



Rolvenden Parish Council

NEIGHBOURHOOD DEVELOPMENT PLAN 2018

ROLVENDEN IMPORTANT PUBLIC VIEWS ASSESSMENT, 2018

COMPILED BY:

**NEIGHBOURHOOD DEVELOPMENT PLAN STEERING COMMITTEE
AND ROLVENDEN PARISH COUNCIL**

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1. Introduction

One of the distinctive features of Rolvenden and Rolvenden Layne is the visual connectivity with the surrounding countryside from public places.

Resident surveys undertaken for the Neighbourhood Plan and responses to Ashford Borough Council consultation on planning applications have highlighted that parishioners value highly the visual connection between the village and the surrounding countryside. Some views are looking outward from within the village built-up areas (sometimes far-reaching) whilst others are looking towards the villages at landmark features which form an important part of the village approach and setting.

It is recognised that there are a significant number of views across beautiful countryside within the Area of Outstanding Natural Beauty. It is impossible to list them all. Rather, it is important to protect and enhance the natural beauty of the countryside more generally whilst protecting the footpaths which allow access to it.

2. Methodology

2.1 Public Engagement

A number of important views were identified during the course of public consultation at meetings held in the Village Hall, both during the early Rolvenden the Future exercise where local people were asked to identify what was important to the parish and, subsequently, as part of the Rolvenden Neighbourhood Plan exercise at a public meeting held in March 2015. At this meeting the public were asked to place coloured 'comment stickers' on maps of the Parish, to record their concerns, likes and dislikes. 26 comments on views were recorded. .

2.2 Site visits

The Steering Committee undertook a number of field surveys to assess the views put forward. These were conducted in groups, with one person taking notes and another taking photographs of the views. The identified views were examined in more detail, in particular where those views formed an integral part of the village Character Areas or approach/setting.

2.3 Criteria used for Defining Important Public View

The Steering Group first ensured that the views were public, rather than private, views and visible either from the public highway, public footpaths, bridleways, public open spaces or space to which the public has access (such as the Churchyard). They were carefully recorded and mapped, and assessed using set criteria consistently.

All the Views fell into two principal groups:

- Those views looking outwards from the built up area which contribute to the distinctive character and/or heritage of the two villages, (V1 - V8), and
- Those views looking towards the villages at landmark features which contribute to the distinctive character and/or heritage of the village approach and setting (V9 - V11)

The reason for the importance of each view is established by assessing their role in relation to the character of the villages and local heritage as follows:

Views looking out from the villages

- a) important to the character of the Conservation Area
- b) important to the setting of a listed building(s)
- c) important to a Character Area
- d) important to the village approach and setting
- e) important view of landmark feature, such as a listed building or woodland

Views from the countryside of village feature, such as a listed building or woodland

- f) important to the character and setting of the Conservation Area
- g) important to the setting of a listed building(s)
- h) important to a Character Area
- i) important to the village approach and setting
- j) important view of landmark feature, such as a listed building or woodland

3. Important Views (see Maps in Appendix 1)

Views from Villages towards Countryside

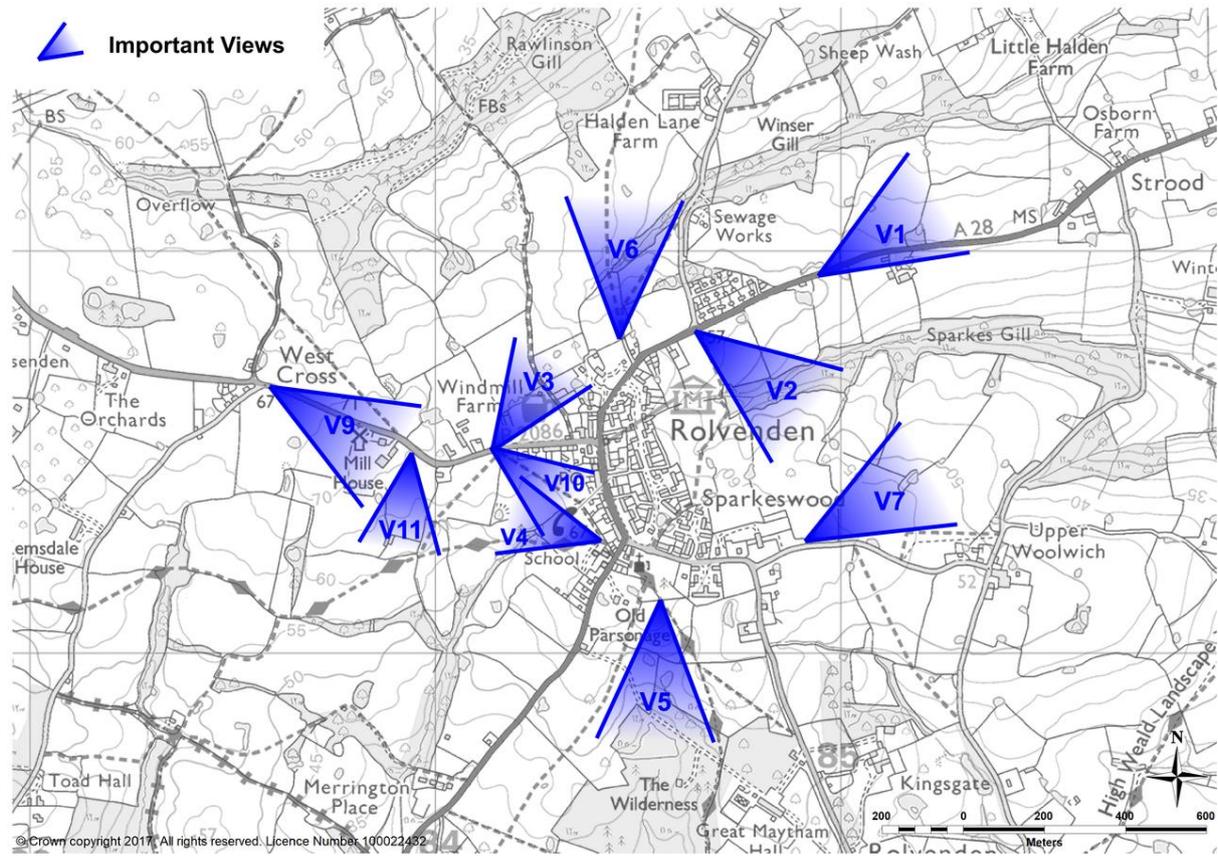
Ref.	Description	Reason for importance of view (see 2.3 above)
V1	From Gatefield cottages development, A28, looking north-east, view of Tenterden church, St Michaels' church and skyline	c, e
V2	From land adjoining Redwood on A28 - looking south-east across the public footpath, view of Sparkeswood Gill (ancient woodland) and open countryside beyond	c, d, e
V3	From Regents St - looking north-east, view across the cricket pitch and open countryside beyond	a, b, d
V4	From the School Field footpath - looking north-west, view of the Windmill	a, b, d, e
V5	From the footpath gate at SE corner of the Churchyard - looking south, view of and across the Parkland of Gt Maytham Hall	a, b
V6	From footpath at rear of Coveney's - looking north, view of open countryside and Winser and Rawlinson Ghylls (both ancient woodland)	c, e
V7	From Pix's Lane - looking north-east, view of open countryside and the churches in Tenterden and St. Michaels	d,e
V8	From Jubilee Seat c/o recreation ground, Rolvenden Layne - looking south, view of open countryside and rising ground towards Newenden, Northiam and Fairlight	a, b, d

Views from Countryside towards Villages

Ref.	Description	Reason for importance of view	Approach
V9	From Benenden Rd - looking east, view of the listed Windmill	i, j	Benenden
V10	Benenden Rd from <i>Dawsons</i> - looking south-east, view along footpath of St Mary's Church and High Street roofscape	f, g, i, j	Benenden
V11	From Benenden Rd - looking south, view of ancient woodland and open views to Newenden Ridge	f, i, j	Benenden

Appendix 1

Map 1 Important Views in Rolvenden



Map 2 Important View in Rolvenden Layne

