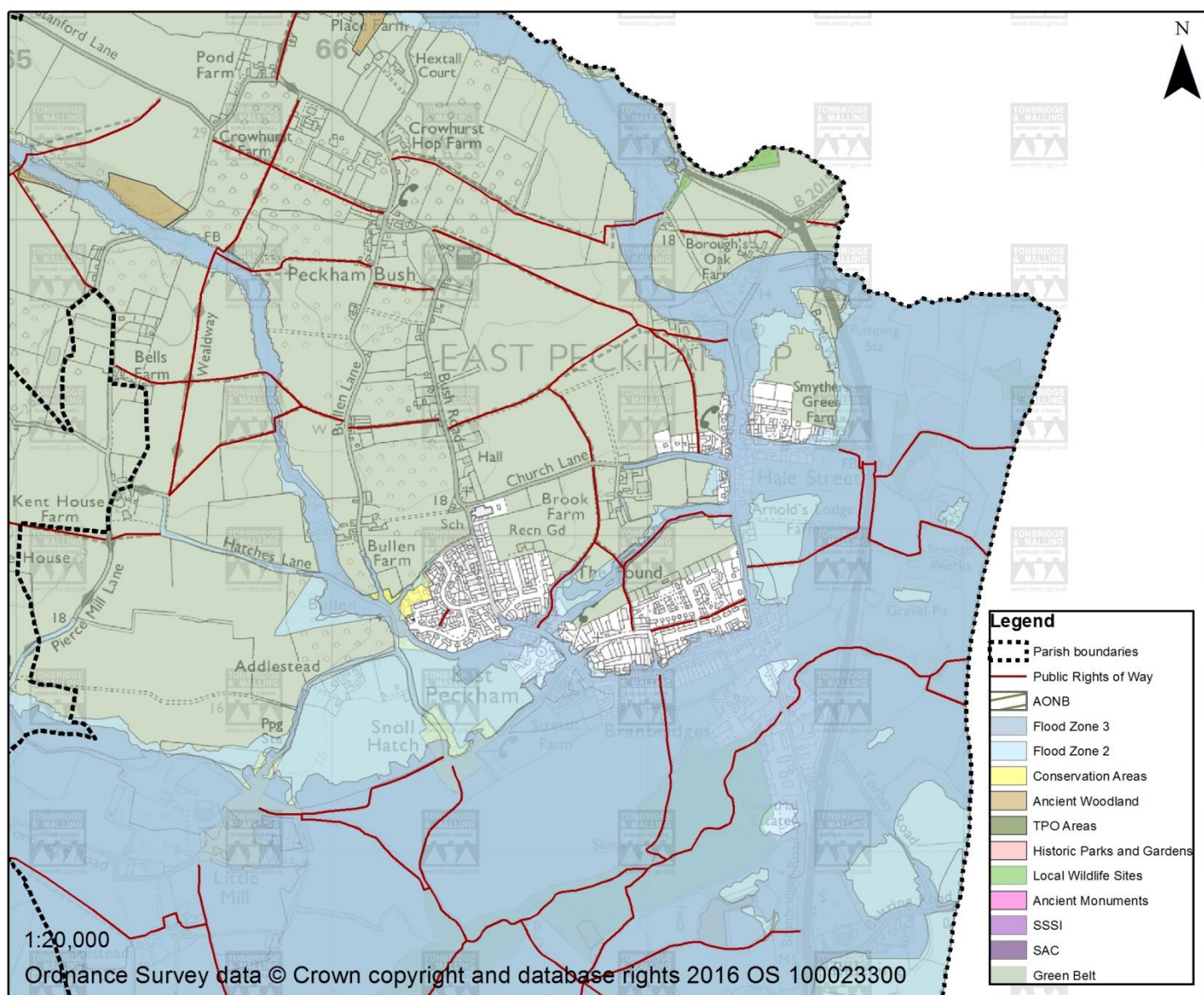


East Peckham and Hale Street



Overview – Character and Features

The Green Belt at East Peckham and Hale Street surrounds the whole settlement. Snoll Hatch to the south-west is also within the Green Belt. The landscape varies in character, but is predominantly agricultural land and open fields, with lines of tree planting. A more wooded area can be found alongside the River Medway which travels along the south. The fields in this areas are graded as Very Good in terms of agricultural quality (Agricultural Land Classification map London and the South East (ALC007) - Natural England).

Openness and Visibility

A generally flat and open landscape with fields and agricultural uses. Views across the landscape typically accessible. Public Rights of Way travel across the Green Belt.

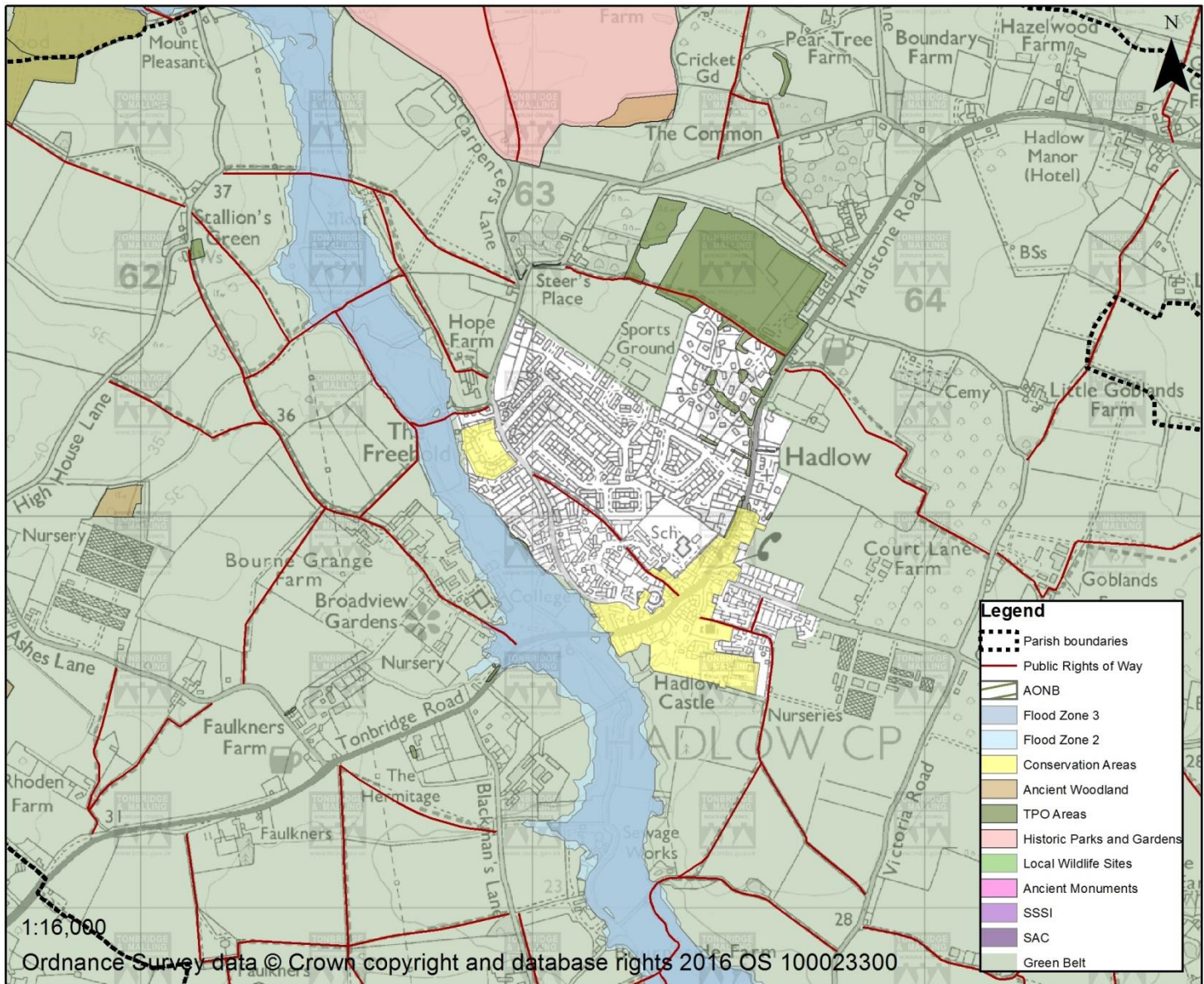
Boundaries and Definition

The Development Plan Proposals Map shows the Green Belt to be clearly defined and easily recognisable, and excludes the major built-up areas and buildings. Some areas (such as Snoll Hatch) are washed over with Green Belt.

Appendix G

Hadlow

Hadlow



Overview – Character and Features

The Green Belt at Hadlow can be found to the north, east, west and south of the main settlement. It comprises a mix of recreation land (Hadlow Park), agricultural land and open fields. There is some boundary hedging and tree planting. A fairly large area (comprising a mix of uses including Hadlow College) to the south-west is washed over by the Green Belt.

Agricultural land in the area is graded Very Good to Moderate (Agricultural Land Classification map London and the South East (ALC007) - Natural England).

Openness and Visibility

Boundary hedging, planting and existing built form tend to block views from within Hadlow from a pedestrian viewpoint, although there are a number of Public Rights of Way allowing access across the Green Belt. The land is varied in topography with gently undulating and flatter areas. Hadlow Tower (a Grade 1 listed 'folly', extending to approximately 64 metres) can be viewed from the south and west in particular.

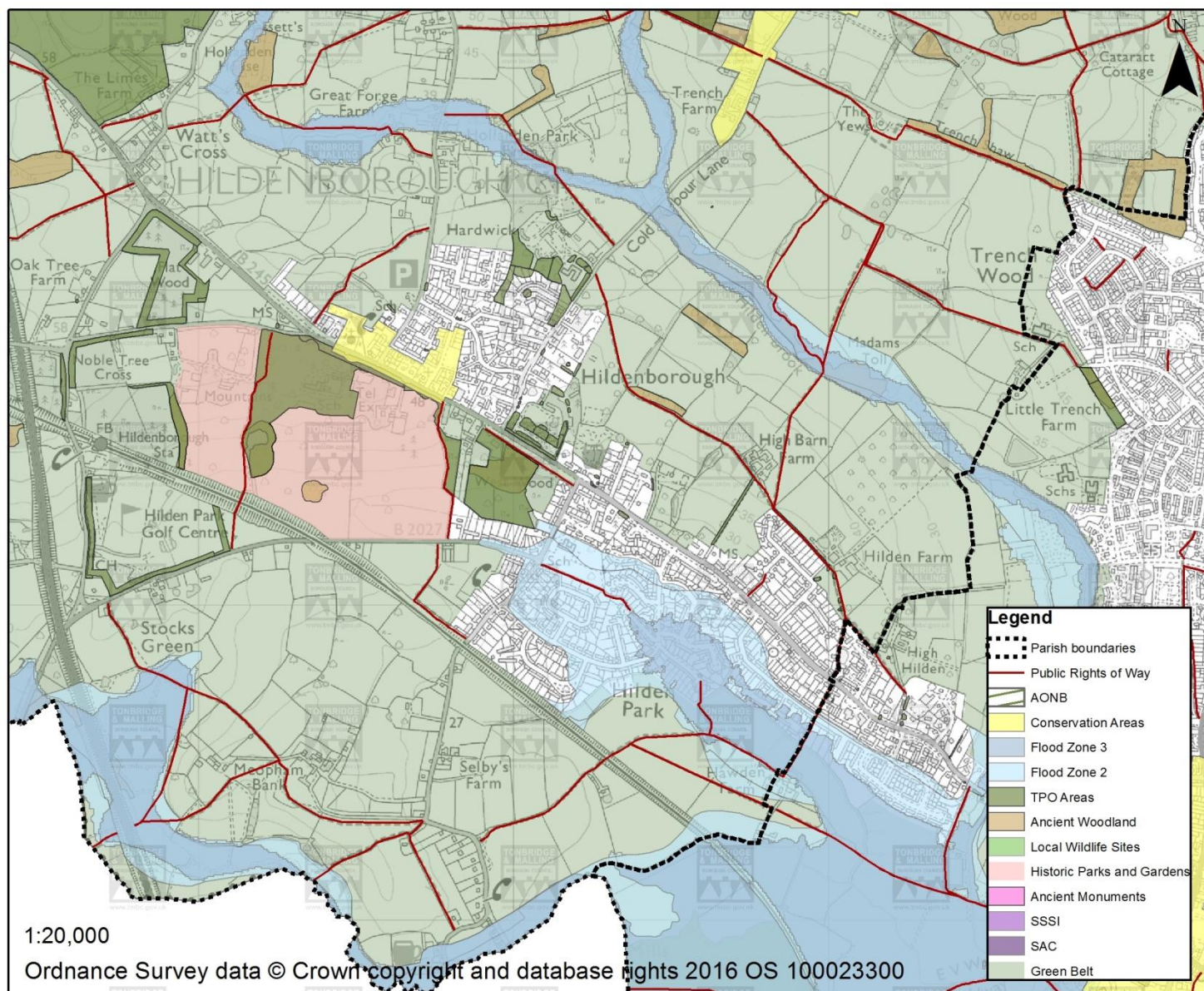
Boundaries and Definition

The boundary is considered to be clearly shown on the Development Plan Proposals Map, with the Green Belt boundary following the major built-up area, focussed on the main residential settlement. To the south, the boundary cuts across open land and trees. There is also an area to the south-west which encompasses a number of buildings, which are included within the Green Belt designation.

Appendix H

Hildenborough

Hildenborough



Overview – Character and Features

The settlement of Hildenborough is separated into two distinct built up areas, both surrounded by Green Belt on all sides. The area to the south leads to Hilden Park which falls within the Tonbridge study area. The Green Belt designation is cut through by the railway line to the south, and land generally comprises open fields. To the north, fields are defined by dense hedgerow and trees.

Agricultural land in the area is graded Good to Poor (Agricultural Land Classification map London and the South East (ALC007) - Natural England).

Openness and Visibility

Boundary hedging, planting and existing built form tend to mostly block views from within the built-up area from a pedestrian viewpoint. However a number of Public Rights of Way run across land and afford some wider views.

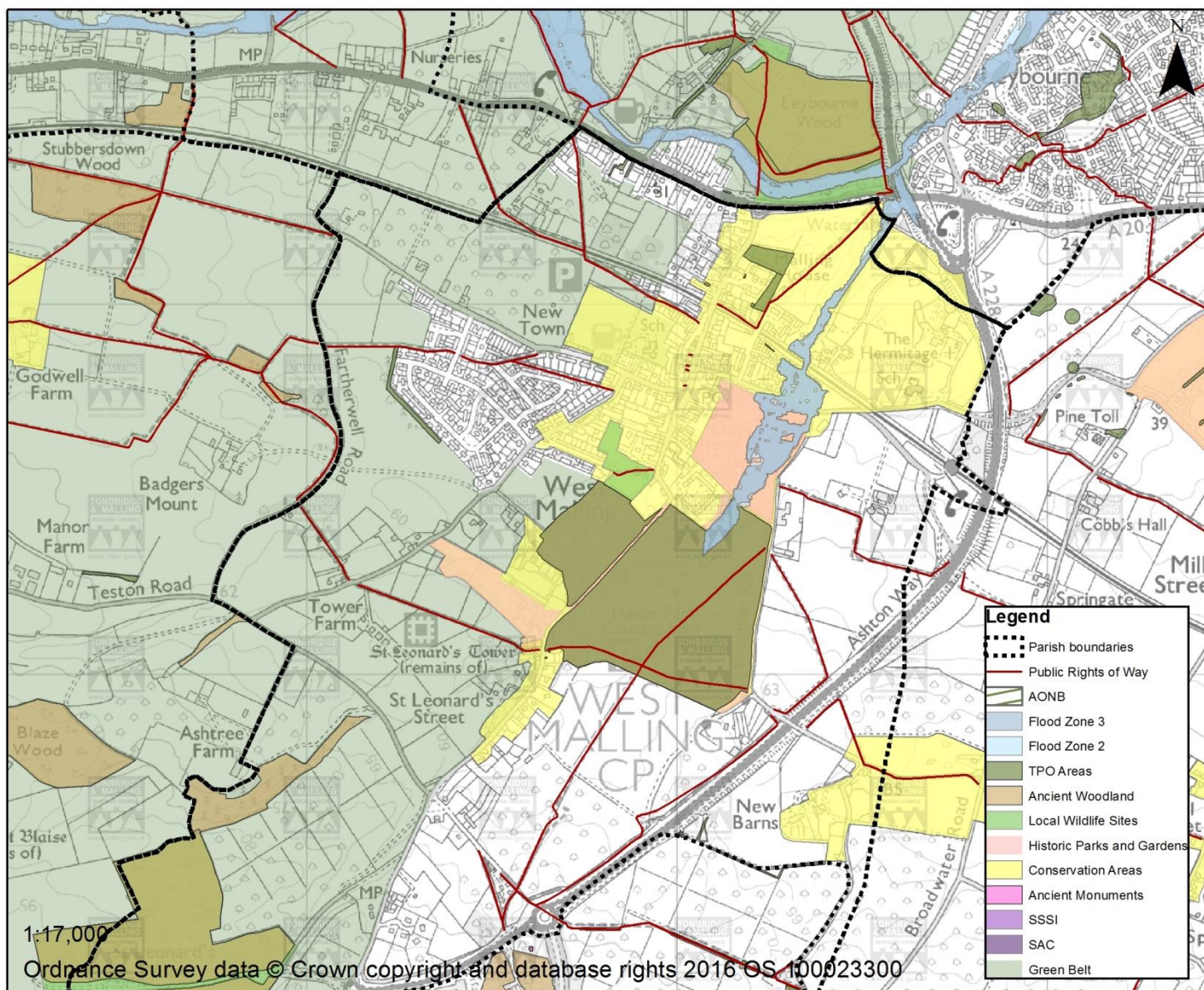
Boundaries and Definition

The boundary is considered to be clearly shown on the Development Plan Proposals Map, with the Green Belt boundary following the larger built-up areas.

Appendix I

West Malling

West Malling



Overview – Character and Features

The Green Belt at West Malling is found only to the west of the settlement and follows tightly the edge of the built-up area and the road network. It comprises open fields, some of which are farmed. To the north the landscape is cut through by the railway line, and to the south there are some farm buildings and larger residential buildings (including Douces Manor).

Agricultural land in the area is graded Excellent through to Moderate (Agricultural Land Classification map London and the South East (ALC007) - Natural England).

Openness and Visibility

Boundary hedging, planting and existing built form tend to block views from within the built-up area from a pedestrian viewpoint, however some views of the landscape can be obtained at various points including from Public Rights of Way and the road network. The land is undulating with a slight slope to the north. The land is considered to be generally open as buildings are sporadic within the designation in this location.

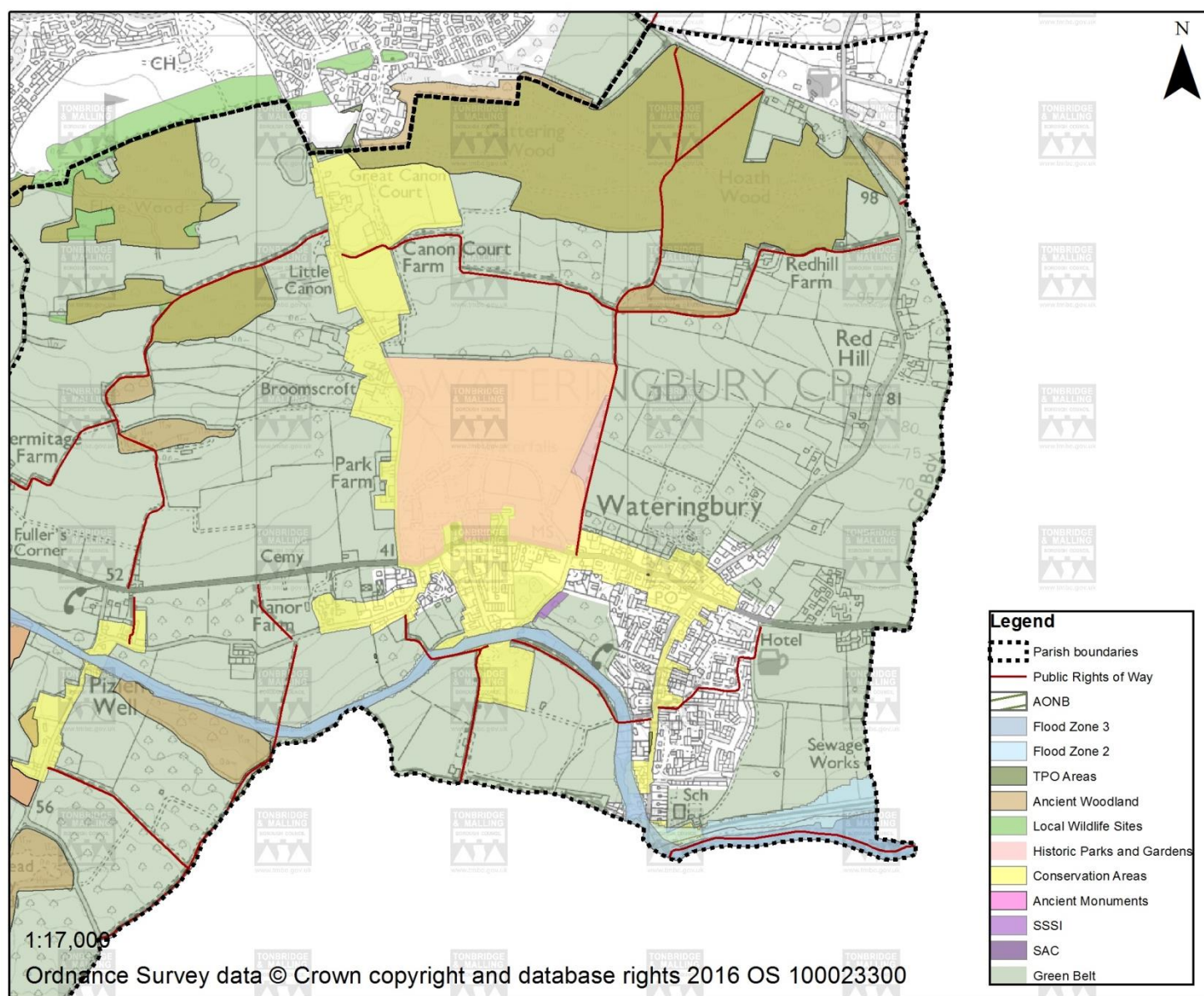
Boundaries and Definition

The current boundary of the Green Belt located to the west is considered to be well defined and clearly shown on the Development Plan Proposals Map, following closely the route of the built-up area and St Leonards Street.

Appendix J

Wateringbury

Wateringbury



Overview – Character and Features

The Green Belt surrounds the settlement at Wateringbury. The land here slopes upwards from south to north, and is typically defined by fields used for grazing horses, and growing crops. Much of the land here is defined 'Excellent to Good' agricultural land (Agricultural Land Classification map London and the South East (ALC007) - Natural England).

Openness and Visibility

Views across the landscape looking south from Tonbridge Road can be obtained of the rolling fields and hills in the distance. Parts of the area have a rural and Kentish feel with some Oast houses visible, nestled in the countryside.

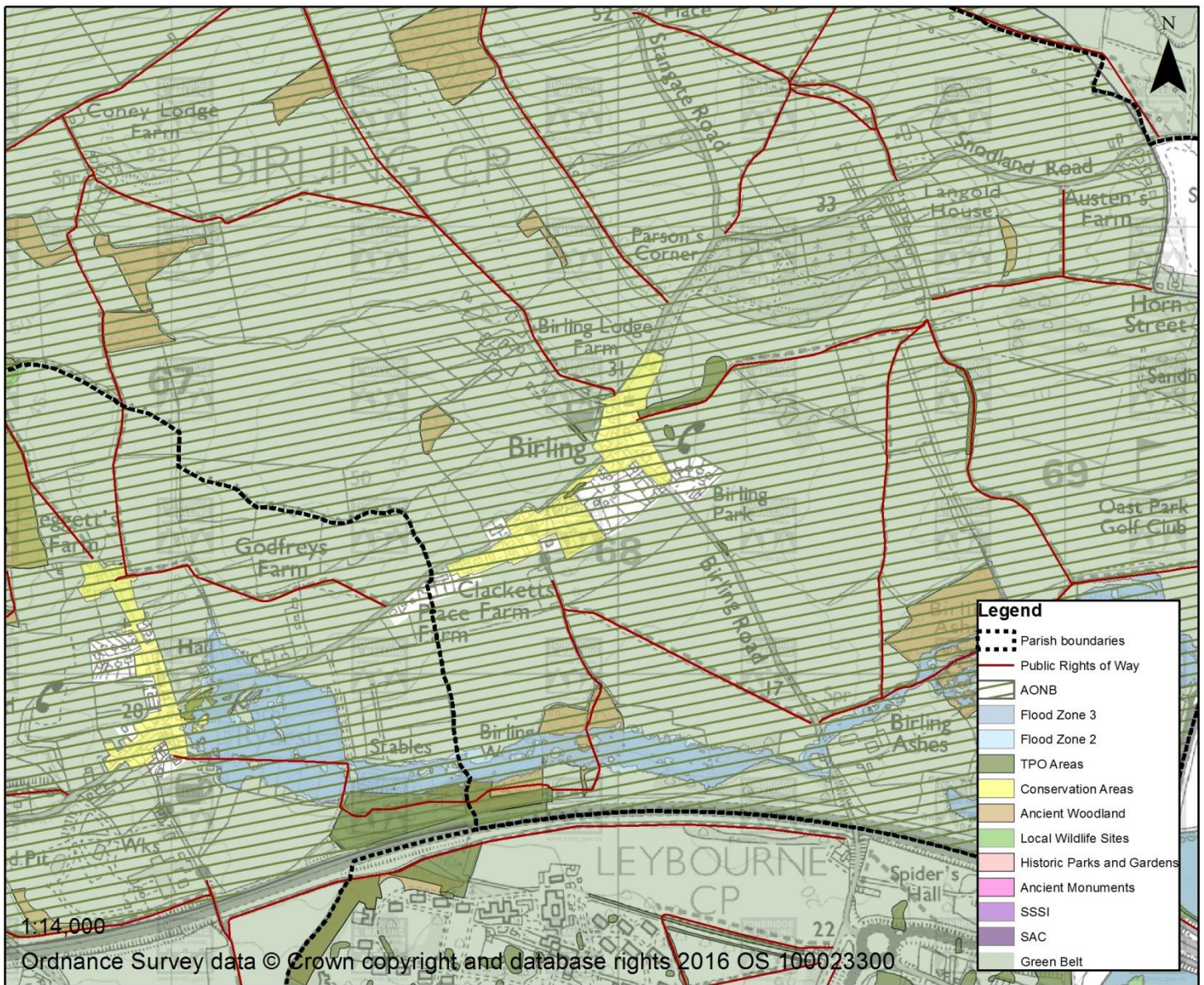
Boundaries and Definition

The boundary is considered to be clear and shown on the Development Plan Proposals Map, generally following the built-up area and existing field demarcation. However there are some areas such as at The Orpines which are washed over by Green Belt.

Appendix K

Birling

Birling



Overview – Character and Features

Birling is a small settlement surrounded on all sides by Green Belt designation, located within an open landscape of large fields. The area is very rural in character. There are very few buildings or other physical/urbanising features within the landscape.

Agricultural land in the area is graded Good to Moderate (Agricultural Land Classification map London and the South East (ALC007) - Natural England).

Openness and Visibility

The surrounding landscape is very rural in character, with far reaching and open views of the Kentish countryside and the AONB. The topography slopes gently towards the settlement from the north and gently undulates and becomes flatter away from the village.

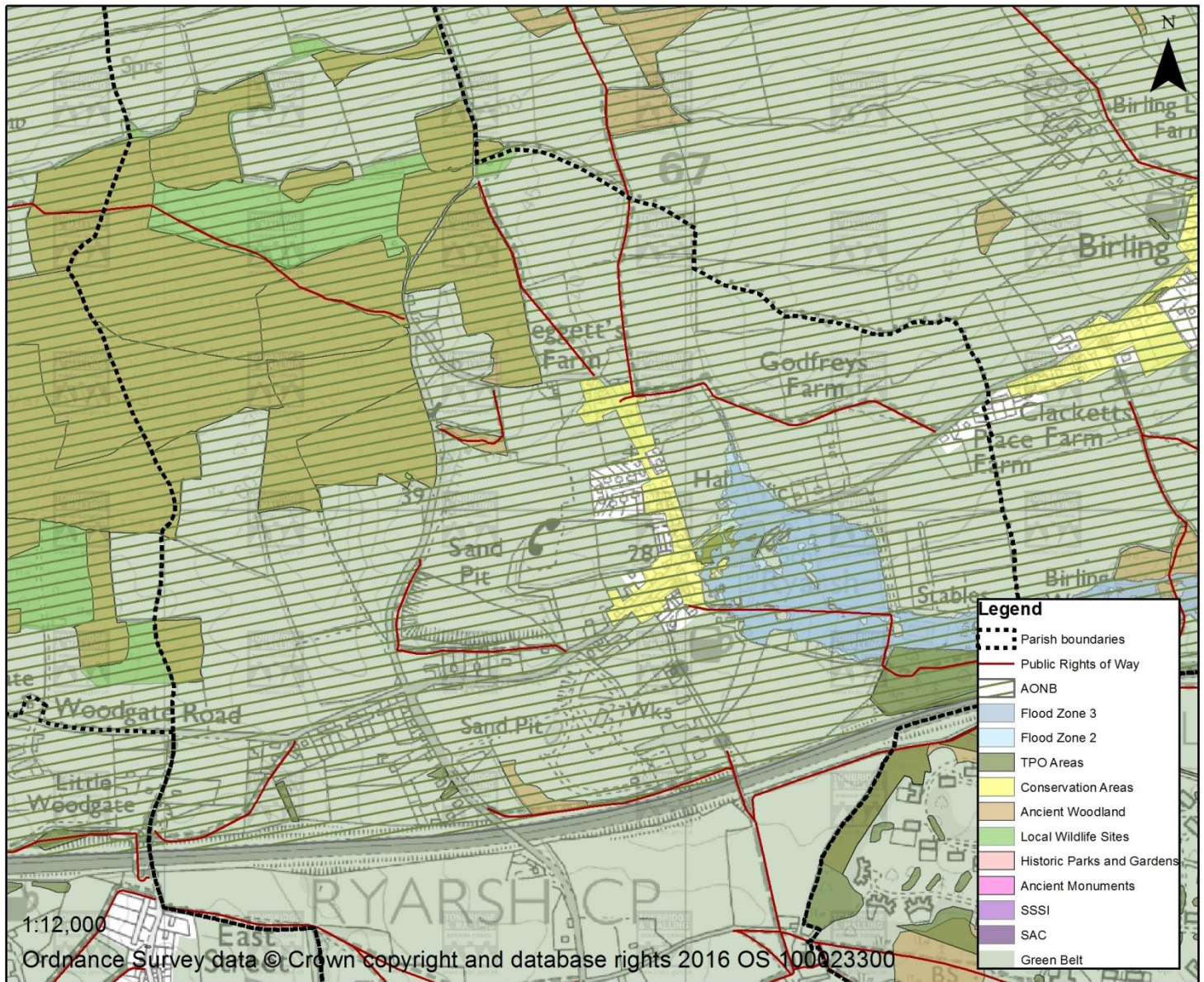
Boundaries and Definition

The Green Belt boundary is considered to be clearly shown on the Development Plan Proposals Map and generally tightly drawn around the developed area. The settlement is small, so there is less opportunity for boundary confusion.

Appendix L

Ryarsh

Ryarsh



Overview – Character and Features

The Green Belt at Ryarsh surrounds all sides of the settlement. The area is characterised by fields and some more densely wooded areas, located to the north-west and south-east. There is evidence of past industrial and employment uses, with a former quarry and Ryarsh brickworks (which is being developed for residential purposes).

Agricultural land in the area is graded Good to Moderate (Agricultural Land Classification map London and the South East (ALC007) - Natural England).

Openness and Visibility

The surrounding countryside forms part of the AONB and is overwhelmingly rural in nature, with generally open fields. A motorway cuts through the land to the south, where the brickworks can be found. Views are obtainable across the land from various points, but trees and foliage block views in some areas.

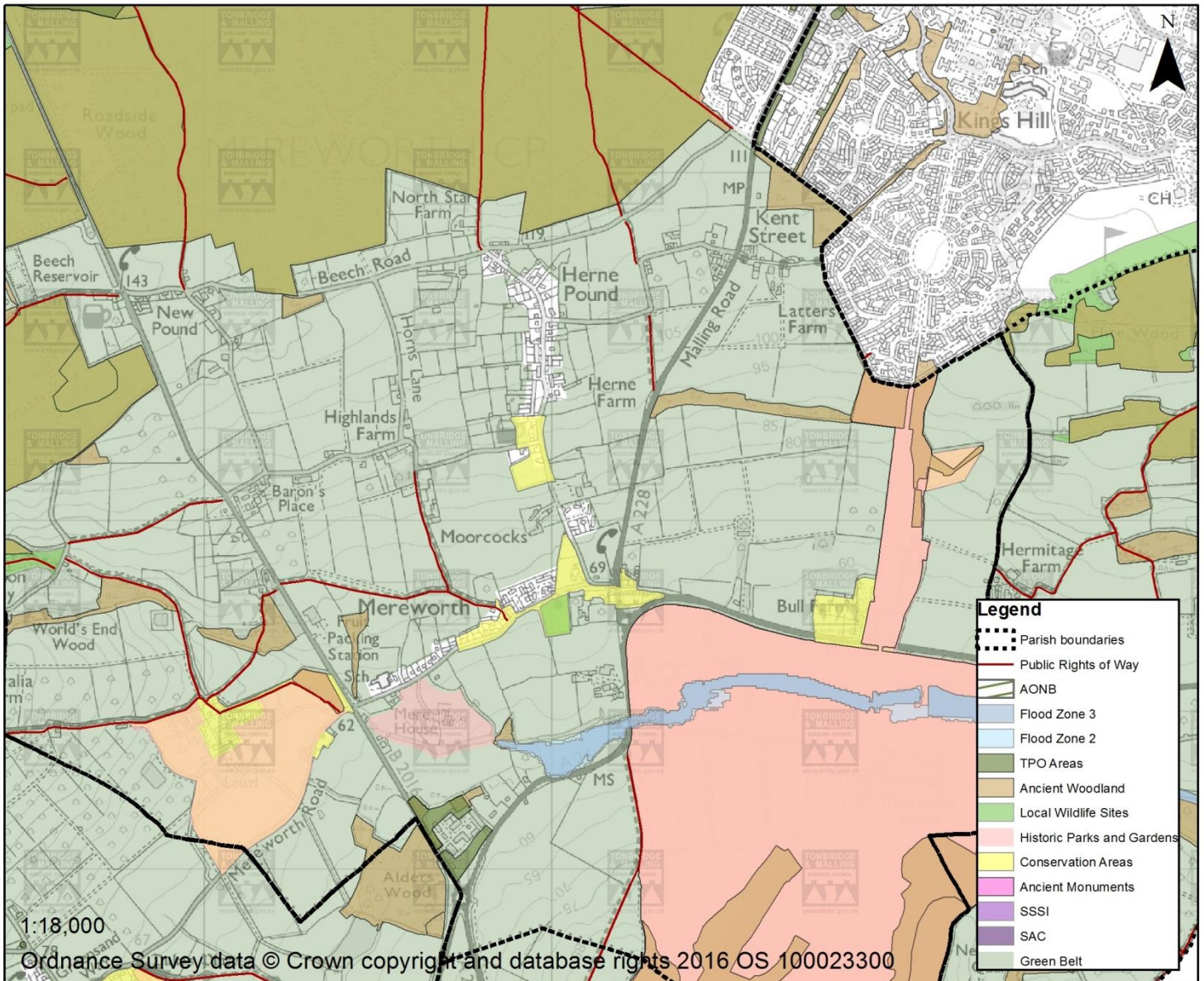
Boundaries and Definition

The Green Belt boundary generally follows the built-up settlement area and is clearly shown on the Development Plan Proposals Map, however there are a number of farm buildings/larger houses adjacent to the core of the village that fall within the Green Belt. However, the settlement is small, so there is less opportunity for boundary confusion.

Appendix M

Mereworth

Mereworth



Overview – Character and Features

The Green Belt at Mereworth surrounds three distinct areas of the settlement and takes in the main residential areas, with the boundaries tightly drawn. The land is characterised by generally regular shaped fields some of which are open and some of which are used for farming purposes, which accommodate polytunnels. Agricultural land in the area is graded Very Good to Moderate (Agricultural Land Classification map London and the South East (ALC007) - Natural England).

Openness and Visibility

There are far reaching views available from roads within the Green Belt looking west and south, allowing views of Mereworth Church, its spire, and hills beyond. From within the village, dense vegetation and existing buildings (set along narrow streets) tend to block views of the surrounding landscape.

Boundaries and Definition

The Green Belt boundary is considered to be clearly shown on the Development Plan Proposals Map. There are some areas where the boundary cuts through garden areas, but generally the definition is considered to be clear.

Appendix N

Offham