide one of the new residential access roads required from the A227 Shipbourne Road. Depending on the layout of potential development, it may also be in the foreground of views from that part of Horns Lodge Lane to the north-west of Trench Wood (VP 648). The same applies to the other Public Rights of Way that cross the site at Trench Shaw and Beaulieu Road, and that lie to the immediate west of the site (VPs 646, 651, 528b and 526). The nature of the visual effects of the potential development is reliant, to a large degree, on the layout, the location of open space, other green infrastructure and strategic buffer landscaping. As a worst case for the small and medium scales of the residential development typologies, the visual effects on receptors on and adjacent to the site would generally be of an overall Major+ adverse effect. For the large scale residential development typology this would also be an overall Major+ adverse effect although it seems likely that within a layout for this site, the larger scale development would be located away from these mainly site fringe viewpoints.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP650 - Bridleway along northern boundary looking south	Moderate	Recreational: High Susceptibility High Sensitivity	Very Substantial	Very Substantial	Very Substantial	Major+ Adverse	Major+ Adverse	Major+ Adverse
VP648 - Bridleway along northern boundary looking south	Moderate	Recreational: High Susceptibility High Sensitivity	Very Substantial	Very Substantial	Very Substantial	Major+ Adverse	Major+ Adverse	Major+ Adverse
VP646 - PRoW within the site looking south	Moderate	Recreational: High Susceptibility High Sensitivity	Very Substantial	Very Substantial	Very Substantial	Major+ Adverse	Major+ Adverse	Major+ Adverse
VP651 - PRoW off Beaulieu Road looking south	Moderate	Recreational: High Susceptibility High Sensitivity	Very Substantial	Very Substantial	Very Substantial	Major+ Adverse	Major+ Adverse	Major+ Adverse
VP528 - PRoW off Hill View Road looking east	Moderate	Recreational: High Susceptibility High Sensitivity	Very Substantial	Very Substantial	Very Substantial	Major+ Adverse	Major+ Adverse	Major+ Adverse
VP526 - PRoW adjacent to High Barn Farm looking north-east	Moderate	Recreational: High Susceptibility High Sensitivity	Very Substantial	Very Substantial	Very Substantial	Major+ Adverse	Major+ Adverse	Major+ Adverse

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

59804 - Summary of Visual Effects

The extent of the visual effects would be relatively constrained but there would still be many views that would be significantly impacted on and close to the site. Any development would need to seek to minimise the greatest of these visual effects through the careful design of the new access, setbacks of the development and strategic buffer planting.

Proposed development type: Residential

Visual Impact Appraisal

59804 - Viewpoint Images

VP650 - Bridleway along northern boundary looking south

Approximate site extent



VP648 - Bridleway along the northern boundary looking south

Approximate site extent



Visual Impact Appraisal

59804 - Viewpoint Images

VP646 - PRoW within the site looking south

Approximate site extent



VP651 - PRoW off Beaulieu Road looking south

Approximate site extent



Visual Impact Appraisal

59804 - Viewpoint Images

VP528 - PRoW off Hill View Road looking east

Approximate site extent



VP526 - PRoW adjacent to High Barn Farm looking north-east

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

59804 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology *			Potential Overall Landscape Effect by Typology*		
						Small	Medium	Large	Small	Medium	Large
8b: East Hildenborough Farmlands	THHP01	No	Low	Small: Medium-Low Medium: Medium-Low Large: High	Small: Medium Medium: Medium Large: High-Medium	Substantial	Substantial	Very Substantial	Major-Moderate to Moderate Adverse	Major-Moderate Adverse	Major to Major+ Adverse
8b: East Hildenborough Farmlands 8d: Dene Park Western	THHP02	No	Low	Small: Medium-Low Medium: Medium Large: High-Medium	Small: Medium-Low Medium: Medium Large: High-Medium	Substantial	Substantial	Very Substantial	Major-Moderate to Moderate Adverse	Major-Moderate Adverse	Major to Major+ Adverse
8d: Dene Park Western Wooded Farmlands	THHP010	No	Medium	Small: High-Medium Medium: High Large: High	Small: High-Medium Medium: High Large: High	Substantial	Substantial	Very Substantial	Major-Moderate to Major Adverse	Major Adverse	Major+ Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is mainly located within LSA THHP01 which has Medium-Low landscape sensitivity to the small scale residential development typology, Medium landscape sensitivity to the medium scale typology and High-Medium landscape sensitivity to the large scale typology. One field on the western edge lies within LSA THHP02. This has the same sensitivity as THHP01. The northern fields alongside Horns Lodge Lane lie within THHP10. These have a slightly elevated sensitivity and has High-Medium landscape sensitivity to the small scale residential development typology, and High landscape sensitivity to both the medium and large scale typologies.

This extensive site extends from the northern edge of Tonbridge at Trench Wood, around its western side and south to part of the northern edge of Hilden Park. The land use is a mix of arable and pasture, with the majority being pasture. The fields are irregular in shape and small to medium in size. In the north they are generally bound by hedges and wooded shaws, whilst to the south the boundaries are more modest with some low hedges and fences. The

site adjoins the Trench Wood in the north where the edge of the site is densely wooded. The eastern site boundary does not adjoin the settlement edge but runs along the western edge of various uses, such as a tree and shrub nursery, schools and a number of sports fields. The southern boundary adjoins the edge of Hilden Park but also runs around the boundaries of Hilden Farm and High Farm on the edge of Hilden Park. To the west and north the site borders onto open countryside. The northern boundary is formed by Horns Lodge Lane which is a Public Right of Way (bridleway). Beyond the bridleway is woodland and groups of residential properties that lie outside of the settlement.

The site's boundaries are largely all well vegetated. Hilden Brook runs west to east through the middle part of the site. The landform to the south of this rises notably up towards the edge of Hilden Park. Elsewhere within the site, topographical change is limited, although the land does rise to the north towards Horns Lodge.

Landscape and Visual Impact Appraisal

Proposed development type: Residential

59804 - Summary of Landscape and Visual Effects

Although the site adjoins the settlement boundary in the north and south, it is otherwise separated from it by playing fields and more open uses that are not within the settlement boundary and where it does adjoin the settlement these edges are either well-wooded or, in the case of the southern boundary, set beyond rising topography. The site has a clear rural character, some scenic quality and a sense of tranquillity away from the settlement edges. It has a strong relationship with the countryside to the north and west.

The main landscape changes would be the change in land use of the site from countryside to an urban one and, consequently, a loss of its openness. There would be some tree and vegetation loss to form the northern access off the A227 Shipbourne Road, access roads through the site generally and care would be required in forming the southern access at Hilden Park and Oast Lane. There would also be the partial urbanising effects of further residential development on the countryside to the west.

The nature and scale of landscape effects would be dependent to some degree on the layout of a potential development, in particular given the size of the site the omission of some areas from development at all, the arrangement of open spaces, green infrastructure and strategic buffer landscaping. As a worst case, for the greater part of the site with LSAs THHP01 and THHP02, the landscape change would have an overall Major-Moderate adverse impact in the case of both the small and medium scale residential development typology, rising to Major adverse impact for the large scale residential development typology. In the northern part of the site within LSA THHP10 these effects would rise to Major adverse for the small and medium scale typologies and Major+ for the large scale typology.

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be relatively constrained but there would still be several views that would be significantly impacted on and close to the site. Any development would need to seek to minimise the greatest of these visual effects through the careful design of the new access, setbacks of the development and strategic buffer planting.

There would be a significant change to the landscape character of this extensive countryside site. Whilst the site adjoins the settlement boundary to the north and south, it is otherwise set away from settlement and its character is strongly associated with the countryside to the west and it has some scenic qualities and a sense of tranquillity.

The actual landscape and visual effects of a potential development would be dependent to some degree on the layout, in particular given the size of the site the omission of some areas from development at all, the arrangement of open spaces, green infrastructure and strategic buffer landscaping. Consequently, some well-considered and defined areas of the small and medium development typologies may be able to be accommodated within the site, closely related to the existing settlement and/or, potentially, if land being promoted on adjoining sites was to come forward. But it is considered that there is otherwise little potential for a substantive scheme across the whole of the site as this would give rise to significant landscape and visual effects, including harms to the countryside to the west.

The large scale residential development typology would represent a substantial 'step up' in scale of development from the existing residential area to the east and the visual effects on the countryside to the west would be considerable. It is considered that there is no potential for this scale of development within this site.

Settlement: Tonbridge and Hilden Park

Site: 59893 - Land Northwest of Roundabout At, London Road

Proposed development type: Residential

Parish: Hildenborough
Ward: Hildenborough

The site comprises four rectilinear fields of pasture set to the immediate north of houses and gardens in Hilden Park along Tonbridge Road. The easternmost field adjoins Tonbridge Road where there is an area of woodland within the site beside the road. The westernmost fields abut houses on Woodfield Avenue, where access to the site is gained, and to newly developed houses to the west of this in the Oakhill development. The fields are subdivided by a mix of mature hedges and wooded shaws. The land to the north-west of the site is countryside and in agricultural use. High Barn Farm, which includes several residencies, is located to the immediate north of the easternmost field. The site's boundaries are all well vegetated, with wooded edges to the north-east and along much of the southern edge against the existing housing. The landform rises notably from Tonbridge Road up to the northeastern site boundary before falling away to the north-east. A Public Right of Way (public footpath) runs along the mainly wooded northeastern boundary of the site. The countryside to the north of the site, within 1km, includes several other Public Rights of Way.

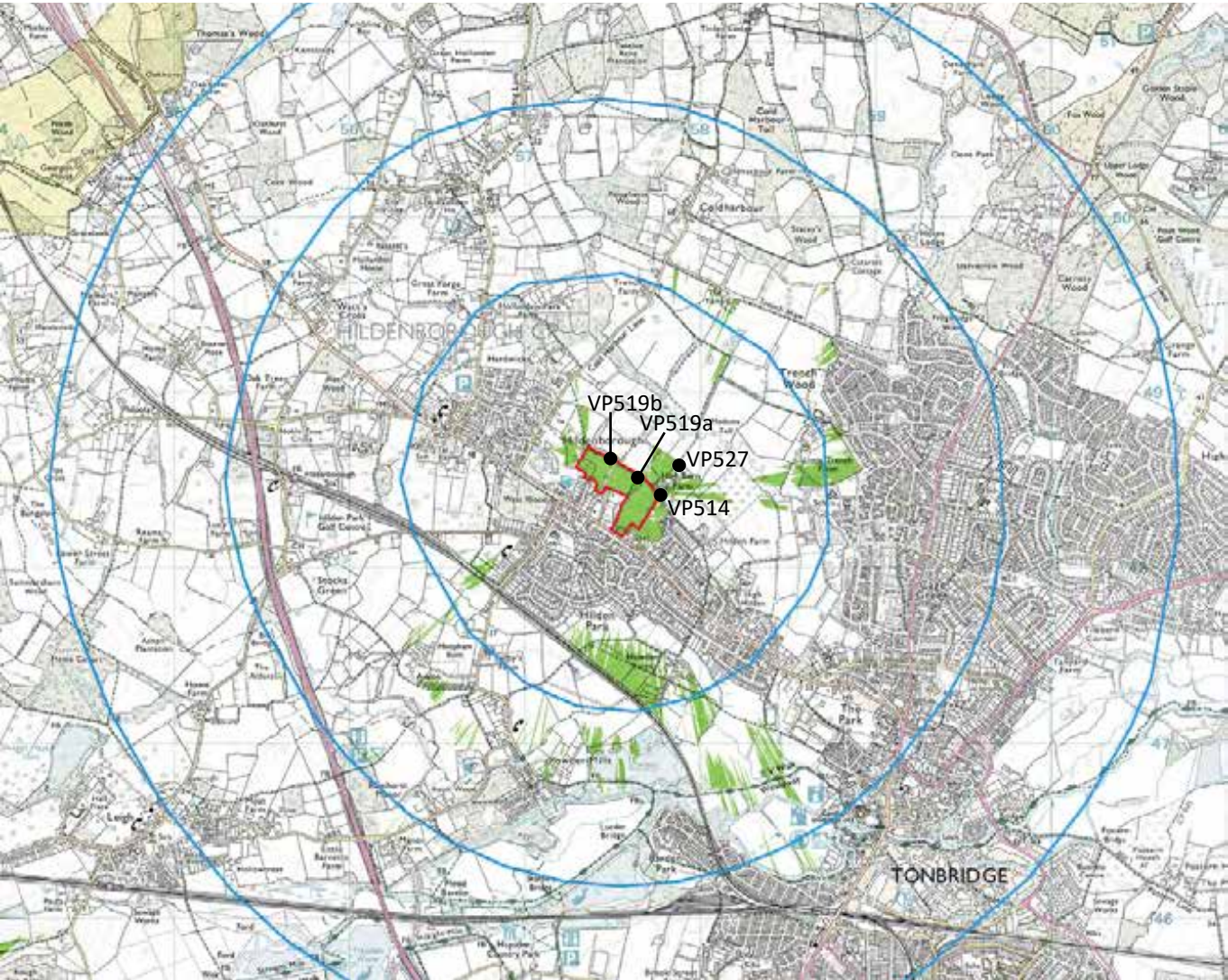


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

59893 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape within the borough
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

59893 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the combined site may be visible from within in the surrounding landscape. The theoretical viewshed is largely restricted to local views from within 1km of the boundary of the site to the north-west, west and east. While the viewshed identifies some small, scattered areas around 1km to the south and north, the results of fieldwork suggest that these views would be glimpses only and likely to be heavily filtered by intervening vegetation.

From the Public Right of Way along the site's northern boundary, there are a series of open views into the site in which the potential development would be in the foreground of these views (VP514, VP519a and VP519b). For the small scale residential development typology, the visual effects on receptors adjacent to the site would generally be of an overall Major adverse effect. This would rise to an overall Major+ adverse effect for the medium scale typology.

Views of the potential development from the Public Rights of the Way to the north of the site would be largely screened by a combination of the rising topography of the land before the site and the wooded vegetation along the minor ridgeline that runs along the northeastern boundary of the site. Where there may be potential views these would be partial or glimpses of the upper parts of the development (VP527). For both the small and medium scales of residential development typologies, the visual effects on receptors using the public footpaths to the north of the site would be limited and where they may be views these would be of an overall Moderate adverse effect for both small and medium scale residential development typologies. The large scale residential development typology is not considered to be appropriate for this site and no assessment has been undertaken.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP527 - PRoW adjacent to High Barn Farm looking south-west	Moderate	Recreational: High Susceptibility High Sensitivity	Slight	Slight	N/A	Moderate Adverse	Moderate Adverse	N/A
VP514 - PRoW look- ing south west	Moderate	Recreational: High Susceptibility High Sensitivity	Substantial	Very Substantial	N/A	Major Adverse	Major+ Adverse	N/A
VP519a PRoW look- ing south west	Moderate	Recreational: High Susceptibility High Sensitivity	Substantial	Very Substantial	N/A	Major Adverse	Major+ Adverse	N/A
VP519b - PRoW looking south west	Moderate	Recreational: High Susceptibility High Sensitivity	Substantial	Very Substantial	N/A	Major Adverse	Major+ Adverse	N/A

Note: * Assessments based on effects without mitigation

The extent of the visual effects would be highly constrained but there would still be several views that would be significantly impacted on or at the boundary of the site. Any development would need to seek to minimise these visual effects through setbacks of the development and strategic buffer planting.

Visual Impact Appraisal

59893 - Viewpoint Images

VP527 - PRoW adjacent to High Barn Farm looking south-west



VP514 - PRoW looking south west



Visual Impact Appraisal

59893 - Viewpoint Images

VP519a - PRoW looking south west

Approximate site extent



VP519b - PRoW looking south west

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

59893 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology *			Potential Overall Landscape Effect by Typology*		
						Small	Medium	Large	Small	Medium	Large
8b: East Hildenborough Farmlands	THHP01	No	Low	Small: Medium-Low Medium: Medium-Low Large: High	Small: Medium Medium: Medium Large: High-Medium	Moderate	Moderate	N/A	Moderate Adverse	Moderate Adverse	N/A
8b: East Hildenborough Farmlands 8d: Dene Park Western	THHP02	No	Low	Small: Medium-Low Medium: Medium Large: High-Medium	Small: Medium-Low Medium: Medium Large: High-Medium	Moderate	Moderate	N/A	Moderate to Moderate-Minor Adverse	Moderate Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA THHP02, which has Medium-Low landscape sensitivity to the small scale residential development typology and Medium landscape sensitivity to the medium scale typology. The large scale residential development typology is not considered to be appropriate for this site and no assessment has been undertaken.

The site comprises four rectilinear fields of pasture set to the immediate north of houses and gardens in Hilden Park. The easternmost field adjoins Tonbridge Road where there is an area of woodland within the site beside the road. The westernmost fields abut houses on Woodfield Avenue, where access to the site is gained, and to newly developed houses to the west of this in the Oakhill development. The fields are subdivided by a mix of mature hedges and wooded shaws. The land to the north-west of the site is countryside and in agricultural use. High Barn Farm, which includes several residencies, is located to the immediate north of the easternmost field. The site's boundaries are all well vegetated, with wooded edges to the north-east and along much of the southern edge against the existing housing. The landform rises notably from Tonbridge Road up to the northeastern site boundary before falling away to the north-east.

The site is relatively well related to the adjoining settlement and is contained to some degree from the wider countryside to the north by the rising topography and by the well vegetated northeastern boundary vegetation. The presence of High Barn Farm also provides some enclosure from the wider countryside for the easternmost field.

The main landscape changes would be the change in the land use of the site to an urban one and, consequently, a loss of its openness. There would also be the partial urbanising effects of further residential development on the countryside to the north.

The landscape change would have an overall Moderate adverse impact in the case of both the small and medium scale residential development typologies.

Landscape and Visual Impact Appraisal

Proposed development type: Residential

59893 - Summary of Landscape and Visual Effects

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be highly constrained but there would still be several views that would be significantly impacted on and adjacent to the site. Any development would need to seek to minimise the greatest of these visual effects through the careful design of setbacks of the development and strategic buffer planting.

Whilst there would be a significant change to the landscape character of the site, there is potential in landscape character terms for development of the small and medium scale residential development typologies, without undue harm to the landscape character of the surrounds. The large scale residential development typology is not considered to be appropriate for this site. Much of the northeastern boundary of the site is robust in landscape terms but detailed consideration is still required as to the location and height of development along this edge to ensure visual effects on the countryside to the north are minimised. The amenity of the Public Right of Way (public footpath) along the northern boundary would need to be protected as far as possible.

Settlement: Tonbridge and Hilden Park

Site: 68388 - Land South of Cuckoo Lane and West of Greentrees House

Proposed development type: Residential

Parish: Tonbridge
Ward: Higham

This site is a single, rough grassed field associated with residential property accessed from Cuckoo Lane. The site partly borders Cuckoo Lane to the north. To the east part of the site adjoins the garden of a neighbouring residential property, whilst to all other sides the site borders onto agricultural land. The southern half of the site is partly scrubbing up and on the southern and western boundaries there are scattered trees with a notable copse of trees on the southern edge. The eastern and western boundaries with the adjoining arable field are relatively open. The site's boundary with Cuckoo Lane is marked by tall hedgerows with some hedgerow trees. The site is not crossed by any Public Rights of Way.

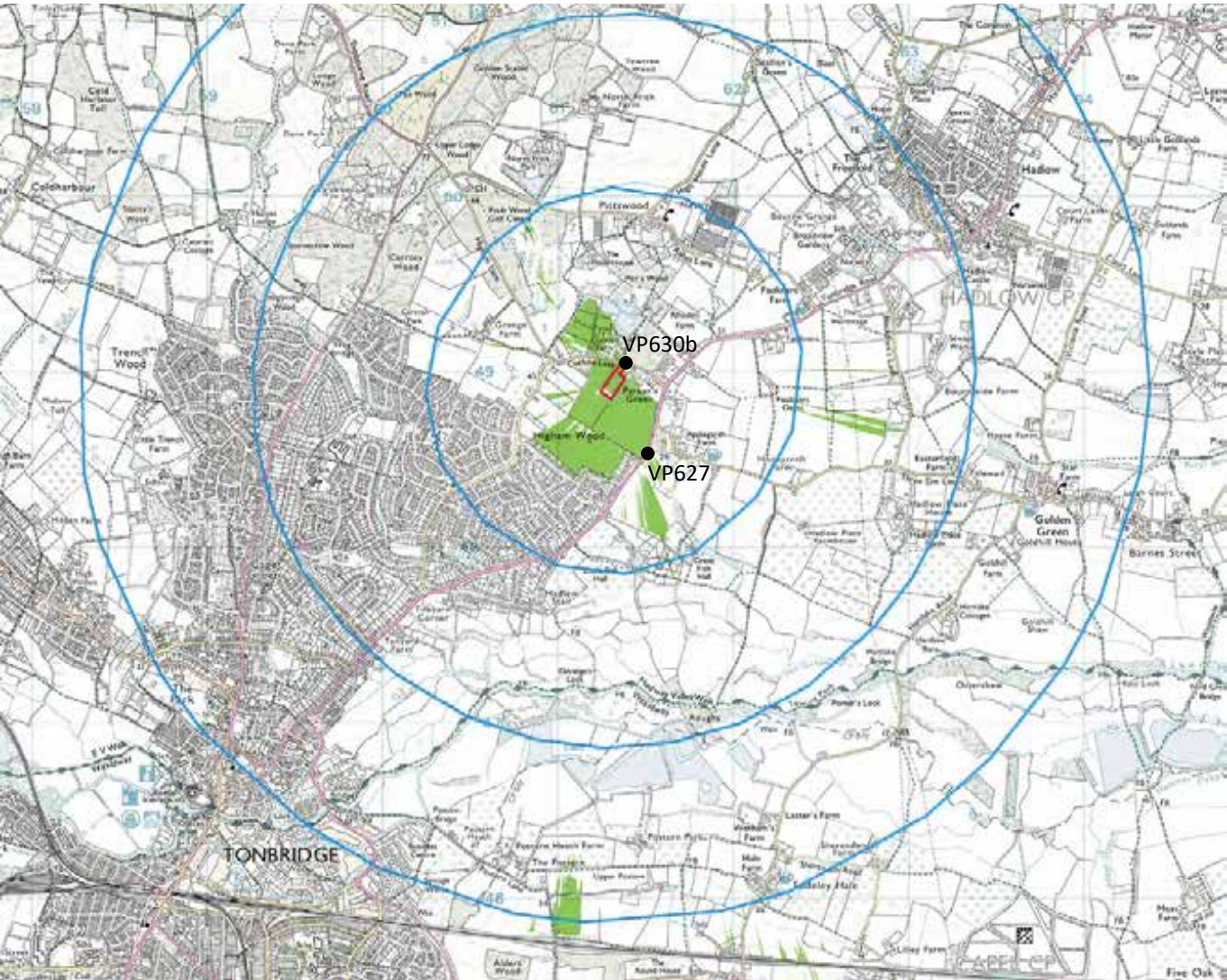


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

68388 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

68388 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the combined site may be visible from within in the surrounding landscape. The theoretical viewshed is almost entirely restricted to local views from within 1km of the boundary of the site to the west, south and east. While the viewshed identifies some small, scattered areas beyond 1km to the east, the results of fieldwork suggest that these views would be glimpses only and likely to be heavily filtered by intervening vegetation. The visual effects on the views from beyond 1km of the site's boundaries of potential development on the site are likely to be limited. Only from the south, from the edge of the settlement at Higham Wood, would there be open views towards and across the site. Views from the A26 to the east of the site are largely screened by the hedgerow and wooded strips immediately alongside the road and by vegetation along the site's eastern boundary. Views from the west are screened by hedgerow vegetation around the fields to the west.

Where the site adjoins Cuckoo Lane there is a narrow and partial view of the site at an existing gateway (VP630b). However, this is the only potential access location into the site and the creation of this new access would require a significant amount of hedgerow loss and the opening up of views into and across the site. The overall visual effect would be Major adverse on this view for both the small and medium scale residential development typologies.

Views from the A26 Hadlow are largely obscured by the hedgerow and wooded strips alongside the road. However, there would still be glimpses of the potential development between, through and over this vegetation where the site abuts the road (VP627).

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP627 - Hadlow Road East A26 looking north-west	Low	Recreational: High Susceptibility Moderate Sensitivity	Slight	Moderate	N/A	Moderate- Minor Adverse	Moderate Adverse	N/A
VP630b - Cuckoo Lane looking south west	Low	Recreational: High Susceptibility Moderate Sensitivity	Very Substantial	Very Substantial	N/A	Major Adverse	Major Adverse	N/A

Note: * Assessments based on effects without mitigation

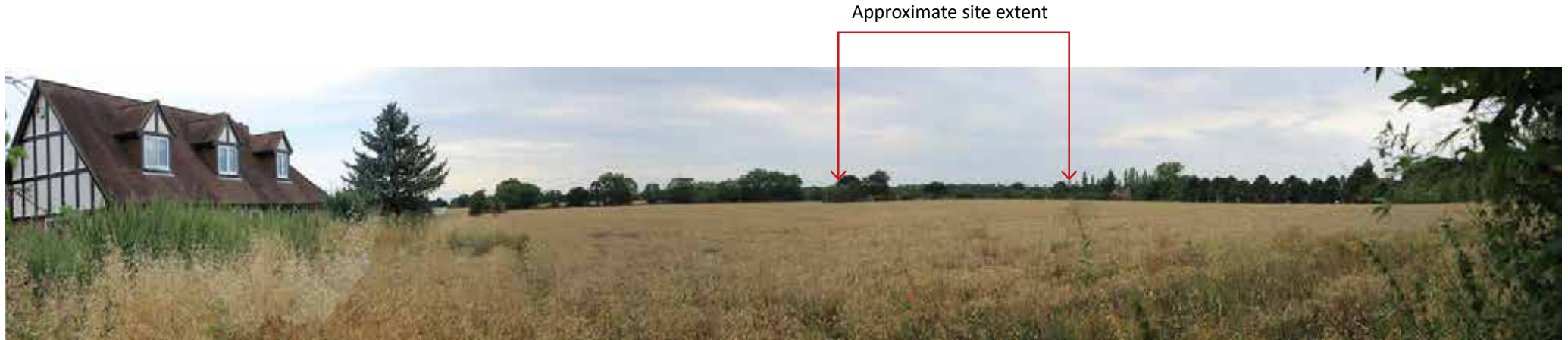
There would be an overall Moderate-Minor adverse visual effect on these views with the small scale residential development typology, rising to an overall Moderate adverse visual effect with the medium scale residential development typology. The large scale development typology is considered inappropriate for this site and has not been assessed.

The extent of the visual effects would be highly constrained but there would still be a series of views that would be significantly impacted close to the site. Any development would need to seek to minimise the greatest of these visual effects through some strategic buffer planting, especially along the eastern boundary.

Visual Impact Appraisal

68388 - Viewpoint Images

VP627 - Hadlow Road East A26 looking north-west



VP630b - Cuckoo Lane looking south west

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

68388 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology *			Potential Overall Landscape Effect by Typology*		
						Small	Medium	Large	Small	Medium	Large
8a: Hadlow Farmlands	THHP09	No	Low	Small: Medium-Low Medium: Medium Large: High-Medium	Small: Medium-Low Medium: Medium Large: High-Medium	Very Substantial	Very Substantial	N/A	Major-Moderate to Major Adverse	Major Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA THHP09, which has Medium landscape sensitivity to both small and medium scale residential development typologies. The large scale development typology is considered inappropriate for this site and has not been assessed.

This site is a single, rough grassed field associated with residential property accessed from Cuckoo Lane. The site partly borders Cuckoo Lane to the north. To the east part of the site adjoins the garden of a neighbouring residential property, whilst to all other sides the site borders onto agricultural land. The southern half of the site is partly scrubbing up and on the southern and western boundaries there are scattered trees with a notable copse of trees on the southern edge. The eastern and western boundaries with the adjoining arable field are relatively open. The site's boundary with Cuckoo Lane is marked by tall hedgerows with some hedgerow trees.

The character of the site is rural in character although the presence of houses along Cuckoo Lane provide some development context.

The main landscape changes would be the loss of the grassland and loss of its openness. There would be the need for hedgerow and tree loss to form a new residential access onto Cuckoo Lane, probably at the location of the existing gate, and this would need widening and sight lines created. This vegetation loss and impact on the rural character of Cuckoo Lane would be likely to be significant. There would also be the partial urbanising effects of residential development on the countryside, physically separated from other settlement although adjoining some scattered rural development to the north.

The landscape change would have an overall Major/Major-Moderate adverse impact in the case of both of the residential development typologies.

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be highly constrained but there would be a significant degree of overall visual effect at the site's boundary with Cuckoo Lane. Otherwise, visual harms of the potential development would be likely to be minimal.

There would be a significant change to the landscape character of the site and the new residential access onto Cuckoo Lane would have a significant effect on existing vegetation and the rural character of Cuckoo Lane. There is limited or no potential in landscape character terms for development of the small and medium scale residential development typologies, without undue harm to the landscape character of the site and surrounds.

However, land around this site is also being promoted and assessed by this appraisal (sites 59685, 59693 and 59721, with site 59960 to the west of Higham Lane). Should these sites come forward for development this would change the landscape context of the site. Whilst there is limited or no potential for development on this site in its own right, in tandem with these other sites there would be some potential for development of the small scale residential development typology. The consideration of the landscape and visual matters raised by this appraisal for all of these sites would be best addressed jointly in a coordinated approach.

Settlement: Tonbridge and Hilden Park

Proposed development type: Residential

Site: 68401 - Land West of Hillview Road

Parish: Hildenborough

Ward: Hildenborough

The site comprises one field of pasture set to the immediate north and west of houses and gardens in Hilden Park along Tonbridge Road and Hill View Road respectively. Also included within the site is one property on Tonbridge Road. It is presumed that this is required to provide space for a new highway access and would be demolished for this purpose. The western boundary runs along the drive to High Barn Farm which lies to the north. There is a hedgerow with trees along the western edge of the drive and beyond which are fields of pasture. Just beyond the north-east boundary is a wooded shaw. The landform rises notably from Tonbridge Road up to the northeastern site boundary before falling away to the north-east. A Public Right of Way (public footpath) runs along the wooded northeastern boundary of the site. This public footpath continues to the east and west. The countryside to the north of the site, within 1km, includes several other Public Rights of Way.



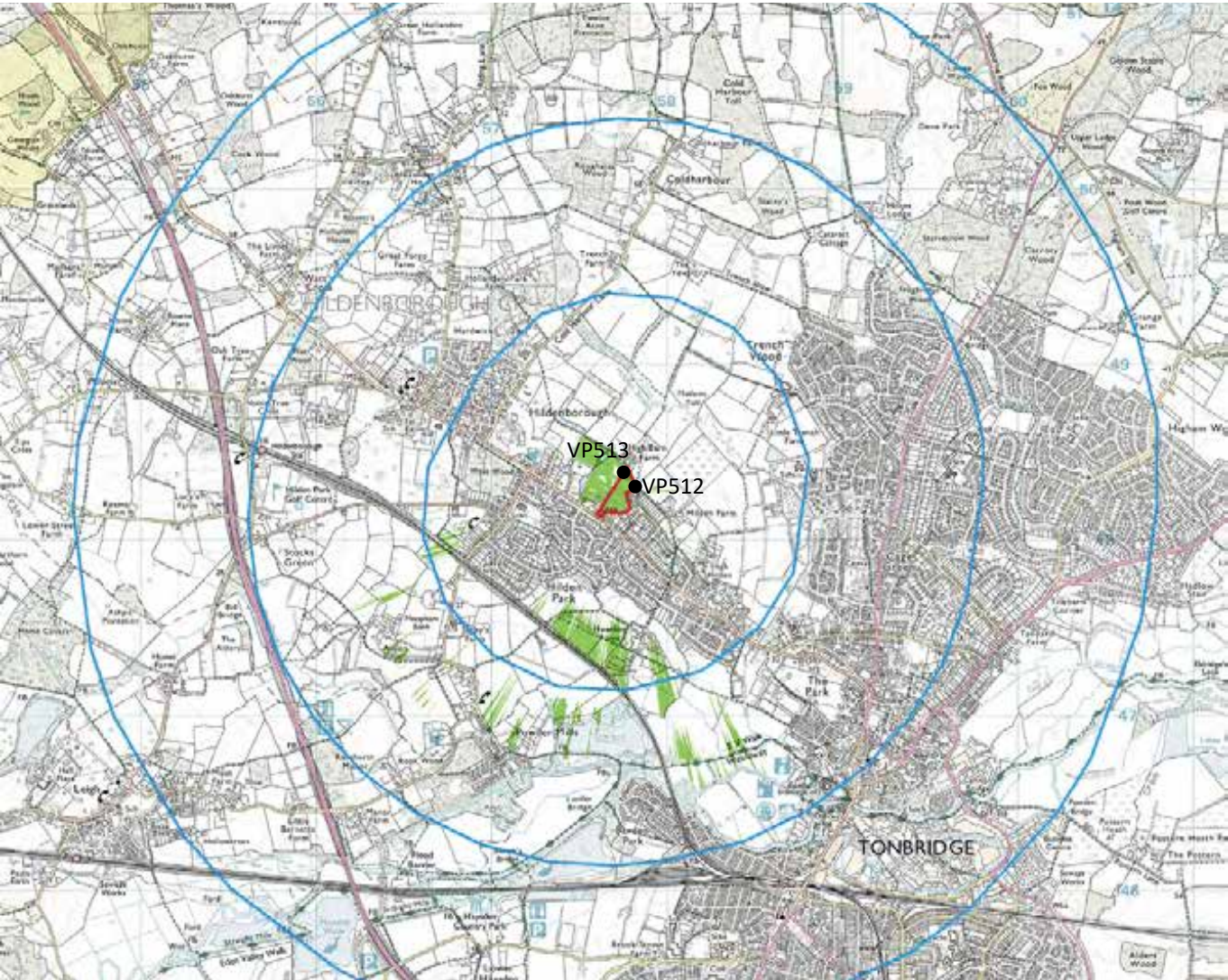
Site location

Base image: Google Maps (2025)

Visual Impact Appraisal

68401 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape within the borough
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

68401 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the combined site may be visible from within in the surrounding landscape. The theoretical viewshed is almost entirely restricted to local views from within 1km of the boundary of the site to the west and south. While the viewshed identifies some small, scattered areas up to around 1km to the south, the results of fieldwork suggest that these views would be glimpses only and likely to be heavily filtered by intervening vegetation.

From the Public Right of Way along the site's northern boundary, there are open views into the site in which the potential development would be in the foreground of these views (VP512, VP513). For the small scale residential development typology, the visual effects on receptors adjacent to the site would generally be of an overall Major adverse effect. This would rise to an overall Major+ adverse effect for the medium scale typology.

Views of the potential development from the Public Rights of the Way to the north of the site would be screened by a combination of the rising topography of the land before the site and the wooded vegetation along the minor ridgeline that runs along the northeastern boundary of the site.

The new residential access from Tonbridge Road would require the demolition of a property and some vegetation along its boundary with the road. There would be some adverse visual effects on account of these works. The large scale residential development typology is not considered to be appropriate for this site and no assessment has been undertaken.

The extent of the visual effects would be highly constrained but there would still be several views that would be significantly impacted at the boundary of the site. Any development would need to seek to minimise these visual effects through setbacks of the development and strategic buffer planting.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP512 - PRoW looking south west	Moderate	Recreational: High Susceptibility High Sensitivity	Substantial	Very Substantial	N/A	Major Adverse	Major+ Adverse	N/A
VP513 - PRoW looking south east	Moderate	Recreational: High Susceptibility High Sensitivity	Substantial	Very Substantial	N/A	Major Adverse	Major+ Adverse	N/A

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

68401 - Viewpoint Images

VP512 - PRoW looking south west

Approximate site extent



VP513 - PRoW looking south east

Approximate site extent



Landscape and Visual Impact Appraisal

Proposed development type: Residential

68401 - Summary of Landscape and Visual Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology *			Potential Overall Landscape Effect by Typology*		
						Small	Medium	Large	Small	Medium	Large
8b: East Hildenborough Farmlands 8d: Dene Park Western	THHP02	No	Low	Small: Medium-Low Medium: Medium Large: High-Medium	Small: Medium-Low Medium: Medium Large: High-Medium	Moderate	Moderate	N/A	Moderate to Moderate-Minor Adverse	Moderate Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA THHP02, which has Medium-Low landscape sensitivity to the small scale residential development typology and Medium landscape sensitivity to the medium scale typology. The large scale residential development typology is not considered to be appropriate for this site and no assessment has been undertaken.

The site comprises one field of pasture set to the immediate north and west of houses and gardens in Hilden Park along Tonbridge Road and Hill View Road respectively. Also included within the site is one property on Tonbridge Road. The western boundary runs along the drive to High Barn Farm which lies to the north. There is a hedgerow with trees along the western edge of the drive beyond which are fields of pasture. Just beyond the north-east boundary is a wooded shaw. The landform rises notably from Tonbridge Road up to the northeastern site boundary before falling away to the north-east.

The site is well related to the adjoining settlement and is contained from the wider countryside to the north by the rising topography and by the well vegetated northeastern boundary vegetation. The presence of High Barn Farm also provides some enclosure from the wider countryside.

The main landscape changes would be the change in the land use of the site to an urban one and, consequently, a loss of its openness.

The landscape change would have an overall Moderate adverse impact in the case of both the small and medium scale residential development typologies.

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be highly constrained but there would still be several views that would be significantly impacted adjacent to the site. Any development would need to seek to minimise the greatest of these visual effects through the careful design of setbacks of the development and strategic buffer planting.

Whilst there would be a significant change to the landscape character of the site, there is potential in landscape character terms for development of the small and medium scale residential development typologies, without undue harm to the landscape character of the surrounds. The large scale development typology is not considered to be appropriate for this site. The northeastern boundary of the site is robust in landscape terms, but detailed consideration is still required as to the location and height of development along this edge to prevent visual effects on the countryside to the north. The amenity of the Public Right of Way (public footpath) along the northern boundary would need to be protected as far as possible. Care is needed to integrate the new access on Tonbridge Road into its setting

Settlement: Tonbridge and Hilden Park

Proposed development type: Employment

Site: 68414 - Land at Little Postern, Postern Lane

Parish: Tonbridge
Ward: Cage Green & Angel

The site comprises three, essentially flat fields, one of which is arable and the other two planted as orchards. A mature wooded shelterbelt crosses the site forming a field boundary between the two areas of orchard. There is a small barn structure in the north-east part of the site. The site adjoins the eastern boundary of the large Tonbridge commercial area. Employment uses on Vale Rise lie along the southern part of the boundary with Sanderson Way along the northern part. To the south is the A26 Woodgate Way and a short section of the Ashford-London mainline railway. To the east and north is countryside and further agricultural land. Postern Way runs along the northern boundary. This is a private road serving several residential properties and is also a Public Right of Way (public footpath). The site's boundaries are all well vegetated and the south-east part of the boundary adjoins a wood. The southern edge against the A26 and railway is wooded and there are hedges with hedgerow trees and a shelterbelt along the western boundary with the industrial estates. The northern boundary with Postern Lane is formed by a hedge. The properties on the lane to the north have well vegetated boundaries and gardens. Part of the northern boundary of the High Weald National Landscape lies about 500m to the south of the site, which runs along Tudeley Road and the A26 to the south of its junction with Tudeley Road. In addition to the public footpath along Postern Lane, a further Public Right of Way (public footpath) runs within the site along the north-west part of the boundary with the Sanderson Way part of the industrial estate. The countryside to the north, east and south of the site, within 1km, includes several Public Rights of Way.

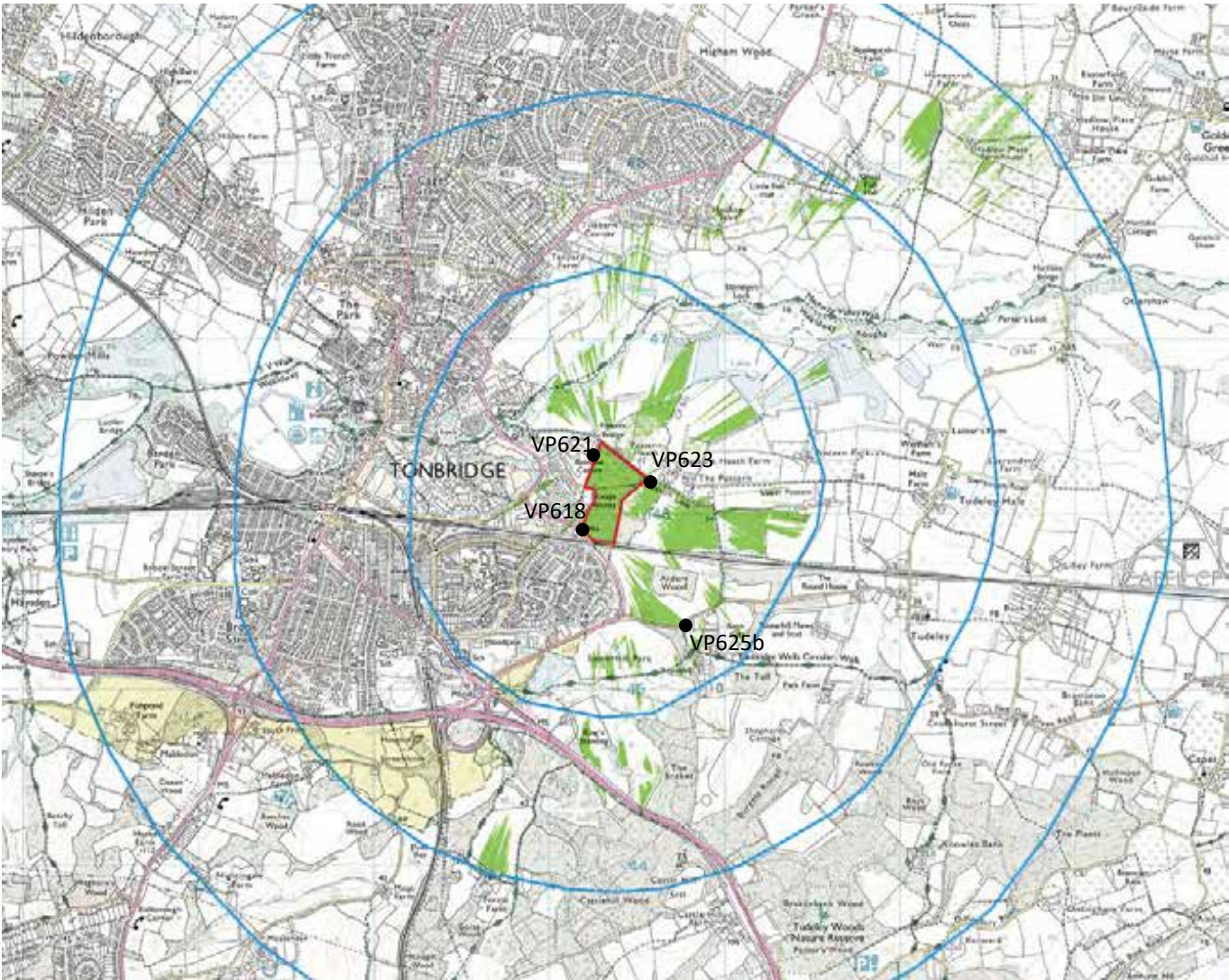


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

68414 - ZTV and Viewpoint Location Map

Proposed development type: Employment



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape within the borough
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Employment

68414 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the combined site may be visible from within in the surrounding landscape. The theoretical viewshed is almost entirely restricted to local views from within 1km of the boundary of the site to the north, north-east, east and south-east. While the viewshed identifies some small, scattered areas at around 1km to the south and up to 3km to the north-east, the results of fieldwork suggest that these views would be glimpses only and likely to be heavily filtered by intervening vegetation. The potential views from the south include possible glimpses from the High Weald National Landscape. From the Public Right of Way along the site's north-west boundary, there are open views across the site (VP621). The potential development would be likely to be in the foreground of these views. For both scales of employment development typologies, the visual effects on receptors adjacent to the site would generally be an overall Major adverse effect.

From the public footpath along Postern Way there would be several open views from gateways in the hedgerow (VP623). In these views, again, potential development would be likely to be in the foreground of these views. For both scales of employment development typologies, the visual effects on receptors adjacent to the site would generally be an overall Major adverse effect.

Views into the site from the A26 to the south are currently well screened by roadside vegetation. However, this is likely to be the access point into a potential development, and this would open up the site and the development to views from the south. For both scales of employment development typologies, the visual effects on receptors adjacent to the site would generally be an overall Moderate adverse effect.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP625b - Tudeley Road B2017 looking north west	High	Recreational: Moderate Susceptibility Moderate Sensitivity	N/A	Negligible	Slight	N/A	Major-Moderate Adverse	Major Adverse
VP618 - Woodgate Way A26 looking north east	Low	Recreational: Moderate Susceptibility Moderate Sensitivity	N/A	Moderate	Moderate	N/A	Moderate Adverse	Moderate Adverse
VP621 - Public Right of Way looking east	Low	Recreational: High Susceptibility Moderate Sensitivity	N/A	Very Substantial	Very Substantial	N/A	Major Adverse	Major Adverse
VP623 - Postern Lane looking west	Low	Recreational: High Susceptibility Moderate Sensitivity	N/A	Very Substantial	Very Substantial	N/A	Major Adverse	Major Adverse

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

68414 - Summary of Visual Effects

Proposed development type: Employment

Views from the High Weald National Landscape to the south and south-east towards the site are very largely screened by mature vegetation within the grounds and parkland of Somerhill Park. From Tudeley Road adjoining hedgerows again provide a screen of most views. Where there are glimpses towards the site, the site itself is screened by the woodland along the railway and A26, although tall development on the site could potentially be visible in the southernmost part of the site (VP 625b). This view, however, also includes the existing development in eastern Tonbridge. For the medium scale of the employment development typology, the visual effects on receptors adjacent to the site would be an overall Moderate/Major-Moderate adverse effect at worst, rising to an overall Major adverse effect for the large scale employment development typology.

The extent of the visual effects would be relatively constrained but there would still be several views that would be significantly impacted on the site to the west and close to the site to the north. Any development would need to seek to minimise the greatest of these visual effects through the careful design of the new access, setbacks of the development and strategic buffer planting.

Any potential development proposals would need to closely assess visual impacts on the National Landscape and respond appropriately to the assessment to minimise or design out any visual effects. This could include limiting the height of development in the southern part of the site to ensure it is screened. Subject to this, potential development is not considered likely to be harmful to the setting of the National Landscape.

Visual Impact Appraisal

68414 - Viewpoint Images

VP625b - Tudeley Road B2017 looking north west



VP618 - Woodgate Way A26 looking north east



Visual Impact Appraisal

68414 - Viewpoint Images

VP621 - Public Right of Way looking east

Approximate site extent



VP623 - Postern Lane looking west

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Employment

68414 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology *			Potential Overall Landscape Effect by Typology*		
						Small	Medium	Large	Small	Medium	Large
10b: Middle Medway Floodplain	THHP06	No	Low	Medium: Medium Large: High-Medium	Medium: Medium Large: High-Medium	N/A	Very Substantial	Very Substantial	N/A	Major Adverse	Major to Major+ Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA THHP06, which has Medium landscape sensitivity to the medium scale employment development typology and High-Medium landscape sensitivity to the large scale typology.

The site comprises three, essentially flat fields, one of which is arable and the other two planted as orchards. A mature wooded shelterbelt crosses the site forming a field boundary between the two areas of orchard. There is a small barn structure in the north-east part of the site. The site adjoins the eastern boundary of the large Tonbridge commercial area. To the south is the A26 Woodgate Way and the Ashford-London mainline railway. To the east and north is countryside and further agricultural land. Postern Way runs along the northern boundary. The site's boundaries are all well vegetated and the south-east part of the boundary adjoins a wood. The southern edge against the A26 and railway is wooded and there are hedges with hedgerow trees and a shelterbelt along the western boundary with the industrial estates. The northern boundary with Postern Lane is formed by a hedge. The properties on the lane to the north have well vegetated boundaries and gardens.

Part of the northern boundary of the High Weald National Landscape lies about 500m to the south of the site, which runs along Tudeley Road and the A26 to the south of its junction with Tudeley Road.

The main landscape changes would be the change in land use of the site to an urban one and, consequently, a loss of its openness. There would also be the partial urbanising effects of further development on the countryside, although it would adjoin the existing large area of employment uses to the west. There would be some tree loss to form the new access off the A26. This is likely to be significant because of the likely large-scale of the new junction that would be required. There would also be the need to create access through the tree belt in the middle of the site to access the northern field.

The landscape change would have an overall Major adverse impact in the case of the medium scale employment development typology, rising to Major+/Major adverse for large scale employment development typology.

Landscape Impact Appraisal

Proposed development type: Employment

68414 - Summary of Landscape Effects

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be relatively constrained but there would still be several views that would be significantly impacted on the site to the west and close to the site to the north. Any development would need to seek to minimise the greatest of these visual effects through the careful design of the new access, setbacks of the development and strategic buffer planting.

Any potential development proposals would need to closely assess visual impacts on the National Landscape and respond appropriately to the assessment to minimise or design out any visual effects. Subject to this, potential development is not considered to be harmful to the setting of the National Landscape.

Whilst there would be a significant change to the landscape character of the site, there is potential in landscape character terms for development of the medium scale of employment development typology, without undue harm to the landscape character of the surrounds. The amenity of the Public Rights of Way (public footpaths) along the west and northern boundaries would need to be protected as far as possible and integrated into the green infrastructure of the scheme. Care would need to be taken with the design of a potential new access arrangement. The large scale employment development typology could represent a 'step up' in the height of development, compared to the existing large employment area immediately to the east. The visual effects on the countryside to the north and east could be significant and there may be views too from the National Landscape. It is considered that there is some potential for this scale of development within this site but that care is needed to ensure the height of development does not have significant visual effects on the countryside to the north and east, and on the National Landscape.

Settlement: Tonbridge and Hilden Park

Proposed development type: Residential

Site: 68419 - Land Adjacent to Vauxhall Gardens and The Vauxhall Inn, Vauxhall Lane

Parish: Tonbridge
Ward: Vauxhall

The site comprises two open areas of rough grassland, woodland edges and a former road that now acts as pedestrian route to the Priory Wood Public Open Space to the west beyond the Hastings-London railway line which is set within a deep wooded cutting. To the east is the Vauxhall Inn public house and its car park. To the north are houses and gardens on Vauxhall Road. To the south is the A21 Tonbridge Bypass two lane dual carriageway, also in a wooded cutting, which has its junction with the A26 and Pembury Road spanning the A21 to the north and south. The whole of the junction is set in well-wooded context. The larger of the two open areas within the site slopes noticeably from the north-west to the south-east. There are views from the higher open areas east towards the wooded horizon of Castle Hill. To the south and west of the A21 Tonbridge Bypass and its junction with the A26 and Pembury Road, the countryside is within the High Weald National Landscape. This includes the rising wooded hills to the south and south-east up to Castle Hill.

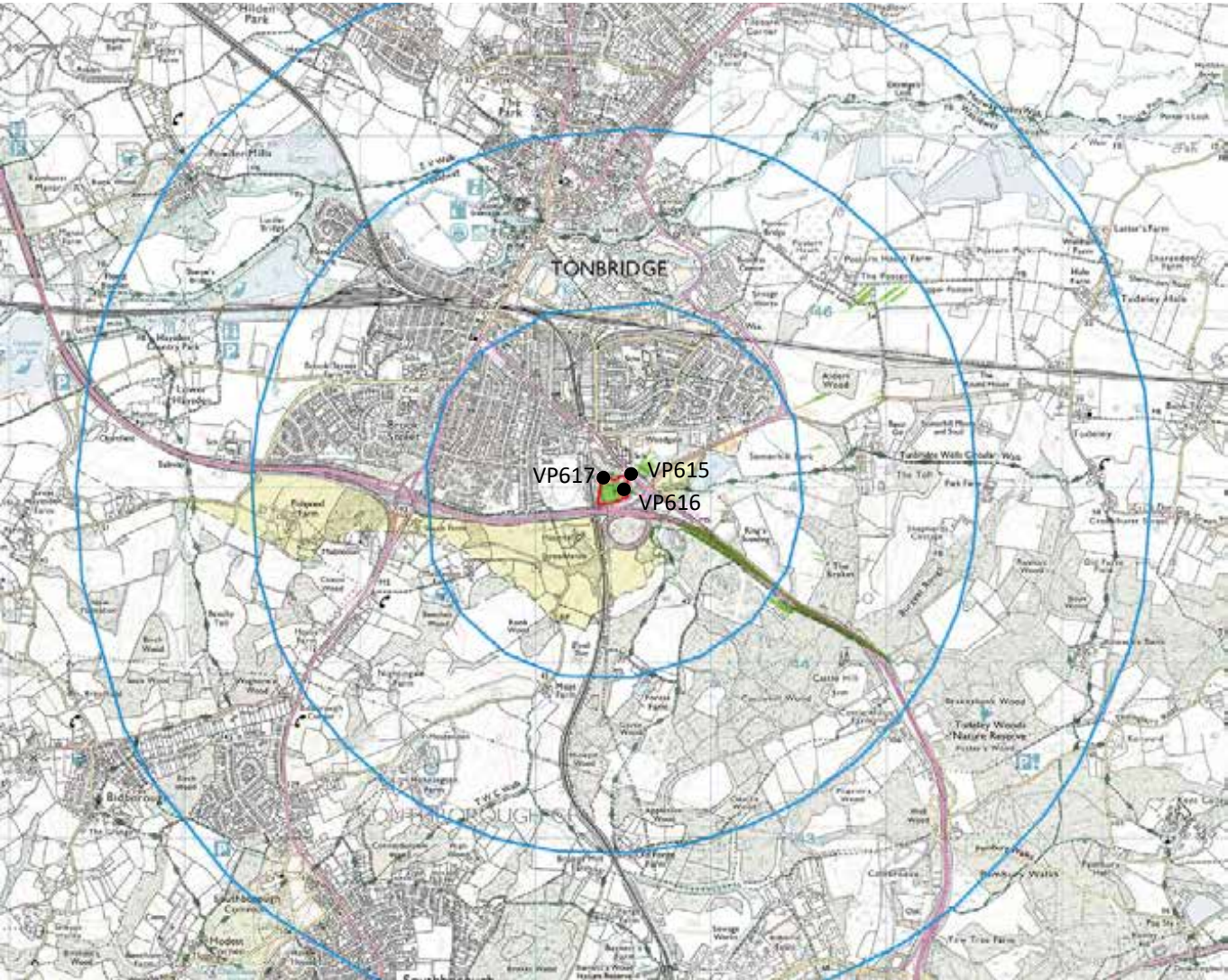


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

68419 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape within the borough
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

68419 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the combined site may be visible from within in the surrounding landscape. The theoretical viewshed is almost entirely restricted to local views from within 1km of the boundary of the site and almost entirely restricted to views to the south-east. The viewshed also identifies scattered areas with views from east and north-east at around 1km and beyond but field work suggests that any views would be glimpse only of very small parts of wany potential development.

From Pembury Road at the entrance to the Vauxhall Inn and what would be the access to any potential development on the site, there are partial views of the site and potential development would be seen beyond the boundary vegetation (VP 615). For both sets of views from the roads adjacent to the site, for the small and medium scales of the residential development typologies, the visual effects on receptors adjacent to the site would generally be of an overall Moderate-Minor adverse effect.

From within the site along the former road there would be some open and close range views of the potential development. For the small and medium scales of the residential development typologies, the visual effects on receptors adjacent to the site would be of an overall Moderate-major to Major adverse effect.

The ZTV identifies only very limited areas from within the National landscape from where views of the site are potentially available. This includes the A21 corridor at Castle Hill. In these views any potential development would be seen at a distance and in the context of other development in south-east Tonbridge. The visual effects on these views is considered to be limited.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP615 - Pembury Road A2014 looking south west	High	Recreational: Moderate Susceptibility Moderate Sensitivity	Slight	Slight	N/A	Moderate- Minor Adverse	Moderate- Minor Adverse	N/A
VP616 - Vauxhall Gardens looking west	High	Recreational: Moderate Susceptibility Moderate Sensitivity	Substantial	Substantial	N/A	Major- Moderate Adverse	Major- Moderate Adverse	N/A
VP617 - Vauxhall Gardens looking south	High	Recreational: Moderate Susceptibility Moderate Sensitivity	Very Substantial	Very Substantial	N/A	Major Adverse	Major Adverse	N/A

Note: * Assessments based on effects without mitigation

The extent of the visual effects would be highly constrained and there are only significant effects on views from the former road within the site. Any potential development on the site would need to seek to minimise the visual effects on receptors using the road to access the public open space to the west. This would require the careful design of the new access and the provision of appropriate strategic buffer planting.

Visual Impact Appraisal

68419 - Viewpoint Images

VP615 - Pembury Road A2014 looking south west

Approximate site location



VP616 - Vauxhall Gardens looking west

Approximate site extent



Visual Impact Appraisal

68419 - Viewpoint Images

VP617 - Vauxhall Gardens looking south

Approximate site extent



Landscape and Visual Impact Appraisal

Proposed development type: Residential

68419 - Summary of Landscape and Visual Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology *			Potential Overall Landscape Effect by Typology*		
						Small	Medium	Large	Small	Medium	Large
11a: High Weald Slopes	THHP05	No	High	Small: High-Medium Medium: High-Medium Large: High	Small: High-Medium Medium: High-Medium Large: High	Slight	Slight	N/A	Moderate to Moderate-Minore Adverse	Moderate to Moderate-Minore Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA THHP05, which has High-Medium landscape sensitivity to the small and medium scale residential development typologies. The large scale residential development typology is not considered to be appropriate for this small site and has not been assessed.

The site comprises two open areas of rough grassland, woodland edges and a former road. The Hastings-London railway line lies to the west and is set within a deep wooded cutting. To the east is the Vauxhall Inn public house and its car park. To the north are houses and gardens on Vauxhall Road. To the south is the A21 Tonbridge Bypass two lane dual carriageway, also in a wooded cutting, which has its junction with the A26 and Pembury Road spanning the A21 to the north and south. The whole of the junction is set in well-wooded context. The larger of the two open areas within the site slopes noticeably from the north-west to the south-east.

There are views from the higher open areas east towards the wooded horizon of Castle Hill. The site adjoins the settlement boundary along its norther side and its immediate context is also defined by the A21 and its junction with the A26 and Pembury Road. Its countryside character is partially suburbanised as a result. The boundary of the National Landscape lies to the south and west of the A21 and A236 but there is very limited intervisibility with this due to the extensive woodland around and close to the site and, consequently, the site relates more to the settlement edge than it does to the wider countryside to the south and east. The main landscape changes would be the change in land use of the site from grassed fields field to an urban one and, consequently, a loss of its remaining sense of rurality and its openness. The landscape change would have an overall Moderate/Moderate-Minor adverse impact in the case of both the small and medium scale residential development typologies.

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be highly constrained and there are only significant effects on views from the former road within the site. Any potential development on the site would need to seek to minimise the visual effects on receptors using the road to access the public open space to the west. This would require the careful design of the new access and the provision of appropriate strategic buffer planting.

Any potential development on the site would need to seek to minimise the visual effects on receptors using the former road to access the Priory Wood Public Open Space to the west. This would require the careful design of the new access and the provision of appropriate strategic buffer planting.

Whilst there would be a change to the landscape character of the site, there is potential in landscape character terms for development of the small and medium scale residential development typologies, without undue harm to the landscape character of the surrounds including the National Landscape to the south and east.

Settlement: Tonbridge and Hilden Park

Site: 68441 - Land at High Barn

Parish: Hildenborough
Ward: Hildenborough

The site comprises three rectilinear fields of grass set around the High Barn Farm farmstead, its various residences and gardens. The site is separated from the northern edge of Hilden Park by other fields and is surrounded by countryside. The fields are subdivided by a mix of mature hedges and wooded shaws, and the site's boundaries are all well vegetated, with the western field particularly enclosed by vegetation. The landform rises notably from Tonbridge Road up to the southwestern site boundary before falling away across the site to the north-east towards the course of the Hilden Brook. A Public Right of Way (public footpath) runs along the mainly wooded southwestern

Proposed development type: Residential

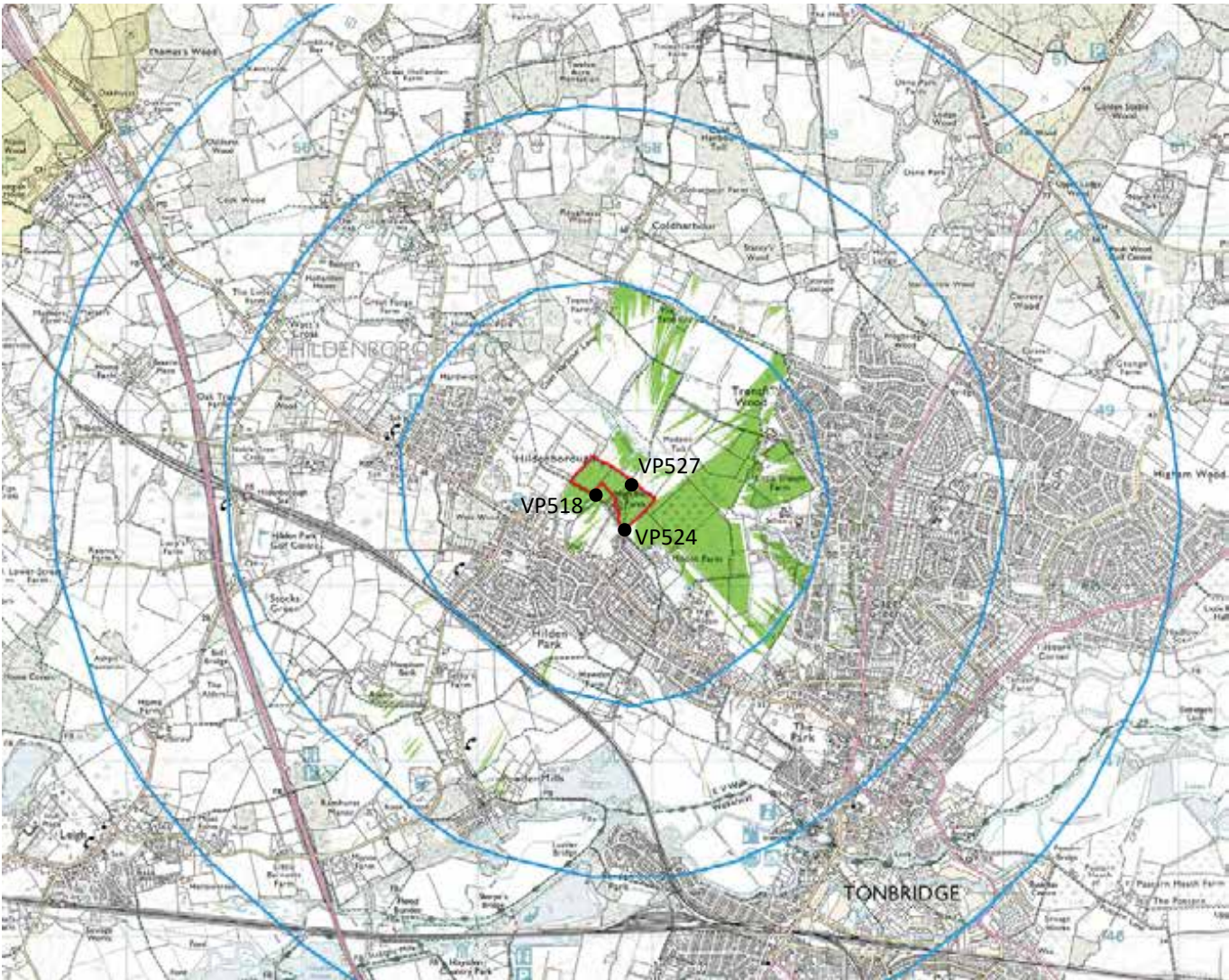


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

68441 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape within the borough
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

68441 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the combined site may be visible from within in the surrounding landscape. The theoretical viewshed is largely restricted to local views from within 1km of the boundary of the site to the north-east, east and south-east. While the viewshed identifies some small, scattered areas around 1km to the south, the results of fieldwork suggest that these views would be glimpses only and likely to be heavily filtered by intervening vegetation.

From the Public Right of Way along the site's southern boundary, there are a series of open views into the site in which the potential development would be in the foreground of these views (VP518 and VP524). For the small scale residential development typology, the visual effects on receptors adjacent to the site would generally be of an overall Major adverse effect. This would rise to an overall Major+ adverse effect for the medium scale typology.

There would be open views of the potential development from the public footpath that runs diagonally across the easternmost field (VP527). For the small scale residential development typology, the visual effects on receptors adjacent to the site would generally be of an overall Major adverse effect. This would rise to an overall Major+ adverse effect for the medium scale typology.

Views of the potential development from the Public Rights of the Way to the north of the site would be largely screened by a combination of the rising topography of the land before the site and the wooded vegetation along the minor ridgeline that runs along the northeastern boundary of the site.

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP524 - PRoW looking north	Moderate	Recreational: High Susceptibility High Sensitivity	Substantial	Very Substantial	N/A	Major Adverse	Major+ Adverse	N/A
VP527 - PRoW looking south	Moderate	Recreational: High Susceptibility High Sensitivity	Substantial	Very Substantial	N/A	Major Adverse	Major+ Adverse	N/A
VP518 - PRoW looking north	Moderate	Recreational: High Susceptibility High Sensitivity	Substantial	Very Substantial	N/A	Major Adverse	Major+ Adverse	N/A

Note: * Assessments based on effects without mitigation

The large scale residential development typology is not considered to be appropriate for this site and no assessment has been undertaken.

The extent of the visual effects would be highly constrained but there would still be several views that would be significantly impacted on or at the boundary of the site. Any development would need to seek to minimise these visual effects through setbacks of the development and strategic buffer planting.

Visual Impact Appraisal

68441 - Viewpoint Images

VP524 - PRoW looking north

Approximate site extent



VP527 - PRoW looking south

Approximate site extent



VP518 - PRoW looking north

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

68441 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology *			Potential Overall Landscape Effect by Typology*		
						Small	Medium	Large	Small	Medium	Large
8b: East Hildenborough Farmlands 8d: Dene Park Western	THHP02	No	Low	Small: Medium-Low Medium: Medium Large: High-Medium	Small: Medium-Low Medium: Medium Large: High-Medium	Moderate	Moderate	N/A	Moderate to Moderate-Minor Adverse	Moderate Adverse	N/A

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA THHP02, which has Medium-Low landscape sensitivity to the small scale residential development typology and Medium landscape sensitivity to the medium scale typology. The large scale residential development typology is not considered to be appropriate for this site and no assessment has been undertaken.

The site comprises three rectilinear fields of grass set around the High Barn Farm farmstead, its various residences and gardens. The site is separated from the northern edge of Hilden Park by other fields and is surrounded by countryside. The fields are subdivided by a mix of mature hedges and wooded shaws, and the site's boundaries are all well vegetated, with the western field particularly enclosed by vegetation. The landform rises notably from Tonbridge Road up to the southwestern site boundary before falling away across the site to the north-east towards the course of the Hilden Brook.

The site is poorly related to the settlement boundary at Hilden Park being separated by several fields and also by the topographical form such that the site lies beyond the minor ridgeline that forms part of the southwestern boundary of the site. The presence of High Barn Farm provides some developed character but as a former farmstead it is essentially rural in character rather than suburban. The site, therefore, is read as part of the wider countryside to the north and separated from the Hilden Park urban area. The site also has some scenic qualities and a sense of tranquillity and remoteness.

The main landscape changes would be the change in the land use of the site to an urban one and, consequently, a loss of its openness. There would also be the significant urbanising effects of residential development on the countryside to the north.

The landscape change would have an overall major/Major-Moderate adverse impact in the case of both the small and medium scale residential development typologies. The large scale residential development typology is not considered to be appropriate for this site and no assessment has been undertaken.

Proposed development type: Residential

68441 - Summary of Landscape and Visual Effects

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be highly constrained but there would still be several views that would be significantly impacted on and adjacent to the site. Any development would need to seek to minimise the greatest of these visual effects through the careful design of setbacks of the development and strategic buffer planting.

There would be a significant change to the landscape character of the site and there is limited or no potential in landscape character terms for development of the small and medium scale residential development typologies, without undue harm to the landscape character of the surrounds.

However, land to the south and east of this site is also being promoted and assessed by this appraisal (the extensive site 59804 to the east, and sites 59893 and 68401 to the south). Should all of these sites come forward for development this would change the landscape context of the site. Whilst there is limited or no potential for development on this site in its own right, in tandem with all of these other sites there would be some potential for development of the small scale residential development typology. The consideration of the landscape and visual matters raised by this appraisal for all of these sites would be best addressed jointly in a coordinated approach. Should only the southern sites come forward (59893 and 68401) then it is still considered that there would be only limited or no potential for development at this site.

Settlement: Tonbridge and Hilden Park

Proposed development type: Residential

Site: 68456 - Land Opposite Masfield Way, Upper Hayesden Lane

Parish: Tonbridge
Ward: Judd

The site comprises a single irregular shaped arable field within which there is a copse and pond. The site is gently domed and bound by hedges on all sides. There are a few scattered mature hedgerow trees along the northern and narrow eastern boundaries, but otherwise the boundaries are made up of well-tended hedges. The site occupies a roughly triangular piece of land between Upper Haysden Lane, to the south-east, and Lower Haysden Lane, to the north. The western and southern boundaries lie against a further arable field. To the immediate north-east of Lower Haysden Lane is a new residential development partly complete (Barden Croft). To the north-west of the lane are some of the playing fields of Judd School, including a fenced and lit 3G pitch and storage building. To the south of Upper Haysden Lane is the residential area of the Brook Street part of Tonbridge. The site, therefore, adjoins the settlement boundary along two sides. To the south of the site is the A21 Tonbridge Bypass, a dual two lane carriageway, set on a wooded embankment to the south-west before it passes into a wooded cutting at its junction with the A26. These features define the southern edge of Tonbridge and form part of the northern edge of the High Weal National Landscape which covers the rising hills to the south. There are no Public Rights of Way across the site. The countryside to the west of the site, within 1km, includes several Public Rights of Way including a section of the Wealdway.

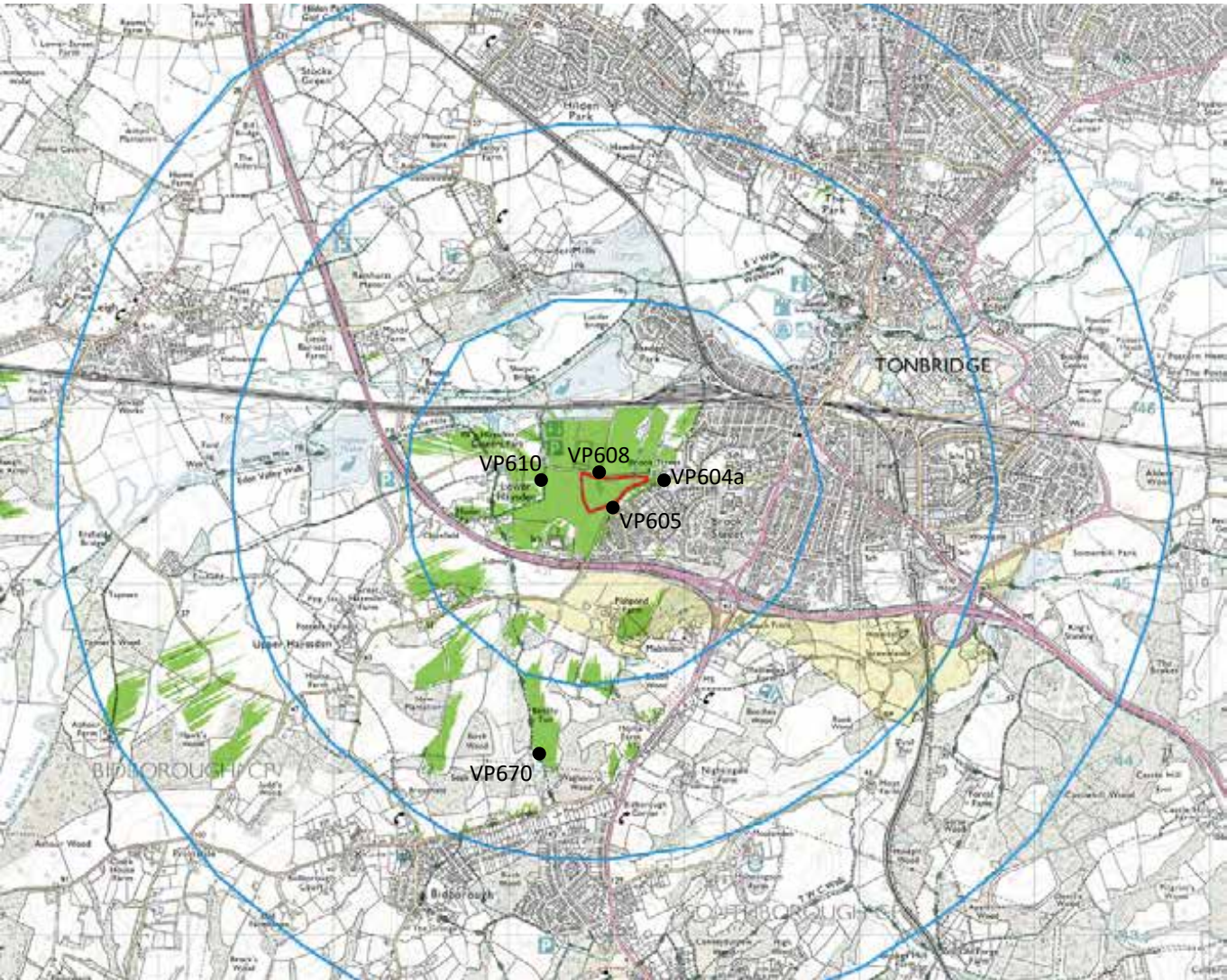


Site location
Base image: Google Maps (2025)

Visual Impact Appraisal

68456 - ZTV and Viewpoint Location Map

Proposed development type: Residential



- Key
- Site boundary
 - VPxx Viewpoint location and number
 - ZTV
 - National Landscape within the borough
 - Distance from site in 1km increments

Zone of Theoretical Visibility and Viewpoint Location Map

Visual Impact Appraisal

Proposed development type: Residential

68456 - Summary of Visual Effects

Visual Impact Appraisal Overall Summary

The Zone of Theoretical Visibility (ZTV) indicates the areas from which the combined site may be visible from within in the surrounding landscape. The theoretical viewshed is largely restricted to local views from within 1km of the boundary of the site to the north, west and south. The viewshed also identifies scattered areas with views from south of the A21. Many of these areas lie within the High Weald National Landscape. While the viewshed identifies these areas, the results of fieldwork suggest that in many cases these views would be glimpses only and likely to be heavily filtered by intervening vegetation. There are views of the site from the higher ground south towards the Bidborough Ridge, as reviewed further below.

From Upper Haysden Lane to the south there are views towards the site from the road and footways, as well as the residencies on this edge of Brook Street (VP 605). These views into the site are largely screened by the hedgerow along the site's boundary but the potential development would be seen over and beyond this hedge. Similarly for the views from Lower Haysden Lane, these are largely over the adjoining hedgerow although there are a few gaps from where more open views into the site can be obtained (VP 608). The potential development would be seen over the hedge and through the gaps and be seen at close range. A new residential access would need to be provided from one or both roads and this would open up further views into the potential development. For both sets of views from the roads adjacent to the site, for the small and medium scales of the residential development typologies, the visual effects on receptors adjacent to the site would generally be of an overall Major-Moderate adverse effect. For the large scale residential development typology this would increase to an overall Major adverse effect.

From the junction of Upper Haysden Lane, Lower Haysden Lane and Brook Street, to the east of the site, the potential

Viewpoint No. Location Description	Viewpoint value	Visual Receptor Susceptibility / Sensitivity	Potential Magnitude of Change by Typology *			Potential Overall Visual Effect by Typology*		
			Small	Medium	Large	Small	Medium	Large
VP670 - Wealdway footpath at Beechy Toll in Bidborough looking north	Very High	Recreational: High Susceptibility Very High Sensitivity	Negligible	Negligible	Moderate	Moderate Adverse	Moderate Adverse	Major Adverse
VP610 - PRoW south off Lower Haysden Lane looking east	Low	Recreational: Moderate Susceptibility Moderate Sensitivity	Substantial	Substantial	Very Substantial	Major- Moderate Adverse	Major- Moderate Adverse	Major Adverse
VP604a - Lower Haysden Lane looking west	Low	Recreational: Moderate Susceptibility Moderate Sensitivity	Moderate	Moderate	Very Substantial	Moderate Adverse	Moderate Adverse	Major Adverse
VP605 - Upper Haysden Lane looking west	Low	Recreational: Moderate Susceptibility Moderate Sensitivity	Substantial	Substantial	Very Substantial	Major- Moderate Adverse	Major- Moderate Adverse	Major Adverse
VP608 - Lower Haysden Lane looking south	Low	Recreational: Moderate Susceptibility Moderate Sensitivity	Substantial	Substantial	Very Substantial	Major- Moderate Adverse	Major- Moderate Adverse	Major Adverse

Note: * Assessments based on effects without mitigation

Visual Impact Appraisal

68456 - Summary of Visual Effects

Proposed development type: Residential

development would be seen over the hedgerow and small hedgerow trees along the eastern boundary (VP 604a). The context of the view is suburban with the new development emerging to the north of Lower Haysden Lane. For the small and medium scales of the residential development typologies, the visual effects on receptors adjacent to the site would generally be of an overall Moderate adverse effect. For the large scale residential development typology this would increase to an overall Major-Moderate adverse effect as this would be a noticeably larger development scale compared to the predominant two-storey housing in the existing context. To the west of the site, there are various Public Rights of Way (public footpaths and a bridleway) within 1km of the site. These include a section of the Wealdway but the views of the site from this route and many of the others are largely screened by intervening vegetation. The closest public footpath to the west is one field away and there are open views from a section of this towards the site (VP 610). The potential development would be partly seen in the context of the residential area at the edge of Brook Street, although this lies a little behind the site and the potential development would be closer and more prominent in the view. The development would also be seen in the context of the wooded hills of the National Landscape to the south-east beyond the A21. For the small and medium scales of the residential development typologies, the visual effects on receptors adjacent to the site would generally be of an overall Major-Moderate adverse effect. For the large scale residential development typology this would increase to an overall Major adverse effect.

The ZTV identifies scattered areas of potential visibility from within the National Landscape to the south. However, few of these areas coincide with publicly accessible locations. The route of the Wealdway climbs from its underpass under the A21 up the hills to the Bidborough Ridge from where there are views north over the A21 and across the floodplain of the River Medway in the Low Weald to the Greensand Ridge and part of the Kent Downs National Landscape to the north (VP 670). The site is visible at around 1.5km distant and seen in the context of parts of Tonbridge both close to and more distant from the site, the new development under construction lying immediately beyond the site and the playing fields of Judd School. Potential development on the site would be visible, but it would be seen as a relatively small addition to the existing urban area in the view. For the small and medium scale of the residential development typologies, the visual effects on receptors on this view from the Wealdway would be of an overall Moderate adverse effect. This would rise to an overall Major adverse visual effect for the large scale residential development typology where the scale of this development typology would be noticeably different to the adjoining development.

The extent of the visual effects would be relatively constrained but there would still be several views that would be significantly impacted close to and adjacent to the site with some views available from the Wealdway in the National Landscape to the south. The visual effects of the small and medium scale residential development typologies are likely to be no greater than moderate on users of the Wealdway in this part of the

National Landscape and, consequently, these development typologies on this site are not considered to be harmful to the setting of the National Landscape. The large scale residential development typology would be seen as a 'step-up' in scale relative to its context and would be a noticeable new built feature in these views. This visual effect is considered to be harmful to the setting of the National Landscape, albeit at a low level of harm.

Any potential development on the site would need to seek to minimise the visual effects on receptors at the site's boundaries and using the Public Rights of Way to the west. This would require the careful design of the new access, setbacks of the development from some boundaries and the provision of appropriate strategic buffer planting.

Visual Impact Appraisal

68456 - Viewpoint Images

VP670 - Wealdway footpath at Beechy Toll in Bidborough looking north

Approximate site extent



VP610 - PRoW south off Lower Haysden Lane looking east

Approximate site extent



Visual Impact Appraisal

68456 - Viewpoint Images

VP604a - Lower Haysden Lane looking west

Approximate site extent



VP605 - Upper Haysden Lane looking west

Approximate site extent



Visual Impact Appraisal

68456 - Viewpoint Images

VP608 - Lower Haysden Lane looking south

Approximate site extent



Landscape Impact Appraisal

Proposed development type: Residential

68456 - Summary of Landscape Effects

Landscape Character Area(s)	Landscape Sensitivity Area(s)	National Landscape	Landscape Value*	Landscape Susceptibility by Typology*	Landscape Sensitivity by Typology*	Potential Magnitude of Change by Typology *			Potential Overall Landscape Effect by Typology*		
						Small	Medium	Large	Small	Medium	Large
10a: Upper Medway Floodplain	THHP04	No	Low	Small: Medium-Low Medium: Medium-Low Large: Medium	Small: Medium-Low Medium: Medium-Low Large: Medium	Moderate	Moderate	Substantial	Moderate to Moderate-Minor Adverse	Moderate to Moderate-Minor Adverse	Major-Moderate Adverse

Notes: * Assessments of landscape value, susceptibility and sensitivity are taken from the Landscape Sensitivity Assessment

** Assessments based on effects without mitigation

Landscape Impact Appraisal Overall Summary

The site is located within LSA THHP04, which has Medium-Low landscape sensitivity to the small and medium scale residential development typologies and Medium landscape sensitivity to the large scale typology.

The site comprises a single irregular shaped arable field within which there is a copse and pond. The site is essentially flat and bound by hedges on all sides. There are a few scattered mature hedgerow trees along the northern and narrow eastern boundaries, but otherwise the boundaries are made up of well-tended hedges. The site occupies a roughly triangular piece of land between Upper Haysden Lane, to the south-east, and Lower Haysden Lane, to the north. The western and southern boundaries lie against a further arable field. To the immediate north-east is a new residential development partly complete (Barden Croft). To the north-west are some of the playing fields of Judd School, including a fenced and lit 3G pitch and storage building. To the south of Upper Haysden Lane is the residential area of the Brook Street part of Tonbridge. To the south of the site is the A21 Tonbridge Bypass, a dual two lane carriageway, set on a wooded embankment to the south-west before it passes into a wooded cutting at its junction with the A26.

The site adjoins the settlement boundary along two sides, and its countryside character is partially suburbanised as a result. From the site and surrounds the wooded hills of the High Weald National Landscape are seen as a prominent and attractive landscape backdrop to the south.

The main landscape changes would be the change in land use of the site from an agricultural field to an urban one and, consequently, a loss of its remaining sense of rurality and its openness. There would also be the partial urbanising effects of further residential development on the countryside to the west.

The landscape change would have an overall Moderate/Moderate-Minor adverse impact in the case of both the small and medium scale residential development typologies, rising to an overall Major-Moderate adverse impact for the large scale residential development typology.

Proposed development type: Residential

68456 - Summary of Landscape and Visual Effects

Landscape and Visual Appraisal Conclusions

The extent of the visual effects would be relatively constrained but there would still be several views that would be significantly impacted close to and adjacent to the site with some views available from the Wealdway in the National Landscape to the south. The visual effects of the small and medium scale residential development typologies are not considered to be harmful to the setting of the National Landscape. The large scale residential development typology would be seen as a 'step-up' in scale relative to its context and would be a noticeable new built feature in these views. This visual effect is considered to be harmful to the setting of the National Landscape, albeit at a low level of harm.

Any potential development on the site would need to seek to minimise the visual effects on receptors at the site's boundaries and using the Public Rights of Way to the west. This would require the careful design of the new access, setbacks of the development from some boundaries and the provision of appropriate strategic buffer planting. The copse and pond within the site should be retained with any potential development, provided with a suitable buffer and integrated into the green infrastructure of the scheme.

Whilst there would be a significant change to the landscape character of the site, there is potential in landscape character terms for development of the small and medium scale residential development typologies, without undue harm to the landscape character of the surrounds.

The large scale residential development typology would represent a substantial 'step up' in scale of development from the existing residential area to the east and the visual effects on the countryside to the west would be significant and it would be harmful to the setting of the National Landscape. It is considered that there is no potential for this scale of development within this site.

