



## Landscape DRAFT POLICY HEADINGS

### INTRODUCTION

The parish of Cranbrook & Sissinghurst lies within the High Weald Area of Outstanding Natural Beauty and its setting. It is an area of ancient countryside and contains what are considered to be some of the best surviving examples of medieval landscape in northern Europe<sup>1</sup>. It is a quintessential landscape of distinct historic character, richness and beauty and, as such, is worthy of the utmost protection, enhancement and celebration. Its value is not just in social well-being but in economic benefits of its use. The landscape narrative and the interaction between people and place, both historic and current is the key to the future economic vitality of the parish.

### AIMS/POLICY INTENT

- To protect and enhance the historic landscape character, natural beauty and rich ecological biodiversity of Cranbrook and Sissinghurst parish both within the AONB and its setting.
- Ensure that any new development makes a positive contribution to its distinctive landscape character. Identify and protect distinctive historic landscape features, such as ancient woodlands, shaws and gills, veteran trees, hedgerows, field patterns, routeways, ponds, and watercourses.
- Ensure new development does not negatively impact the green and blue infrastructure of the parish (ecological connectivity).
- Ensure new development does not increase the levels of light pollution in the parish.
- Identify valued green spaces, significant views and priority habitats for protection and enhancement.
- Enable and promote continued community access to green space, whilst protecting sensitive sites.
- Enable and promote sustainable forms of social and economic development that in themselves enhance the environment.
- Support the spatial strategy for Cranbrook & Sissinghurst parish through the protection of green gaps between settlements.

1. <http://www.highweald.org/high-weald-aonb-management-plan.html>

## LANDSCAPE DRAFT POLICY FRAMEWORK

### TWBC Associated Docs

- 1) TWBC Landscape within the Built Environment Doc.
- 2) TWBC Local Green Space Doc
- 3) Final Policy Wording Doc
- 4) Lighting and dark skies version 30 October post PPWG

DRAFT NW POLICY HEADINGS	NDP OBJECTIVE	POLICY OBJECTIVE / RATIONALE
1) TWBC Landscape Within the Built Environment Doc		
<b>LA-18</b> Developments must protect and enhance the treescape and ancient hedgerow and watercourse network of Cranbrook, Sissinghurst and outlying settlements by protecting ponds, hedges, existing trees and planting new ones in areas that abut existing developments	1,3,& 9	<b>(Policy XX Landscape within the Built Environment)</b> St Dunstan's Church Tower offers spectacular views of the historic rural landscape, treescape, mature hedgerow and shelterbelt pattern which gives the parish its distinctive 'green' feel. Shelterbelts play an important role in maintaining soil fertility and sustaining biological activity. There are a number of significant and historic ponds within the settlement boundaries which need to be protected and enhanced. Cross reference to Heritage Policy HP13 Green Cranbrook & HP25 Green Sissinghurst
<b>LA-8</b> Planning applications	1,3,6,& 9	<b>(Policy X Rural Landscape)</b>

<p>which protect and enhance the views that are distinctive to the Parish will be supported</p>		<p>Add in details from ‘Valued Views Doc’ from Landscape character assessment workshop</p> <p><b>Action needed</b> – FERIA to produce a views map for the parish as in TNP- As mapped in the C&amp;S LCA Workshop report.</p> <p>Engagement with local residents has identified many of the precious views of both landscapes and buildings enjoyed and valued by locals<sup>1</sup></p> <p>Cranbrook &amp; Sissinghurst have several fine landmark buildings, visible both from within the town and from outside. These all contribute to the heritage quality of the town and its sense of place. They should be preserved and enhanced.</p> <p>Cross reference to Policies HP08 and HP22 : Views in the Heritage policy should be made.</p> <p><sup>1</sup> <i>Map of views within and from parish as mapped in the C&amp;S LCA Workshop report</i> – need a link or pdf in appendix</p>
<p><b>LA-13</b> <b>Sites of known conservation value</b> <b>Policy:</b> <b>In considering development proposals impacting statutory/non-statutory designated sites their nature conservation value must be identified, considered and protected in line with their status.</b> <b>Development proposals adjacent to such sites</b></p>	<p>1 &amp; 9</p>	<p><b>(Policy X Rural Landscape)</b> Add maps to show SSSIs, LWS, LNR, RIGS, CLNR, RNRs and Local plan 2006 Inset map 4 and 3 (areas identified that are protected by policies with policy number in local plan) EN11 historic parks, EN21 areas of important open space, EN15 statutory nature reserves, EN23 important landscape approach</p> <p>A list of statutory and non-statutory designated sites within the Parish is found below, including Sites of Special Scientific Interest (SSSIs), Local Wildlife Sites (LWSs), Local Nature Reserves (LNRs) &amp; Roadside Nature Reserves (RNRs). More information about individual sites can be found in <i>Appendix 3</i>.</p> <ul style="list-style-type: none"> <li>• <i>Sissinghurst Park Wood SSSI</i></li> <li>• <i>Robin’s Wood SSSI</i></li> <li>• <i>Angley Wood LWS</i></li> <li>• <i>Hempstead Forest LWS</i></li> <li>• <i>Leggs Wood LWS</i></li> <li>• <i>Old Park Wood LWS</i></li> <li>• <i>Brick Pitt Wood LWS</i></li> <li>• <i>Roundhill Park Wood LWS</i></li> </ul>

<p>must be buffered to minimise damage and indirect impacts such as increased recreational pressure should be considered alongside more direct impacts. Such developments must deliver a net gain in biodiversity. Planning conditions and obligations must secure the protection and appropriate management of these sites in perpetuity.</p>		<ul style="list-style-type: none"> <li>• <i>Comfort's Wood LNR</i></li> <li>• <i>Crane Valley LNR</i></li> <li>• <i>Roadside Nature Reserves in the parish</i></li> </ul> <p>Further information on statutory/non-statutory designated sites may be gained from Kent &amp; Medway Biological Records Centre<sup>1</sup>, the MAGIC website<sup>2</sup>, the National Biodiversity Network<sup>3</sup>, Kent Wildlife Trust<sup>4</sup> and other organisations.</p> <p>Responses gathered at the November 2017 draft policy poster presentation support the aims of this policy.</p> <p><sup>1</sup> <a href="https://www.kmbrc.org.uk">https://www.kmbrc.org.uk</a></p> <p><sup>2</sup> <a href="http://magic.defra.gov.uk">http://magic.defra.gov.uk</a></p> <p><sup>3</sup> <a href="https://nbn.org.uk">https://nbn.org.uk</a></p> <p><sup>4</sup> <a href="http://www.kentwildlifetrust.org.uk">http://www.kentwildlifetrust.org.uk</a></p> <p><b>Appendix 3. Sites of known Conservation Value</b></p>
<p>LA-22 Poly tunnels and netting will only be permitted where they do not impact on landscape and views</p>	<p>1,8 &amp; 9</p>	<p><b>(Policy X Rural Landscape)</b> <b>Review Wording</b></p> <p>Large scale commercial poly tunnel use would detrimentally effect the rural character and the views across the parish. However where it can be demonstrated that land which is otherwise under-utilised could be made productive with the use of poly tunnels consideration will be given.</p>
<p>LA-24 Development of Farmsteads will only be permitted where they demonstrate that they protect the built rural heritage and landscape</p>	<p>1,2,3 &amp; 8</p>	<p><b>(Policy X Rural Landscape)</b> <b>Economically active settlements – anyone wanting to develop them should include residential as well as economic factors.</b></p> <p>Re-development of redundant farm buildings has been successful within the parish (Hazelden Farm) but it must be of good design and must identify, preserve and enhance the built, rural and landscape setting.</p> <p>The High Weald has over 3,500 historic farmsteads with a third incorporating at least one building dating from the</p>

<p>setting.</p>		<p>seventeenth century or earlier.<sup>1</sup></p> <p>The range and types of farmsteads in our landscapes have been mapped by English Heritage and the High Weald AONB Unit. Study of their historic character and current use has informed a greater understanding of the significance and sensitivity to change of these essential buildings. It has also provided character statements with details those aspects, features and qualities of our local farmsteads that contribute most to their character. The research has re-emphasised the importance of historic farmsteads to rural areas within Tunbridge Wells Borough.<sup>2</sup></p> <p>Cross reference to Housing &amp; Design Policies HD 1 &amp; 9</p> <p><sup>1</sup> <a href="http://www.highweald.org/downloads/publications/high-weald-aonb-management-plan-documents/1475-high-weald-management-plan-3rd-edition-2014-2019/file.html">http://www.highweald.org/downloads/publications/high-weald-aonb-management-plan-documents/1475-high-weald-management-plan-3rd-edition-2014-2019/file.html</a></p> <p><sup>2</sup> <a href="http://www.tunbridgewells.gov.uk/_data/assets/pdf_file/0003/118803/Farmsteads-SPD-Adopted-Feb-2016_lowres.pdf">http://www.tunbridgewells.gov.uk/_data/assets/pdf_file/0003/118803/Farmsteads-SPD-Adopted-Feb-2016_lowres.pdf</a></p>
<p>See also LA-2 and LA11 and include policy information from both</p>		<p><b>(Policy X Rural Landscape)</b></p>
<p><b>LA-1</b> <b>Developments which protect and enhance the remarkable historic landscape character and scenic beauty of Cranbrook &amp; Sissinghurst parish will be supported. Developers must give high regard for the High Weald AONB Management Plan<sup>1</sup> or its replacement and</b></p>	<p><b>1,3,5,9</b></p>	<p><b>(Policy XX High Weald AONB)</b></p> <p>Cranbrook &amp; Sissinghurst parish falls within the High Weald Area of Outstanding Beauty and its setting. The character components of natural beauty are described in the High Weald AONB Management Plan's Statement of Significance<sup>1</sup>:</p> <ul style="list-style-type: none"> <li>- Geology, landform, water systems &amp; climate</li> <li>- Settlement</li> <li>- Routeways</li> <li>- Woodlands</li> <li>- Field &amp; Heath</li> </ul> <p>The landscape character of the parish is further described by TWBC as covered by three main Local Character Areas as described in TWBC's draft Assessment<sup>3</sup>: LCA 7 Sissinghurst Wooded Farmland in the north, LCA 4 Cranbrook Fruit Belt across the centre and LCA 6 Benenden Wooded Farmland in the south.</p>

<p><b>AONB Vision 2034 <sup>2</sup> in all proposals both within the AONB and its setting.</b></p>		<p>Cranbrook &amp; Sissinghurst Landscape Character Workshop also gathered local evidence of:</p> <ul style="list-style-type: none"> <li>- Historic sites &amp; features</li> <li>- Valued views</li> <li>- Green &amp; blue spaces</li> <li>- Routeways</li> <li>- Areas for extra protection</li> <li>- Ideas for sustainable and land-based land use.</li> </ul> <p>Refer to <i>Appendix 1</i>.</p> <ol style="list-style-type: none"> <li>1. <a href="http://www.highweald.org/high-weald-aonb-management-plan.html">http://www.highweald.org/high-weald-aonb-management-plan.html</a></li> <li>2. <a href="http://www.highweald.org/high-weald-aonb-management-plan/vision-2034.html">http://www.highweald.org/high-weald-aonb-management-plan/vision-2034.html</a></li> <li>3. <a href="http://www.tunbridgewells.gov.uk/_data/assets/pdf_file/0017/140381/290817_Draft_Landscape_Character_Assessment_SPD.pdf">http://www.tunbridgewells.gov.uk/_data/assets/pdf_file/0017/140381/290817_Draft_Landscape_Character_Assessment_SPD.pdf</a></li> </ol>
<p><b>LA-2 The Neighbourhood Plan will protect green gaps between settlements (town, village, hamlets and farmsteads). Developers must avoid the destruction of the distinctive historic settlement pattern through urban sprawl and coalescence of settlements.</b></p>	<p>1,3,5,9</p>	<p><b>(Policy XX High Weald AONB iv.) + (Policy X Rural Landscape)</b> <b>Action: Replace strategic with green</b></p> <p>The historic settlement hierarchy pattern is distinctive with the town of Cranbrook being closely neighboured by the village of Sissinghurst, interspersed with the hamlets of Wilsley Green, Wilsley Pound, Colliers Green, Golford, and Hartley. Interspersed amongst these are a large number of historic farmstead settlements which formed the original settlement pattern of the parish. The importance of the Conservation Areas of Cranbrook, Wilsley Green and Sissinghurst are well documented in the CCAAC Appraisal 2010<sup>1</sup>. All these settlements lie within or within the setting of a highly rural and wooded landscape which is a nationally designated protected AONB landscape. Protection of green gaps between settlements is vital to prevent coalescence of the historic settlement pattern. Responses gathered at the November 2017 draft policy poster presentation support the aims of this policy.</p> <p>The strategic gaps are identified on areas of land between the following settlements and are proposed for specific policy protection from developments:</p> <ul style="list-style-type: none"> <li>- Cranbrook &amp; Sissinghurst (including between Wilsley Green &amp; Wilsley Pound)</li> <li>- Cranbrook &amp; Hartley</li> </ul>

		<ul style="list-style-type: none"> <li>- Sissinghurst &amp; Wilsley Pound</li> <li>- Cranbrook Conservation Area and Wilsley Green Conservation Area.</li> </ul> <p>MAP defining the boundaries of the green gaps – TO DO</p> <p>Development within these strategic gaps will be permitted where it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>- the open &amp; undeveloped character of the gap would not be adversely affected.</li> <li>- the separate character of the settlements would not be harmed.</li> <li>- the landscape setting of the settlements would not be harmed.</li> </ul> <p><i>1. <a href="http://www.tunbridgewells.gov.uk/_data/assets/pdf_file/0010/24796/CAA_Cranbrook.pdf">http://www.tunbridgewells.gov.uk/_data/assets/pdf_file/0010/24796/CAA_Cranbrook.pdf</a></i></p>
<p><b>LA-3</b>  <b>Planning applications will be supported which protect and enhance the streams, gills, watercourses, marshlands and ponds that are distinctive to the High &amp; Low Weald.</b></p>	<p>1,3,8,9</p>	<p><b>(Policy XX High Weald AONB)</b>          LA 3, 4, 5, 6 concern components of landscape beauty as identified by High Weald Management Plan          Relevant maps are included in Management Plan</p> <p>Restoration and protection of the natural function of river catchments is essential to mitigate against flooding and climate change.</p> <p>The AONB Landscape character map: Geology, Landform, Water systems &amp; Climate identifies and maps these significant features<sup>1</sup></p> <p>The pits and ponds are evidence of historic land use and a distinctive feature of clay and iron extraction, Evidence of watermills, hammer and fulling ponds as identified in Watermills and Windmills of Cranbrook – do reference</p> <p>These distinctive characteristic features of the landscape are valued and require sensitive active management. The ecological role as wildlife habitats and enablers of permeability are important contributors to the richness of biodiversity found in the Parish</p> <p><sup>1</sup><i>High Weald AONB Landscape Character: Geology, Landform, Water systems &amp; Climate Cranbrook CP</i></p>
<p><b>LA-4</b>  <b>Planning applications will be supported which:</b></p>	<p>1,3,7,8 &amp; 9</p>	<p><b>(Policy XX High Weald AONB)</b>          Add in detail from ‘Historic Routeways to be protected Doc’ as produced from character workshop. Annotate what features are – what makes them special. Protections not limited to those specified?</p> <p>The network of often narrow and winding lanes with ancient hedgerows are rich in ecological biodiversity and</p>

<p><b>Protect and enhance the rural routeways network by increasing protection of their distinctive historic landscape features,</b></p> <p><b>Avoid using suburbanising features on rural routeways.</b></p> <p><b>Enhance the rural character of the routeways and increase their value for wildlife, biodiversity and green infrastructure</b></p>		<p>wildlife connectivity. There are many sunken lanes and wooded green tunnels which are not only an evocative feature of the landscape, but also evolved through historic use, for example as old drovers’ routeways through the parish<sup>1</sup></p> <p>Key characteristics of these rural lanes include, but not limited to:</p> <ul style="list-style-type: none"> <li>- Ancient mixed native hedgerow, including holly.</li> <li>- Hedges coming right up to the road</li> <li>- Sunken roads with multiple ditch and bank features</li> <li>- Braided routes and droveways</li> <li>- Ancient veteran trees within the hedgerow, as well as old stubbs and ancient grown-out lain hedges, all growing on the tops of banks</li> <li>- Semi-native verges rich in biodiversity</li> </ul> <p><b>Non A-road and unclassified routeways include, but not limited to:</b></p> <table border="1" data-bbox="710 815 1632 1034"> <tr> <td>Benenden Road</td> <td>Chapel Lane</td> <td>Golford Road</td> <td>Swattenden Lane</td> </tr> <tr> <td>Bettenham Lane</td> <td>Crane Lane</td> <td>London Lane</td> <td>Tilsden Lane</td> </tr> <tr> <td>Biddenden Road</td> <td>Dig Dog Lane</td> <td>Marden Road</td> <td>Turnden Lane</td> </tr> <tr> <td>Bishops Lane</td> <td>Freight Lane</td> <td>Mill Lane</td> <td>Whitewell Lane</td> </tr> <tr> <td>Carriers Lane/Road</td> <td>Friezley Lane</td> <td>Park Lane</td> <td>Any other unnamed and unclassified laneway</td> </tr> <tr> <td>Colliers Green Road</td> <td>Frittenden Road</td> <td>Spongs Lane</td> <td></td> </tr> <tr> <td>Chalk Lane</td> <td>Glassenbury Road</td> <td>Starvenden Lane</td> <td></td> </tr> </table> <p>Features such as but not limited to, close-boarded fencing, non-native hedgerow and screen planting, pavements, street lighting, intrusive highway engineering, whilst still seeking effective ways to improve their safety for non-car traffic are significant detractors in the rural landscape of Cranbrook and Sissinghurst parish</p> <p><sup>1</sup>High Weald AONB Landscape Character: Historic Routeways Cranbrook CP</p>	Benenden Road	Chapel Lane	Golford Road	Swattenden Lane	Bettenham Lane	Crane Lane	London Lane	Tilsden Lane	Biddenden Road	Dig Dog Lane	Marden Road	Turnden Lane	Bishops Lane	Freight Lane	Mill Lane	Whitewell Lane	Carriers Lane/Road	Friezley Lane	Park Lane	Any other unnamed and unclassified laneway	Colliers Green Road	Frittenden Road	Spongs Lane		Chalk Lane	Glassenbury Road	Starvenden Lane	
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<p><b>LA-5</b></p>	<p>1,3,8 &amp; 9</p>	<p><b>(Policy XX High Weald AONB)</b></p>																												



<p><b>Planning applications which protect and enhance the field patterns and hedges that are distinctive to the High Weald and the Parish will be supported.</b></p> <p><b>Proposals for the replanting of native hedgerow field divisions where they have been removed will be supported.</b></p> <p><b>The preservation and enhancement of unimproved grassland and rare wild flower meadows must be observed during any development within the Parish</b></p>		<p>The High Weald AONB is characterised by small irregular shaped and productive fields often bound by (and forming a mosaic with) hedgerows and small woodlands, and typically used for livestock grazing, small holdings, and a non-dominant agriculture, within which can be found distinctive zones of heaths and inned river valleys.</p> <p>The objectives of the High Weald AONB Management Plan for Field and Heath<sup>1</sup> are:          FH1 To secure agriculturally productive use for the fields of the High Weald          FH2 To maintain the pattern of small irregularly shaped fields bounded by hedgerows and woodland          FH3 To enhance the ecological function of field and heath as a part of complex mosaic of High Weald habitats          FH4 To protect the archaeological and historical assets of field and heath</p> <p>The High weald AONB Landscape Character: Field and Heath<sup>2</sup> shows the extent of such areas within the parish. Responses gathered at the November 2017 draft policy poster presentation support the aims of this policy.</p> <p><sup>1</sup> <a href="http://www.highweald.org/downloads/publications/high-weald-aonb-management-plan-documents/1475-high-weald-management-plan-3rd-edition-2014-2019/file.html">http://www.highweald.org/downloads/publications/high-weald-aonb-management-plan-documents/1475-high-weald-management-plan-3rd-edition-2014-2019/file.html</a>  <sup>2</sup> <i>High Weald AONB Landscape Character: Field &amp; Heath Cranbrook CP</i></p>
<p><b>LA-6 Planning applications which enable the protection, enhancement and</b></p>	<p>1,3,8,&amp; 9</p>	<p><b>(Policy XX High Weald AONB)</b></p> <p>The High Weald AONB is characterised by the great extent of ancient woodland, gills, and shaws in small holdings, the value of which is inexplicably linked to long-term management</p> <p>The objectives of the High Weald AONB Management Plan for Ancient Woodland are to enable their active</p>

<p><b>active positive management of the ancient woodlands, gills, shaws and veteran trees that are distinctive to the High Weald and the Low Weald areas in perpetuity will be supported.</b></p>		<p>management for their survival in perpetuity</p> <p>The High weald AONB Landscape Character: Ancient Woodlands<sup>2</sup> map shows the extent of such areas within the parish.</p> <p>Responses gathered at the November 2017 draft policy poster presentation support the aims of this policy.</p> <p><sup>1</sup> <a href="http://www.highweald.org/downloads/publications/high-weald-aonb-management-plan-documents/1475-high-weald-management-plan-3rd-edition-2014-2019/file.html">http://www.highweald.org/downloads/publications/high-weald-aonb-management-plan-documents/1475-high-weald-management-plan-3rd-edition-2014-2019/file.html</a></p> <p><sup>2</sup> <i>High Weald AONB Landscape Character: Ancient Woodlands Cranbrook CP</i></p>
<p><b>LA-9 Planning applications which promote economic, social and environmental sustainability through supporting farm diversification such as: Sustainable rural tourism, Small scale equestrian, Local food production, retailing, hospitality and food and land based arts &amp; crafts and environmental education.</b></p>	<p>1,2,3,4,5,6,8 ,&amp; 9</p>	<p><b>(Policy XX High Weald AONB) Ref AONB Management Plan</b></p> <p>Agriculture and farming has a vital role in the management of the countryside and landscape and in producing high quality products and services for consumers and the public.<sup>1</sup></p> <p>Developments must be sensitive to the landscape, should seek to promote and enable local employment and the use of local resources will positively enhance the relationship between people and the countryside.</p> <p>Vision 2034<sup>2</sup>, published by the AONB partnership, sets out policy aspirations for the High Weald AONB for the next 20years:</p> <ul style="list-style-type: none"> <li>• A landscape adapting well to changing economic and climatic conditions.</li> <li>• A landscape embracing a low-carbon future with green technologies underpinning a strong rural economy and thriving communities</li> </ul> <p>Producing food to consume in local area using less carbon would positively impact the people, employment, well-being and manage the land. The parish will retain its remarkable character and scenic beauty and will function as an attractive place to live and work. Cross reference to BE05</p> <p><sup>1</sup><a href="http://www.kentdowns.org.uk/uploads/documents/KDRASToolkitPrintable.pdf">http://www.kentdowns.org.uk/uploads/documents/KDRASToolkitPrintable.pdf</a></p> <p><sup>2</sup> <a href="http://www.highweald.org/high-weald-aonb-management-plan/vision-2034.html">http://www.highweald.org/high-weald-aonb-management-plan/vision-2034.html</a></p>
<p>2) TWBC Local Green Space Doc</p>		
<p><b>LA-7 Planning applications</b></p>	<p>1,3, 8 &amp; 9</p>	<p>2) TWBC Local Green Space Doc (Draft Policy X) Development will not be permitted on the areas designated on the maps below (map supporting Policy LA02 local</p>

<p><b>will not be supported which do not give great regard to the protection and enhancement of valued key green spaces within the parish.</b></p>	<p>Green Spaces) plus additional evidence from landscape character assessment workshop from 7/02/18</p> <p><b>Action needed</b> – FERIA Produce a green spaces map for the parish as in TNP. Annotate map with key features of each site as listed below.</p> <p>The Green Spaces document submitted to TWBC (<i>Appendix 6</i>) as evidence for the LP, together with other evidence from NE<sup>1</sup>, TWBC LP Interim Sustainability Appraisal <sup>2</sup>, KCC Habitat surveys, seek to identify &amp; categorise key green spaces and the criteria (recreation/sport, important open space, wildlife, biodiversity, beauty, historical &amp; archaeological) of importance:</p> <ul style="list-style-type: none"> <li>- Internationally important sites – Sissinghurst Castle.</li> <li>- Hierarchy of designation- SSSI (Robins Wood/Cranbrook Wood, Saw Lodge Wood)</li> <li>- LWS (Angley Wood, Crane Valley, Comforts Wood, Hemsted Forest/Roundshill Park Wood)</li> <li>- Biodiversity Priority Habitats (Mill Farm, the Longfield, others???)</li> <li>- Areas of important Open Space (Rammell, Big Side, Ball Field, Museum horse pond, Churchyard, Cranbrook School ponds on Waterloo Road, to the right of Barham Drive to the front of Crowden and Blubery House, the front of Cornwallis House)</li> <li>- Landscape importance (Rammell Field, roadside from Bakers Cross to Frythe Way, footpath from the Pest House to Oaklands, all along the back of Shepherds Cottages, Causton Road, Lloyds Bank garden(!), verge on Angley Road).</li> <li>- Areas of ancient gill woodland, hedgerows, streams (Crane Brook, Hammer Stream, Little Coursehorn, Doves Farm, Charity Farm, Tislden Farm etc etc ) and ponds (High Weald AONB)</li> <li>- Survey of grasslands/meadows: identify areas of unimproved grassland (see KCC Priority Habitats Survey 2012).</li> <li>- Map areas of orchard to protect (Hartley Lands Farm, Collins Farm, etc)</li> <li>- Recreational use (Ball Field, all the schools playing fields, George V Field, Rugby Club, Jubilee Field)</li> <li>- Footpaths/bridleways</li> <li>- Roadside verges (including Roadside Nature Reserves<sup>3</sup>)</li> <li>- Historic field patterns and orchards.</li> <li>- Parklands<sup>4,5</sup> (Angley, Glassenbury, Great Swifts/Oak Hill Manor, Swattenden, Sissinghurst Court,</li> </ul>
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		<p>Sissinghurst Park (Hartridge House) &amp; Wilsley)</p> <p>-</p> <p>We seek to enable and promote continued access to the countryside &amp; recreational green space and give greater protection to the most sensitive sites. Responses gathered at the November 2017 draft policy poster presentation support the aims of this policy</p> <p><sup>1</sup> <a href="http://publications.naturalengland.org.uk/publication/5081534874779648?category=47004">http://publications.naturalengland.org.uk/publication/5081534874779648?category=47004</a></p> <p><sup>2</sup> <a href="http://www.tunbridgewells.gov.uk/_data/assets/pdf_file/0003/141960/Interim-Sustainability-Appraisal_May-2017.pdf">http://www.tunbridgewells.gov.uk/_data/assets/pdf_file/0003/141960/Interim-Sustainability-Appraisal_May-2017.pdf</a></p> <p><sup>3</sup> <a href="http://www.kentwildlifetrust.org.uk/what-we-do/roadside-nature-reserves">http://www.kentwildlifetrust.org.uk/what-we-do/roadside-nature-reserves</a></p> <p><sup>4</sup> <a href="http://www.tunbridgewells.gov.uk/_data/assets/pdf_file/0010/31969/Kent-Compendium-of-Historic-Parks-and-Gardens-Report.pdf">http://www.tunbridgewells.gov.uk/_data/assets/pdf_file/0010/31969/Kent-Compendium-of-Historic-Parks-and-Gardens-Report.pdf</a></p> <p><sup>5</sup> <a href="http://www.tunbridgewells.gov.uk/_data/assets/pdf_file/0011/178652/66E2C6FCB2F543BFE0531401A8C0153B_Tunbridge_Wells_Borough_Historic_Environment_Review-min-1.pdf">http://www.tunbridgewells.gov.uk/_data/assets/pdf_file/0011/178652/66E2C6FCB2F543BFE0531401A8C0153B_Tunbridge_Wells_Borough_Historic_Environment_Review-min-1.pdf</a></p>
<p>3) TWBC – Final Policy Wording doc</p>		
<p><b>LA-12</b> <b>Developments which enable the protection, enhancement and active positive management to conserve and enhance ecological biodiversity will be supported. Development proposals resulting in significant negative impacts on</b></p>	<p>1,3,6,8 &amp; 9</p>	<p><b>(P2 Policy i - Net gains for nature/protecting Geodiversity)</b> <b>Map to be produced of Biodiversity key areas for protection and enhancement.</b> <b>A buffer zone to be created of around 50m around these protected areas</b> <b>Support with a magic map</b></p> <p>Cranbrook and Sissinghurst Parish is characterised by abundant woodland habitat, including many ancient woodlands, connected by a network of hedgerows with mature and veteran trees. This provides habitat for a diverse range of flora and fauna, including rare and legally protected species. The planning system must protect and enhance these ecological assets, maximising biodiversity gains.</p> <p>Impacts on biodiversity must in the first instance be avoided (for example by developing a different site or altering site layout), adequately mitigated for and compensated for only as a last resort. This is the principle of the mitigation hierarchy.</p> <p>The Biodiversity Impact Calculator (Environment Bank, 2015)<sup>1</sup> has been designed to quantify existing biodiversity</p>

<p><b>biodiversity will not be supported unless clear and significant biodiversity gains can be demonstrated as compensation. Net gain must be determined by applying the Biodiversity Impact Calculator<sup>1</sup>.</b></p>		<p>value (outside designated sites and priority habitats – see below), in terms of habitats, in order to ensure no net loss and instead net gain. An appropriately qualified ecologist should use this tool to ensure species requirements are taken into account, replacement habitats are appropriate and suitably located and the protection and management of these habitats is secured in perpetuity.</p> <p>Responses gathered at the November 2017 draft policy poster presentation support the aims of this policy</p> <p><sup>1</sup> <a href="http://www.environmentbank.com/impact-calculator.php">http://www.environmentbank.com/impact-calculator.php</a></p>
<p><b>LA-10 Planning applications which may impact on Sissinghurst Castle will only be supported where they can demonstrate that they protect and enhance this significant heritage asset and its landscape setting.</b></p>	<p>1, 3 &amp; 9</p>	<p><b>(P4 Policy ii Protection of Designated sites and habitats) Wider estate, views and habitat. Potential flood risk?</b></p> <p>Sissinghurst Castle (owned and managed by the National Trust) is both a significant heritage asset and landscape feature, as well as a major visitor attraction making a considerable contribution to the local economy. The site creates a setting for and reflects the local landscape particularly to the East of Sissinghurst village, enhancing the character of the wider Kentish Weald landscape.</p> <p>The Neighbourhood Plan recognises and supports the major contribution that Sissinghurst Castle makes to the heritage of the area. <i>See appendix 2 Information about Sissinghurst castle</i></p>
<p><b>LA-14 Priority Habitats Policy: In considering development proposals impacting Priority Habitats their nature conservation value must be identified, considered and</b></p>	<p>1 &amp; 9</p>	<p><b>(P4 Policy ii Protection of Designated sites and habitats) LA 14 +15 +19 to be combined into one with a series of maps to provide evidence Magic, AONB, etc.</b></p> <p>Priority Habitats are defined by the Natural Environment and Rural Communities Act 2006. A few examples present in the parish are lowland meadows (e.g. at Mill Farm) and ponds.</p> <p>Ancient woodland, traditional orchards and veteran trees, all of which are abundant in the parish, are irreplaceable habitats and development resulting in the loss of these must be refused. Lowland Mixed Deciduous Woodland (which encompasses our ancient woodland), traditional orchards and Wood-Pasture and Parkland (within which many of our veteran trees are located) are all Priority Habitats. Ancient woodland in particular must be buffered by</p>

<p>protected in line with their status. Development proposals resulting in the loss of irreplaceable Priority Habitats such as ancient woodland, traditional orchards and veteran trees must be refused. Development proposals adjacent to such habitats must be buffered to minimise damage. Planning conditions and obligations must secure the protection and appropriate management of these habitats in perpetuity.</p>		<p><i>“A buffer zone at least 15 times larger than the diameter of the tree or 5m from the edge of the canopy, if that’s greater”</i><sup>1</sup></p> <p>to reduce disturbance and must be protected from hard-surface run-off from developments, which could potentially damage the ancient woodland gills of the parish. Rivers and streams are Priority Habitats in their own right and must therefore also be buffered from the potentially adverse impacts of development.</p> <p>Further information on Priority Habitats may be gained from Kent &amp; Medway Biological Records Centre, the MAGIC website, the National Biodiversity Network, Kent Wildlife Trust and other organisations.</p> <p><sup>1</sup> <a href="http://www.csaenvironmental.co.uk/wp-content/uploads/2018/01/2018-Website-Article-New-Guidance-on-Ancient-Woodland-v3.pdf">http://www.csaenvironmental.co.uk/wp-content/uploads/2018/01/2018-Website-Article-New-Guidance-on-Ancient-Woodland-v3.pdf</a></p>
<p><b>LA-15</b> <i>Protected species</i> <b>Policy:</b> Development proposals must be supported by complete independent ecological surveys carried out by a suitably qualified ecologist according to nationally</p>	<p>1 &amp; 9</p>	<p><b>See LA14 ABOVE</b></p> <p>Fauna protected at a European level (European Protected Species) are present in the parish including a diverse range of bat species (common, soprano and the rare Nathusius’ pipistrelle, brown long-eared bat, noctule, serotine, Daubenton’s bat, whiskered bat, dormouse and great crested newt. Nationally protected fauna include badger, common lizard, grass snake and slow worm.</p> <p>In addition to the above legally protected species, many others are listed as Priority Species by the Natural Environment and Rural Communities Act 2006.</p> <p>Further information may be gained from Kent &amp; Medway Biological Records Centre, the MAGIC website, the National Biodiversity Network, Kent Wildlife Trust and other organisations.</p> <p>However, records of species are not collected in a systematic manner and therefore the absence of records cannot</p>

<p><b>accepted standards. In considering development proposals impacting legally protected and priority species their nature conservation value must be considered and protected in line with their status. Such developments must deliver a net gain in biodiversity. Planning conditions and obligations must secure species protection and appropriate management in perpetuity.</b></p>		<p>imply the absence of protected or priority species. Therefore adequate ecological surveys carried out by appropriately qualified ecologists (preferably members of a professional body, working to a Code of Conduct) must be submitted with planning applications, complying with best practice as outlined in British Standard 42020: Biodiversity – Code of Practice for Planning and Development. Ecological surveys must confirm what ecological assets are present (established by thorough surveys), their value, how they will be impacted by the development, how the impacts will be avoided, mitigated or compensated for and what the net gains/enhancements are for biodiversity.</p> <p>Where European Protected Species are concerned, the planning authority has a duty under the Conservation of Habitats and Species Regulations 2017 to satisfy the three derogation tests: is the development in the public interest, is there no satisfactory alternative and will species be maintained at a favourable conservation status. Local twitchers have reported a Hawfinch<sup>1</sup> in Sissinghurst, currently on the ‘red’ conservation status list with the RSPB and more than 28 different species of bird including Kingfishers &amp; Sparrowhawks have been observed in gardens in Cranbrook.</p> <p><sup>1</sup><a href="https://www.rspb.org.uk/birds-and-wildlife/wildlife-guides/bird-a-z/hawfinch">https://www.rspb.org.uk/birds-and-wildlife/wildlife-guides/bird-a-z/hawfinch</a></p>
<p><b>LA19 Developments will only be supported if a management plan for the retention of top soil removed during development and its future dispersal on the same site is produced at</b></p>	<p>1</p>	<p><b>See LA14 ABOVE</b></p> <p>The loss of soil micro- organisms alone will have a substantial impact on biodiversity. According to the Centre of Ecology and Hydrology one teaspoon of topsoil contains 1 billion individual microscopic cells and around 10,000 different species<sup>1</sup>. These organisms are vital to support a healthy environment and grow food<sup>2</sup>. The retention of this soil during development within the parish is essential to care for our precious landscape and provide essential nutrients for food production..</p>

application.		<p><sup>1</sup> <a href="https://www.ceh.ac.uk/why-do-soil-microbes-matter">https://www.ceh.ac.uk/why-do-soil-microbes-matter</a></p>
<p><b>LA-11</b> <b>Developers must protect and enhance the Crane Valley and its setting by supporting proposals to extend the Local Nature Reserve designation along the entire length of the Crane Brook to include its associated ancient woodland, shaws, marshland and lake, including but not limited to Tubbs Lake and Lake Chad<sup>2</sup></b></p>	1,3,6 & 9	<p>(P4 Policy ii Protection of Designated sites and habitats and P7 Policy iii Green Infrastructure)  <b>SEE ALSO and include in TWBC Landscape within the built Environment Doc – Policy X Rural Landscape</b>  <b>Add Landscape and Biodiversity importance specific to Cranbrook and Sissinghurst</b></p> <p>This significant and distinctive watercourse contains a number of historic features associated with its previous uses, including remnants of old watermills and millponds.</p> <p>Bounded on both banks by ancient gill woodlands its significance for green and blue infrastructure connectivity is heightened by it flowing right into, through and under the historic core of Cranbrook.</p> <p>The current Local Nature Reserve designation<sup>1</sup> allows for this unique environmental resource to be actively managed and enhanced for the benefit of the local community.</p> <p>Extending the designation and increasing the active management of the watercourse and the woodland would not only allow for greater enjoyment for projected increase in population but also to mitigate flood risk in the town centre.</p> <p>Evidence gathered during the Landscape Character workshop (<i>Appendix 1</i>) demonstrates community support for such proposals.</p> <p><sup>1</sup> <a href="http://magic.defra.gov.uk/MagicMap.aspx?startTopic=Designations&amp;activelayer=lnrIndex&amp;query=Ref_CODE%3D%271123078%27">http://magic.defra.gov.uk/MagicMap.aspx?startTopic=Designations&amp;activelayer=lnrIndex&amp;query=Ref_CODE%3D%271123078%27</a>  <i>Appendix 1 Local evidence gathered at Cranbrook &amp; Sissinghurst Landscape Character Workshop</i></p> <p><sup>2</sup> <a href="https://en.wikipedia.org/wiki/Boyd_Alexander">https://en.wikipedia.org/wiki/Boyd_Alexander</a></p>
<p><b>LA-17</b> <b>Maintaining ecological networks</b> <b>Policy:</b> <b>In considering development proposals</b></p>	1 & 9	<p>(P7 Policy iii Green Infrastructure)  <b>ADD and combine with LA-20</b></p> <p>Protected and rare species known to be present in the parish are reliant on suitable areas of habitat to thrive or can become genetically isolated and eventually locally extinct. Providing habitat connectivity extends the area over which such species are able to live. The Making Space For Nature Review<sup>1</sup>, commissioned by Defra and completed in 2010, stated that in order to reverse biodiversity decline we need to establish coherent and resilient ecological</p>



<p><b>both individually and cumulatively, impacts on ecological connectivity must be identified and considered.</b></p> <p><b>17.1 Functional green infrastructure (including naturalistic planting of native species known to be beneficial for local biodiversity) must provide permeability for wildlife both around and through new developments.</b></p> <p><b>17.2 Where roads create potential barriers to species movement, overarching trees must be protected to allow the movement of aerial and arboreal species (invertebrates, birds, bats, dormouse etc.). Planning conditions and obligations must secure appropriate habitat management and continued ecological</b></p>	<p>networks – we need more, bigger, better and more joined habitats. This requires consideration of ecological connectivity not at the site level but at a landscape-level.</p> <p>Biodiversity Opportunity Areas have been identified by the Kent Nature Partnership as areas where action to enhance biodiversity should be focussed to secure maximum benefits. These areas should be used for targeted enhancement or habitat creation in order to improve nature conservation networks.</p> <p><sup>1</sup> <a href="http://www.kentbap.org.uk/images/uploads/BOAs_High_Weald.pdf">http://www.kentbap.org.uk/images/uploads/BOAs_High_Weald.pdf</a></p>
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<p><b>connectivity in perpetuity.</b></p>		
<p><b>LA-20</b> <b>Enhancing biodiversity Policy:</b> <b>Development proposals including biodiversity enhancements (over and above the requirements to avoid, mitigate and compensate for impacts on habitats and species) must be favoured. As a minimum, new developments must include integrated bat and bird boxes connected to suitable habitats (including naturalistic planting of native species known to be beneficial for local biodiversity) with sensitive lighting design. Planning conditions and obligations must secure biodiversity enhancements in</b></p>	<p>1,3,6,&amp; 8</p>	<p><b>(P7 Policy iii Green Infrastructure)</b> <b>ADD TO LA-17</b> There is now a significant body of evidence linking access to the natural environment with health and wellbeing in communities. A healthy natural environment provides ecosystem services such as clean water and air as well as a pleasant place to live, work and take leisure. Local Authorities have a legal duty not only to protect, but also to enhance the natural environment.</p>

<b>perpetuity.</b>		
<b>4) TWBC Lighting and Dark Skies</b>		
<p><b>LA-16</b> <b>Lighting and Biodiversity</b> <b>Policy:</b> <b>In considering development proposals, impacts on biodiversity from lighting must be identified, considered and avoided either by eliminating lighting altogether or through appropriate site and lighting design. Planning conditions and obligations must secure such avoidance measures and ensure appropriate lighting management in perpetuity.</b></p>	<p>1,3,9</p>	<p><b>Policy X</b> Matt to look to x ref and compare to I-10 and make a joint policy High Weald map to be included + AONB</p> <p>Lighting can have an adverse impact on species, disrupting natural behaviour and reducing fitness, particularly for nocturnal invertebrates and mammals. This includes bats, which are abundant in the parish. Potential impacts include roost/flight path/foraging area abandonment, later roost emergence time (therefore reduced foraging and fitness), impacts on habitat connectivity and increased risk of predation from avian predators. Lighting can draw insect prey away from dark areas if it has an ultra-violet component or high blue spectral content, reducing prey availability for rarer, light-avoiding species.</p> <p>Lighting must either be avoided altogether or measures applied to eliminate impacts and protect important habitats. The principles that must be applied are as follows:</p> <ul style="list-style-type: none"> <li>• avoid lighting important habitats through sensitive site configuration;</li> <li>• design in dark buffers and lighting zonation;</li> <li>• establish and maintain appropriate lux limits;</li> <li>• avoid UV lighting;</li> <li>• specify LED where possible (this has a sharp cut off, lower intensity, good colour rendition and dimming capability);</li> <li>• use recessed, bollard or low level luminaires;</li> <li>• use baffles and cowls to reduce light spill;</li> <li>• use glazing treatments if light spill is likely from windows onto sensitive habitats; and</li> <li>• apply dimming or part-night lighting.</li> </ul> <p>A suitably qualified ecologist must work alongside a lighting engineer to produce an appropriate solution; evidence of this input must be provided with planning applications.</p> <p>Vision 2034<sup>1</sup>, published by the AONB partnership, sets out policy aspirations for the High Weald AONB for the next 20years:</p> <ul style="list-style-type: none"> <li>• A landscape embracing a low-carbon future with green technologies underpinning a strong rural economy and thriving communities</li> </ul>

		<p>Cross reference to Land Use and Social Infrastructure Policy I-10</p> <p><sup>1</sup><a href="http://www.highweald.org/high-weald-aonb-management-plan/vision-2034.html">http://www.highweald.org/high-weald-aonb-management-plan/vision-2034.html</a></p>
Policies to be moved to other sections		
<p><b>LA-21</b> <b>Local renewable energy production Policy:</b> <b>Where does not impact on rural character and lanes (biomass digesters in rural lanes) and threaten biodiversity</b></p>	1,2,3,6 & 8	<p><b>Move to Infrastructure</b></p> <p>In general, local production of renewable energy will be supported with the proviso that any development is sensitive to the human scale of the landscape and does not negatively impact on the green and rural character, significant views and the local ecology.</p> <p>Cross reference to Land Use and Infrastructure policy I-7</p>
<p><b>LA-23</b> <b>Planning applications requiring change of use, for example but not limited to:</b></p> <ul style="list-style-type: none"> <li>• extensions</li> <li>• new buildings</li> <li>• facilities</li> </ul> <p><b>that seek to address lack of environmental education, and which can demonstrate that they are designed in ways sensitive to their</b></p>	1,2,3,6 & 8	<p><b>Move to Business</b></p> <p>This policy will serve to meet the needs within the community for skills through adult education and vocational training.</p> <p>Further there is a need to increase awareness and understanding of nature and people's relationship to it. In this rural parish we need to ensure that we train the next generation of custodians in land -based activities, skills and management.</p> <p>Cross reference with BE8 &amp; I-4</p>

town and/or landscape settings, will be supported		
<p><b>LA -25</b>  <b>Planning applications on sites with are of known historical interest will require full geophysical survey undertaken by a suitably qualified independent archaeologist to accompany their application.</b></p>	1,3 & 9	<p><a href="#">Move to Heritage</a></p> <p>The present Cranbrook parish was, so far as we know, a nameless and undeveloped small piece of the mighty Weald forest - although on the route of ancient trackways - when the Romans successfully invaded Britain in 43AD. Its eastern part, however, including today's Sissinghurst village, lay on the great road they built from modern Hastings to Maidstone and beyond. Heavy items brought north included iron ore; with settlements in Benenden and perhaps Sissinghurst, they set up a substantial metalworks, adjacent to the present road, south of today's Sissinghurst.</p> <p>Remnants of pottery from Classis Britannica (Roman fleet) have been found at Flishinghurst</p> <p>Potential findings from the prosperous medieval period are not overlooked and destroyed during development before thorough investigation and opportunity to discover significant archaeological findings.</p> <p><a href="http://www.tunbridgewells.gov.uk/_data/assets/pdf_file/0006/103848/855329-2-High-Weald-AONB-Revised-HLC-Kent-parishes-inc-Cranbrook-August-2015.pdf">http://www.tunbridgewells.gov.uk/_data/assets/pdf_file/0006/103848/855329-2-High-Weald-AONB-Revised-HLC-Kent-parishes-inc-Cranbrook-August-2015.pdf</a></p>

## NOTES

It is recognised that most of the policies under Land Use & Social Infrastructure cross-relate to other policy areas such as Business & Employment, Access & Movement and Heritage. Any repetition serves to emphasise the importance of the policies.



**Appendix 1. Local evidence gathered at Cranbrook & Sissinghurst Landscape Character Workshop** (see 2 attachments – Methodology & Results)

**Appendix 2. Information about Sissinghurst Castle**

The Grade I listed buildings and Tower in particular, make a significant contribution to the historic environment as described in the National Trust Statement of Significance and Spirit of Place reports. The setting of these historic features has major importance and policies in the Plan shall take account of the setting of Sissinghurst Castle particularly in relation to the eastern boundaries of the village of Sissinghurst.

The historic park and garden at Sissinghurst Castle is internationally significant and makes a major contribution to local landscape character as detailed by the Tunbridge Wells Borough Landscape Character Assessment 2017, Character Area 7: Sissinghurst Wooded Farmland. The Neighbourhood Plan considers that the landscape setting of Sissinghurst reflects and extends the character of the High Weald AONB and consequently has a high landscape value. The setting of the historic park and garden reflects its significance as part of the 'Kentish Weald' character. Policies in the plan and development shall take account of the setting of the historic park and garden.

**Sissinghurst Castle Garden**

**Statement Of Significance** *(to be revised)*

Sissinghurst is a property of many parts at the heart of which is the famous garden made by Vita Sackville-West and Harold Nicolson in the 1930s. It sits in typical Kentish Wealden countryside amidst farmland and orchards. Although the famous gardens were made in the 1930s, the property itself has a long history, the site being occupied from 1118. It was the derelict remains of the manor house, built by Richard Baker in the 1500s, that appealed to Vita and Harold not only because of its situation in the Kentish countryside so loved by Vita, but also the fact that it was built by one of Vita's ancestors. This meant she could almost inherit an ancestral seat, denied to her at Knole, her family home, which was entailed in the male line.

In May 1930 the Nicolson's bought Sissinghurst Castle, the ruins and the farm. The brickwork was crumbling and the grounds filled with rubbish; it took five years of hard work to establish order and the beginning of the garden we see today. They were independent gardeners, not followers of fashion. The garden was made in two main phases, the 1930s and after the war in the 1940s and 1950s. Nigel Nicolson donated Sissinghurst Castle Garden to the



National Trust in 1967 as a memorial to his parents. It is now a garden of international importance and is maintained by the National Trust as a living work of C20th art.

Harold brought to Sissinghurst his love of the classics and his knowledge of foreign cultures. His childhood was spent travelling between embassies including Budapest, St Petersburg, Paris, Constantinople and Tangier. Whilst on holiday from boarding school he would often stay with his maternal grandmother on her estate at Shanganagh, Co. Dublin, this, and his visits to neighbouring family estates gave him a sense of duty towards the land. At Wellington, he learnt to love the classics and literature going up to Balliol in 1904 to read Greats. He joined the diplomatic service in 1910 following his father's footsteps to Tehran and Istanbul. This classical background inspired the design of the garden.

Vita influenced the garden with her romantic nature and love of the countryside.

She had written poetry and books from an early age, and it was as a poet that she preferred to be known rather than a gardener. The combination of her love of Kent, her sense of history and her passion for privacy lay at the heart of her inspiration for her gardening style. She was interested in the literary and historical association of plants, and agreed with ancient Persians that a garden "is a paradise on earth". She wrote the epic poem "The Land" that won her the Hawthornden Prize for Poetry. Here she expressed her knowledge and love of the countryside that surrounded her; her Guernsey cows which walked past the entrance gate twice daily to be milked, the barley, wheat, potatoes, apples, cherries, hops growing in the surrounding fields, the nature of the seasons, all influenced her and the way she planted.

It was Harold who planned the form of the garden with its straight lines and vistas terminating in statues and Vita's style that resulted in the romantic plantings and overflowing flowerbeds.

Visitors to Sissinghurst can enjoy all that inspired Vita and Harold. "The tall pink tower with its silvery pointed roofs...the rough lane between the hedgerows rich with white violets in spring and honeysuckle in summer....the oast houses with their cowls all pointing the same way, the great barn with its buttresses and lichen roof, the weather boarded granary....a long low range of Tudor brick, in the sunlight the colour of raspberry fool".



The Elizabethan buildings were rescued by Vita & Harold from dereliction. The garden is set within the buildings and walls which remain. The tower, became Vita's sanctuary, it was here she wrote her books, her gardening articles and the many letters to her friends and often daily to Harold when they were apart. The tower is open to visitors, and Vita's writing room, lined with bookcases and filled with books, pictures and mementoes of her travels is on view.

The literary, diplomatic and personal legacy of Vita Sackville-West and Harold Nicolson broadens the significance of Sissinghurst from the garden, buildings and countryside, to architecture, gay lifestyles, literature and 20th Century history.

The lakes, woodlands and farm are an essential part of the Property, enjoyed by visitors and local people alike. It is important for us to continue to recognise the significance of both the garden and the countryside working together as it was Vita's love of both that inspired her.

The countryside provides a beautiful backdrop to the garden and is rich in wildlife, including rare and endangered species, water voles, dormice, dragonflies and ancient trees. The estate is full of archaeological remains reminding us of the continuing occupation of man.

It is this occupation that is equally essential to the spirit of Sissinghurst, and to the way it has evolved into the place it is today. Its' occupation by the people that created it in it's current form, Vita and Harold, and those that have continued to live and work here. Nigel Nicolson's special contribution to the garden through the memorial Gazebo and the Boathouse; his literary and political career; his recounting of the history of Sissinghurst in many forms and his willingness and enthusiasm to play 'host' to the many visitors that passed through here throughout his life, have all added to the history of the place. Adam Nicolson and his family are now a part of this history since moving here after Nigel's death in 2004. The head gardeners that have continued to employ the creativity of Vita and Harold's vision, the Beale and the Stearns families that have helped shape the history of Sissinghurst, and the many staff of the National Trust who have both lived and worked here since 1967. These people are the community that has and will continue to maintain the spirit of Sissinghurst for the benefit of future generations.





Sissinghurst should be an inspiration to everyone who encounters it. They may be moved by the exotic beauty and artistry of the garden, the peace and tranquillity, a single gleam of sunlight on the mellow bricks of the buildings, the enduring literature of Vita and Harold, a view of the Kent Weald from the top of the tower or the flash of a kingfisher as it darts across the moat.

Nigel Nicolson wrote, when asked to define the spirit, in 1996:

“The place bears the imprint of many generations, from the middle ages until today, each of which has made a contribution. The buildings and landscape are as important as the garden in assessing what we mean by this elusive term ‘spirit’.  
Sissinghurst was described by Harold as ‘very mellow and English’, ‘so varied, so calm, so enclosed’, ‘a succession of privacies’, ‘a series of escapes from the world’. He achieved this effect by designing about ten separate gardens linked by vistas, in order to combine, as he puts it, ‘the element of expectation with the element of surprise’, - the expectation that there was a lot more to find, and the surprise of finding it, within a formal, classical framework outlined by trim walls and hedges. Vita, whose temperament was more romantic than Harold’s, planted it with imaginative restraint, and introduced novelties like the one-colour gardens, old-fashioned roses and seasonal gardens. All this combined to give Sissinghurst what most people call its character, which paradoxically can be reconciled with the demands of the thousands who throng here each year. Vita was proud of her creation. Her intention was always to allow strangers to visit her garden as soon as it achieved certain maturity, just as she wrote her books in the privacy of the tower for eventual publication. It was large enough, and its main lawns and vistas broad enough, to allow visitors to wander through it without spoiling each other’s pleasure. The classical design had an unforeseen advantage, that it facilitated movement by many more people than just family and friends”

“Sissinghurst must remain a friendly and intimate place”

### ***Appendix 3. Sites of known Conservation Value***



*Sissinghurst Park Wood SSSI*, situated to the east of Sissinghurst village and to the south of Sissinghurst Castle Gardens, consists of sweet chestnut coppice with birch and alder in wetter areas. The outstanding feature of this woodland is the ride flora; this is the easternmost locality for the rare ivy-leaved bellflower and other very rare flora include allseed, chaffweed and creeping forget-me-not.

*Robin's Wood SSSI*, situated to the south-west of Cranbrook, is typical of the woodlands that have formed along deep stream valleys in the Weald. It mostly consists of mixed hornbeam, ash, hazel and sweet chestnut coppice below oak and beech standards, also with birch and aspen. The wetter areas support alder and willows with rich assemblages of ferns, mosses and liverworts including the rare hay-scented buckler fern and mosses and liverworts at their easternmost locality in the country.

In addition to the SSSIs there are numerous Local Wildlife Sites around the parish, including:

- *Angley Wood* (large area of ancient replanted woodland dissected by ghylls with areas characteristic of the original ancient woodland);
- *Hempstead Forest* (large area of ancient replanted woodland with fringes, valleys and plateau areas characteristic of the original ancient woodland);
- *Leggs Wood* (semi natural/plantation woodland);
- *Old Park Wood* (largest mixed woodland in the area, formerly ancient mixed broad-leaved woodland and heathland converted to chestnut coppice and conifer plantation but with some original mixed woodland pockets);
- *Brick Pitt Wood*; and
- *Roundhill Park Wood* (chestnut coppice).

*Bull Wood*, remnant ancient woodland, together with other parts of Roundhill Park Wood provide ecological interest of county value, with 30 ancient woodland indicator plants recorded including some species that are rare in the county. Some of the rides support up to 10 species of sedge alone, which are vulnerable to damage from recreational use. Remnant ancient woodland patches occur throughout the parish.

Local Nature Reserves include:

- *Comfort's Wood*; and
- the *Crane Valley* (woodland and marshy meadow).

#### ***Appendix 4. Green spaces sent to TWBC (see attachment)***



***Actions***

***Matt:***

***Rewrite infrastructure policy in line with policy X and LA16 and redistribute.***

***Nancy and June:***

***List maps need to be produced and identify data needed on them.***

***20<sup>th</sup> November***