

Overview – Character and Features

The Green Belt at Offham surrounds all sides of the settlement, which is small and typically self contained. The area is predominantly open fields to the east, but to the west the landscape is much more wooded, with dense tree cover provided by Moorlands Wood.

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

Openness and Visibility

A somewhat undulating landscape, the area retains a rural feel with a wooded character. Glimpse views across the landscape are available but do tend to be obscured or blocked by roadside vegetation and trees. A landfill site is located further to the west, having an open appearance.

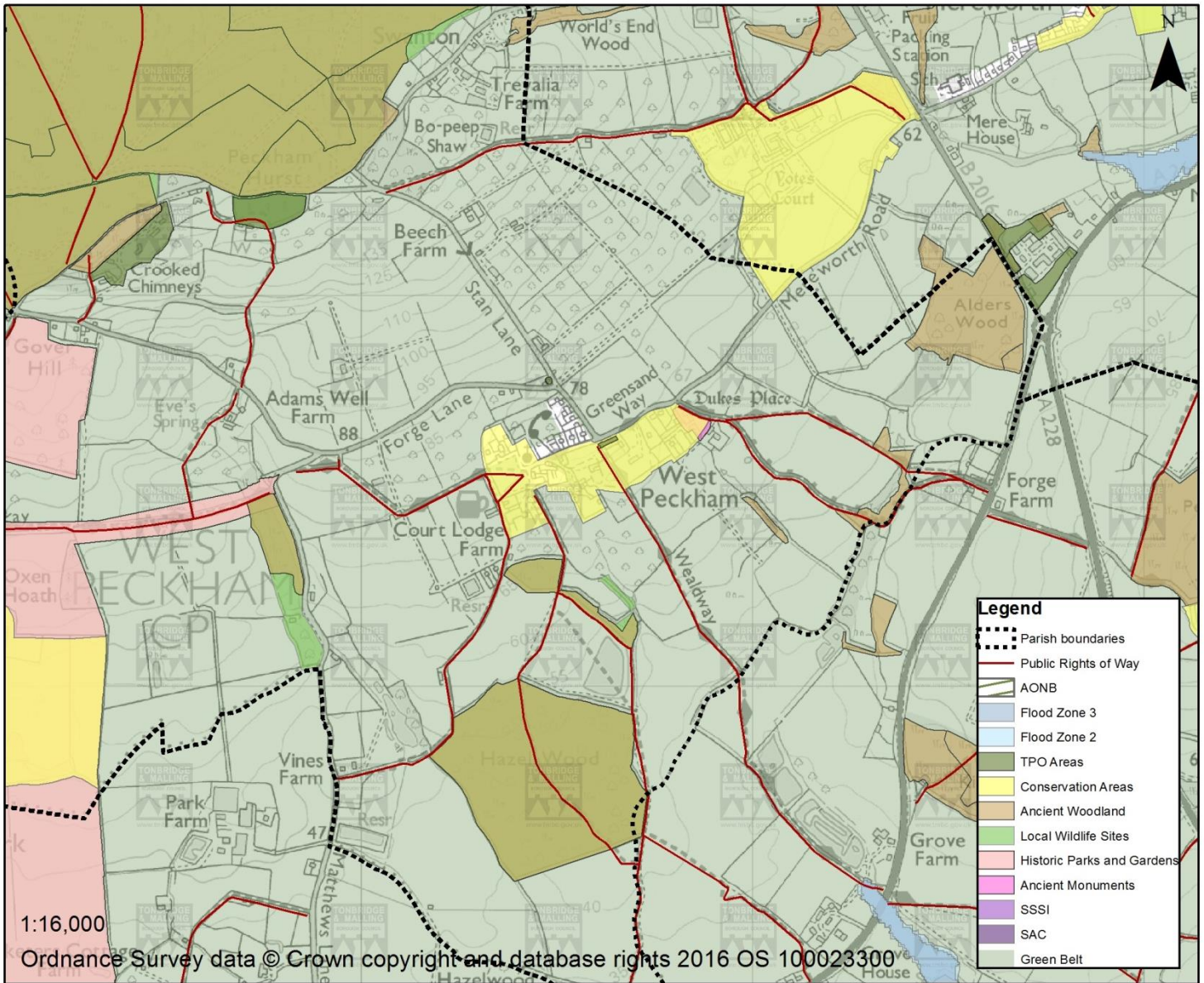
Boundaries and Definition

There are some areas to the north of the settlement (and to some extent, areas in the south) where the Green Belt boundary appears to cut through garden land without any physical demarcation or identifiable features.

Appendix O

West Peckham

West Peckham



Overview – Character and Features

West Peckham is a small settlement which is surrounded on all sides by Green Belt designation. The village only accommodates a small number of buildings. The character of the area is predominantly that of farmed fields, and there are some larger areas of 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

Views towards the village are typically blocked by dense roadside vegetation and field boundaries although there are areas where wider, more far reaching views of the countryside can be obtained. Buildings within the Green Belt are sporadic and the area retains a very rural and open feel.

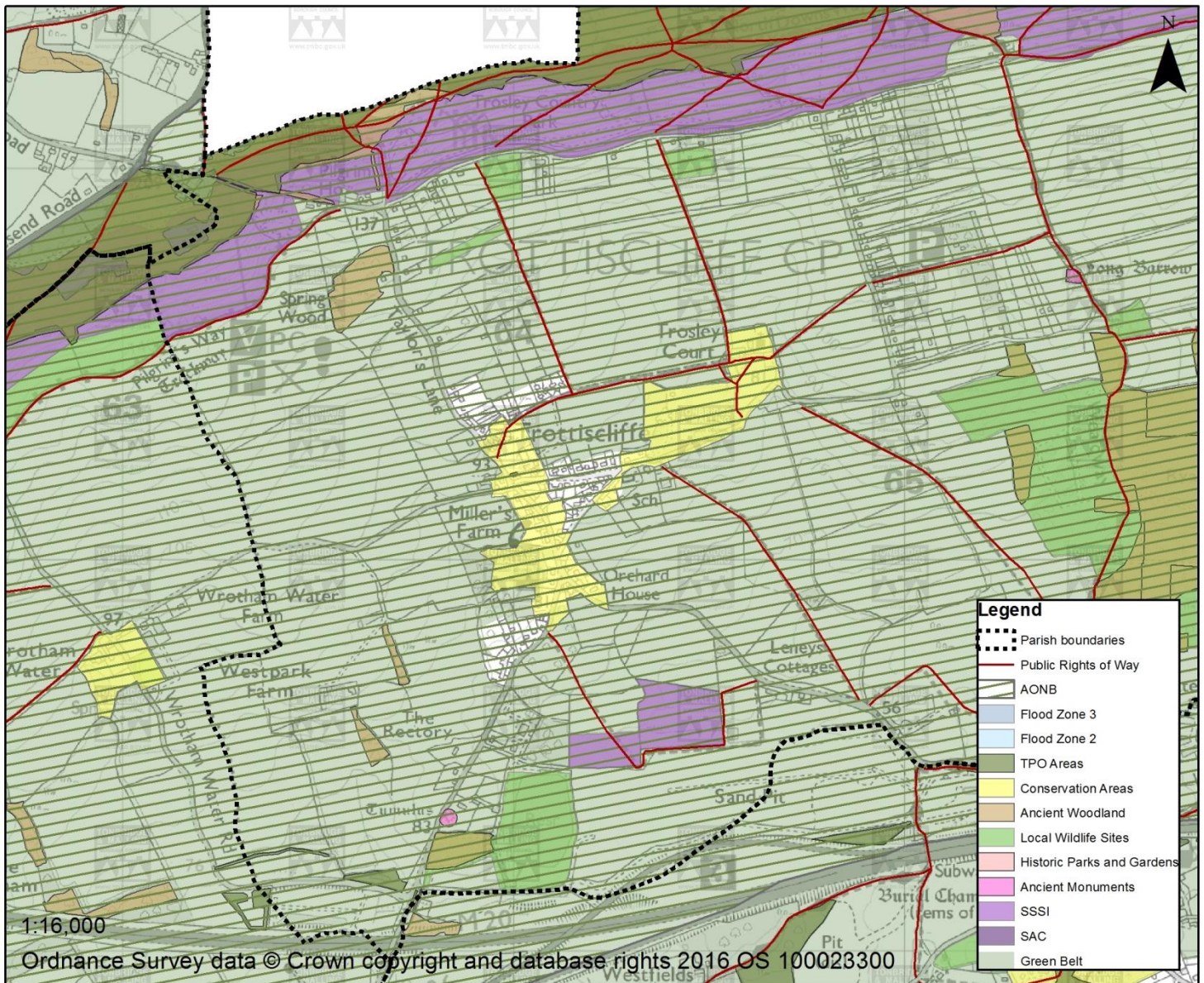
Boundaries and Definition

The smaller size of the area helps aid the clarity of the boundaries of the Green Belt, which are considered to be clearly defined on the Development Plan Proposals Map.

Appendix P

Trottiscliffe

Trottiscliffe



Overview – Character and Features

The Green Belt at Trottiscliffe surrounds all sides of the settlement. It is a predominantly farmed landscape with large fields, most of which are graded Very Good to Moderate in terms of agricultural quality (Agricultural Land Classification map London and the South East (ALC007) - Natural England). There are some smaller wooded areas within the surroundings.

Openness and Visibility

A somewhat mixed and varied character in this respect – some lanes on approach to the village provide for far reaching and extensive views of the Kentish countryside, whilst in other places views are blocked or screened by vegetation and trees. There are only a few clusters of buildings in the landscape (mainly related to farming) and thus the area retains an open feel.

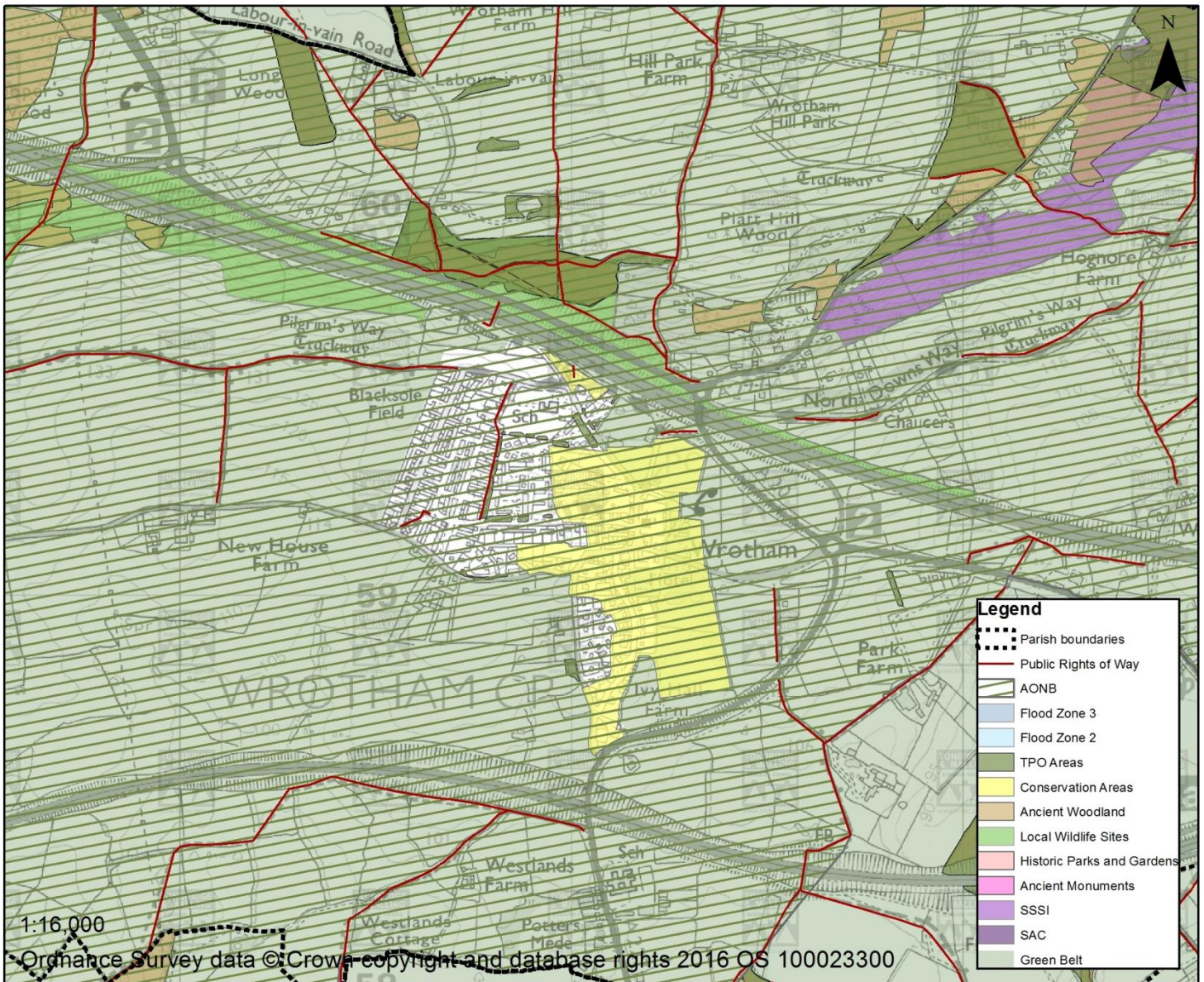
Boundaries and Definition

There are some areas around the village where the Green Belt boundary appears to cut through woodland and open garden land without physical demarcation or boundary features. Otherwise, the boundary does focus on the built-up area and the smaller size of the settlement aids in providing clarity.

Appendix Q

Wrotham

Wrotham



Overview – Character and Features

Wrotham is a rural settlement nestled between the M20 and M26 motorways. The village is subject to Green Belt and AONB designations. To the west the fields are mainly farmed for crops. 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

The land is considered to be generally open in nature comprising large fields particularly to the west. The road network does introduce an urbanising feature in this location.

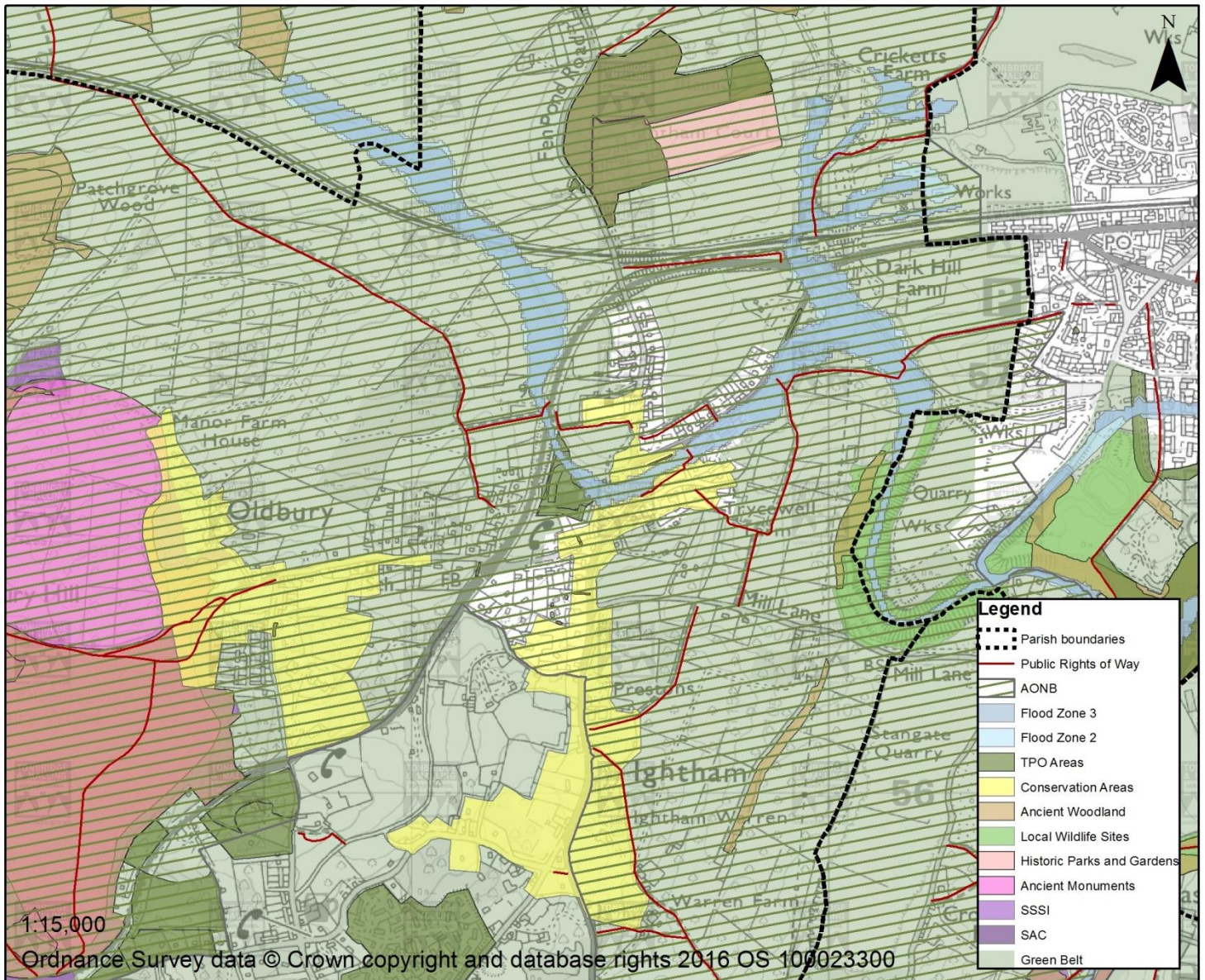
Boundaries and Definition

The Green Belt boundary generally follows the built form edge and area of safeguarded land, as well as Kensing Road and Borough Green Road.

Appendix R

Ightham

Ightham



Overview – Character and Features

The Green Belt at Ightham is somewhat unusual, with only part of the overall village to the north excluded from the designation. To the south, the area is primarily wooded and semi-rural, but with buildings/houses.

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

Within Ightham looking out towards the countryside, some view of the North Downs are available in the distance, but other views are blocked by thick woodland. There are some limited Public Rights of Way within the landscape.

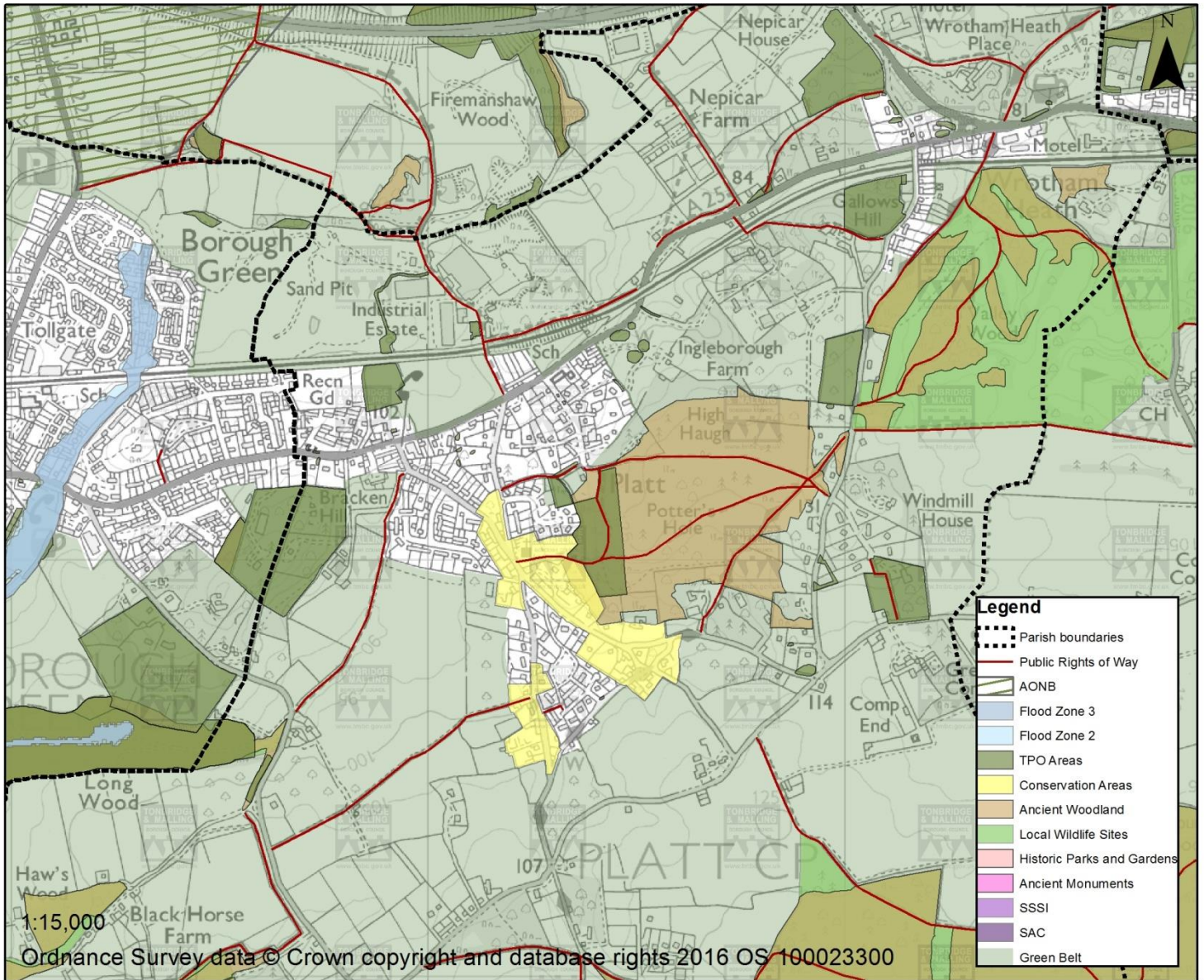
Boundaries and Definition

Whilst some developed areas which are less wooded are excluded from the Green Belt, other low density developed areas to the south, nestled within existing woodland (such as Nutfields) are washed over by the Green Belt designation. Where the Green Belt boundary does about the village, the boundary generally follows the edge of gardens and roads.

Appendix S

**Platt (including Wrotham Heath and
Crouch)**

Platt (including Wrotham Heath and Crouch)



Overview – Character and Features

The Parish of Platt also incorporates the areas of Wrotham Heath and Crouch. The area to the north and in between Platt and Wrotham Heath is heavily wooded. There is a quarry north of Maidstone Road and other employment sites. In the southern area of the parish, the area is rural in character, with large open fields and tree planting, with more wooded areas to the east.

Agricultural land in the area varies, and ranges from Excellent to Very Good near Wrotham Heath, to Very Good to Moderate elsewhere (Agricultural Land Classification map London and the South East (ALC007) - Natural England).

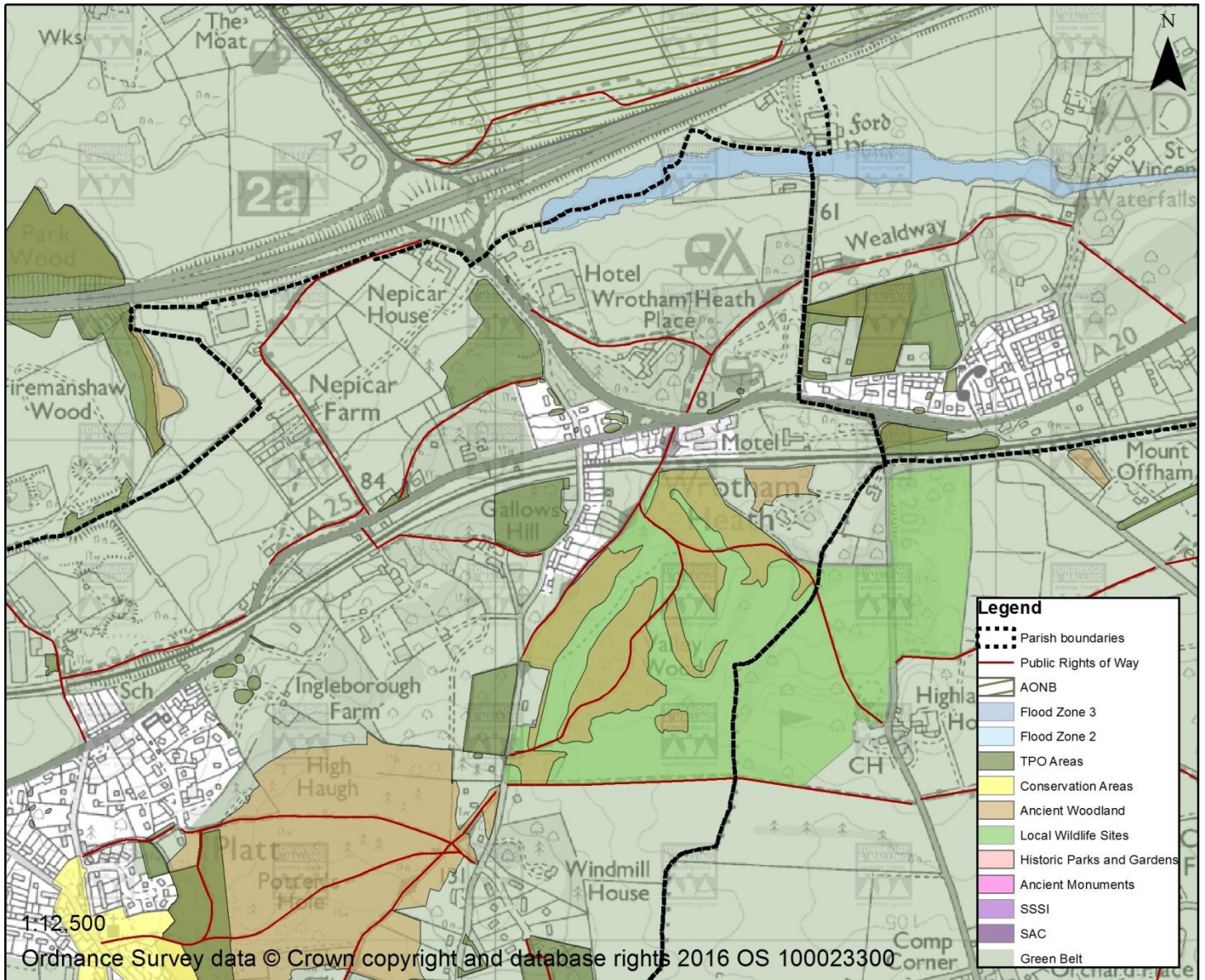
Openness and Visibility

To the north – a heavily wooded landscape. To the south and west, a perhaps more open character with views. From the north of Maidstone Road, longer range views of the North Downs available.

Boundaries and Definition

Platt adjoins Borough Green with the Green Belt boundary generally following the built-up area.

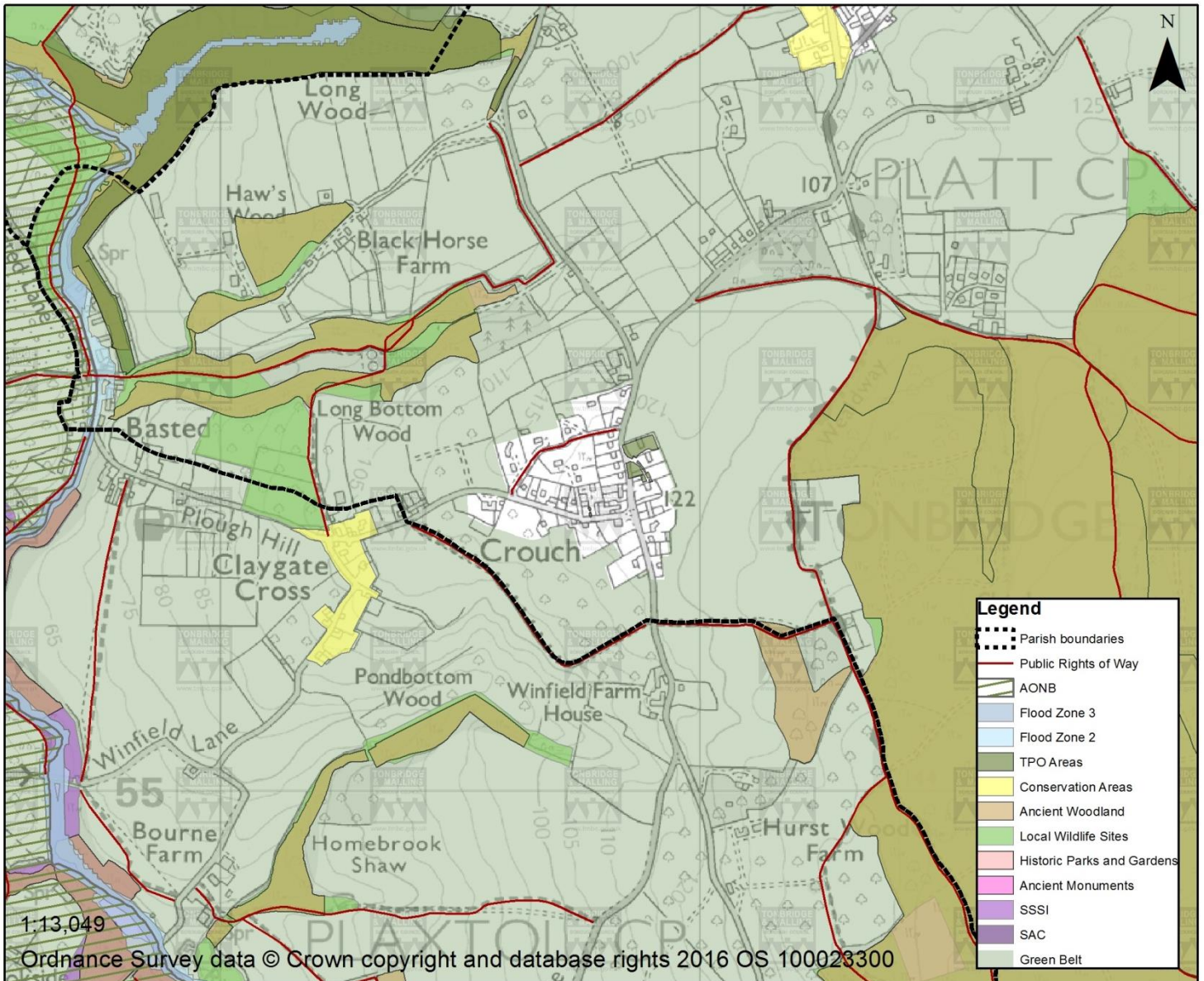
Wrotham Heath



Boundaries and Definition

Wrotham Heath is a small settlement which aids in the clarity of the boundaries.

Crouch



Boundaries and Definition

At Crouch, again the size of the settlement and containment of the area assists in providing clarity, however some garden areas are included within the Green Belt.

Appendix T

Plaxtol