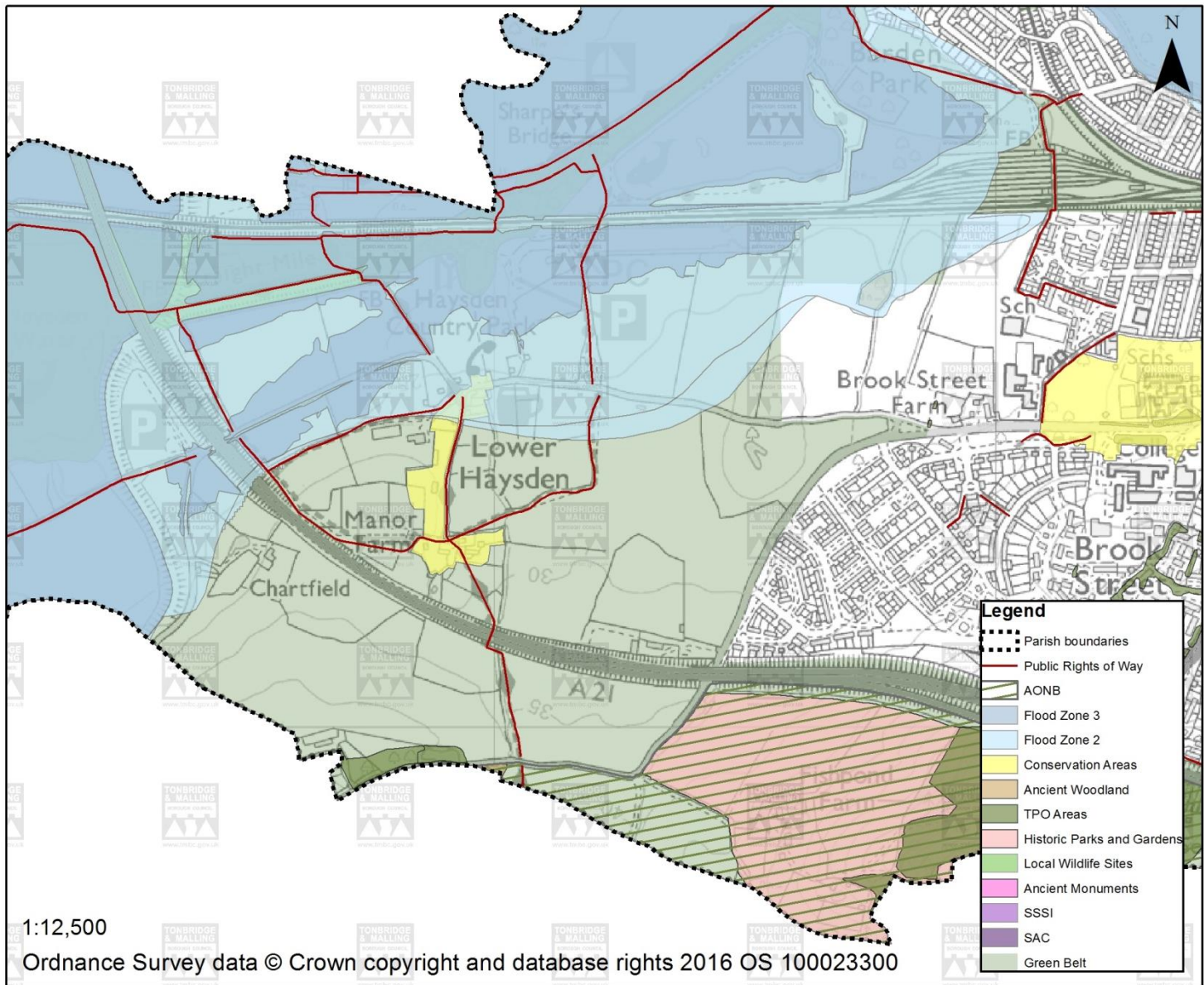


Parcel T03



Overview – Character and Features

The area is a generally flat or gently undulating landscape bisected by the A21 road. South of the A21 road the landscape starts to rise, towards Bidborough Ridge. A small area of buildings/houses can be found, designated as a Conservation Area (Lower Haysden). The area is covered significantly by Flood Zones 2 and 3. The area has a more natural feel, with Haysden Country Park and swathes of woodland.

Parcel Rationale

The railway lines provides a clear boundary between parcels.

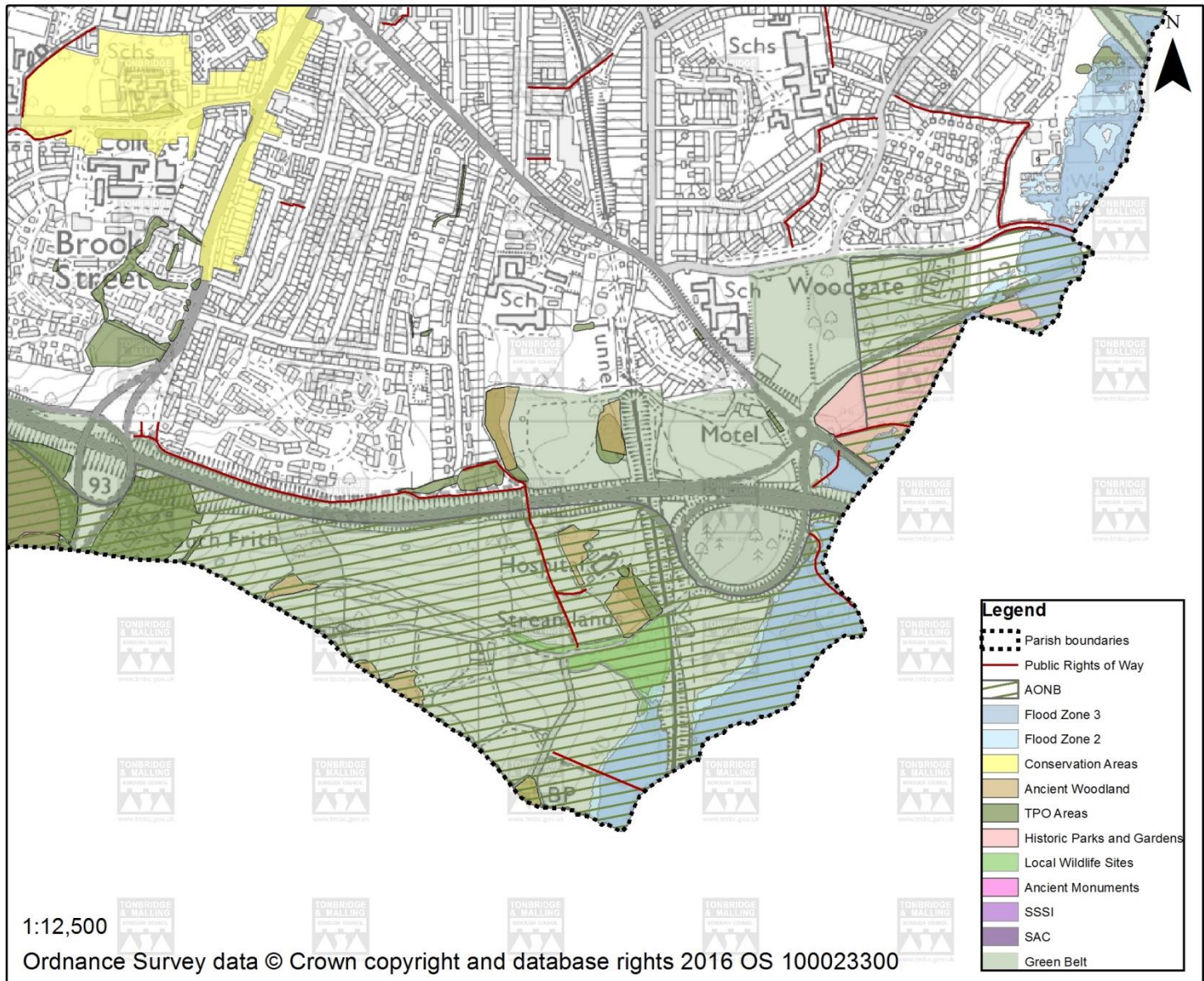
Openness and Visibility

Generally an open landscape but with buildings and other urbanising physical features including infrastructure (railway and road). Public Rights of Way make some views obtainable for pedestrians. Views across the Green Belt are also achievable from the A21 road when travelling by car, where woodland and tree planting is lacking, and from Bidborough Ridge, south of the parcel.

Boundaries and Definition

In this location, an area of safeguarded land can be found. Elsewhere, the Green Belt typically follows the built form edge.

Parcel T04



Overview – Character and Features

The landscape has a varying topography and areas south of the A21 road are typically used for grazing cows and sheep. Recreational land and woodland are also located in this area.

Parcel Rationale

The urban edge and existing field boundaries lend a clear area for study.

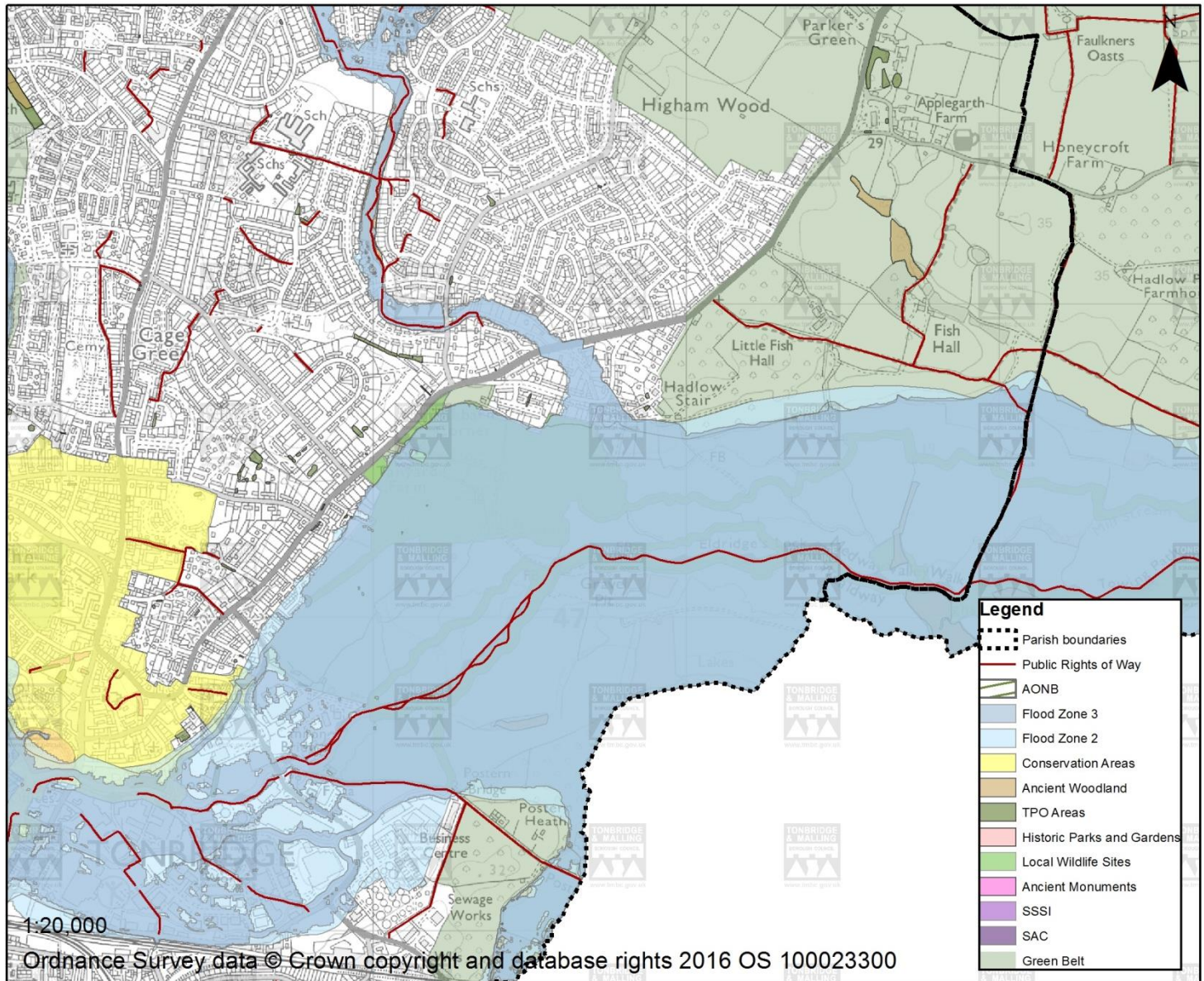
Openness and Visibility

Few Public Rights of Way travel across the area and bunds of hedgerow can be found. South of the A21 the area is considered to be open in nature, with few buildings, and here the land form starts to rise towards Bidborough Ridge.

Boundaries and Definition

The boundary generally travels along the built form edge, however there are areas where the Green Belt cuts into woodland or across fields, where there is a lack of defining features.

Parcel TO5



Overview – Character and Features

The land forms a very rural character linking to countryside to the east. Natural features including hedgerow bunds, trees and the River Medway can be found. Only a handful of buildings are found in this area.

Parcel Rationale

Existing demarcation formed by field boundaries, the urban edge and the existing parish boundaries, provide a clear area for study.

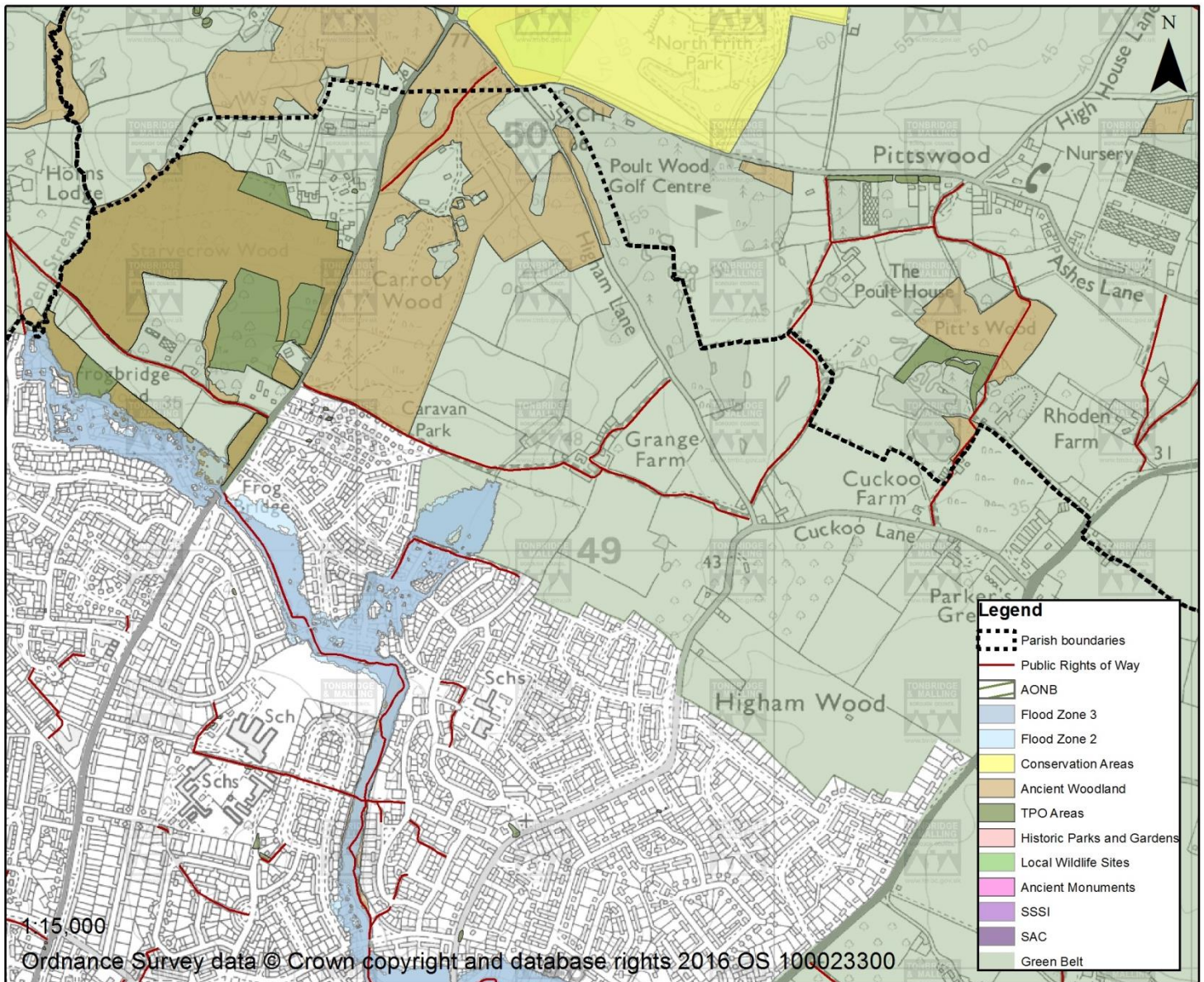
Openness and Visibility

The land is generally flat in areas (closer to the River), and gently undulating in others. There can be limited views out across the Green Built from within the urban area. The area is considered to have an open feel due to its rural nature and lack of urbanising features and buildings.

Boundaries and Definition

The Green Belt is considered to be well defined within this area.

Parcel T06



Overview – Character and Features

A landscape of managed fields, with a golf club and course (Poult Wood) beyond, and expanses of woodland. The landscape rises very gently to the north, to Starvecrow Ridge. Fields are defined by hedgerow bunds. The golf course presents a more controlled and managed character.

Parcel Rationale

Existing demarcation formed by field boundaries, the urban edge and existing parish boundaries, provide a clear area for study.

Openness and Visibility

The land is generally flat but rises gently up towards the north. There are limited views out across the Green Belt from within the urban area, and views are truncated by existing woodland tree belts. The area is considered to have a generally open feel due to the lack of urbanising features and buildings, and prevalence of woodland areas.

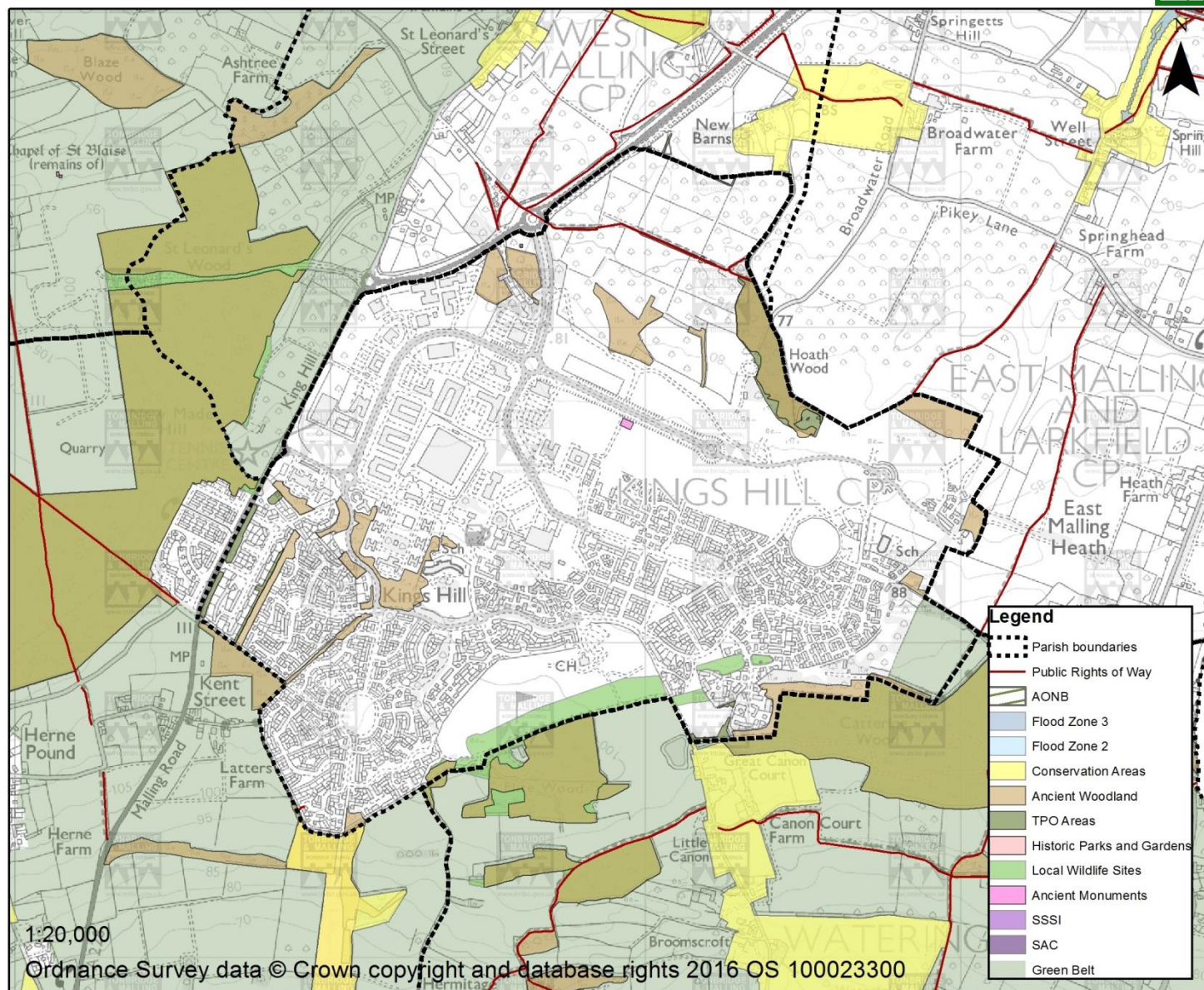
Boundaries and Definition

The Green Belt is considered to be clear within this area.

Appendix B

Kings Hill

Kings Hill



Overview – Character and Features

The Green Belt at Kings Hill is concentrated to the south and western boundaries of the settlement. It varies in character, encompassing woodland areas. It is generally flat to the east and is more wooded in character, and to the south there are more managed landscapes including a golf course and a patchwork of fields, many in agricultural use. Agricultural land in the area is graded Good to Moderate (Agricultural Land Classification map London and the South East (ALC007) - Natural England). The parish of Kings Hill includes a very small area to the east which is assessed under consideration of Watlington, given its close proximity and relationship with this area.

Openness and Visibility

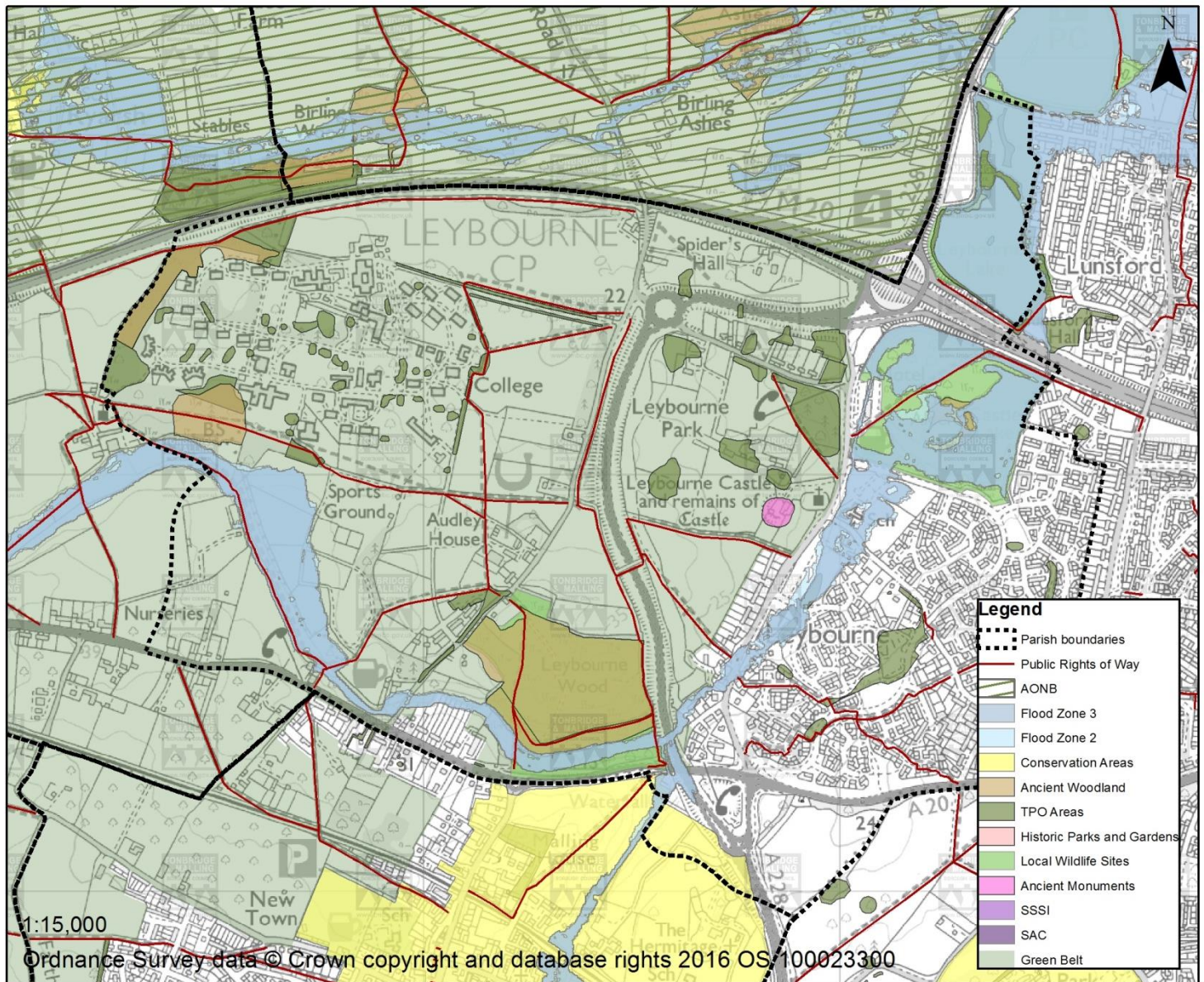
Boundary hedging, planting and existing built form tend to block views from within Kings Hill from a pedestrian viewpoint, especially given the flatter nature of the landscape. However a number of Public Rights of Way run across the Green Belt and afford wider views particularly where the topography slopes to the south, allowing views of Mereworth Church spire. 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, being fairly tightly drawn and following closely the route of road networks as well as existing properties, and the parish boundary. However where the Green Belt cuts across areas of tree planting and the golf course to the south the boundary could potentially be read as less clear because there are no evident physical place markers.

Appendix C

Leybourne



Overview – Character and Features

The Green Belt at Leybourne is located to the west of the settlement. The land is fairly flat (with some undulating areas), with sloping landform where the A228 is located. There is some mature tree planting as well as varying boundary trees and foliage, and tracks leading to fields. An Ancient Monument can be found within 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

Due to the landform and topography of the landscape in the area, viewed from the A228 looking east the Green Belt is mostly masked and new tree planting and boundary fencing further compounds this. From Castle Way, there are several glimpse view of this mainly arable landscape, with grazing horses. However much of the boundary is obscured by mature tree planting or residential frontages. There are however Public Rights of Way travelling across the Green Belt, where fuller views are available.

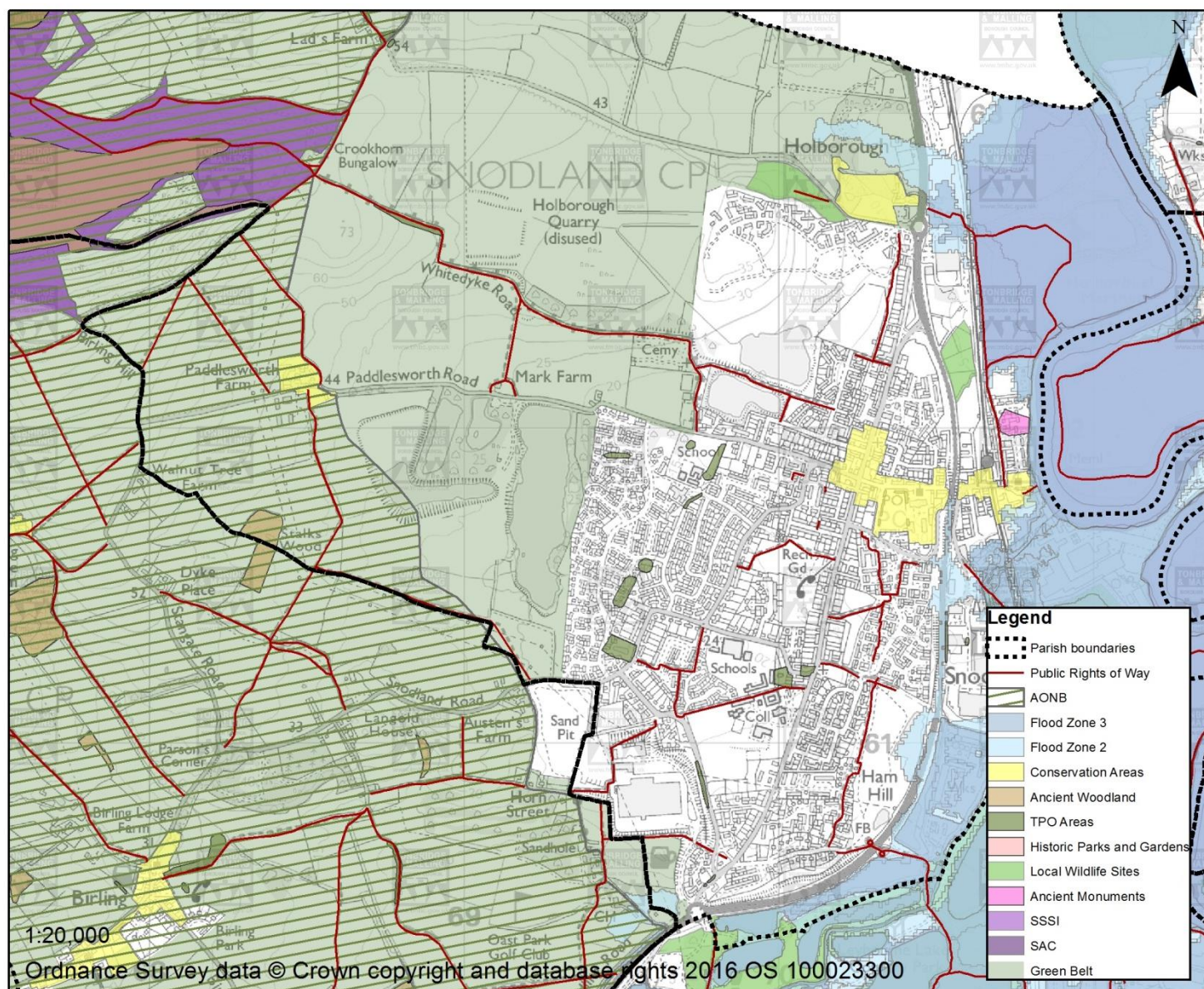
Boundaries and Definition

The current boundary of the Green Belt is considered to be well defined and clearly shown on the Development Plan Proposals Map, following closely the route of Castle Way and the A228, as well as the rear gardens of existing properties.

Appendix D

Snodland

Snodland



Overview – Character and Features

The Green Belt in Snodland covers the western portion of the parish, generally following existing buildings and roads. The landscape here is gently undulating and varying in character, with a patchwork of fields some of which are used for agriculture. Agricultural land in the area is graded Very Good to Moderate (Agricultural Land Classification map London and the South East (ALC007) - Natural England). The type of landscape varies slightly within this area, with some grassland having been eroded.

Openness and Visibility

There are small areas of existing development, including older and newer farm buildings (Paddlesworth Conservation Area), but generally the landscape is open in nature with few urbanising features. Views across the Green Belt are achievable in many places due to the topography and the presence of Public Rights of Way allowing recreation and walks.

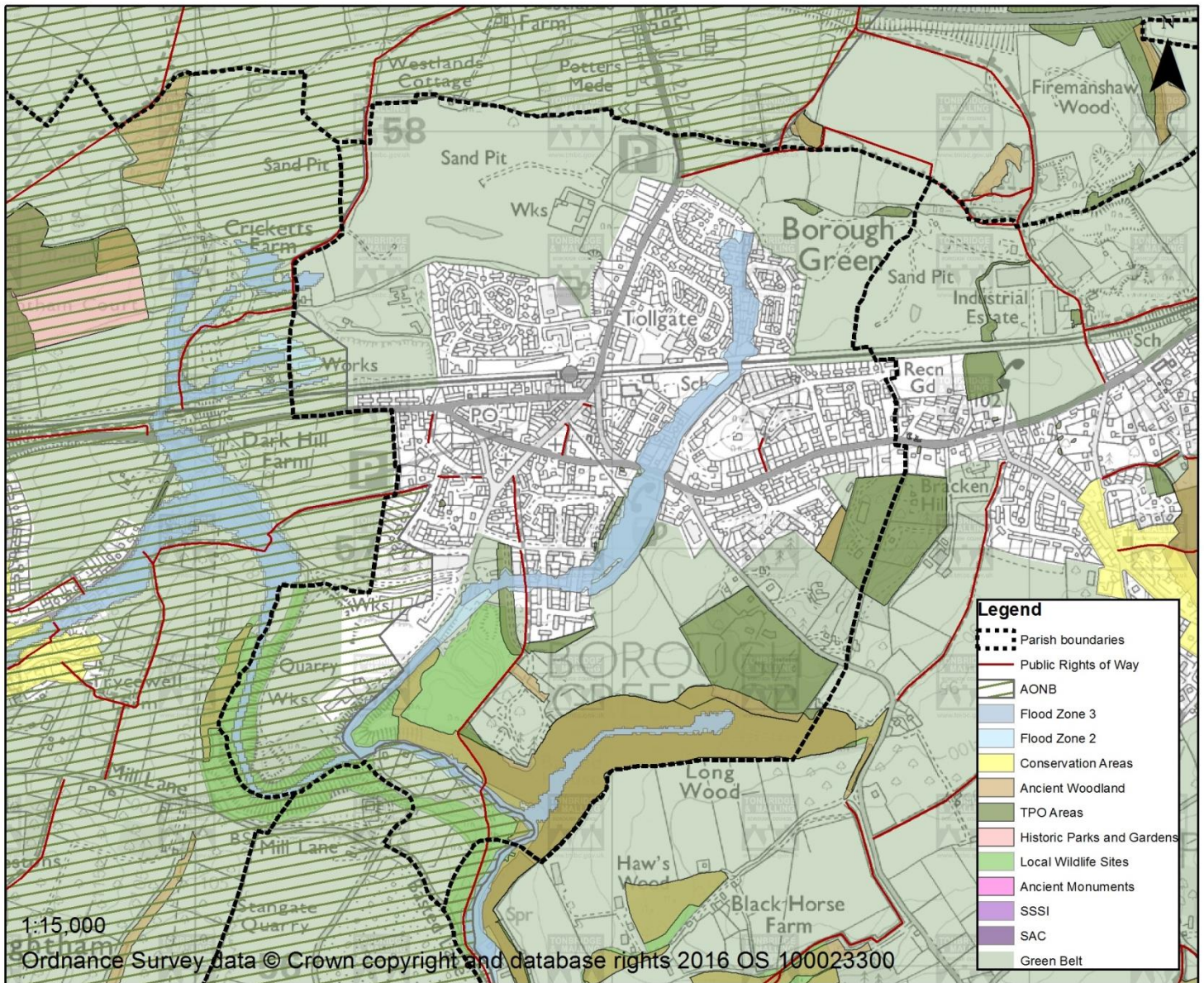
Boundaries and Definition

The Green Belt boundary is generally tight to the existing built up area and road network. A small portion of Green Belt is located to the south of the Tesco depot which is removed somewhat from the wider expanse of Green Belt to the north-west.

Appendix E

Borough Green

Borough Green



Overview – Character and Features

The northern area of Green Belt presents more of a worked and managed landscape, with areas of quarry. There are also wooded areas. The southern part of the Green Belt is more rural in nature, with open fields and a network of woodland.

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 Borough Green from a pedestrian viewpoint. The land is considered to be generally open with few buildings outside of the built-up area, particularly in the southern part of the area.

Boundaries and Definition

The northern part of the Green Belt designation is considered to be well defined. The southern area of Green Belt generally follows the built form edge, however it becomes less clear to the south-west where the designation cuts through fields, with less physical demarcation evident.

Appendix F

East Peckham and Hale Street