

## ANNEX D

### WALDERSLADE CHARACTER AREA APPRAISAL SPD – RESPONSE TO CONSULTATION

Respondent	Representation	Response
Steve Baggot	The Character Area Appraisal is generally very good.	Noted
	<b>Area D7 – Oaks Dene</b> – There is also traffic noise from Tunbury Avenue.	<b>ADD</b> reference to traffic noise from Tunbury Avenue
	The management of trees needs some attention. There are some very high and bulky trees very close to people's houses. Fear that one may fall on a house.	Noted. <b>REVISE SECTION (3) IN THE 'DESIGN GUIDANCE' CHAPTER AT THE END OF THE DOCUMENT TO PROVIDE MORE DETAILS AND ADVICE ON THE MANAGEMENT OF THE WOODS, TREES AND OTHER LANDSCAPING IN WALDERSLADE.</b>  See <b>Appendix D5</b> to this Annex
Phil Green	How were local representatives nominated?	The Borough Council drew upon its own database of local organisations and also took the advice of the local Parish Council.
	<b>Area D8 - Hurst Hill Area</b> The following negative features of	Issues relating to traffic and street lighting are matters

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	<p>Locksley Close are not identified:</p> <ul style="list-style-type: none"> <li>• The Taddington Wood Lane junction is blind due to neglected maintenance of grassed areas. This is dangerous.</li> <li>• Speeding Traffic on Taddington Wood Lane which is used as a short cut to avoid the Walderslade Woods traffic lights.</li> <li>• Perimeter pathways and path to 180 Taddington Wood Lane are poorly lit and overgrown.</li> <li>• Poor tree maintenance generally with dead, falling and fallen trees.</li> </ul> <p>By combining Locksley Close with Hurst Hill the former is at a disadvantage in terms of any action because less people live there.</p>	<p>for the County Council as Highway Authority. The respondent's comments will be forwarded to the County Council.</p> <p>A new section has been added to refer to the importance of the maintenance of trees, woodlands and shrubs, particularly alongside footpaths (see <b>Appendix D5</b> to this Annex).</p>
Tonbridge and Malling Seniors Forum	<p><b>Area D9 – Tunbury Avenue Area (South of Fostington Way)</b> - the boarded up shop has planning permission to be converted to a bungalow.</p>	<p><b>DELETE THE PHOTOGRAPH AND REFERENCES TO THE BOARDED-UP SHOP</b></p> <p><b>See Appendix D4</b> to this Annex</p>
	<p><b>Area D7 – Oaks Dene</b> – Why is this Character Area separate from Area D9?</p>	<p>On reflection there is no good reason why this area should have been dealt with separately from Area D9. It is of a similar character.</p>

Respondent	Representation	Response
		<p><b>RENAME Area D7 TUNBURY AVENUE (SOUTH OF FOSTINGTON WAY) and incorporate Oaks Dene. DELETE Area D9.</b></p> <p>See <b>Appendix D4</b> to this Annex</p>
Peter Nightingale	The junction of Taddington Wood Lane and Walderslade Woods needs a slip road to turn left. The junction of Tunbury Avenue and Fostington Way can be a nightmare to negotiate. Lights or a roundabout are necessary.	These traffic matters are for the County Council as Highway Authority. The respondent's comments will be forwarded to the County Council.
Pat Briner	<b>Area D6 – Marlow Copse Area</b> – Agrees that the garage court area is poorly maintained and in a state of disrepair. Questions whether the Council is going to do anything about it.	The Character Area Appraisals SPD is principally about the control of new development but it also identifies matters that need to be addressed by the owners of property to improve the appearance of an area.
Joanne King	<b>Area D9 – Tunbury Avenue Area (South of Fostington Way)</b> - the boarded up shop has been converted to a beautiful bungalow.	<p><b>DELETE THE PHOTOGRAPH AND REFERENCES TO THE BOARDED-UP SHOP/</b></p> <p>See <b>Appendix D4</b> to this Annex</p>
Anne Brown	<b>Area D9 – Tunbury Avenue Area (South of Fostington</b>	P.60 <b>REVISE NEGATIVE FEATURE</b> to read:

Respondent	Representation	Response
Sheraton Court	<b>Way)</b> - Traffic noise is not that intrusive in Sheraton Court	<p><i>“traffic noise for those areas close to Walderslade Woods and Tunbury Avenue.”</i></p> <p>See <b>Appendix D4</b> to this Annex</p>
	In Sheraton Court there is a mixture of white and dark weatherboarding	<p><b>P.58 REVISE ANNOTATION TO SECOND PHOTOGRAPH</b> to read:</p> <p><i>“Many properties have either white or dark weatherboarding (see above) or red hung tiles on the façade of the upper storey”.</i></p> <p>See <b>Appendix D4</b> to this Annex</p>
D Biggs	<p><b>Area D9 – Tunbury Avenue Area (South of Fostington Way)</b> Agrees generally with the description of the area and its contextual and positive features.</p> <p>In terms of negative features:</p> <ul style="list-style-type: none"> <li>• there is traffic noise from Walderslade Woods, the M2 and Fostington Way.</li> <li>• Trees are being felled on private property</li> <li>• Covenants are being broken; for example, commercial vehicles parked over night, caravans parked in gardens, and the open plan scheme being eroded by high level fencing.</li> </ul>	<p><b>P.60 REVISE NEGATIVE FEATURE</b> to read:</p> <p><i>“traffic noise for those areas close to Walderslade Woods and Tunbury Avenue”.</i></p> <p>See <b>Appendix D4</b> to this Annex.</p> <p>Traffic noise from the M2 probably pervades a large part of the Walderslade area as general background noise. The roads closest to the Character Area will have the greatest impact.</p>

Respondent	Representation	Response
		<p>A new section has been added to refer to the importance of maintenance of trees, woodlands and shrubs, particularly alongside footpaths. See <b>Appendix D5</b> to this Annex.</p> <p>The enforcement of covenants is not a matter for the Borough Council, but the erection of higher level fencing will no doubt erode the open plan character of the area and the Covenants should be enforced.</p>
Mr Brian Gray Hallsfield Road	<b>Area F1 – Hallsfield Road Area</b> – Problems of encroachment of gardens into tree belts and felling of trees.	The respondent's comments have been forwarded to the Council's Enforcement Team for investigation.
JoanTurner Hallsfield Road	<b>Area F1 – Hallsfield Road Area</b> – Leave Taddington Woods alone. We like where we live and want it to stay as it is. No more housing to the detriment of the woods.	The Character Area Appraisals SPD makes no proposals for further development. It sets the scene for considering the character and appearance of any development that might be proposed in the form of infill or extensions to, or redevelopment of, existing houses.
Ms I Moore Tavistock Close	<b>Area D9 – Tunbury Avenue Area (South of Fostington Way)</b> - In terms of the description there is no mention of the bungalows of which there are several in Tavistock Close.	<b>INSERT PHOTOGRAPH OF A BUNGALOW IN NEW AREA D7 AND ANNOTATE WITH TEXT THAT READS:</b>

Respondent	Representation	Response
		<p><i>“There are a few exceptions to the predominant character, including a few bungalows in Tavistock Close and in Oaks Dene (see left). However these are not significant enough in numbers or scale to dilute the cohesive identity of the area.”</i></p> <p>See <b>Appendix D4</b> to this Annex</p>
<p>Mr S M Lowery Tavistock Close</p>	<p><b>Area D9 – Tunbury Avenue Area (South of Fostington Way)</b> - In terms of the description there is no mention of the bungalows in Tavistock Close.</p>	<p><b>INSERT PHOTO OF A BUNGALOW IN NEW AREA D7 AND ANNOTATE WITH TEXT THAT READS:</b></p> <p><i>“There are a few exceptions to the predominant character, including a few bungalows in Tavistock Close and in Oaks Dene (see left). However these are not significant enough in numbers or scale to dilute the cohesive identity of the area.”</i></p> <p>See <b>Appendix D4</b> to this Annex</p>
<p>Marion Lewis &amp; Ian Howick Marston Close</p>	<p><b>Area D3 – Marston Close Area</b> There is no mention of the two storey with mezzanine detached upside down properties some with balconies which all have direct views of the Woods.</p>	<p><b>Noted. REVISE APPRAISAL FOR MARSTON CLOSE AREA BY INCLUDING PHOTOS OF PROPERTIES THAT ARE MORE REPRESENTATIVE OF THE AREA AS WELL AS A GREATER EMPHASIS ON THE ACCESS TO AND VALUE OF TADDINGTON VALLEY TO LOCAL</b></p>

Respondent	Representation	Response
		<p><b>RESIDENTS. CROSS-REFERENCE THE SECTION ON AREAS OF LANDSCAPE SIGNIFICANCE IN SECTION 8 OF THE DOCUMENT WHICH EMPHASISES THE IMPORTANT MULTI-FUNCTIONAL ROLE OF AREAS SUCH AS TADDINGTON VALLEY IN TERMS OF PUBLIC ACCESS AND ENJOYMENT AND WILDLIFE INTEREST.</b></p> <p>See <b>Appendices D1 and D3</b> to this Annex</p>
	<p>The winding walkways are an integral part of the area but only Marston Walk gets a fleeting mention on page 41.</p>	<p><b>Noted. REVISE APPRAISAL FOR MARSTON CLOSE AREA BY INCLUDING A GREATER EMPHASIS ON THE ACCESS TO AND VALUE OF TADDINGTON VALLEY TO LOCAL RESIDENTS. CROSS-REFERENCE THE SECTION ON AREAS OF LANDSCAPE SIGNIFICANCE IN SECTION 8 OF THE DOCUMENT WHICH EMPHASISES THE IMPORTANT MULTI-FUNCTIONAL ROLE OF AREAS SUCH AS TADDINGTON VALLEY IN TERMS OF PUBLIC ACCESS AND ENJOYMENT AND WILDLIFE INTEREST.</b></p> <p>See <b>Appendices D1 and D3</b> to this Annex</p>
	<p>The small grassed amenity space is mentioned but is this not shared with Medway Council? Is this a "safe" amenity</p>	<p>It is correct that the grassed area is divided in two by the Borough boundary, but this does not affect its</p>

Respondent	Representation	Response
	<p>area to advertise bearing in mind it is totally encircled by a road?</p>	<p>important contribution to the character of the housing area. It is only recognised in the Appraisal for its amenity value. There is no suggestion that it is a suitable area for children's play.</p> <p>See <b>Appendix D2</b> to this Annex for revisions to Appraisal for the area.</p>
	<p>Are all the houses photographed part of Tonbridge &amp; Malling Council?</p>	<p>The properties that are appraised feature within the Borough of Tonbridge and Malling. One photo of the grassed amenity area does feature a property that lies opposite within Medway Council. <b>REVISE PHOTO OF THE GRASSED AMENITY AREA SO THAT IT IS TAKEN FROM THE OPPOSITE SIDE AND FEATURES ONLY PROPERTIES THAT FALL WITHIN THE BOROUGH AS A BACK-DROP.</b></p> <p>See <b>Appendix D3</b> to this Annex</p>
	<p>There is direct access to the Woods via Marston Walk but although direct access is both mentioned and pictured for Area D4 it is not mentioned for Area D3. (A well utilised dog walkers route)</p>	<p><b>Noted. REVISE APPRAISAL FOR MARSTON CLOSE AREA BY INCLUDING A GREATER EMPHASIS ON THE ACCESS TO AND VALUE OF TADDINGTON VALLEY TO LOCAL RESIDENTS. CROSS-REFERENCE THE SECTION ON AREAS OF LANDSCAPE SIGNIFICANCE IN SECTION 8 OF THE DOCUMENT WHICH EMPHASISES THE</b></p>



Respondent	Representation	Response
		<p><b>IMPORTANT MULTI-FUNCTIONAL ROLE OF AREAS SUCH AS TADDINGTON VALLEY IN TERMS OF PUBLIC ACCESS AND ENJOYMENT AND WILDLIFE INTEREST.</b></p> <p>See <b>Appendices D1 AND D3</b> to this Annex</p>
	<p>The photographs do not give a true representation of the area - it looks quite heavily built up whereas some properties are quite spaciouly separated and leafy in nature.</p>	<p><b>Noted. REVISE APPRAISAL FOR MARSTON CLOSE AREA BY INCLUDING PHOTOS OF PROPERTIES THAT ARE MORE REPRESENTATIVE OF THE AREA AS WELL AS A GREATER EMPHASIS ON THE ACCESS TO AND VALUE OF TADDINGTON VALLEY TO LOCAL RESIDENTS. CROSS-REFERENCE THE SECTION ON AREAS OF LANDSCAPE SIGNIFICANCE IN SECTION 8 OF THE DOCUMENT WHICH EMPHASISES THE IMPORTANT MULTI-FUNCTIONAL ROLE OF AREAS SUCH AS TADDINGTON VALLEY IN TERMS OF PUBLIC ACCESS AND ENJOYMENT AND WILDLIFE INTEREST.</b></p> <p>See <b>Appendices D1 AND D3</b> to this Annex</p>
	<p>We do not understand the written explanations on the maps they do not seem consistent surely all explanations refer to</p>	<p>The annotations on the map reflect the key locally distinctive positive features that are set out in the</p>

Respondent	Representation	Response
	all maps?	tables.
	If you include noise as a negative feature then surely the "amenity" of the woodland and associated wildlife should be included as a positive feature and not just as a backdrop?	<p><b>Noted. REVISE APPRAISAL FOR MARSTON CLOSE AREA BY INCLUDING A GREATER EMPHASIS ON THE ACCESS TO AND VALUE OF TADDINGTON VALLEY TO LOCAL RESIDENTS. CROSS-REFERENCE THE SECTION ON AREAS OF LANDSCAPE SIGNIFICANCE IN SECTION 8 OF THE DOCUMENT WHICH EMPHASISES THE IMPORTANT MULTI-FUNCTIONAL ROLE OF AREAS SUCH AS TADDINGTON VALLEY IN TERMS OF PUBLIC ACCESS AND ENJOYMENT AND WILDLIFE INTEREST.</b></p> <p>See <b>Appendices D1 AND D3</b> to this Annex</p>
	Negativity: In the summer the woods attract motor bikes with the associated nuisance and noise -although this seems to have been contained over the last couple of years.	This is a matter of management and not a matter for the Character Area Appraisal which deals with new development.
	Taddington Wood is so integral as an amenity space to the whole area perhaps it should merit inclusion in a photograph? (dog walkers, families, joggers, walkers, link to several different housing areas etc)	<p><b>Noted. REVISE APPRAISAL FOR MARSTON CLOSE AREA BY INCLUDING A GREATER EMPHASIS ON THE ACCESS TO AND VALUE OF TADDINGTON VALLEY TO LOCAL RESIDENTS.</b></p>

Respondent	Representation	Response
		<p><b>CROSS-REFERENCE THE SECTION ON AREAS OF LANDSCAPE SIGNIFICANCE IN SECTION 8 OF THE DOCUMENT WHICH EMPHASISES THE IMPORTANT MULTI-FUNCTIONAL ROLE OF AREAS SUCH AS TADDINGTON VALLEY, IN TERMS OF PUBLIC ACCESS AND ENJOYMENT AND WILDLIFE INTEREST.</b></p> <p>See <b>Appendices D1 AND D3</b> to this Annex</p>
Mr Roy Winnett (Parish Councillor)	As a resident of the area since 1958 he agrees with most of the Character Area Appraisal of Walderslade.	Noted
	<b>Area C1 – Tunbury Avenue South</b> – 185 Tunbury Avenue was probably built in the 1920s	<b>DELETE “1930s” and replace with “1920s and 1930s”</b>
	All properties in this area are detached. None are semi-detached	There is no reference to semi-detached properties in the description.
	Clearance of some front gardens has totally changed the character of the area	Noted, but this is beyond planning control unless protected trees are involved.
	Tree Preservation Orders were not put on trees outside of	The Appraisal Maps show the extent of all Tree

Respondent	Representation	Response
	the Walderslade Woods development area.	Presentation Orders.
	<p><b>Area C2 –Tunbury Avenue (North of Robin Hood Lane) –</b> this area is more in keeping with Area A1 than C1. It has much more through traffic and is a bus route. Housing density is similar to Area A1.</p>	<p><b>REVISE APPRAISAL OF TUNBURY AVENUE (NORTH OF ROBIN HOOD LANE). RE-CLASSIFY AS A MIXED CHARACTER TYPE, MOVE TO CHAPTER F AND RENUMBER F2. REPLACE PHOTOS WHERE APPROPRIATE AND REVISE ANNOTATION. AMEND THE TITLE OF THE MAP.</b></p> <p>See <b>Appendix D2</b> to this Annex</p>
Peter Robins Sarsen Heights	Concerned at the loss of the local shop and the Council's decision to allow its conversion to a bungalow.	The shop on Catkin Close closed down due to a lack of business. The Borough Council actually refused the application to convert the shop to a bungalow. When the application went to appeal the Inspector identified that the main issue was whether the shop should be retained as a community facility. He concluded that sufficient evidence had been provided by the applicant (in the form of marketing and estate agent's details) to show there was an absence of support for the shop. The appeal was allowed.
	There should be a lower speed limit on Walderslade Woods. 60 mph is too high.	This is a matter for the Kent County Council as Highway Authority. The respondent's comments will be forwarded to the County Council.

Respondent	Representation	Response
<p>D P Smith Hurst Hill</p>	<p><b>Area D8 – Hurst Hill Area</b> – further negative features:</p> <ul style="list-style-type: none"> <li>• Pathways are obstructed by overhanging bushes</li> <li>• Some pathways are poorly maintained.</li> </ul>	<p>A new section has been added to refer to the importance of the maintenance of trees, woodlands and shrubs, particularly alongside footpaths (see <b>Appendix D5</b> to this Annex).</p> <p>The majority of the roadside verges and hedges in the Hurst Hill area are the responsibility of Kent County Council as the Highways Authority. The respondent’s comments will be forwarded to the County Council. There are a couple of exceptions including the tree covered amenity area on the northern side of Hurst Hill half-way along the street and the smaller tree and shrub covered amenity area at the eastern end of Hurst Hill. These exceptions are the responsibility of Tonbridge and Malling Borough Council and the respondent’s comments will be forwarded to the Grounds Maintenance Team for investigation.</p>
<p>Mrs S Box Hurst Hill</p>	<p>Questions the need for, cost and purpose of the Character Area Appraisals. The documents says it is to control “new development” but Walderslade is 30 years old and not “new development”.</p>	<p>The Character Area Appraisals provide detailed evidence on a consistent basis across the Borough to support the application of adopted planning policy.</p> <p>The reference to controlling “new” development refers to any further future development that might take place. Although no major development is likely in this</p>

Respondent	Representation	Response
		<p>area, there may be the occasional infill or redevelopment site that comes forward and the Appraisal is also intended to deal with extensions and alterations to existing houses.</p>
	<p><b>Area D8 – Hurst Hill Area</b> - The reference to the amenity space at the centre of the Hurst Hill end of Marlow Copse is wrong. Marlow Copse is in Area 6.</p>	<p>This is a typographic error. <b>REVISE TO READ:</b></p> <p><i>“The amenity space planted with mature trees at the centre of Hurst Hill on the northern side of the road.....etc”</i></p>
	<p>The top left hand picture does not illustrate “porch canopies supported by white wooden supports”.</p>	<p>The reference to the photo in the annotation is incorrectly placed. <b>REVISE ANNOTATION FOR THE FIRST PHOTO TO READ:</b></p> <p><i>‘White casement windows feature throughout. The properties have single storey brick built porches with pitched roofs (see left), although there are a few exceptions where there are porch canopies are supported by white wooden supports.’</i></p>
	<p>There is poor maintenance of some of the hedges adjacent to the footpaths which means the paths are difficult to walk along.</p>	<p>A new section has been added to refer to the importance of maintenance of trees, woodlands and shrubs, particularly alongside footpaths (see <b>Appendix D5</b> to this Annex).</p>

Respondent	Representation	Response
	Some hedges near junctions have grown too high and restrict visibility.	A new section has been added to refer to the importance of the maintenance of trees, woodlands and shrubs, particularly alongside footpaths and at junctions (see <b>Appendix D5</b> to this Annex).
	Other general comments about landscape maintenance and cleanliness (extra dog bins required).	Noted. A new section has been added to refer to the importance of the maintenance of trees, woodlands and shrubs, particularly alongside footpaths (see <b>Appendix D5</b> to this Annex). Concerns about cleanliness will be passed to the Council's Street Cleansing team for investigation.
	Agrees that there is noise from traffic. Taddington Woods Lane is used as a short-cut from Taddington Woods to Fostington Way. Believes there is a need for a sound barrier/noise fence along Taddington Woods Lane.	Noted
	The "short frontages" and small garages cause problems because there is not enough space to park cars off the highway.	Noted. These characteristics are typical features of clustered cul-de-sac developments in the area.
	The trees on the Taddington Woods Lane frontage are too high and potentially dangerous to properties. There is	A new section has been added to refer to the importance of the maintenance of trees, woodlands

Respondent	Representation	Response
	inadequate management of tree in the area generally.	and shrubs, particularly alongside footpaths (see <b>Appendix D5</b> to this Annex).
	The footpaths throughout the area are overgrown and poorly maintained.	<p>A new section has been added to refer to the importance of the maintenance of trees, woodlands and shrubs, particularly alongside footpaths (see <b>Appendix D5</b> to this Annex).</p> <p>Responsibility for the maintenance of the majority of the grass verges and hedges along the footpaths in the Hurst Hill area lies with Kent County Council, as the Highway Authority. There are a few exceptions which are the responsibility of the Borough Council. The respondent's concerns will be investigated further to determine which authority is responsible for maintenance.</p>
Richard Madiment	A great deal of work must have gone into developing this very detailed appraisal of the area and the Council is to be commended for taking the character of the environment so seriously. Believes that good planning, including well-spaced housing and well-maintained green spaces, are very important to the health and well-being of residents, encouraging positive social interaction with neighbours and more frequent outdoor exercise to lessen the strain on our local health services. Also, individual residents are more	Noted



Respondent	Representation	Response
	likely to maintain their properties well if they can take pride in the overall area, so it is a virtuous circle. I think TMBC undertakes excellent work on the whole and I am proud to be a resident of Walderslade Woods.	
	Agrees with the Description of the Area, Contextual Features and the Locally Distinctive Positive and Negative Features.	Noted
	If the remaining woodland not already used for development is considered an important character feature of the area, as is general preservation of individual trees and shrubs, so preservation of these will be of paramount importance when considering planning applications then he agrees with the Design Guidance.	Most of the woodland is covered by Tree Preservation Orders. The Appraisal recognises the importance of the woodland as Areas of Landscape Significance (see Section 8 of the document). In the finally adopted version of the document the areas with Tree Preservation Orders and Areas of Landscape Significance will be more clearly shown on the maps.
	Maintenance (including coppicing) of woodland and other public green spaces is important if these areas are to remain a positive character feature. TMBC is to be congratulated on the work it has been able to continue doing in this respect, though sometimes I think it is not always clear whether an area is public (and therefore the responsibility of the Council) or attached to a private dwelling and therefore	It is agreed that maintenance of woodland is important. A new section has been added to refer to the importance of the maintenance of trees, woodlands and shrubs, particularly alongside footpaths (see <b>Appendix D5</b> to this Annex). This new section explains how the responsibility for the maintenance of woodland in Walderslade is split

Respondent	Representation	Response
	<p>the responsibility of an individual homeowner. Does TMBC ever contact individual homeowners when it considers a piece of land has been neglected and detracts from the appearance of the neighbourhood?</p>	<p>between Kent County Council, the Borough Council and individual homeowners. In Hurst Hill the majority of the roadside verges and hedges area are the responsibility of the Kent County Council as the Highways Authority. There are a couple of exceptions including the tree covered amenity area on the northern side of Hurst Hill half-way along the street. These exceptions are the responsibility of Tonbridge and Malling Borough Council. Responsibility for trees that fall within the curtilage of individual houses, including those with Tree Preservation Orders, lies within the home owner. The new section explains how woodlands should be properly managed and maintained and the process that needs to be followed.</p> <p>The Borough Council does have powers to require owners of neglected sites to tidy them up and sometimes uses them.</p>
	<p>Stresses the importance of the open space and play areas adjacent to Tunbury Primary School and the Baptist Church Hall, to the North of Area D9. It provides an excellent recreational area and has been planned well. It is well-used and valued by many people. Grateful to TMBC for maintaining this space and continuing to invest in the facilities.</p>	<p>Noted. Tunbury Recreation Ground and Tunbury School Playing Field are open spaces identified for protection by Policy OS1 in the Managing Development and the Environment Development Plan Document (MDE DPD) (Adopted, April 2010)</p>

## 8 Character Area Appraisals

Close analysis has been undertaken to identify the distinctive features that define the character of the different parts of Walderslade using recognised methodologies and with public involvement. The next sections of the SPD describe the locally distinctive contextual features of each area as well as locally distinctive positive features and negative features worthy of enhancement.

Key characteristics of each Character Area are illustrated on a Townscape Analysis map and are summarised in table form. Annotated photographs are also included to depict part of the character of the area.

Whilst the principal characteristics have been summarised, it has not been possible to illustrate each individual feature and consequently the absence of a feature from this document does not necessarily mean that it is unimportant to the character of the local area.

**Walderslade Woods** The predominant characteristic of Walderslade is the woodland which envelopes and at times punctuates the developments. For these reasons Taddington Wood, Impton Wood and Tunbury Wood are identified as '**Areas of Landscape Significance**', providing an extensive landscape framework within which much of the development nestles. This woodland in many areas, in particular **Taddington Woods**, performs a multi-functional role providing an immediately accessible amenity for residents to enjoy and for wildlife to thrive in addition to providing a verdant backdrop for the houses, in particular those along Marston Walk and Oakleigh Close. Ensuring the delivery of these various roles in Taddington Valley is the responsibility of Tonbridge and Malling Borough Council which owns and manages the woodland area. The access to the Valley from the adjoining residential areas is clearly marked with sign posts (see right) which identify routes for walkers and specify the activities that are prohibited (eg motorcycling) because of their potential harm to wildlife and residents' enjoyment of the area. The remaining woodland, which makes up the majority of the Walderslade Woods, is the responsibility of Kent County Council. Please see section 9 'Design Guidance' for more details on the management of the trees.



These Areas of Landscape Significance feature on the Character Areas Map to illustrate their significance and importance in providing a soft, green backdrop to the housing and providing a valuable amenity for residents to enjoy and for wildlife to thrive, thus ensuring the developments and the people living there remain in close touch with the natural heritage of Walderslade. The Areas have been included to highlight their multi-functional value to the character and community of Walderslade as a whole.



## F2 – TUNBURY AVENUE (NORTH OF ROBIN HOOD LANE)

Comprising: Tunbury Avenue (southern section falling within Tonbridge and Malling Borough only)

A residential area of mixed character dating from the late 1950s. Only the southern end of Tunbury Avenue falls within Tonbridge and Malling Borough and, therefore, within the scope of this SPD. The northern section falls within Medway Council. The southern section is characterised by a mixture of semi-detached and detached bungalows and semi-detached and detached two-storey houses. Unifying characteristics include quite low density development on reasonably sized plots evenly spaced and set back from the road with relatively deep frontages. It is evident, particularly on the western side of the road, that development has taken place on a piecemeal plot-by-plot basis with modern detached houses sitting next to bungalows built several decades beforehand.



*The properties are mixed in character in terms of materials and styles including traditional red brick with hipped roofs (above left) and white painted render with decorative beams with front facing gable-ended pitched roofs (above middle and right). There are a few unifying characteristics including white casement windows featuring throughout and the uniformity of the building line with all the properties fronting the road.*



*The wide road, grass verges and relatively deep frontages creates a spacious open character (see left). The pavement surface is quite poor (see left and below) suffering from the effects of being dug up by utility companies. The patchy appearance detracts from the quality of the local environment.*

*The boundary treatment is quite varied, including brick walls, hedges, railings and fencing (see right) contributing quite significantly to the mixed character of the area.*





*A relatively strong cohesive character is evident on the eastern side of Tunbury Avenue near the junction with Robin Hood Lane where there are 6 pairs of semi-detached houses that were part of a single planning application developed in the mid 1960s (see left). The original character is still quite strong but has been diluted slightly by the occasional porch extension and loft conversion which has had the effect of changing the roof pitch from hipped to gable-ended (see left)*

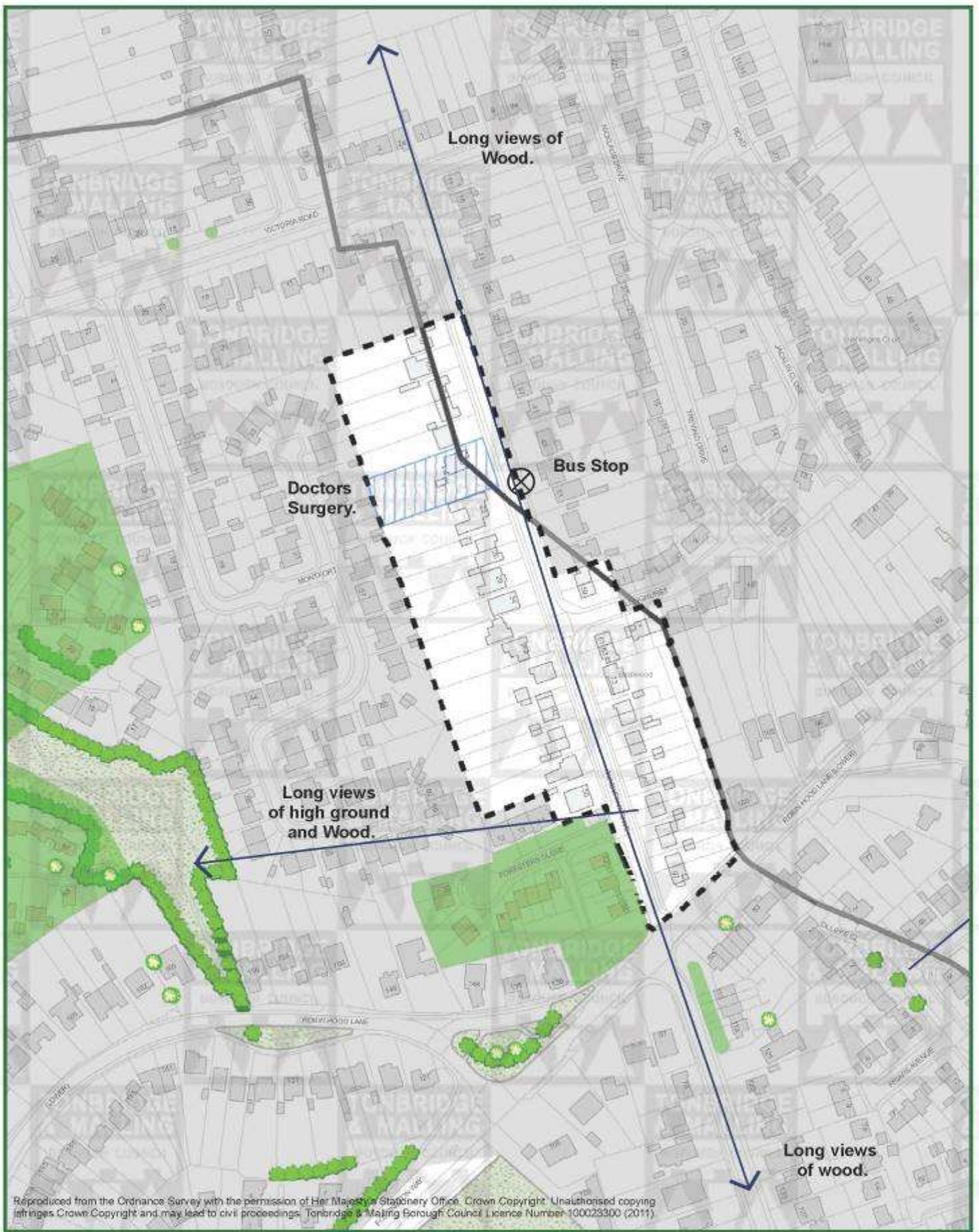
*There are long views of Taddington Wood to the west from the southern end of the road, near the junction with Foresters Close.*

### **Locally Distinctive Positive Features**

- Long views of Taddington Wood, an Area of Landscape Significance, to the west from the southern end of Tunbury Avenue near the junction with Robin Hood Lane
- Deep quite open frontages and grassed verges create a feeling of spaciousness
- Individuality of some of the buildings contributes to the rich diverse character

### **Negative Features Worthy of Enhancement**

- Some poor surfacing, particularly the pavements



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Ref **F2**  
 Title **Tunbury Avenue (North of Robin Hood Lane)**  
 Walderslade Character Area Appraisal



### D3 – MARSTON CLOSE AREA

Comprising: Marston Close (part) and Marston Walk (only those areas falling within Tonbridge and Malling Borough)

A cul-de-sac development accessed principally off Chestnut Avenue but also accessible via a footpath from Hill Chase. Constructed during the 1980s.



*Detached two storey (quite well spaced apart) properties (see above) constructed of traditional red brick with pitched gable-ended roofs. The properties on Marston Walk are built on the slope down into Taddington Wood (see above, left). They differ from the other properties in that, because of the slope, the entrance is on the first floor. Some have balconies overlooking the Woods.*

*Casement windows feature throughout, mostly brown coloured. Many properties have pitched porch canopies supported by wooden brackets (brown or white, see above right). Some properties have either hung brown tiles or wooden boarding on the façade of the upper storey. The roofs are topped with brown concrete tiles.*



*A small grassed amenity space (above, left) is a significant feature at the centre of the area with many properties facing onto it. This area is maintained by the Highways Authority (Medway Council).*

*The most significant locally distinctive positive feature is Taddington Wood, an Area of Landscape Significance which frames the area to the west. It is clearly visible between and above properties (see all photos above) providing a strong verdant backdrop. Taddington Valley, owned and managed by the Borough Council, is immediately accessible to the residents on Marston Walk via sign-posted routes and in addition to framing the area provides an amenity for residents to enjoy and for wildlife to thrive (please see Section 8 for more details on Areas of Landscape Significance).*





*Some on-street parking but facilities are provided in small clusters of brick garages with gable ended pitched roofs topped with brown concrete tiles. The layout of the properties is variable with some directly facing onto the road whilst others are at an angle with a staggered street line.*

*Landscaping is an integral part of the development, including the presence of a central grassed amenity area that is the focal point of many of the properties. A few mature trees feature throughout and the open frontages are planted with low hedges creating a verdant character.*

*The curved short streets coupled with the landscaping, including the framing of the area to the west by Taddington Wood creates a relatively enclosed private character. This is strengthened by the close relationship between the buildings and the short frontages and the sloping of the streets down towards the boundary with Taddington Wood.*

### **Locally Distinctive Positive Features**

- Verdant frontages and edges, including hedges and tall trees
- Traditional materials, including red brick represent the local vernacular
- Spacing and height of buildings allow for glimpses and short views in between (especially the detached properties) and over the housing of surrounding Taddington Wood (an Area of Landscape Significance) which provides a verdant backdrop to the houses on the western side of Marston Close and Marston Walk and a directly accessible amenity for residents to enjoy
- Enclosed, private character – created by close relationship between buildings and the short curved street
- Grassed amenity space at the centre (maintained by the Highways Authority, Medway Council)

### **Negative Features Worthy of Enhancement**

- Background traffic noise from vehicles travelling along Walderslade Woods and from the occasional plane flying overhead



## D7 – TUNBURY AVENUE AREA (SOUTH OF FOSTINGTON WAY)

Comprising: Oaks Dene, Tunbury Avenue, Chippendale Close, Sarsen Height, Sheraton Court, Woodbury Road, Tavistock Close, Walsham Road, Falkland Place and Catkin Close

A group of cul-de-sac developments accessed via Tunbury Avenue constructed during the 1980s.



*Predominantly detached and linked detached two storey properties constructed of traditional red and buff brick with pitched gable-ended roofs. Brick garages with pitched roofs either stand alone or linked to the housing.*

*Dark brown and white casement windows feature throughout. The properties have either single storey pitched roof porches or porch canopies supported by wooden supports (see above).*

*The housing fronts the road on a variable building line and the roofs are brown concrete tiles*

*Many properties have either white or dark timber weatherboarding (see above left) or red hung tiles on the facade of the upper storey.*

*Some of the properties have front facing half-hipped roofs (see right). All the roofs are topped with brown tiles.*

*Brick garages with pitched roofs either stand alone or linked to the housing.*

*The frontages are shallow and open.*



*There are a few exceptions to the predominant character, including a few bungalows in Tavistock Close and in Oaks Dene (see left). However these are not significant enough in number or scale to dilute the cohesive identity of the area.*

*Pockets of the existing woods are evident within the development, reflecting the origins of the area, creating a strong verdant character and softening the streetscene (see right).*



*The spacing and height of the properties allow for short views and glimpses in between and over the houses of Areas of Landscape Significance including Impton and Tunbury Woods, which frame the area on the western southern and eastern sides (see above and right).*



*Landscaping is an integral part of the development, reflecting the origins of the area. Mature trees feature throughout and the footpaths are planted with hedges creating a strong verdant character (see above). The curved short streets coupled with the landscaping, including the framing of the area by Impton Wood and Tunbury Wood to the west, south and east, creates a relatively enclosed private character. This is strengthened by the close relationship between the buildings and the short frontages.*

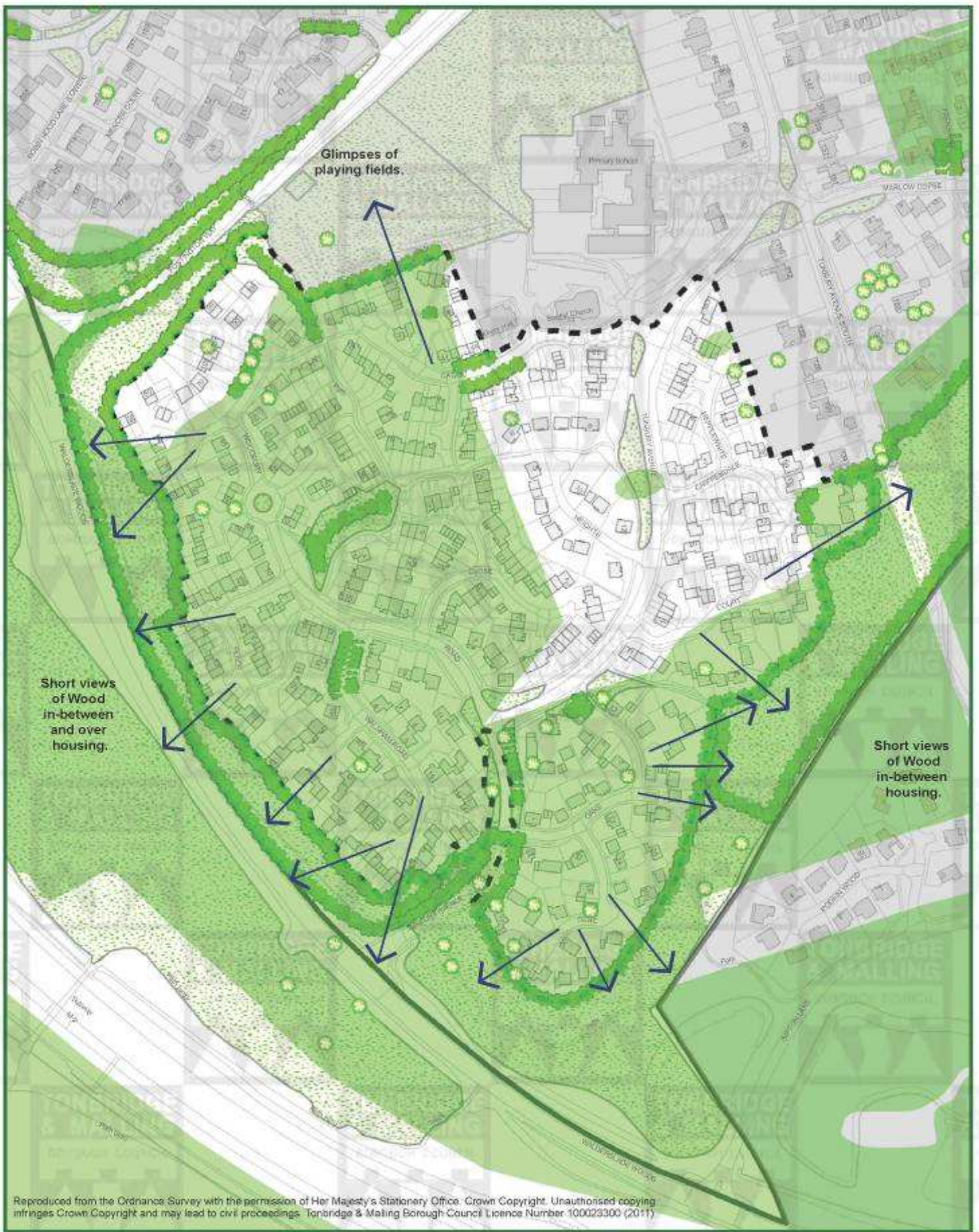
### **Locally Distinctive Positive Features**

- Verdant frontages and edges, including hedges and tall trees
- Spacing and height of buildings allow for glimpses and short views in between and over the properties of the surrounding Impton and Tunbury Woods, Areas of Landscape Significance, which provide a backdrop to the houses on the western, southern and eastern edge of the area
- Traditional materials, including red and buff brick represent the local vernacular

- Enclosed, private character of streets off Tunbury Avenue and Woodbury Road – created by close relationship between buildings and short curved streets
- Use of different coloured bricks and casement windows provides variety whilst the development retains a cohesive identity

#### **Negative Features Worthy of Enhancement**

- Traffic noise for those areas close to Walderslade Woods and Tunbury Avenue



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Ref D7  
 Title Tunbury Avenue Area (South of Fostington Way)  
 Walderslade Character Area Appraisal



### (3) Protect, and Manage and Enhance Landscape Features

The predominant characteristic of Walderslade as a whole is the woodland. Taddington Wood, Impton Wood and Tunbury Wood are Areas of Landscape Significance which envelope and at times punctuate the developments creating a strong verdant character, especially in the clustered cul-de-sac areas. Within these areas the Woods perform an important and valuable multi-functional roles of providing a soft, green backdrop to the housing, ensuring the housing areas are in touch with the natural heritage of Walderslade, and providing natural green amenity space immediately accessible to many of the residents for their enjoyment. This framing of the development is visible through short views and glimpses of the Woods in between and over the housing. These views are locally distinctive positive features and should be protected and, so far as possible, retained in any new development. Taddington Valley, which is owned and managed by the Borough Council in the interest of wildlife and public access and enjoyment, is readily accessible from many of the residential areas via sign-posted routes.

The Woods, mature trees, both individual specimens and clusters on amenity spaces, and hedges strengthen the verdant character of many areas and, as such should be retained and properly managed. Development should not erode these unique features through the loss of trees which are important to the local character.

**Management of Trees** – Responsibility for the management of the natural landscape in the part of Walderslade that falls within the Borough of Tonbridge and Malling is shared by a number of different bodies, including private individual homeowners. The majority of the woodland within Walderslade and the roadside verges and hedges are managed by Kent County Council (KCC). The one significant exception is Taddington Valley (including the remnants of Taddington Wood) which is owned and managed by Tonbridge and Malling Borough Council. Coppicing is still carried out in this area with regeneration of woodland occurring in only a few years. This traditional method of woodland management helps to increase the range of both flora and fauna in the park. Tree species present in the wood include Sweet Chestnut, Beech, Oak, Ash, Wild Cherry, Hawthorn and Hazel.

Responsibility for the management of trees that fall within the curtilage of individual houses, including those with Tree Preservation Orders, lies within the home owner. It is recognised that in some cases trees, particularly old coppiced Sweet Chestnuts, may become overbearing in small back gardens. The Council will generally support applications made to re-coppice multi-stemmed trees providing they are allowed to regenerate from the base. Other protected trees such as Cherry, Hornbeam, Oak and Birch can be trimmed back with consent. Crown-lifting and careful thinning of Oaks is normally considered acceptable but as a large area of Walderslade is protected by a blanket Tree Preservation Order, consent is still required. The Council has produced an information leaflet on coppicing and created a useful web page with answers to frequently asked questions on the management of trees, (including a link to the relevant application form) that should be consulted prior to any maintenance work: <http://www.tmbc.gov.uk/cgi-bin/buildpage.pl?mysql=1702>. Any queries should be directed to the Council's Tree Officer, tel: 01732 876168.