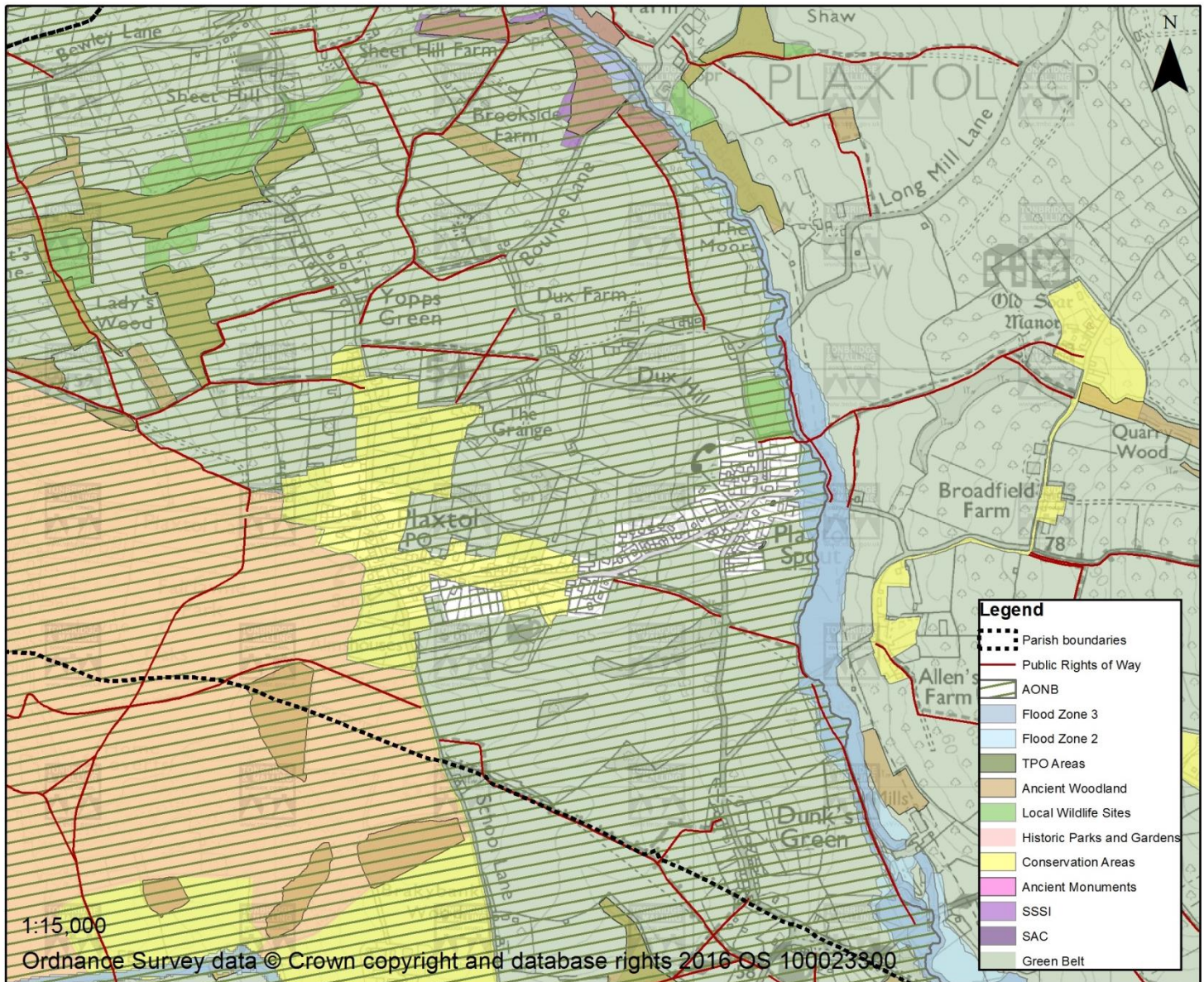


# Plaxtol



## Overview – Character and Features

The Green Belt at Plaxtol surrounds all sides of the main built-up area. The Green Belt includes open fields and countryside estates, with some wooded areas and denser field boundary treatments. There are some recreational uses too, with Plaxtol Cricket Club to the south-west. AONB and Local Wildlife Sites are located within the surroundings and the settlement is washed over by the AONB designation.

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

## Openness and Visibility

A gently undulating landscape with some Public Rights of Way surrounding the settlement. There are some far reaching and wide ranging views across the countryside from roads around the settlement.

## Boundaries and Definition

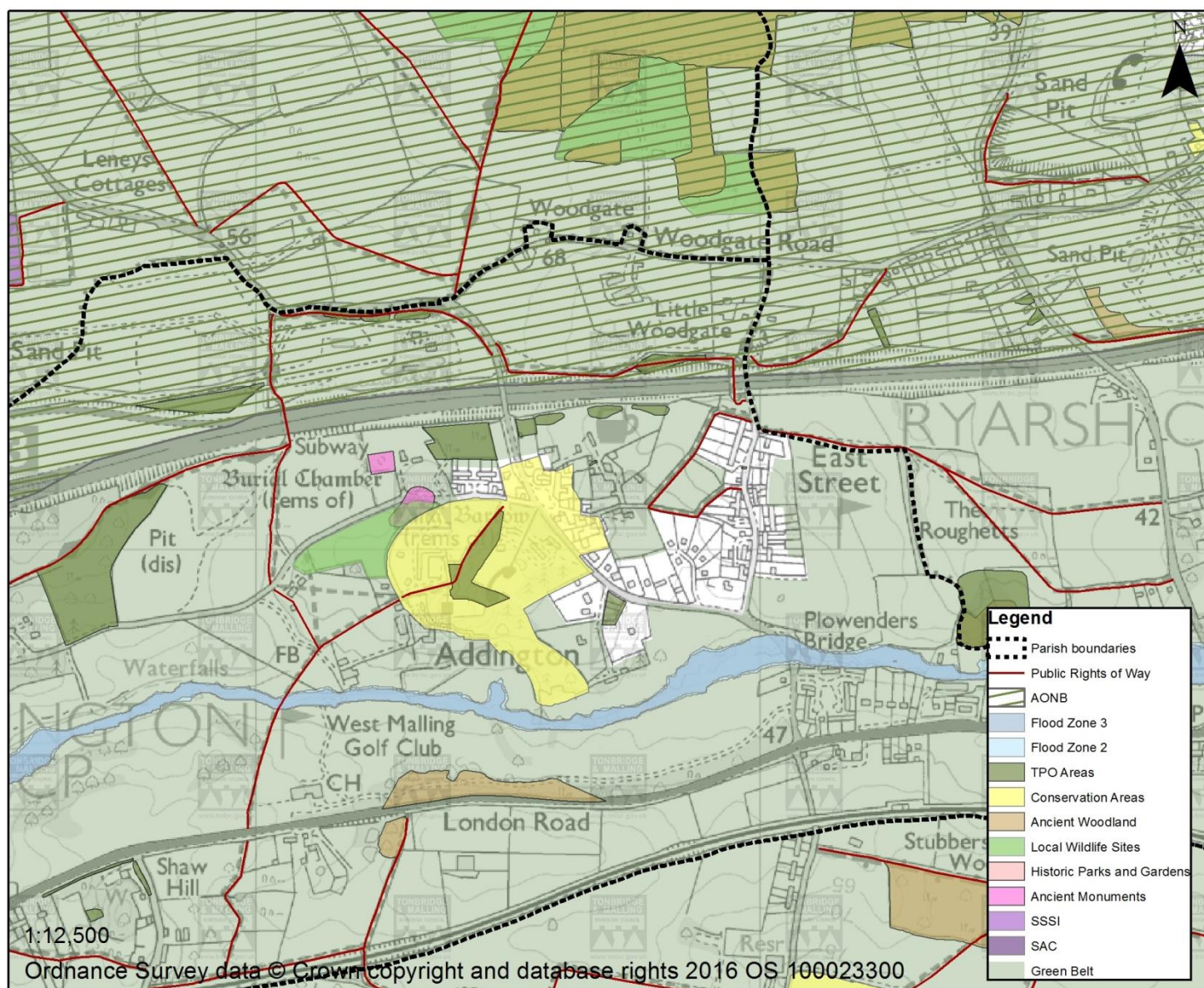
The settlement is fairly contained and concentrated along The Street, in a linear fashion. The Green Belt boundary does generally accord with the built-up area, with only small scale and one-off development/buildings within the surrounding land.

# **Appendix U**

## **Addington and Addington Clearway**



# Addington and Addington Clearway



## Overview – Character and Features

Addington and Addington Clearway are small settlements located between Trottiscliffe, Ryarsh, Offham and Platt. Addington Clearway is located to the south-west of the parish. The Green Belt surrounds the south, north, east and west sides. Road networks run to the north and south. The character is mainly that of open fields and woodland, although some more managed landscape can be found at West Malling Golf Club, which is located centrally between the two settlements. 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

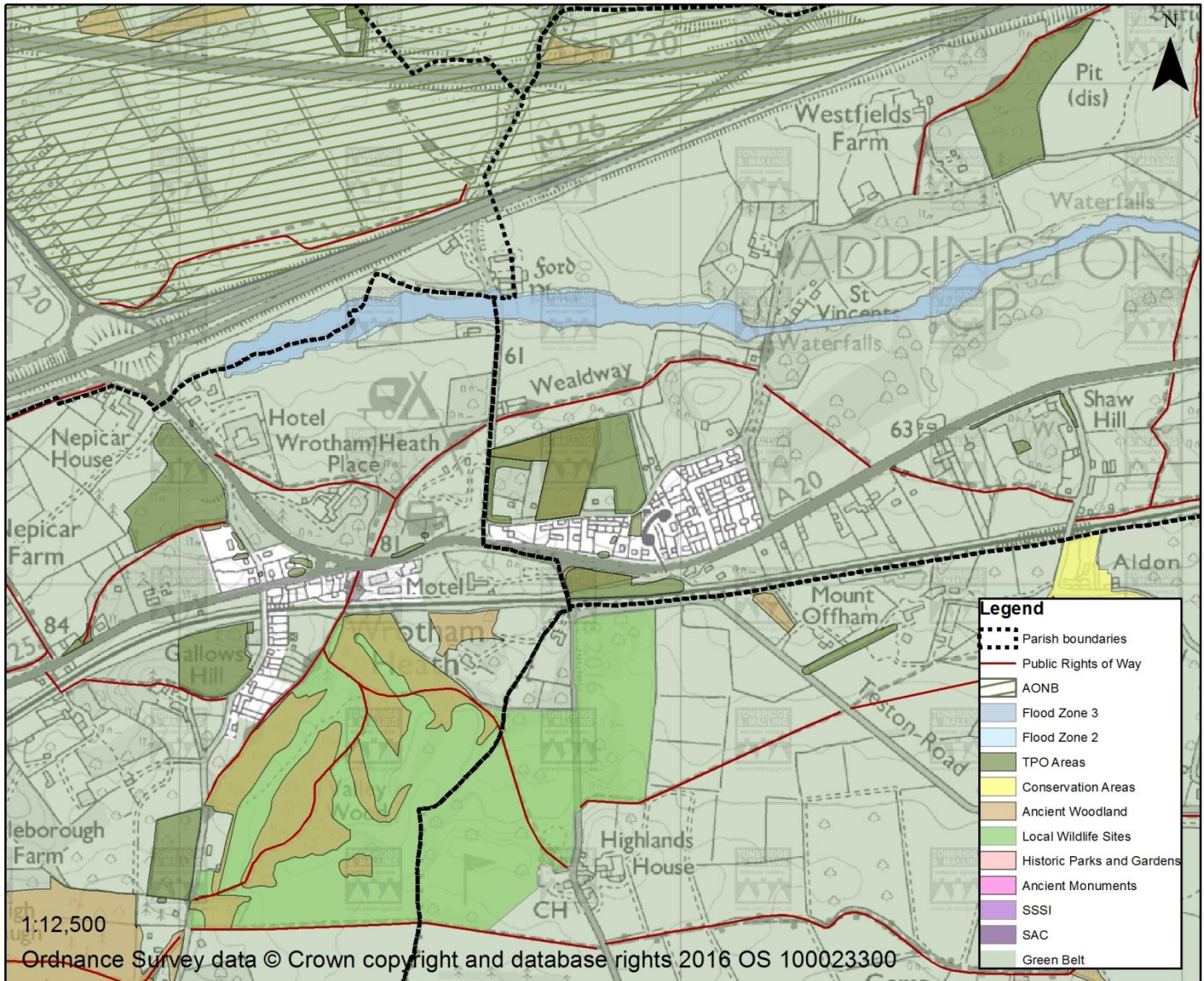
The Golf Club makes up a large portion of the character of the area, which is typically open, with some more densely wooded areas and sporadic tree cover. Views across the land are restricted in places by dense/tall tree belts.

## Boundaries and Definition

The boundary generally accords with the larger built-up areas, although there are a few buildings washed over by the Green Belt around Addington Clearway to the south-east in particular.



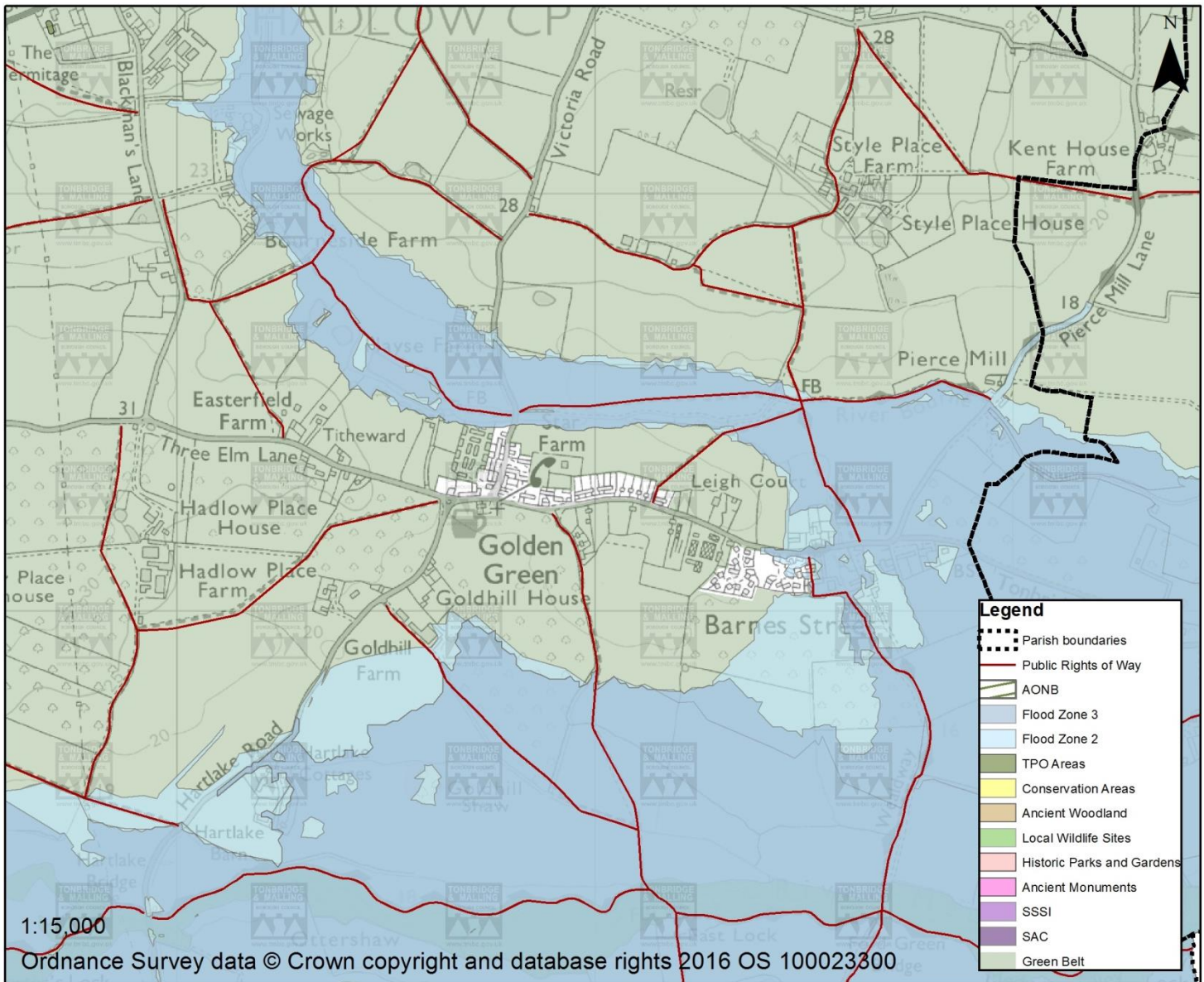
# Addington Clearway



# **Appendix V**

## **Golden Green**

# Golden Green



## Overview – Character and Features

Golden Green is a settlement dispersed in a linear fashion along Three Elm Lane. The Green Belt separates the area into two. Green Belt designation surrounds all sides of the settlement. Much of the surrounding land is used for farming purposes, and is rated Good to Moderate as per the Agricultural Land Classification map London and the South East (ALC007) (Natural England).

## Openness and Visibility

A flatter landscape with some far reaching views obtainable in breaks between field boundaries. A small number of Public Rights of Way allow a variety of views across the landscape.

## Boundaries and Definition

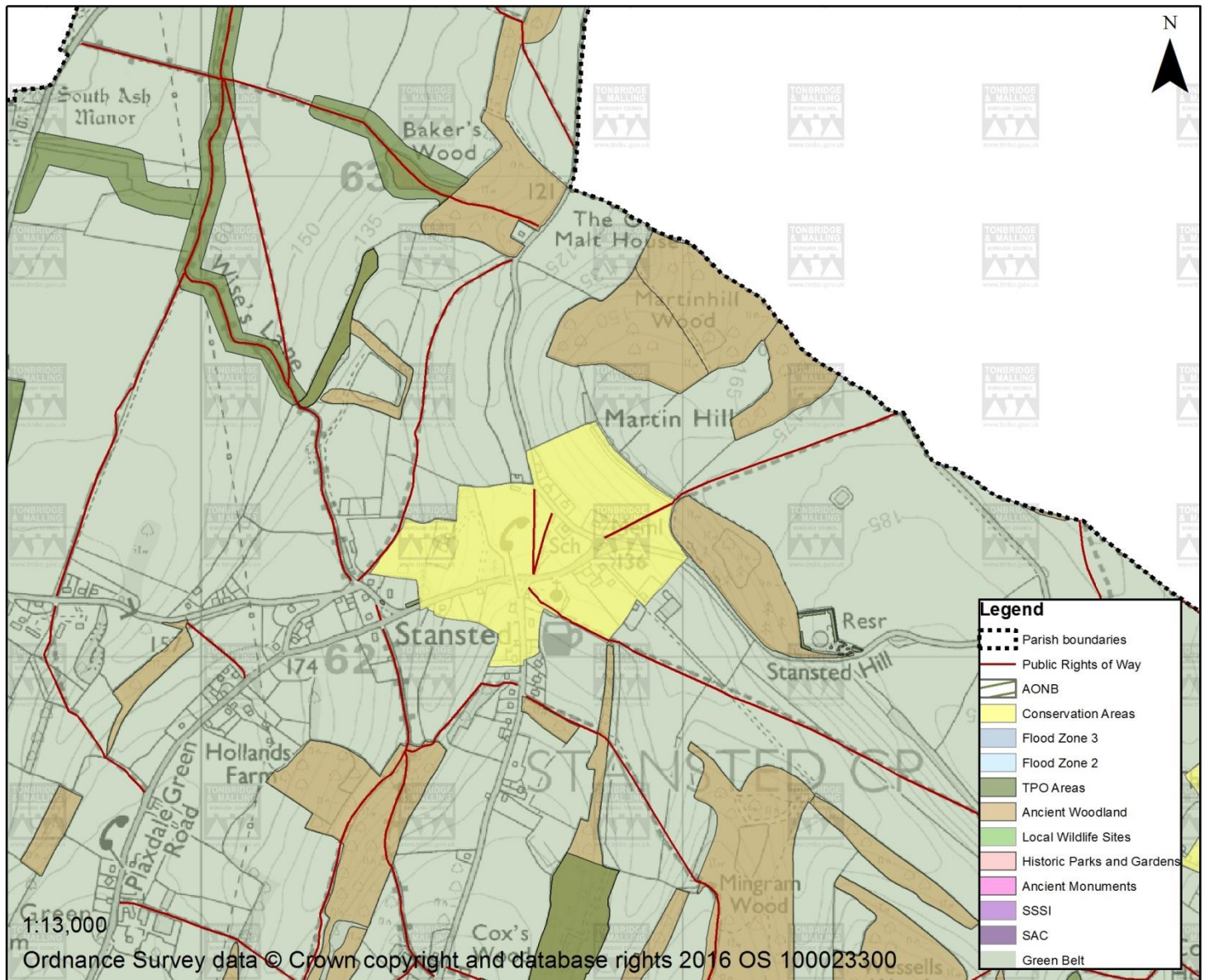
The settlement is somewhat dispersed along Three Elm Lane, with some development included within the Green Belt (most noticeably for example to the west). The boundary does accord with the denser built-up area, and is considered to be clearly defined on the Development Plan Proposals Map.

# **Appendix W**

Stansted, Snoll Hatch, Dunks Green,  
Shipbourne and Fairseat



# Stansted



## Overview – Character and Features

Stansted is a small hamlet located to the north of the borough. It is entirely washed over by Green Belt. The main built-up area is intersected by road networks comprising typically narrow rural lanes.

There are larger properties located here, of which many are detached.

## Openness and Visibility

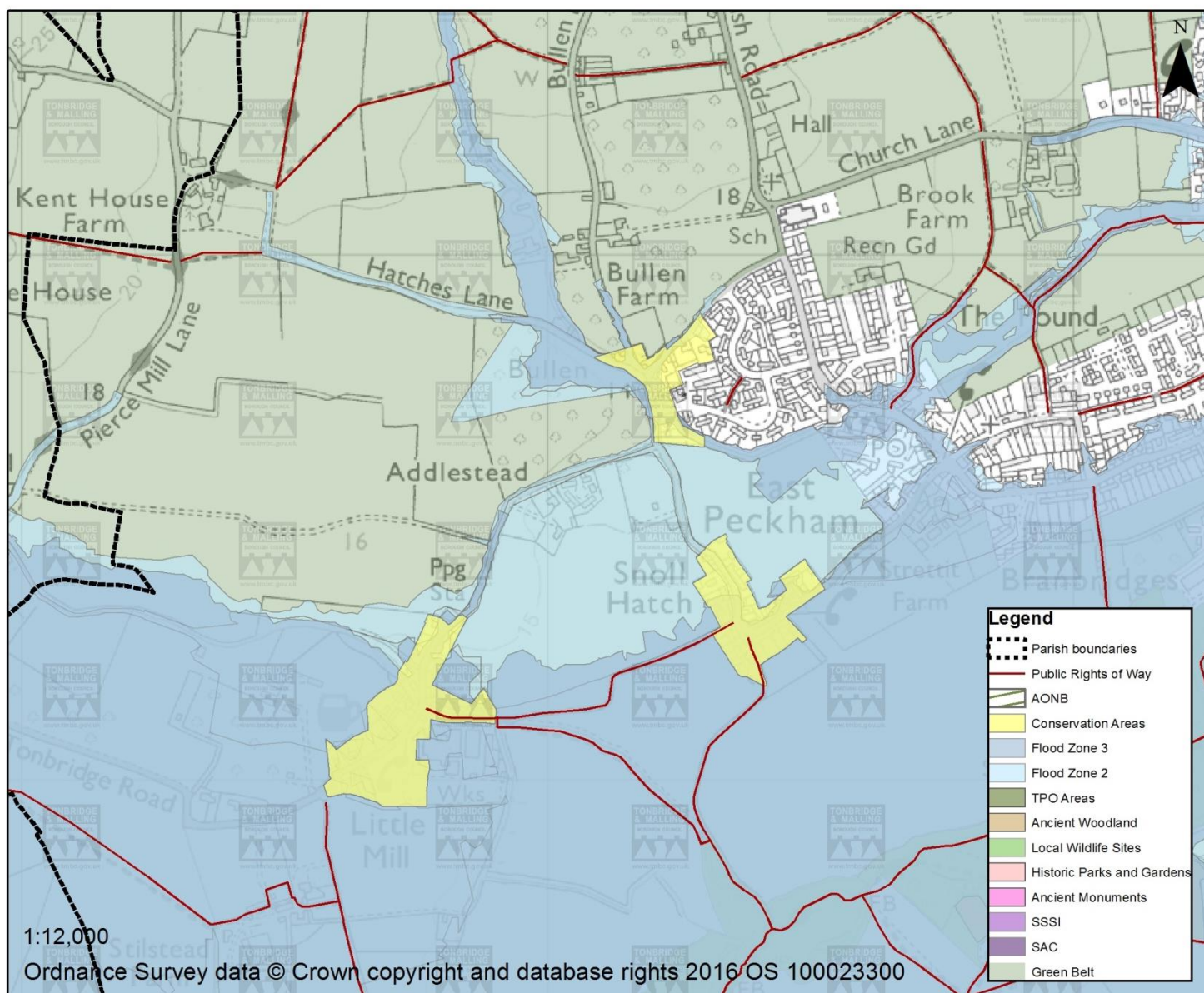
A very rural landscape, with no urbanising features. Areas of woodland found within the countryside

## Boundaries and Definition

There are no boundaries as the Green Belt washes over the entire settlement.



# Snoll Hatch



## Overview – Character and Features

Snoll Hatch is a small collection of mainly residential buildings to the south-west of East Peckham. It is entirely washed over by Green Belt. The area is intersected by Addlestead Road and Snoll Hatch Road.

## Openness and Visibility

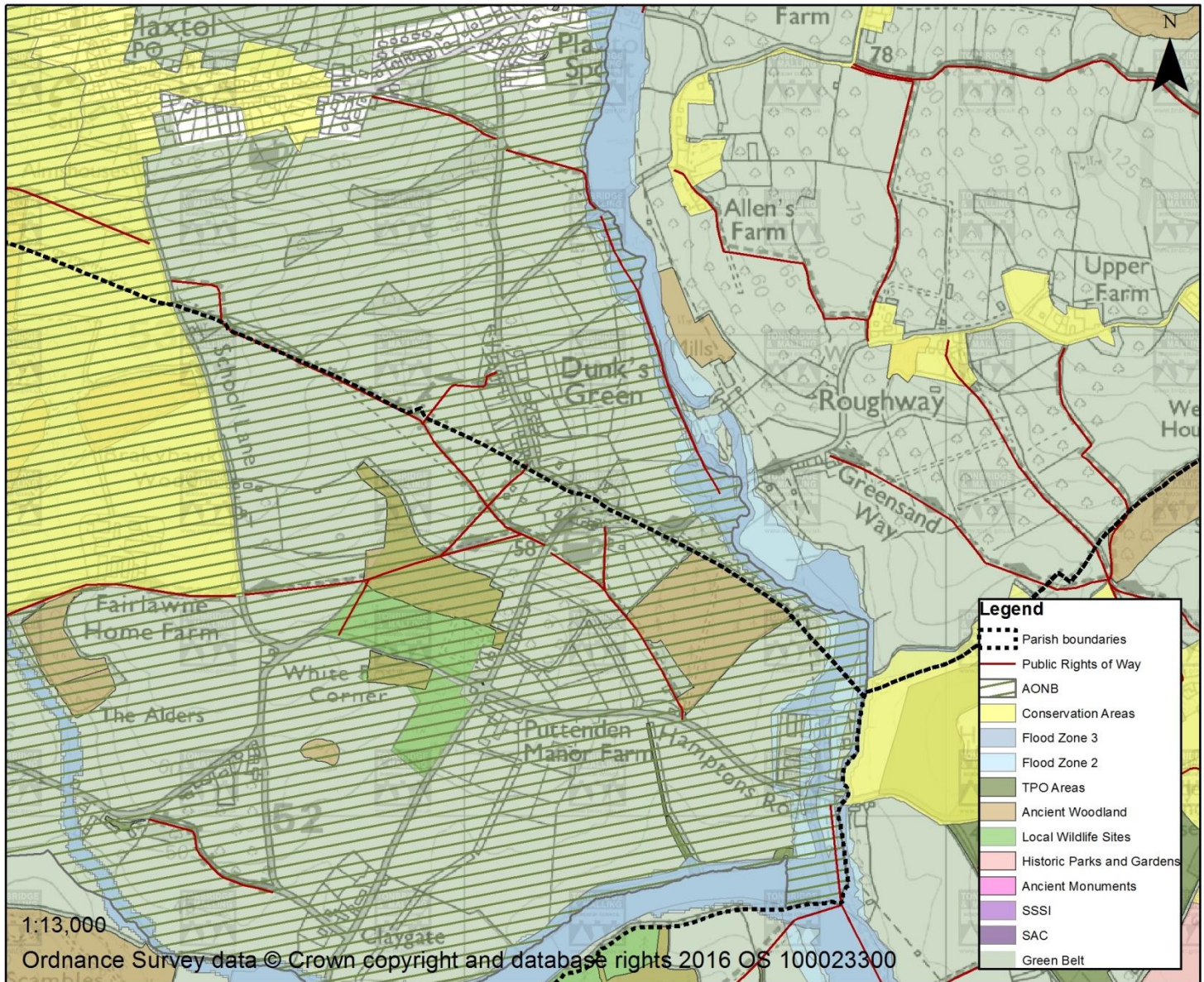
A very rural landscape to the south, with areas of woodland and the River Medway.

## Boundaries and Definition

There are no boundaries as the Green Belt washes over the entire settlement.



# Dunks Green



## Overview – Character and Features

A very small hamlet comprising of a very limited number of houses, typically semi-detached or detached in form, completely washed over by Green Belt. The area is surrounded by farmed fields and woodland areas.

## Openness and Visibility

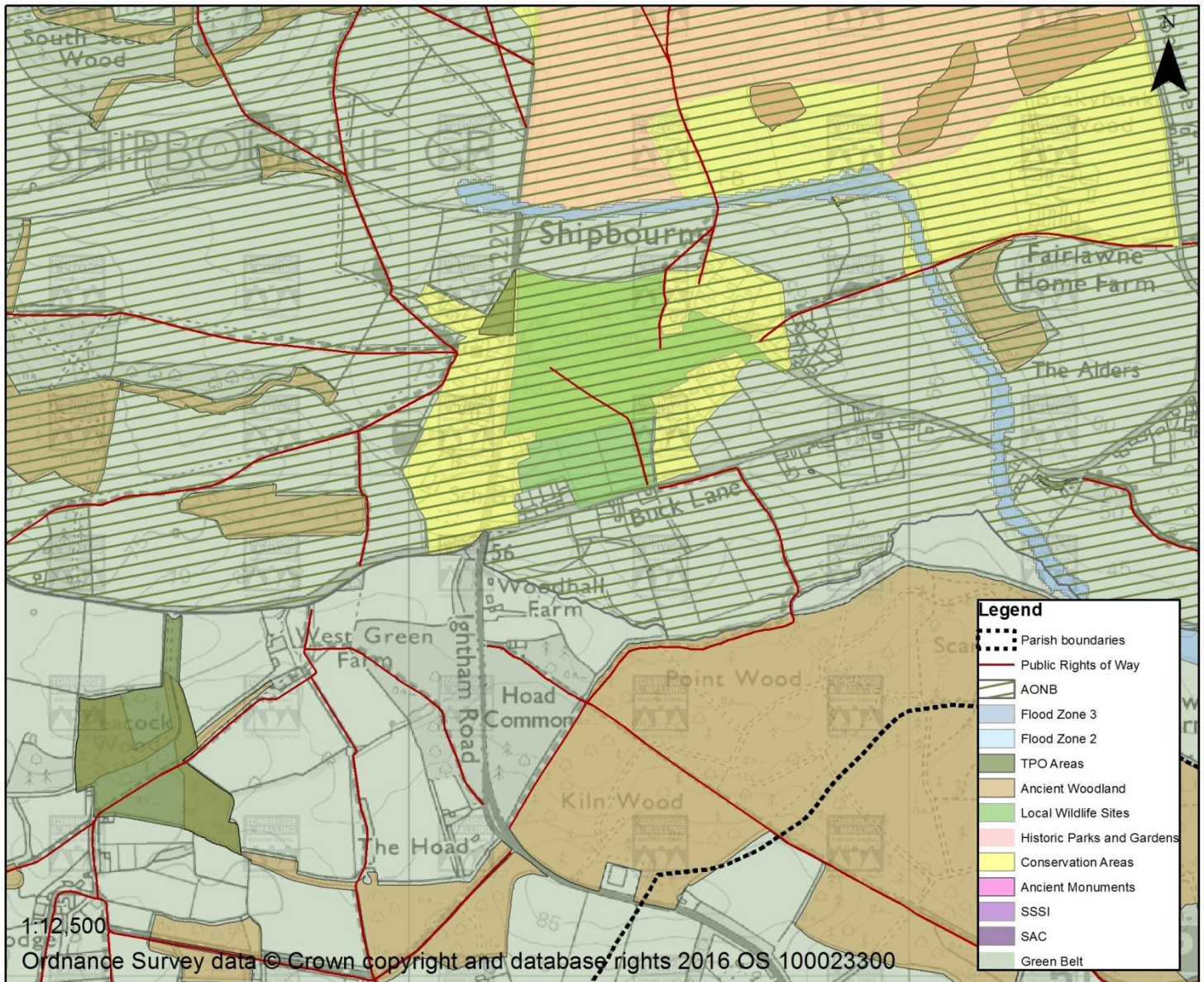
A very rural landscape, with no urbanising features. Areas of woodland found within the countryside.

## Boundaries and Definition

There are no boundaries as the Green Belt washes over the entire settlement.



# Shipbourne



## Overview – Character and Features

Shipbourne is a small hamlet with limited development of a dispersed pattern.

## Openness and Visibility

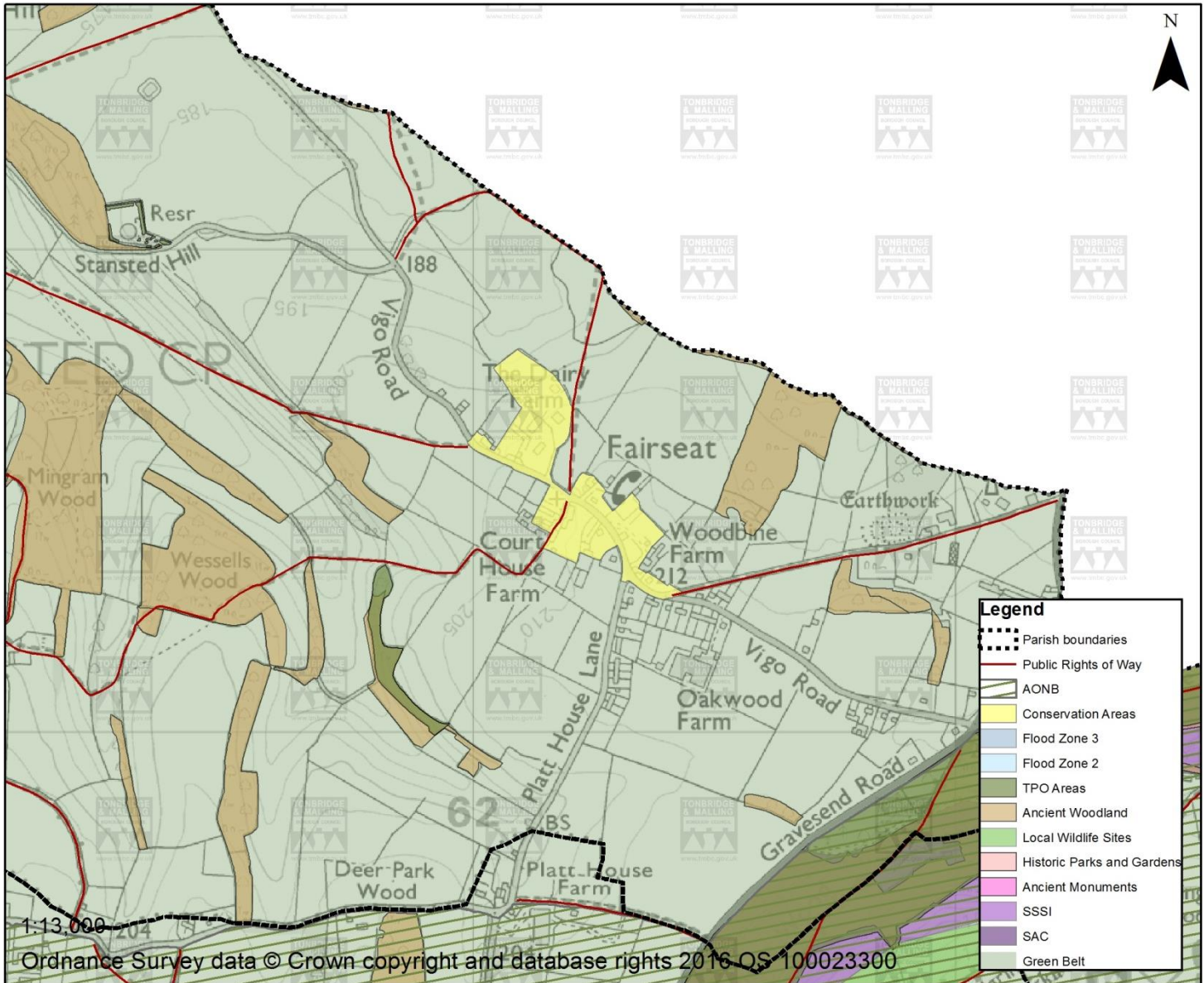
A generally open character. Wooded landscape found in the surroundings.

## Boundaries and Definition

There are no boundaries as the Green Belt washes over the entire settlement.



# Fairseat



## Overview – Character and Features

Fairseat is a small hamlet located to the north of the borough. It is entirely washed over by Green Belt. The main built up area is intersected by road networks comprising typically narrow rural lanes. There is a mix of properties found in the locality, including terraced and detached houses.

## Openness and Visibility

A very rural landscape, with no urbanising features. Areas of woodland found within the countryside.

## Boundaries and Definition

There are no boundaries as the Green Belt washes over the entire settlement.



# **Appendix X**

## Glossary

AONB – Area of Outstanding Natural Beauty

CA – Conservation Area

DCLG – Department for Communities and Local Government

DLA DPD – Development Land Allocation Development Plan Document

DPD – Development Plan Document

EA – Environment Agency

KCC – Kent County Council

LA – Local Authority

LWS – Local Wildlife Site

MDE DPD – Managing Development and the Environment Development Plan Document

MGB – Metropolitan Green Belt

NPPF – National Planning Policy Framework

NTS – Not to scale

OS – Ordnance Survey

PPG – Planning Practice Guidance

SAC – Special Area of Conservation

SAM – Scheduled Ancient Monument

SSSI – Site of Special Scientific Interest

TMBC – Tonbridge and Malling Borough Council

TPOs – Tree Preservation Order Areas



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